

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, JULY 14, 2014 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
 - a. Recommendation to approve a Special Use for Two Drive-Through Facilities, Preliminary Subdivision Plat and Final Plat of Subdivision for Buona Beef / Buona St. Charles Subdivision (2425 W. Main St.)
 - b. Recommendation to approve a Special Use for Planned Unit Development and PUD Preliminary Plan for 600-660 S. Randall. Rd. (Randall Shoppes).
 - c. Update regarding Downtown Overlay District Office Certification for ALE Solutions, 1 Illinois St.
 - d. Recommendation to approve a Proposed Ordinance to Amend Title 6 “Animals” Chapter 6.12 “Regulations”, by adding Section 6.12.095 “Residential Chickens”.
- 4. ADDITIONAL BUSINESS**
- 5. EXECUTIVE SESSION**
 - Personnel
 - Pending Litigation
 - Probable or Imminent Litigation
 - Property Acquisition
 - Collective Bargaining
- 6. ADJOURNMENT**



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|-------------------|--|
| Title: | Recommendation to approve a Special Use for Two Drive-Through Facilities, Preliminary Subdivision Plat and Final Plat of Subdivision for Buona Beef / Buona St. Charles Subdivision (2425 W. Main St.) |
| Presenter: | Russell Colby |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (7/14/14) | | City Council |
| | Public Hearing | | |

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

If NO, please explain how item will be funded:

Executive Summary:

Background

St. Charles Main Street Partners, LLC, contract purchaser of 2425 W Main St. (the former Deck Yard) 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.

Proposal

Details of the proposal include:

- Subdivision of four existing parcels into three new lots. Proposed Lot 1 encompasses the neighboring Rental Max property, a proposed Buona Beef restaurant will be located on Lot 2, and a proposed multi-tenant retail/commercial building will be located on Lot 3.
- Two Drive-Through Facilities, one to serve each new building, with 15 stacking stalls each.
- Reconstruction of the parking lot on Lots 2 and 3 to include 126 parking spaces.
- Cross access between all three proposed lots.
- Relocation of the two existing access points to line up with access points north of W. Main St.
- New landscaping around the site.

Plan Commission Comments and Recommendation

The Plan Commission held a public hearing on 6/17/14 to discuss the proposed Special Use. The Plan Commission discussed possibilities for future additional cross access to adjacent properties. The applicant is agreeable to providing additional cross access through their property, should it become available in the future. The Plan Commission recommended approval of the Special Use and the Preliminary/Final Plat of Subdivision by unanimous vote, conditional upon resolution of staff comments.

Attachments: *(please list)*

Application for 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; Site Plan (revised), dated 7/10/14; Final Plat of Subdivision (revised), dated 7/8/14; Engineering Plans (revised), dated 7/7/14; Fire Truck Turning Exhibit, dated 7/8/14; Lighting Plan, dated 7/10/14; Architectural Elevations, dated 7/10/2014

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Special Use for Two Drive-Through Facilities, Preliminary Subdivision Plat and Final Plat of Subdivision for Buona Beef / Buona St. Charles Subdivision (2425 W. Main St.) contingent upon resolution of staff comments prior to final City Council action.

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

City of St. Charles, Illinois
Plan Commission Resolution No. 11-2014

A Resolution Recommending Approval of an Application for a Special Use for two Drive-Through Facilities, Preliminary Plat of Subdivision and Final Plat of Subdivision for 2425 W. Main St –Buona St. Charles

Passed by Plan Commission June 17, 2014

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Uses; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use for a two Drive-Through Facilities, Preliminary Plat of Subdivision and Final Plat of Subdivision for 2425 W. Main St.- Buona St. Charles; and

WHEREAS, the Plan Commission finds approval of said petitions to be in the best interest of the City of St. Charles based up on the following findings of fact:

FINDINGS OF FACT FOR 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 consistent with the BC – Community Business zoning district. The inclusion of new business activity and newly constructed buildings will have a positive impact on

Resolution 11-2014

the surrounding neighborhood. The scale of the proposed development is consistent with the surrounding commercial uses.

D. Effect on Development of surround 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 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 consistent with it neighboring properties and thus will not impede the normal and orderly development and improvement of the surround 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 a 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.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for a two Drive-Through Facilities, Preliminary Plat of Subdivision and Final Plat of Subdivision for 2425 W. Main St.- Buona St. Charles, based upon the above Findings of Fact, and subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Doyle, Wallace, Kessler, Schuetz, Gaugel, Holderfield, Pretz, Amatangelo

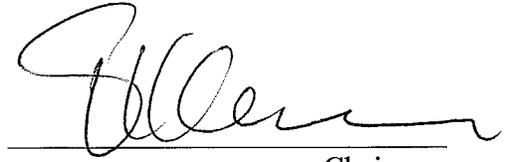
Nays:

Absent:

Motion carried: 8-0

Resolution 11-2014

PASSED, this 17th day of June 2014.

A handwritten signature in black ink, appearing to read "J. Allen", written over a horizontal line.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



Staff Report

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

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

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

DATE: July 14, 2014

I. APPLICATION INFORMATION:

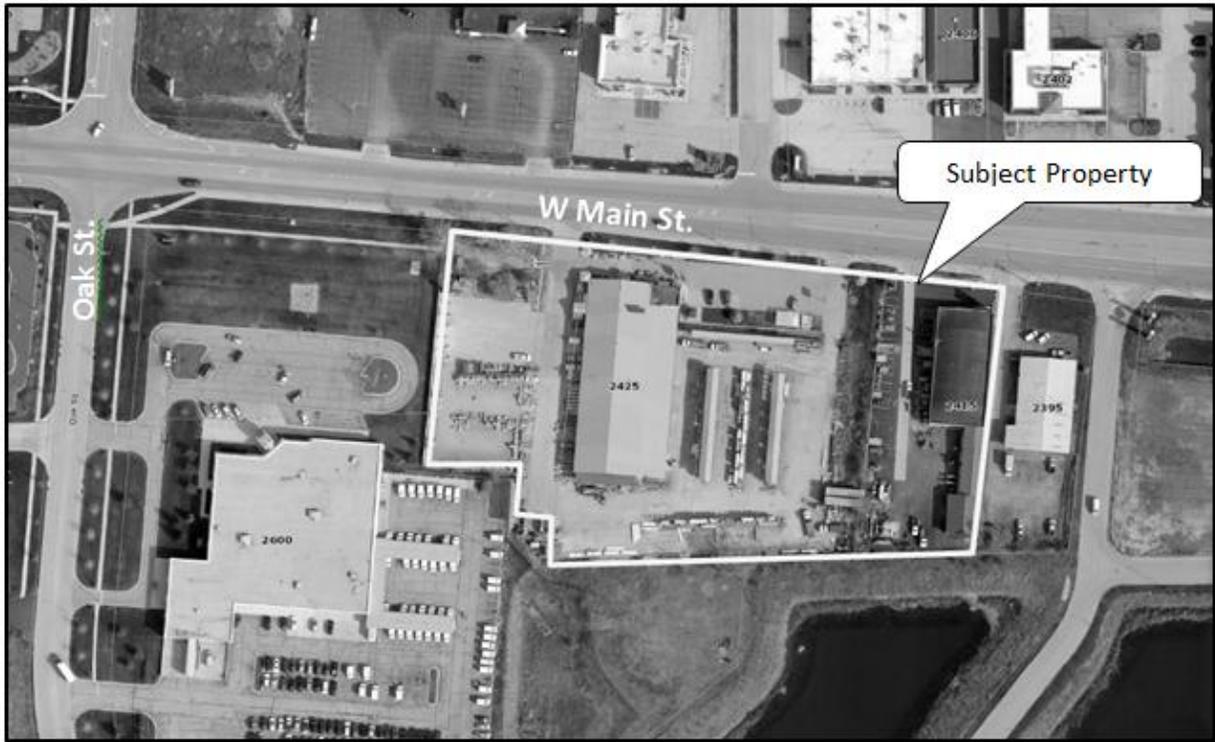
Project Name: 2425 W Main Street – Buona Beef

Applicant: St. Charles Main Street Partners, LLC

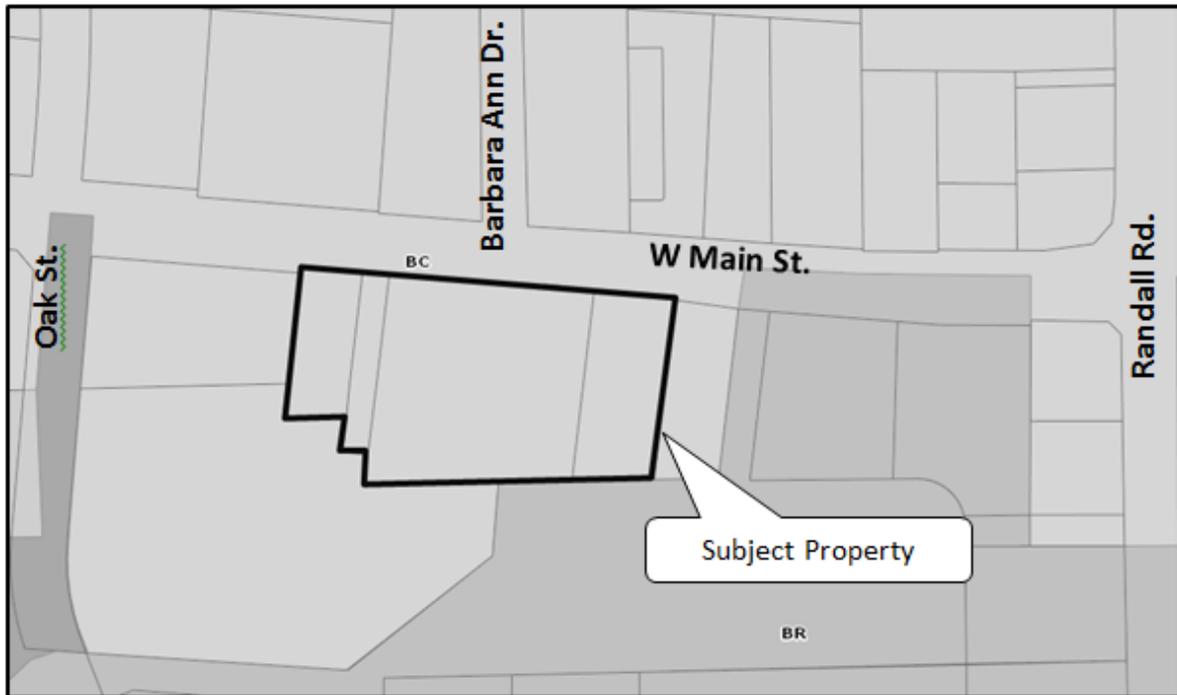
Purpose: Permit a Special Use for two Drive-Through Facilities and Preliminary/Final Plat of Subdivision in support of redevelopment of the former Deck Yard.

| | | |
|--|---|--|
| General Information: | | |
| Site Information | | |
| Location | 2425 W Main Street | |
| Acres | 4.23 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. Proposed Lot 1 encompasses the neighboring Rental Max property, a proposed Buona Beef restaurant will be located on Lot 2, and a proposed multi-tenant retail/commercial building will be located on Lot 3.
- Two Drive-Through Facilities, one to serve each new building, with 15 stacking stalls each.
- Reconstruction of the parking lot on Lots 2 and 3 to include 126 parking spaces.
- Cross access between all three proposed lots.
- Relocation of the two existing access points to line up with access points north of W. Main St.
- New landscaping around the site.

III. PLAN COMMISSION PUBLIC HEARING & RECOMMENDATION

The Plan Commission held a public hearing on 6/17/14 to discuss the proposed Special Use. The Plan Commission discussed possibilities for additional cross access to adjacent properties. The applicant is agreeable to providing additional cross access through their property, should it become available in the future. The Plan Commission recommended approval of the Special Use and the Preliminary/Final Plat of Subdivision by unanimous vote, conditional upon resolution of staff comments.

IV. 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 (Enlarged lot for Rental Max future expansion- 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. | 69'4" | 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) | 64 stalls + 15 stacking stalls (40 stalls + 15 stacking stalls required) | N/A |

Staff Comments:

- There are minor inconsistencies between the Site Plan and Final Plat/engineering plans related to access drive widths and parking setbacks that will be addressed.

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' | 9' x 20' |
| Screened from Public Street | Concealed from view of public street | Yes- Located on east side of buildings |

Staff Comments:

- The proposal meets the requirements pertaining to Drive-Through Facilities.

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. Based on the revised Site Plan, it appears the landscaping requirements will be satisfied.

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 originally proposed utilizing 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 preference for shifting the two access points west to line up with Barbara Ann Drive and the St. Charles Bowl access points to the north. The revised Site Plan, engineering plans, and Final Plat reflect the requested change in access point locations.

The applicant is also proposing cross access within the site, which will provide connectivity between the three proposed lots.

G. FINAL PLAT OF SUBDIVISION & ENGINEERING PLANS

The applicant is proposing to alter the boundaries of four existing parcels to create three new lots. Lot 3 (westernmost lot) will contain a multi-tenant retail/restaurant building and a Drive-Through Facility, Lot 2 will contain Buona Beef and a Drive-Through Facility, and Lot 1 encompasses the existing Rental Max.

Along with the revised Final Plat of Subdivision and engineering plans, the applicant has provided a letter in response to staff comments on the previous Final Plat and engineering plan

submittal (please see attached). The revised plans are under review. The remaining issues are technical in nature and will not impact the site layout.

IV. RECOMMENDATION

Staff recommends approval of the applications for Special Use and Preliminary/Final Plat of Subdivision contingent upon compliance with staff comments.

V. ATTACHMENTS

- Applicant's response letter to Development Review Team comments; received 7/10/14
- Application for 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
- Site Plan (revised); dated 7/10/14
- Final Plat of Subdivision (revised); dated 7/8/14
- Engineering Plans (revised); dated 7/7/14
- Fire Truck Turning Exhibit; dated 7/8/14
- Lighting Plan, dated 7/10/14
- Architectural Elevations; dated 7/10/14



9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4060



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

July 10, 2014

Christopher Tiedt, P.E.
City of St. Charles
Development Engineering Division Manager
2 E. Main Street
St. Charles, Illinois 60174

**RE: 2425 WEST MAIN STREET – BUONA BEEF
ST. CHARLES, ILLINOIS
SPACECO PROJECT NO. 8106**

Dear Mr. Tiedt:

Enclosed for your review and comment please find the following:

1. The revised Plat of Subdivision;
2. The revised Site Improvement Plans;
3. Kane County Stormwater Management Permit Application Report;
4. St. Charles Fire Truck Turning Exhibit;
5. Engineer's Opinion of Probable Construction Cost;

Below are our responses to the comments from your memorandum dated June 11, 2014 and Ms. Ellen Johnson's review letter dated June 25, 2014.

FINAL PLAT OF SUBDIVISION

COMMENT 1: The proposed subdivision monument at the SW corner of the property shall be relocated to the NW corner of the property.

RESPONSE 1: THE PROPOSED SUBDIVISION MONUMENT AT THE SOUTHWEST CORNER OF THE PROPERTY HAS BEEN RELOCATED TO THE NORTHWEST CORNER OF THE PROPERTY.

COMMENT 2: Please revise the note calling out "Set Concrete Monument" to "Set Monument per City Standards".

RESPONSE 2: THE NOTE CALLING OUT "SET CONCRETE MONUMENT" HAS BEEN REVISED TO "SET MONUMENT PER CITY STANDARDS".

COMMENT 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 Engineer's estimate and the performance guarantee.

RESPONSE 3: NOTED.

COMMENT 4: Detention easements and associated provisions per City Code need to be included on the Final Plat of Subdivision.

RESPONSE 4: DETENTION EASEMENTS AND ASSOCIATED PROVISIONS PER CITY CODE HAVE BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.

COMMENT 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.

RESPONSE 5: AN ACCESS EASEMENT TO THE PROPOSED DETENTION BASIN AND ASSOCIATED PROVISIONS PER CITY CODE HAS BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.

COMMENT 6: Cross-access easements with provisions to allow public access across all lots need to be included on the Final Plat of Subdivision.

RESPONSE 6: A CROSS-ACCESS EASEMENTS WITH PROVISIONS TO ALLOW PUBLIC ACCESS ACROSS ALL LOTS HAS BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.

COMMENT 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.

RESPONSE 7: PUBLIC UTILITY EASEMENTS FOR PROPOSED PUBLIC UTILITIES (PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER) AND ASSOCIATED EASEMENT PROVISIONS PER CITY CODE HAVE BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.

COMMENT 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.

RESPONSE 8: A 10' WIDE PERIMETER EASEMENT ALONG ALL PROPERTY LINES OF EACH PROPOSED LOT AND ASSOCIATED PROVISIONS PER CITY CODE HAS BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.

COMMENT 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.

RESPONSE 9: A CHART WITH THE INFORMATION REQUESTED ABOVE HAS BEEN PROVIDED ON SHEET 2 OF THE FINAL PLAT OF SUBDIVISION.

COMMENT 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.

RESPONSE 10: THE PROPERTY SET ASIDE FOR PUBLIC ROAD PER DOCUMENT NUMBER 1106449 ON LOT 3 IS TO BE VACATED AS PART OF THE FINAL PLAT OF SUBDIVISION.

COMMENT 11: IDOT may require additional ROW dedication along Route 64 to obtain a continuous 60' wide ROW through this area.

RESPONSE 11: NOTED.

FINAL ENGINEERING PLANS

COMMENT 12: Sheet C1 : The Cover page should be signed and sealed by an Illinois Licensed PE.

RESPONSE 12: THIS HAS BEEN DONE.

COMMENT 13: Sheet TS: Please add a note that identifies that the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.

RESPONSE 13: THIS HAS BEEN DONE. SEE NOTE 1A ON SHEET TS.

COMMENT 14: Sheet TS: Note 23A should be revised to reflect that the maintenance guarantee is for 15% and not 10% of the approved Engineers Estimate.

RESPONSE 14: THIS HAS BEEN DONE.

COMMENT 15: Sheet TS: 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.

RESPONSE 15: NOTE 24 D HAS BEEN REVISED.

COMMENT 16: Sheet TS: Please replace current sidewalk detail with standard City details.

RESPONSE 16: THIS HAS BEEN DONE.

COMMENT 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.

RESPONSE 17: PER OUR CONSULTATIONS WITH THE CITY ENGINEER AND FIRE BUREAU, THE PIERCE TRUCK TURNING TEMPLATE WAS MANAUVERED THROUGH THE PROPOSED SITE USING AUTOTURN SOFTWARE. ENCOSED IS THE ST. CHARLES FIRE TRUCK TURNING EXHIBIT.

COMMENT 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.

RESPONSE 18: THIS HAS BEEN DONE.

COMMENT 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.

RESPONSE 19: A DRIVE THRU LANE HAS BEEN ADDED TO THE WEST SIDE OF THE MULTI-TENANT BUILDING. THEREFORE THIS COMMENT HAS BEEN DISREGARDED.

- COMMENT 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.
- RESPONSE 20: THE ACCESSES HAVE BEEN REVISED AS REQUESTED AND WILL BE SUBMITTED TO IDOT FOR PERMIT APPROVAL.
- COMMENT 21:** Sheet GM: The easterly access point appears to be too narrow and should be widened to accommodate anticipated traffic.
- RESPONSE 21: THIS HAS BEEN DONE.
- COMMENT 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.
- RESPONSE 22: THE DEVELOPER WILL SUBMIT THE LOT 1 "PLANS BY OTHERS" UNDER A SEPARATE COVER.
- COMMENT 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.
- RESPONSE 23: THE COMMON ACCESS DRIVE HAS BEEN EXTENDED EASTERLY TO MEET THE EXISTING RENTALMAX ASPHALT PAVEMENT.
- COMMENT 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.
- RESPONSE 24: THIS HAS BEEN DONE.
- COMMENT 25:** Sheet GR: Please provide T/W and B/W elevations a minimum of every 50' for all proposed retaining walls.
- RESPONSE 25: THIS HAS BEEN DONE.

COMMENT 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.

RESPONSE 26: SEE NOTE #4 ON SHEET GR.

COMMENT 27: Sheet GR: Please identify the location of the 100-year emergency overflow location of the detention pond.

RESPONSE 27: THIS HAS BEEN DONE.

COMMENT 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.

RESPONSE 28: THE 779 CONTOUR ON LOT 1 HAS BEEN REVISED.

COMMENT 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?

RESPONSE 29: THE GRADING ALONG THE WEST PROPERTY LINE HAS BEEN REVISED AND 3:1 SLOPES WILL NOT BE EXCEEDED.

COMMENT 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.

RESPONSE 30: THE RESTRICTOR STRUCTURE DETAIL HAS BEEN ADDED TO SHEET DET1.

COMMENT 31: Sheet GR: Please verify rim and invert elevations called out for restrictor structure. (R-773.44 and Inv.- 780.0)

RESPONSE 31: THIS HAS BEEN CORRECTED.

COMMENT 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.

RESPONSE 32: CB-310 IS BEING CONSTRUCTED IN THE SAME LOCATION AS AN EXISTING INLET THAT IS BEING REMOVED.

COMMENT 33: Sheet UT: Please provide storm sewer calcs demonstrating the design can convey a 10-year rain event.

RESPONSE 33: PLEASE SEE THE ENCLOSED KANE COUNTY STORMWATER MANAGEMENT PERMIT APPLICATION REPORT.

COMMENT 34: Please identify all downspout locations and how they connect to proposed storm sewer.

RESPONSE 34: THIS INFORMATION HAS BEEN ADDED TO SHEET UT.

COMMENT 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.

RESPONSE 35: THIS INFORMATION HAS BEEN ADDED TO SHEET UT.

COMMENT 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).

RESPONSE 36: THIS HAS BEEN ADDRESSED ON THE PLAT OF SUBDIVISION WITH UTILITY EASEMENTS CREATED OVER THE PUBLIC UTILITIES.

COMMENT 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.

RESPONSE 37: THIS HAS BEEN DONE.

COMMENT 38: Sheet SE1-SE3: Please identify the location of the construction entrance and concrete wash-out area.

RESPONSE 38: THIS HAS BEEN DONE. SEE SHEET SE3.

COMMENT 39: Sheet SE1-SE3: Inlet protection along Route 64 may be required as well.

RESPONSE 39: INLET PROTECTION HAS BEEN ADDED TO STRUCTURES ALONG ROUTE 64. SEE SHEET SE3.

COMMENT 40: Sheet SPEC: Please add a note that identifies the City of St. Charles Engineering Design and Inspection Policy Manual as an applicable standard.

RESPONSE 40: NOTE 14 UNDER CITY OF ST. CHARLES GENERAL NOTES IDENTIFIES ABOVE REFERENCED MANUAL AS AN APPLICABLE STANDARD.

COMMENT 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>

RESPONSE 41: THIS HAS BEEN DONE.

COMMENT 42: Sheet DET1-DET2: Please include a restrictor structure detail.

RESPONSE 42: THIS HAS BEEN DONE. SEE SHEET DET1.

PUBLIC WORKS COMMENTS:

SEWER:

COMMENT 43: Correct note #2 on sheet 6 - all sewers shall be SDR26 not SDR35.

RESPONSE 43: THIS HAS BEEN DONE. SEE SHEET UT.

COMMENT 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.

RESPONSE 44: GREASE BASIN #2 HAS BEEN RELOCATED OUT OF THE DRIVE-THRU LANE. SEE SHEET UT.

COMMENT 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.

RESPONSE 45: THIS HAS BEEN DONE. PLEASE SEE THE REVISED CALL-OUT FOR THE DIRECTIONAL BORE PIPE ON SHEET UT.

COMMENT 46: Provide drop detail for existing sanitary manholes.

RESPONSE 46: THIS HAS BEEN DONE. SEE SHEET DET1.

COMMENT 47: All flared end sections will need trash guards. Provide detail of guards.

RESPONSE 47: THIS HAS BEEN DONE.

COMMENT 48: Provide detail of all grease basins.

RESPONSE 48: THIS HAS BEEN DONE.

WATER

COMMENT 49: The existing well needs to be identified more clearly.

RESPONSE 49: THIS HAS BEEN DONE. SEE SHEET UT.

COMMENT 50: Please identify how the well will be abandoned.

RESPONSE 50: SEE NOTE AND LEADER ON SHEET UT.

COMMENT 51: All domestic water lines will need to have no lead brass fittings called out per IEPA and the City code.

RESPONSE 51: SEE NOTE # 9 ON SHEET UT.

COMMENT 52: PC valves must have epoxy coating, stainless steel bolts and meet City requirements.

RESPONSE 52: SEE NOTE # 10 ON SHEET UT.

COMMENT 53: Poly wrap and brass wedges on water mains as required.

RESPONSE 53: SEE REVISED NOTE # 3 ON SHEET UT.

COMMENT 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.

RESPONSE 54: SEE THE SANITARY SEWER PROFILE ON SHEET UT.

STORMWATER COMMENTS

COMMENT 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.

RESPONSE 58: THE KANE COUNTY STORMWATER MANAGEMENT PERMIT APPLICATION REPORT HAS BEEN INCLUDED.

GENERAL COMMENTS

COMMENT 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.

RESPONSE 59: SEE NOTE # 11 ON SHEET UT.

COMMENT 60: A site stabilization and landscaping plan has not been submitted for review.

RESPONSE 60: THIS WILL BE SUBMITTED BY OTHERS UNDER SEPARATE COVER.

COMMENT 61: Will the westerly building be under single ownership?

RESPONSE 61: THE DEVELOPER HAS INDICATED THAT THE WESTERLY MULTI-TENENT BUILDING WILL BE UNDER SINGLE OWNERSHIP.

COMMENT 62: IEPA permits will be required for public main extensions.

RESPONSE 62: SO NOTED.

COMMENT 63: An IDOT permit will be required for all proposed work in the Route 64 ROW.

RESPONSE 63: SO NOTED.

COMMENT 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.

RESPONSE 64: AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST IS ENCLOSED.

COMMENTS FROM MS. ELLEN JOHNSON'S REVIEW LETTER DATED JUNE 25, 2014

COMMENT 1: Although the legal description that includes all four parcels is included on the Final Plat, please also submit that description on an 8 x11 sheet.

RESPONSE 1: A LEGAL DESCRIPTION OF THE ALL FOUR PARCELS HAS BEEN SUBMITTED ON LETTER SIZE SHEETS.

COMMENT 2: To secure IDOT's approval, we recommend indicating the three access points on the plat (the existing Rental Max access point and two new access points lined up with access points north of Main St.), adjust the cross access easements according, and submit to direct access point to IL Route 64 from each lot".

RESPONSE 2: THE THREE PROPOSED ACCESS POINTS HAVE BEEN INDICATED ON THE PLAT AS REQUESTED.

COMMENT 3: Extend the cross access easement to include the existing Rental Max access drive.

RESPONSE 3: THE CROSS ACCESS EASEMENT HAS BEEN EXTENDED TO INCLUDE THE EXISTING RENTAL MAX ACCESS DRIVE.

COMMENT 4: For the access drive on Lot 3, width is shown as 29.5 ft., while the Site Plan shows width at 30 ft.

RESPONSE 4: THE WIDTH OF THE ACCESS DRIVE ON LOT 3 HAS BEEN UPDATED TO A 30 FEET TO CORRESPOND WITH THE SITE PLAN.

COMMENT 5: Chris Tiedt, Development Engineering Division Manager (630) 762-6920, provided comments regarding the first submittal of the Final Plat in his memo dated 6/11/14 (which was included in the Plan Commission staff report). The following comments have not been addressed; additional comments are also included.

- a) The proposed subdivision monument at the SW corner of the property must be relocated to the NW corner property.
- b) Revise the note calling out "Set Concrete Monument" to "Set Monument per City Standards.
- c) The applicant needs to be reminded that the City 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 Engineer's estimate and the performance guarantee.
- d) A public access easement to provide access to the detention basin should be added to the Plat (language is provided in Title 16 Appendix B).
- e) The easement shown going through Lot 1 should be altered to be included as part of the stormwater detention easement.
- f) Provide a table on the subdivision plat that included the following information:
 - i. Number all easements being granted on each lot.
 - ii. Area of each easement being granted on each lot.
 - iii. Total area of the subdivision
- g) If possible based on the location of the detention basin, please extend the 10 ft. perimeter based on the location of the detention basin, please extend the 10 ft. perimeter easement around the full boundary of Lot 2.

RESPONSE 5:

- a) THE PROPOSED SUBDIVISION MONUMENT AT THE SOUTHWEST CORNER OF THE PROPERTY HAS BEEN RELOCATED TO THE NORTHWEST CORNER OF THE PROPERTY.
- b) THE NOTE CALLING OUT "SET CONCRETE MONUMENT" HAS BEEN REVISED TO "SET MONUMENT PER CITY STANDARDS".
- c) NOTED.
- d) AN ACCESS EASEMENT TO THE PROPOSED DETENTION BASIN AND ASSOCIATED PROVISIONS PER CITY CODE HAS BEEN INCLUDED ON THE FINAL PLAT OF SUBDIVISION.
- e) THE EASEMENT SHOWN GOING THROUGH LOT 1 HAS BEEN ALTERED AND IS NOW INCLUDED AS PART OF THE STORMWATER DETENTION EASEMENT.
- f) A CHART WITH THE REQUESTED INFORMATION HAS BEEN PROVIDED ON SHEET 2 OF THE FINAL PLAT OF SUBDIVISION.
- g) THE 10 FT. PERIMETER EASEMENT HAS BEEN EXTENDED AROUND THE FULL BOUNDARY OF LOT 2

COMMENT 6: Please add Section lines

RESPONSE 6: SECTION LINES ARE SHOWN ON SHEET 1 OF THE FINAL PLAT OF SUBDIVISION.

COMMENT 7: Please add angle measurements between lot corners.

RESPONSE 7: ANGLE MEASUREMENTS HAVE BEEN ADDED BETWEEN LOT CORNERS.

COMMENT 8: Please make the following corrections to the Certificates:

- 1) Update the property area in the Surveyor's Certificate to reflect inclusion of parcel 4. The Certificate currently states that the property contains 145,587sq.ft. or 3.342 acres. Please revise 184,275 sq.ft. or 4.230 acres.
- 2) Add another Owner's Certificate to the plat (for the Rental Max property owners). As well as mortgagee certificate (If applicable).
- 3) Remove the IDOT Certificate note that addresses direct access, since a note should be added to the plat addressing direct access from each lot (see#2).

RESPONSE 8:

- 1) THE PROPERTY AREA IN THE SURVEYOR'S CERTIFICATE HAS BEEN UPDATED TO 184,275 SQ.FT. OR 4.230 ACRES.
- 2) THERE IS AN ADDITIONAL OWNER'S CERTIFICATE ON SHEET 3 OF 3 FOR THE RENTAL MAX PROPERTY OWNER. WE HAVE CONFIRMED WITH THE OWNER THAT THERE IS NO MORTGAGE ON THIS PARCEL.
- 3) THE NOTE IN THE IDOT CERTIFICATE RELATED TO DIRECT ACCESS HAS BEEN REMOVED.

COMMENT 9: The Commonwealth Edison/SBC and Nicor Gas easement provisions included on the Certificates page can be removed since the public utility and drainage easement provisions cover all public utility companies.

RESPONSE 9: THE COMMONWEALTH EDISON/SBC AND NICOR GAS EASEMENT PROVISIONS HAVE BEEN REMOVED.

If you have any questions or comments, please contact us.

Sincerely,

SPACECO, Inc.

A handwritten signature in black ink, appearing to read "James Kapustiak". The signature is fluid and cursive, written over a white background.

James Kapustiak, P.E., P.L.S.
Senior Project Manager

c: Tim Hague- Keystone Ventures LLC (w/ encl.)

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

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 708.706.0550 |
| | Address 610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60305 | Fax |
| | | Email THAGUE@KEYSTONE VENTURES, LLC.COM |
| 3. Record Owner Information: | Name TED PALPANT | Phone 719.395.0191 |
| | Address 1900 MOUNTAIN VIEW FR BUENA VISTA, CO 81211 | Fax |
| | | Email COLORADO SOUTHERN ENERGY@WILDBLUE.NET |
| 4. Billing: To whom should costs for this application be billed? | Name ST. CHARLES MAIN STREET PARTNERS LLC | Phone 708.706.0550 |
| | Address 610 KEYSTONE 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.

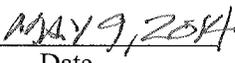
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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 horizontal line extending from the end of the name.

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 RESTARUANT 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
Received Date
 St. Charles, IL

 MAY 12 2014

 CDD
 Planning Division

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

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): <i>09.29.400.106 09.29.400.107 AND 09.29.400.108</i> Street Address (or common location if no address is assigned): <i>2425 W. MAIN STREET, ST. CHARLES, IL</i> | |
| 2. Applicant Information: | Name <i>ST. CHARLES MAIN STREET PARTNERS LLC</i> | Phone <i>708.366.0550</i> |
| | Address <i>610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60385</i> | Fax Email <i>THAGUE@KEYSTONE VENTURES LLC.COM</i> |
| 3. Record Owner Information: | Name <i>TED PALPANT</i> | Phone <i>719.395.0191</i> |
| | Address <i>19000 MOUNTAIN VIEW RR. BUENA VISTA, CO 81211</i> | Fax Email <i>COLORADO SOLAR ENERGY@WILDBLUE.NET</i> |
| 4. Billing: <i>To whom should costs for this application be billed?</i> | Name <i>ST. CHARLES MAIN STREET PARTNERS LLC</i> | Phone <i>708.366.0550</i> |
| | Address <i>610 KEYSTONE VENTURES, LLC 418 CLINTON PLACE RIVER FOREST, IL 60385</i> | Fax Email <i>THAGUE@KEYSTONE VENTURES LLC.COM</i> |

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://dnrecofat.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.

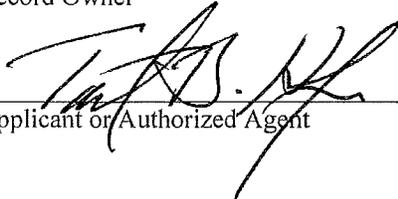
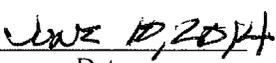
☐ **TREE PRESERVATION PLAN**

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 PALPANT |
| | 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 | THAGUE@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.

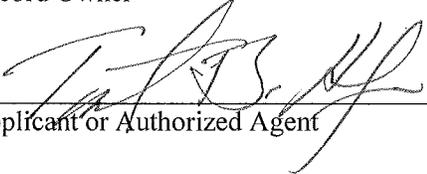
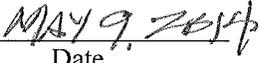
Copies of Plans:

 - 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 |

FINAL PLAT SUBMITTAL CHECKLIST

BUENA RESTAURANT DEVELOPMENT

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:

- a. North direction is shown.
- b. Scale is shown (minimum one inch equals 100 feet).
- c. Section corners and section lines are accurately tied into subdivision by distances and angles.
- d. Official survey monuments are shown and dimensioned.
- 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.
- g. Location and dimensions of the building lots, common permanent open space, existing permanent buildings, easements and rights-of way.
- h. An open space easement on the common area assuring that the open space shall remain open for perpetuity.
- i. Tabulations on each separate unsubdivided use area, including land area, number of buildings, number of dwellings per acre (PUD).
- j. Building setback lines are shown and dimensioned.
- k. Lot areas are shown.
- l. Street names are shown.

- ___ 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

MAY 9, 2014

Date

May 5, 2014

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

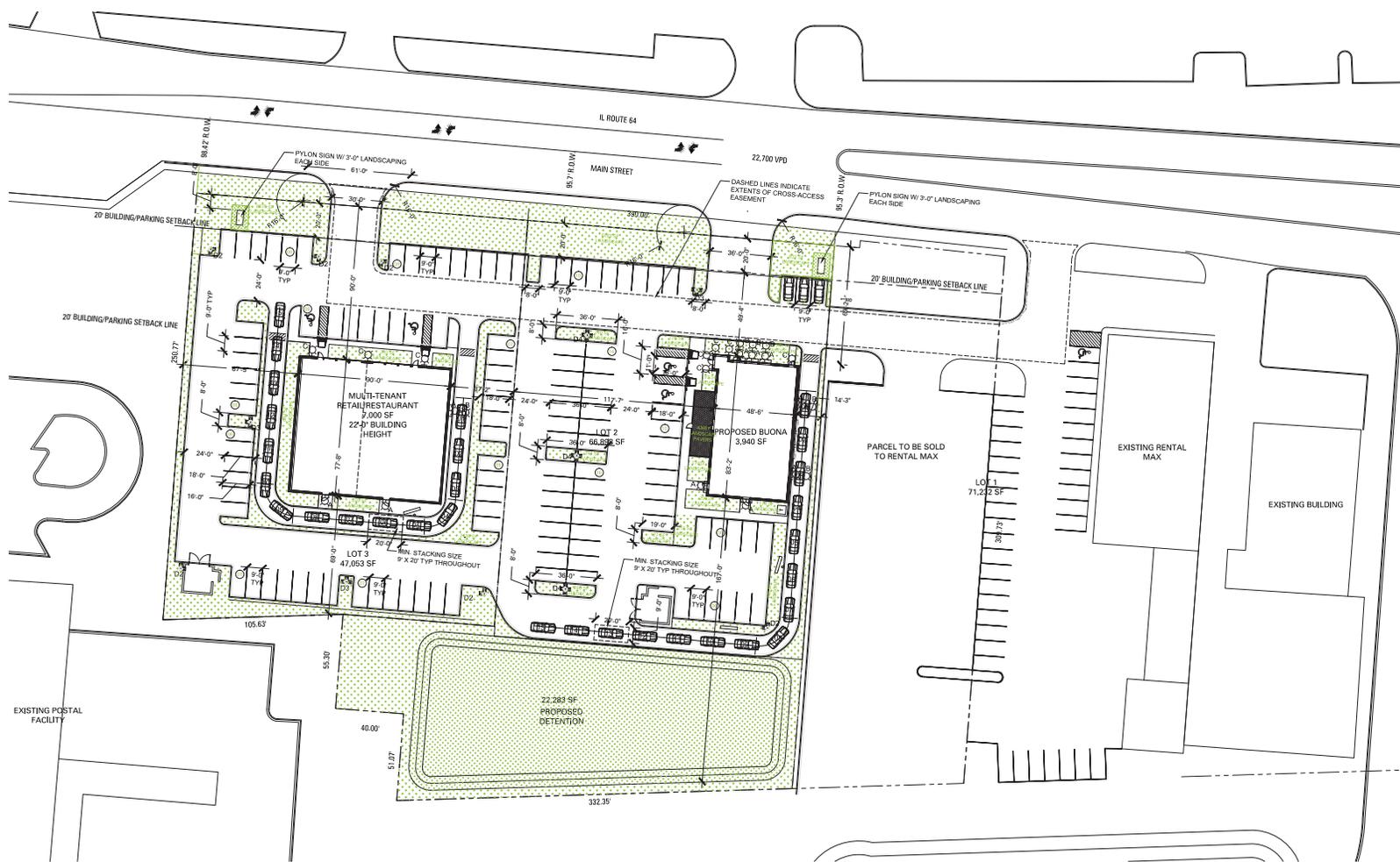
Re: 2425 W. Main Street, St. Charles, Illinois

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 Final Plat of Subdivision 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 "C".

Ted C. Palpant



01 SITE PLAN
 1:825" = 3/4"

| USE | FORMULA | SF | TOTAL REQUIRED | TOTAL PROPOSED | COMPLIANCE |
|--------------------------|---|---|--|-------------------------|------------|
| LOT #2 RESTAURANT | 10 per 1000 SF GFA = 15 DRIVE THRU STACKING SPACES 4 PER 1000 SF GFA FOR RETAIL USE | 3,940 | 40 SPACES / 15 STACKING | 69 SPACES / 15 STACKING | YES |
| LOT #3 RETAIL RESTAURANT | 10 per 1000 SF GFA = 15 DRIVE THRU STACKING SPACES 4 PER 1000 SF GFA FOR RETAIL USE | RESTAURANT 4,000 SF (MAX RETAIL 3,000 SF MAX) | 40 SPACES / 15 STACKING RETAIL - 12 SPACES | 62 SPACES / 15 STACKING | YES |

| REQUIREMENT | PROPOSED | COMPLIANCE |
|-----------------------------|--|-------------------------------|
| PERIMETER LANDSCAPING | 75% WITH LIMITED 20" WIDE AND 1 TREE PER 50 LF | 20" Ø WIDE YES |
| PARKING LOT ISLANDS | MIN 8" Ø WIDE AND 180 SF | 8" Ø YES |
| OUTER PERIMETER LANDSCAPING | 10% (25' x 15' = 6,250 SF) | 6,234 SF YES |
| TOTAL SITE LANDSCAPING | 20% (113,861 SF = 227,722 SF) | 22,426 S.I.C DETENTION YES |
| DISTANCE BETWEEN ISLAND | 40' MIN | 40' MIN YES |
| FOUNDATION LANDSCAPING | 8" Ø WIDE MIN. BED AND 75% OF FRONT ELEVATION AND 50% OF SIDE AND REAR ELEVATIONS TO BE LANDSCAPED | 75% FRONT 50% SIDE YES |
| SIEN LANDSCAPING | 3" FRONT SIDE EACH | 3" EACH DIRECTION YES |
| TRASH ENCLOSURE | TO BE PADDED AND COVERED WITH 6" Ø CONCRETE | 6" CONCRETE APRON YES |
| MECHANICAL SCREENING | ALL ROOF OR GROUND MOUNTED TO BE SCREENED OR HIDDEN FROM VIEW | SCREENED YES |

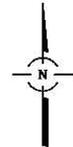
| | ALLOWED / PERMITTED | PROPOSED | COMPLIANCE |
|------------------------------|----------------------------|--------------------|--------------------------|
| COUSING | BC | BC | SPECIAL USE (DRIVE THRU) |
| LAND USE | EXISTING RETAIL SERVICES | RETAIL DRIVE THRU | SPECIAL USE (DRIVE THRU) |
| LOT SIZE - LOT 2 | MIN 43,580 SF | 68,038 SF (1.54ac) | YES |
| LOT SIZE - LOT 3 | MIN 43,580 SF | 48,418 SF (1.10ac) | YES |
| BUILDING HEIGHT | 40' Ø | 33' 10" | YES |
| MINIMUM FRONT YARD SETBACK | 30' Ø BUILDING AND PARKING | 27' PARKING | YES |
| MINIMUM SIDE YARD SETBACK | 10' Ø BUILDING | 15' Ø | YES |
| MINIMUM REAR YARD SETBACK | 0' Ø PARKING | 0' Ø | YES |
| MINIMUM REAR YARD SETBACK | 20' Ø BUILDING | 30' Ø | YES |
| LANDSCAPE BUFFER YARDING | MIN 5' MIN | N/A | N/A |
| MAX BUILDING COVERAGE LOT #2 | 40% | 5.7% | YES |
| MAX BUILDING COVERAGE LOT #3 | 40% | 1.0% | YES |
| MAX FLOOR AREA LOT #2 | 75,000 SF | 3,940 SF | YES |
| MAX FLOOR AREA LOT #3 | 75,000 SF | 7,200 SF | YES |

FINAL PLAT OF SUBDIVISION BUONA ST. CHARLES

BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

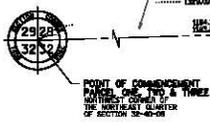
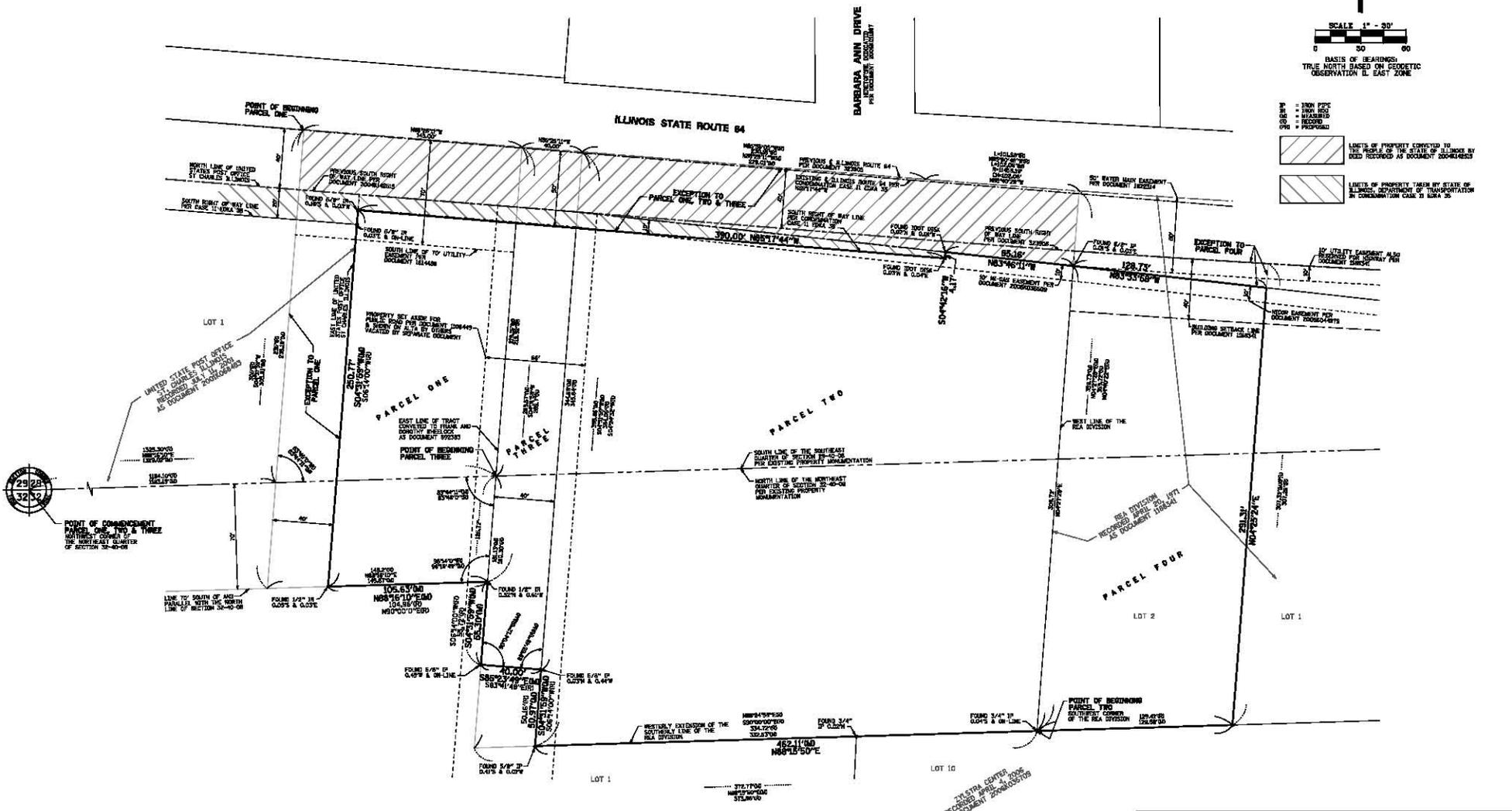
EXISTING BOUNDARY INFORMATION

SEE SHEET 2 FOR PROPOSED LOT LAYOUT



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION 11 EAST ZONE

- IR - IRON PIPE
 - HR - IRON ROD
 - BL - BRASS
 - CR - CEMENT
 - PR - PROPOSED
- LIMITS OF PROPERTY CONTROLLED BY THE PEOPLE OF THE STATE OF ILLINOIS BY DEED RECEIVED AS DOCUMENT 20080485
- LIMITS OF PROPERTY TAKEN BY STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY CONDEMNATION CASE 21 BOWA 35



PREPARED FOR:
EVYSTONE VENTURES LLC
408 WILSON PLACE
RIVER FOREST, IL 60096

**FOR REVIEW
PURPOSES ONLY**

| | | | |
|--|--|--|--|
| REVISIONS: 02/12/2014 07/08/2014 | | CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS | DATE: 05/08/2014 JOB NO: 8106 FILENAME: 8106SIF-01 SHEET: 1 OF 3 |
|--|--|--|--|

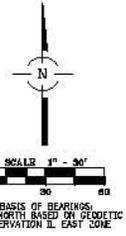
9676 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 499-0900 Fax: (847) 499-0905

FINAL PLAT OF SUBDIVISION BUONA ST. CHARLES

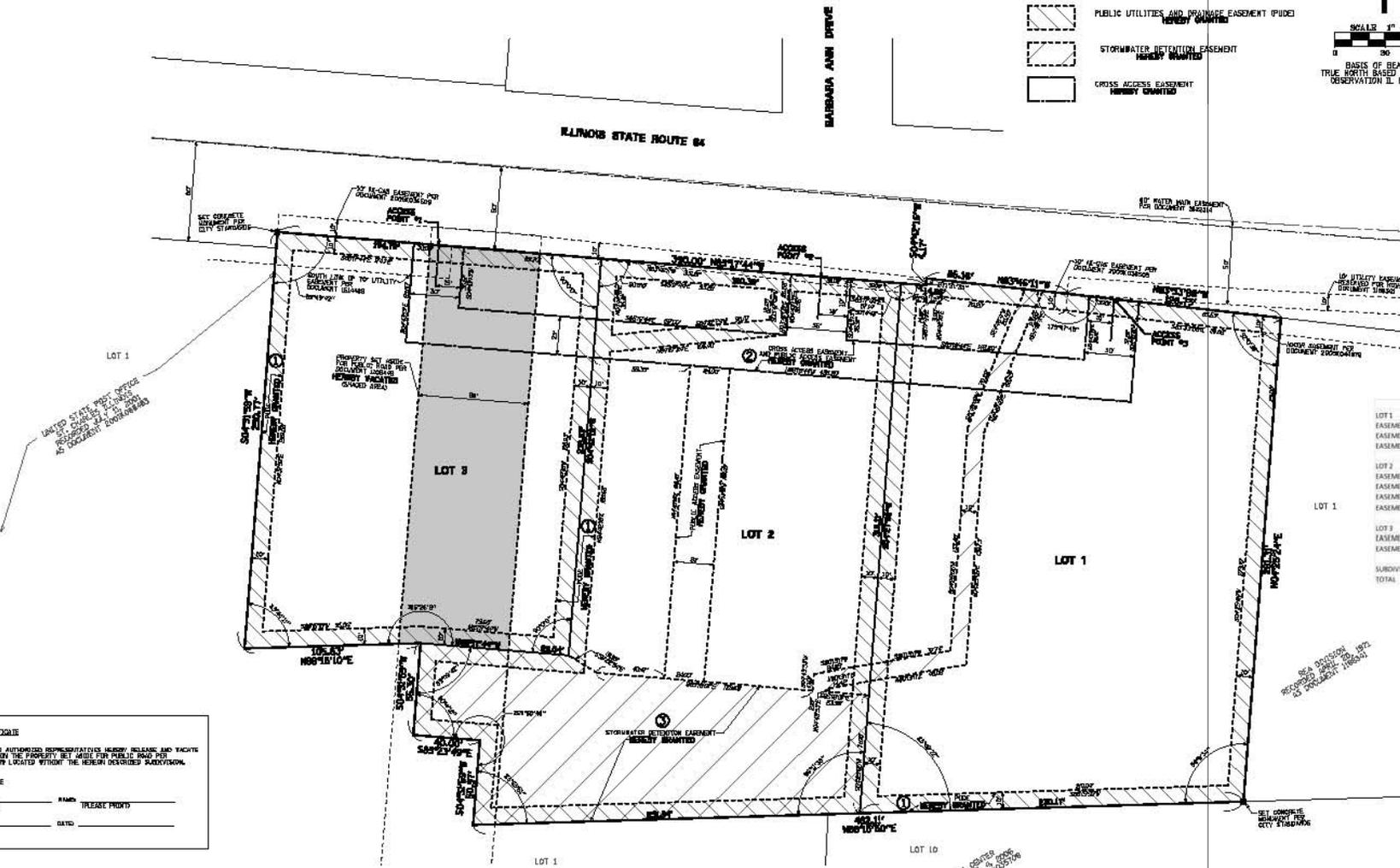
BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32,
ALL IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

PROPOSED LOT LAYOUT

SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION



- PUBLIC UTILITIES AND PROPOSED EASEMENT (GRADE) **HEAVILY SHADDED**
- STORMWATER RETENTION EASEMENT **HEAVILY SHADDED**
- CROSS ACCESS EASEMENT **HEAVILY SHADDED**



AREA TABLE

| LOT # | SQ. FT. | ACRES | SQ. FT. | ACRES |
|--------------------------|----------------|--------------|---------|-------|
| LOT 1 | 70,275 | 1.624 | | |
| EASEMENT 1 | | | 10,334 | 0.237 |
| EASEMENT 2 | | | 4,417 | 0.101 |
| EASEMENT 3 | | | 2,812 | 0.065 |
| LOT 2 | 66,914 | 1.536 | | |
| EASEMENT 1 | | | 12,882 | 0.296 |
| EASEMENT 2 | | | 5,424 | 0.125 |
| EASEMENT 3 | | | 22,484 | 0.516 |
| EASEMENT 4 | | | | |
| LOT 3 | 47,068 | 1.080 | | |
| EASEMENT 1 | | | 1,688 | 0.038 |
| EASEMENT 2 | | | 3,029 | 0.070 |
| EASEMENT 3 | | | 4,523 | 0.104 |
| SUBDIVISION TOTAL | 184,275 | 4.230 | | |

VACATION CERTIFICATE

THE UNDERSIGNED AUTHORIZED REPRESENTATIVE HEREBY RELEASES AND WAIVES ALL RIGHTS ACTION THE PROPERTY SET ASIDE FOR PUBLIC ROAD PER DOCUMENT LOCATED WITHIN THE HEREIN DESCRIBED SUBDIVISION.

VILLAGE OF Lisle

BY: _____ NAME: _____ (PLEASE PRINT)

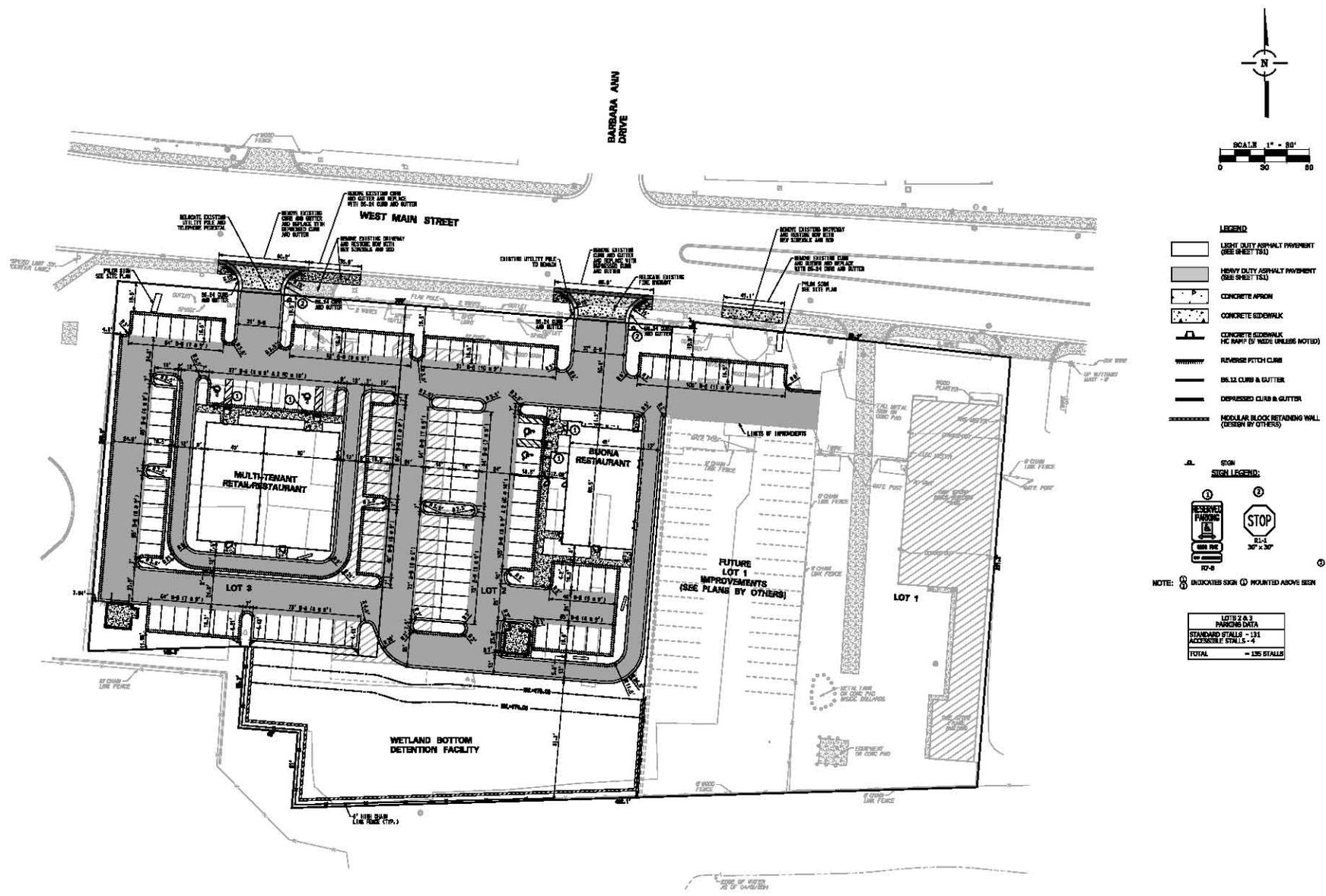
TITLE: _____ DATE: _____

| | | | |
|--|--|---|--|
| REVISIONS 06/12/2014 07/08/2014 | | CONSULTING ENGINEER ENGINEERING SUBDIVISION I LAND SURVEYING | DATE: 05/06/2014 JOB NO: 8106 PLSWNE ST08US-01 SHEET 2 OF 3 |
|--|--|---|--|

807 W. Maple Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 496-4988 Fax: (847) 496-4985

FOR REVIEW
PURPOSES ONLY

SCS & ASSOCIATES, LLC
 1000 W. Lake Street, Suite 100
 Rosemont, IL 60018



- LEGEND**
- LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET 101)
 - HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET 101)
 - CONCRETE APRON
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK (IC MARKS TO BE NOTED)
 - REVERSE PITCH CURB
 - 6x12 CURB & GUTTER
 - DEPRESSURED CURB & GUTTER
 - MODULAR BLOCK RETAINING WALL (DESIGN BY OTHERS)

- SIGN LEGEND:**
- RESERVED PARKING
 - STOP
- NOTE: INDICATES SIGN MOUNTED ABOVE SIGN

| LOTS 2 & 3 PARKING DATA | |
|----------------------------|---------------------|
| STANDARD STALLS - 131 | |
| ACCESSIBLE STALLS - 4 | |
| TOTAL | = 135 STALLS |

| | | |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
| | | |

| | | |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
| | | |

GEOMETRIC PLAN
BLUONA BEEF
2425 WEST MAIN STREET
 ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS
STEVENS ASSOCIATES, INC.
 9325 N. Maple Street, Suite 200
 Rosemont, Illinois 60018
 Phone: (847) 692-6000 Fax: (847) 692-6245



FILE NAME:
 180328M.DWG

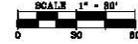
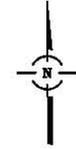
DATE:
 08/18/14

JOB NO.:
 180328

SHEET
GM
 4 OF 12

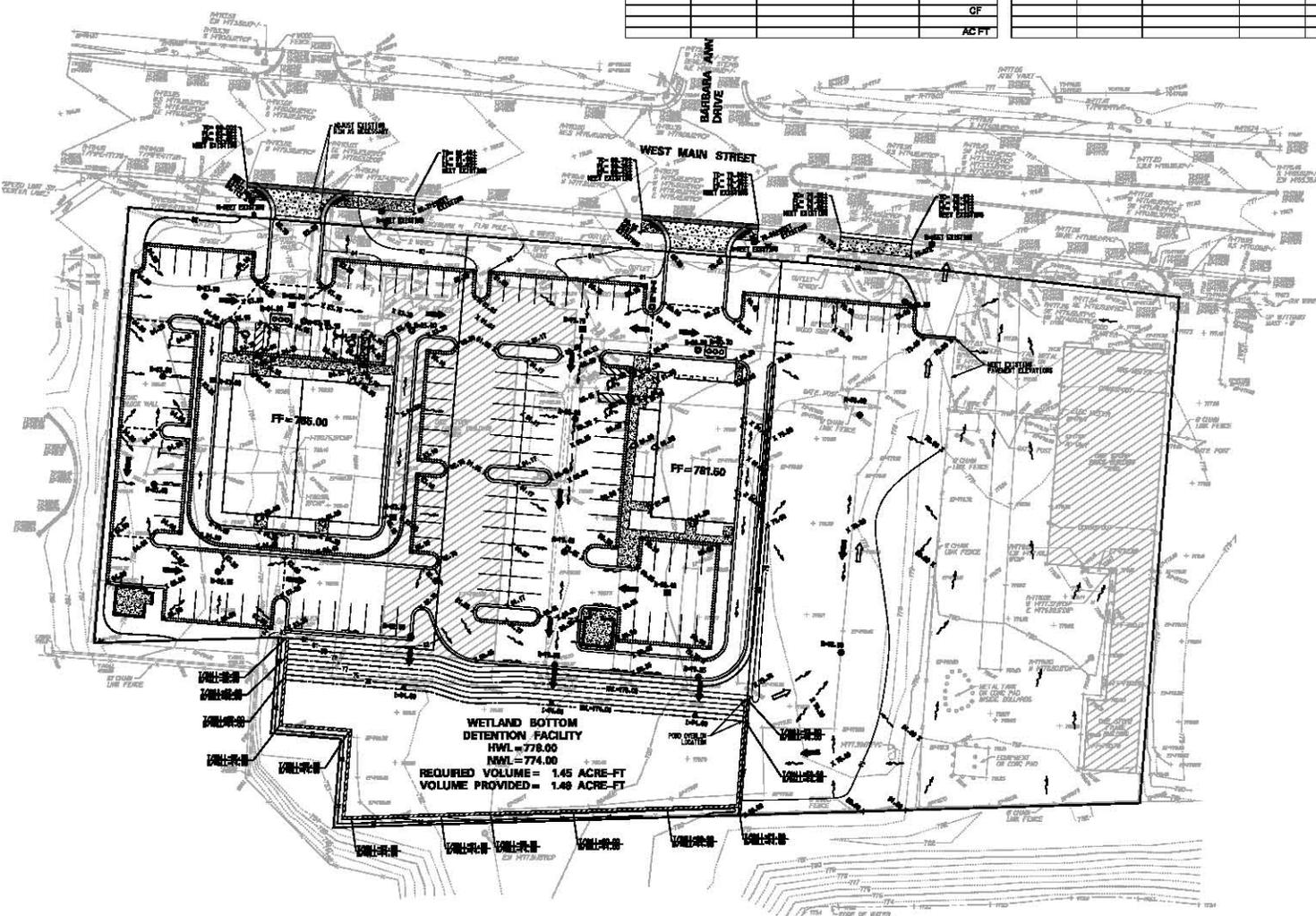
| AS-CONSTRUCTED VOLUME CALCULATIONS | | | | |
|---------------------------------------|-----------|-------------------|-------------|-------------|
| ELEV | AREA (SF) | AVERAGE AREA (SF) | HEIGHT (FT) | VOLUME (CF) |
| NWL - 774 | | | 1 | |
| 776 | | | 1 | |
| 778 | | | 1 | |
| 777 | | | 1 | |
| HWL - 778 | | | 1 | |
| | | | | GF |
| | | | | AC FT |

| PROPOSED VOLUME VOLUME CALCULATIONS | | | | |
|--|-----------|-------------------|-------------|-------------|
| ELEV | AREA (SF) | AVERAGE AREA (SF) | HEIGHT (FT) | VOLUME (CF) |
| NWL - 774 | 14,671 | | 1 | 14,671 |
| 776 | 16,402 | 16,308 | 1 | 16,308 |
| 778 | 16,103 | 16,797 | 1 | 16,797 |
| 777 | 16,984 | 16,688 | 1 | 16,688 |
| HWL - 778 | 17,774 | 17,379 | 1 | 17,379 |
| | | | | 85,670 CF |
| | | | | 1.48 AC FT |



- LEGEND**
- FF FINISHED FLOOR
 - LD LOCAL DRAINAGE
 - ELD EXISTING LOCAL RENTAL MAX DRAINAGE
 - OLFR OVERLAND FLOW ROUTE
 - OLFR 100 YEAR OVERLAND FLOW ROUTE
 - LDL LOCAL DRAINAGE DIVIDE
 - SG SPOT GRADE

- NOTES**
1. ADD 700 TO ELEVATIONS SHOWN AS XCXL.
 2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
 3. ALL SPOT GRADING ALONG CURB LINES ARE BASE OF PAVEMENT UNLESS NOTED OTHERWISE.
 4. ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT WILL REQUIRE STRUCTURAL CALCULATIONS SHOWN AND REVIEWED BY A LICENSED CIVIL ENGINEER AND REVIEWED BY A LICENSED LICENSED STRUCTURAL ENGINEER. THESE CALCULATIONS SHALL BE SUBMITTED FOUR (4) CITY HOURS PRIOR TO A MEETING OF 90 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.



| | | |
|-----|----------|-------------------------|
| NO. | DATE | REVISIONS |
| 1 | 07/07/14 | PER CITY OF ST. CHARLES |

| | | |
|-----|----------|-------------------------|
| NO. | DATE | REVISIONS |
| 1 | 07/07/14 | PER CITY OF ST. CHARLES |

GRADING PLAN
BLUONA BEEF
2425 WEST MAIN STREET
ST. CHARLES, ILLINOIS

CONSULTING ENGINEER
STEELE DEVELOPMENT INCORPORATED
PAID IN FULL
 9325 N. Maple Street, Suite 200
 Naperville, Illinois 60563
 Phone: (630) 694-6000 Fax: (630) 694-6040

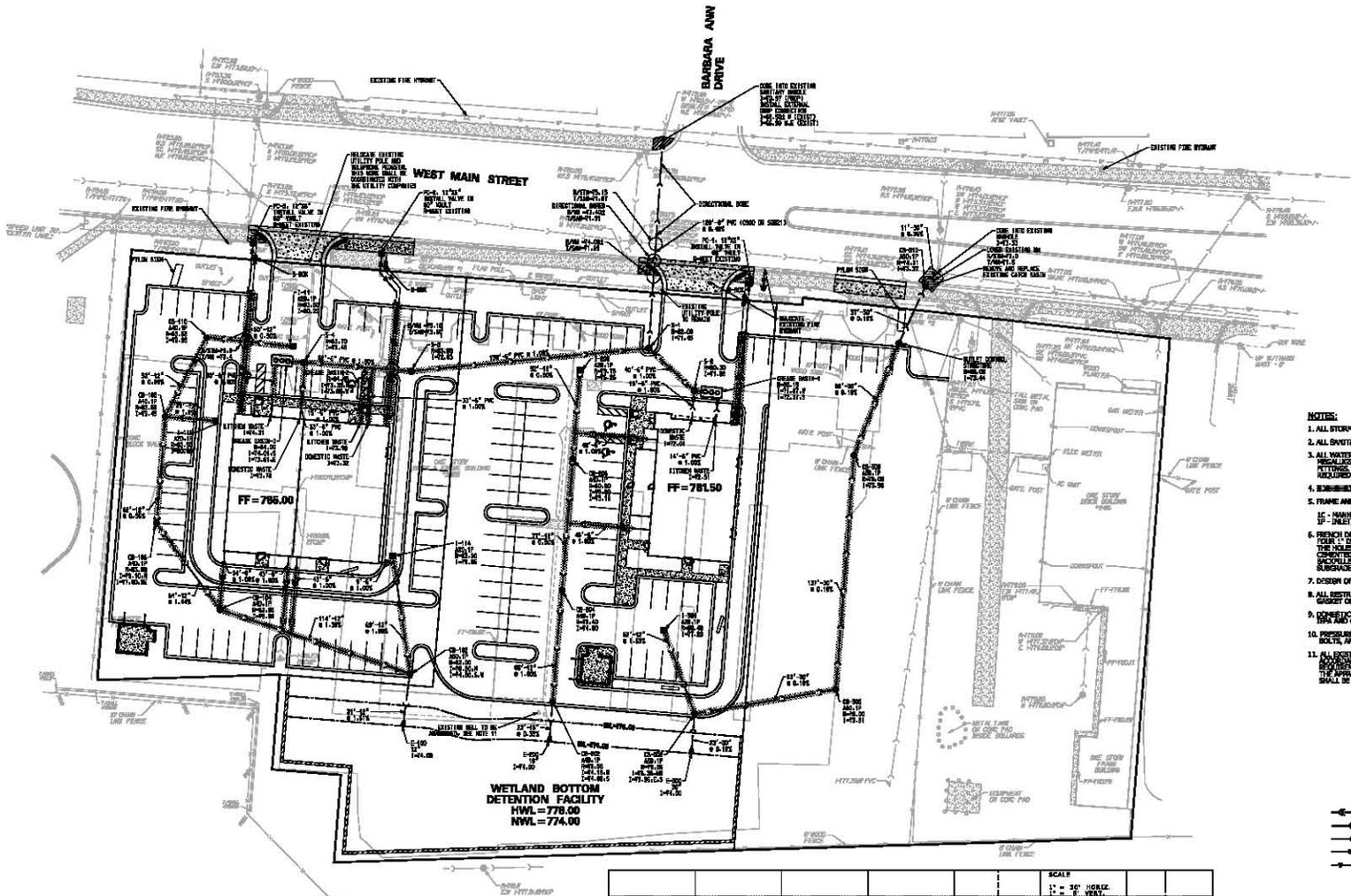


FILENAME:
 150508.DWG

DATE:
 08/18/14

JOB NO.:
 15018

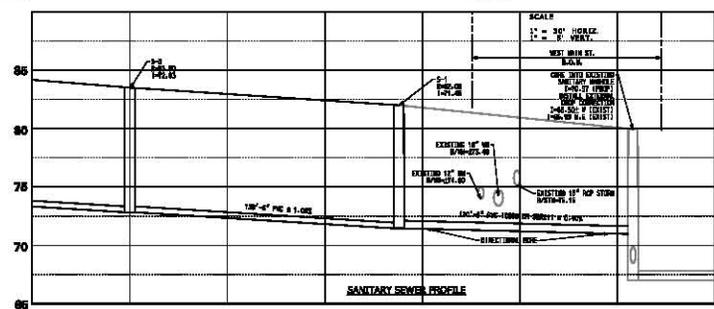
SHEET
GR
 5 OF 12



- STORM STRUCTURE LEGEND**
- STRUCTURE ABREVIATION
STRUCTURE NUMBER
- 11-100
11-101
11-102
- FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE
- STORM STRUCTURE ABBREVIATIONS**
- I = INLET
CB = CATCH BASIN
H = HANDBOLE
E = FLARED END SECTION

- NOTES:**
1. ALL STORM SEWERS SHALL BE RCP 42" UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC 30" 20 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE 12" 12 UNLESS NOTED OTHERWISE. METALS AND THROTTLE BLOCKS ARE REQUIRED FOR ALL DISTRIBUTION FITTINGS. POLYWAY AND BRASS WELDS SHALL BE INSTALLED AS REQUIRED.
 4. DIMENSIONS INDICATES TRENCH BACKFILL REQUIRED.
 5. FRAME AND GRATE FOR STORM SEWER STRUCTURES
10' - HANDBOLE (H-200-C) FRAME WITH TYPE 'C' CLOSED LID
8' - INLET, CATCH BASIN (H-200-C) WITH TYPE 'C' GRATE
 6. FRENCH DRAIN ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR (4) DIAMETER WEED HOLES PROVIDED AT BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A RESTRICTED FILTER. THE HOLES SHALL BE COVERED WITH RETARDANT MESH STONE TO TOP OF SUBGRADE OR 30" TOP OF TRENCH.
 7. DESIGN OF WIRING AND CONDUIT OF LIGHTING WILL BE BY OTHERS.
 8. ALL INSTALLED WATER MAIN JOINTS SHALL BE U.S. PIPE YIELD LOCK SOCKET OR APPROVED EQUAL.
 9. DOMESTIC WATER LINES SHALL NOT HAVE FERRY COATING, STAIN RESISTANT BOLTS, AND SHALL MEET CITY OF ST. CHARLES REQUIREMENTS.
 10. PRESSURE CONNECTIONS SHALL HAVE EPOXY COATING, STAIN RESISTANT BOLTS, AND SHALL MEET CITY OF ST. CHARLES REQUIREMENTS.
 11. ALL EXISTING WELLS AND SEPTIC SYSTEMS SHALL BE ABANDONED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL APPROPRIATE DOCUMENTATION SHALL BE SUBMITTED TO THE CITY.

- LEGEND:**
- 6" PVC ROOF DRAIN @ 100% (OR)
 - STORM SEWER
 - SANITARY SEWER
 - WATER SERVICE (12")
 - DOMESTIC WATER SERVICE
 - CATCH BASIN
 - STORM HANDBOLE
 - FLARED END SECTION
 - SANITARY HANDBOLE
 - VALVE WELLET
 - S-SOX
 - FIRE HYDRANT
 - PRESSURE CONNECTION
 - FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT



| | | |
|-----|----------|---------------------|
| NO. | DATE | REVISIONS |
| 1 | 07/07/14 | CITY OF ST. CHARLES |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |

UTILITY PLAN
BUONA BEEF
2425 WEST MAIN STREET
ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS
STEVENS ASSOCIATES, INC.
LAWRENCE J. STEVENS
1925 N. Maple Street, Suite 200
St. Charles, Illinois 62233
Phone: (618) 692-4200 Fax: (618) 692-4205

SPRINGER

FILENAME: 140602.DWG
DATE: 08/18/14
JOB NO.: 14018
SHEET
UT
OF 12

INLET PROTECTION - EXCAVATED DRAIN PLAN

PLAN CODE: (D)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

LEVEL SPREADER

PLAN CODE: (L)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

LEVEL SPREADER

PLAN CODE: (L)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

RIGHT OF WAY DIVERSION PLAN

PLAN CODE: (R)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

PIPE OUTLET TO FLAT AREA

PLAN CODE: (A)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

PIPE OUTLET TO CHANNEL

PLAN CODE: (A)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

SUMP PIT PLAN

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

TEMPORARY SEDIMENT TRAP

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

SILT FENCE PLAN

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

SILT FENCE WITH WIRE SUPPORT PLAN

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

TREE PROTECTION - FENCING

PLAN CODE: (S)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

Catch-All

PLAN CODE: (F)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

YARD GRATE INLET PROTECTION

PLAN CODE: (F)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIS WALL

PLAN CODE: (C)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

PLAN CODE: (C)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALL

PLAN CODE: (C)

NRCS

| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

SOIL EROSION AND SEDIMENT CONTROL PLAN

PLAN CODE: (D)

NRCS

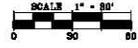
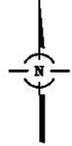
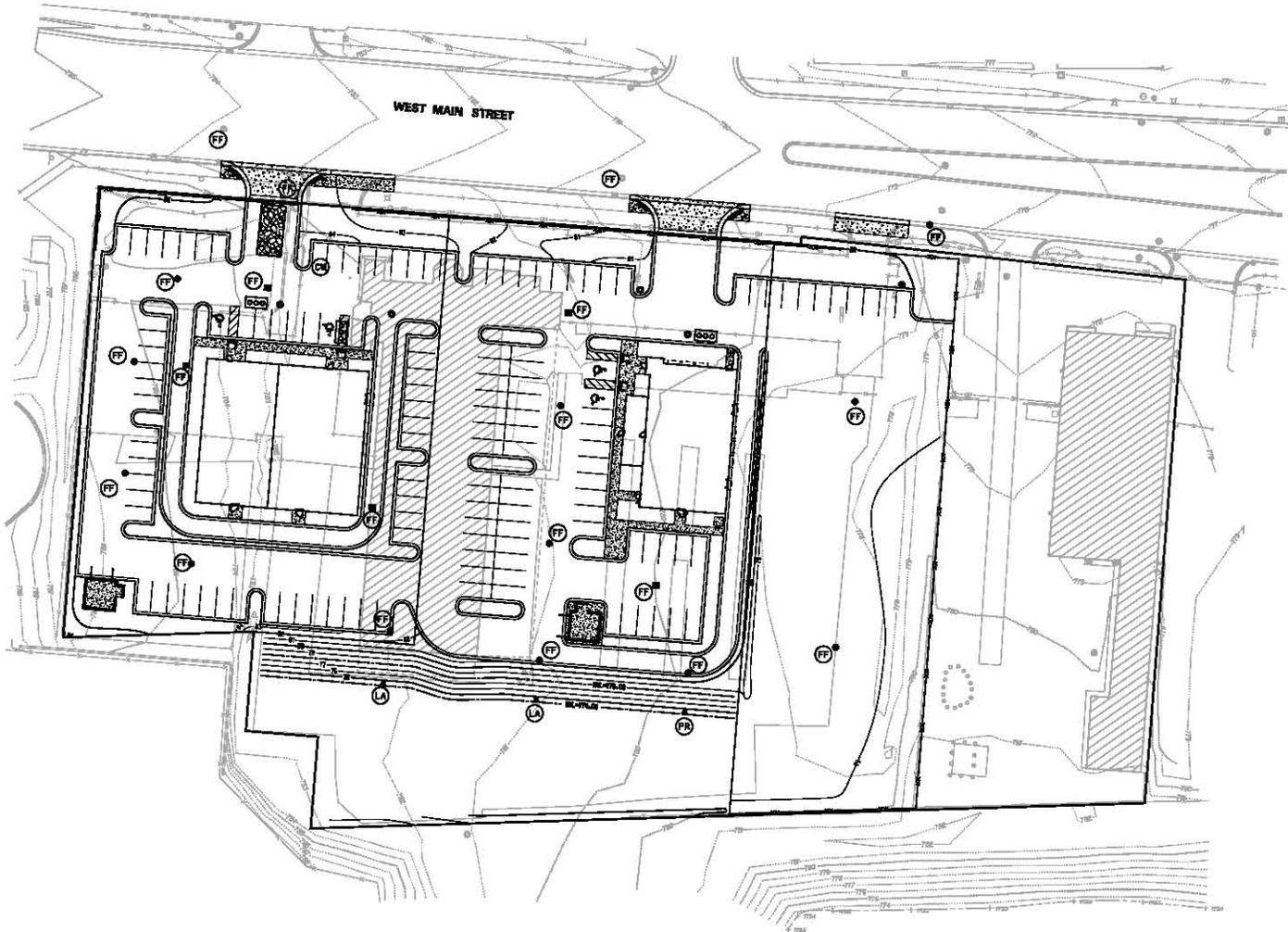
| | | | |
|---------|------|---------|-------|
| Project | Site | Drawn | Scale |
| Design | Date | Revised | Scale |

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9325 W. Higgins Road, Suite 200
Rosemont, Illinois 60018
Phone: (847) 694-4000 Fax: (847) 694-4005

SPACED INC.

FILENAME: 81085502.DGN
DATE: 02/15/14
JOB NO. 8105
SHEET
SE12
8 OF 12



SYMBOL LEGEND

-  STABILIZED CONSTRUCTION ENTRANCE
-  FABRIC FILTER (CATCH ALL)
-  PERMANENT SEEDING
-  LINED APRON
-  CONCRETE PAVEMENT
-  PERFORATED RISER
-  CONCRETE WASHOUT

| | | |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
| | | |

| | | |
|-----|----------|-------------------------|
| NO. | DATE | REVISIONS |
| 1 | 07/07/14 | PER CITY OF ST. CHARLES |

SOIL EROSION AND SEDIMENT CONTROL PLAN
BLUONA BEEF
2425 WEST MAIN STREET
ST. CHARLES, ILLINOIS

CONSULTING ENGINEERS
STATEMENT OF WORK
LAND DEVELOPMENT
 925 N. Maple Street, Suite 200
 Naperville, Illinois 60563
 Phone (630) 694-6000 Fax (630) 694-6045



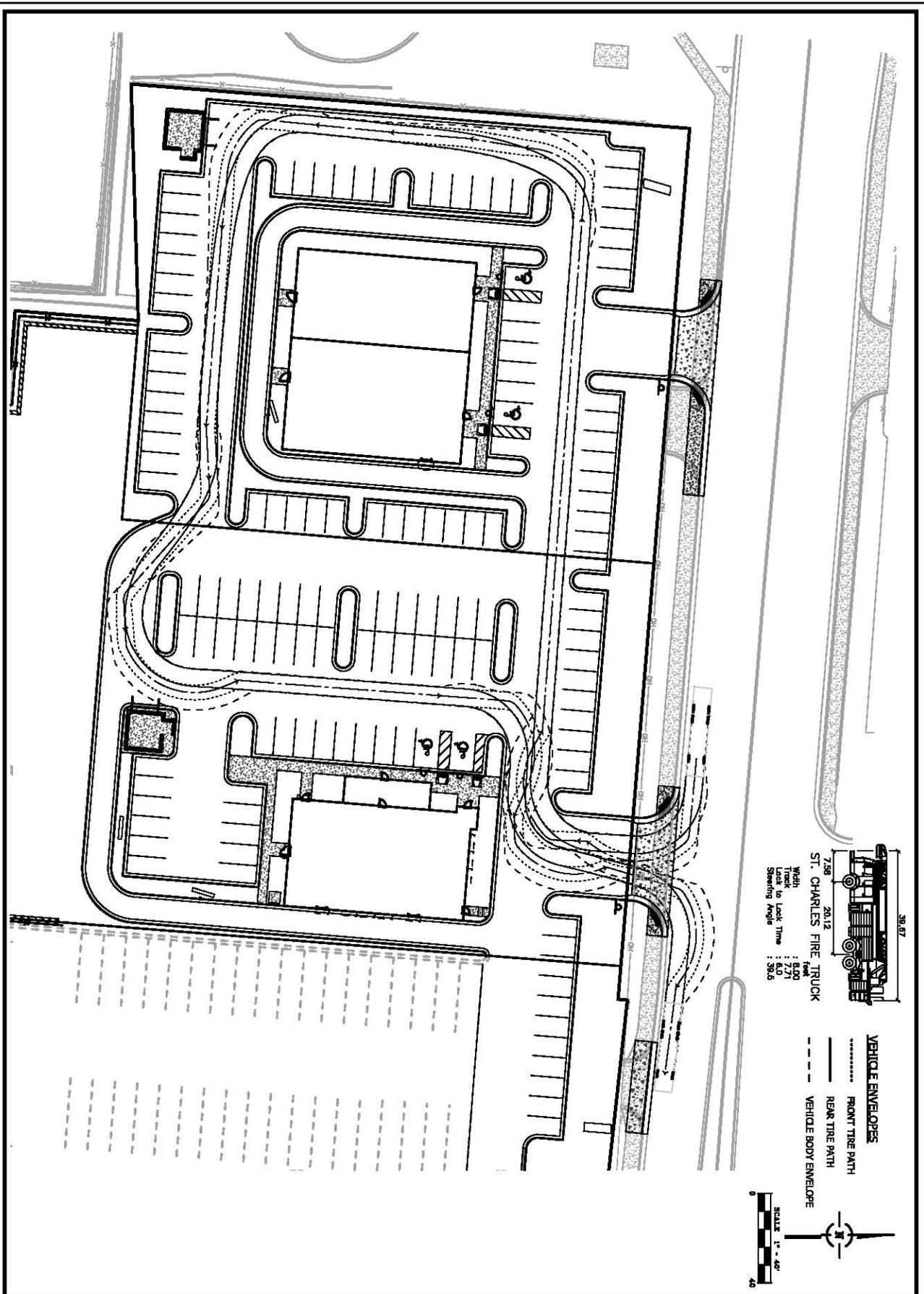
FILENAME
 B0055014.DWG

DATE
 08/18/14

JOB NO.
 13016

SHEET
SE3

8 OF 12



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065

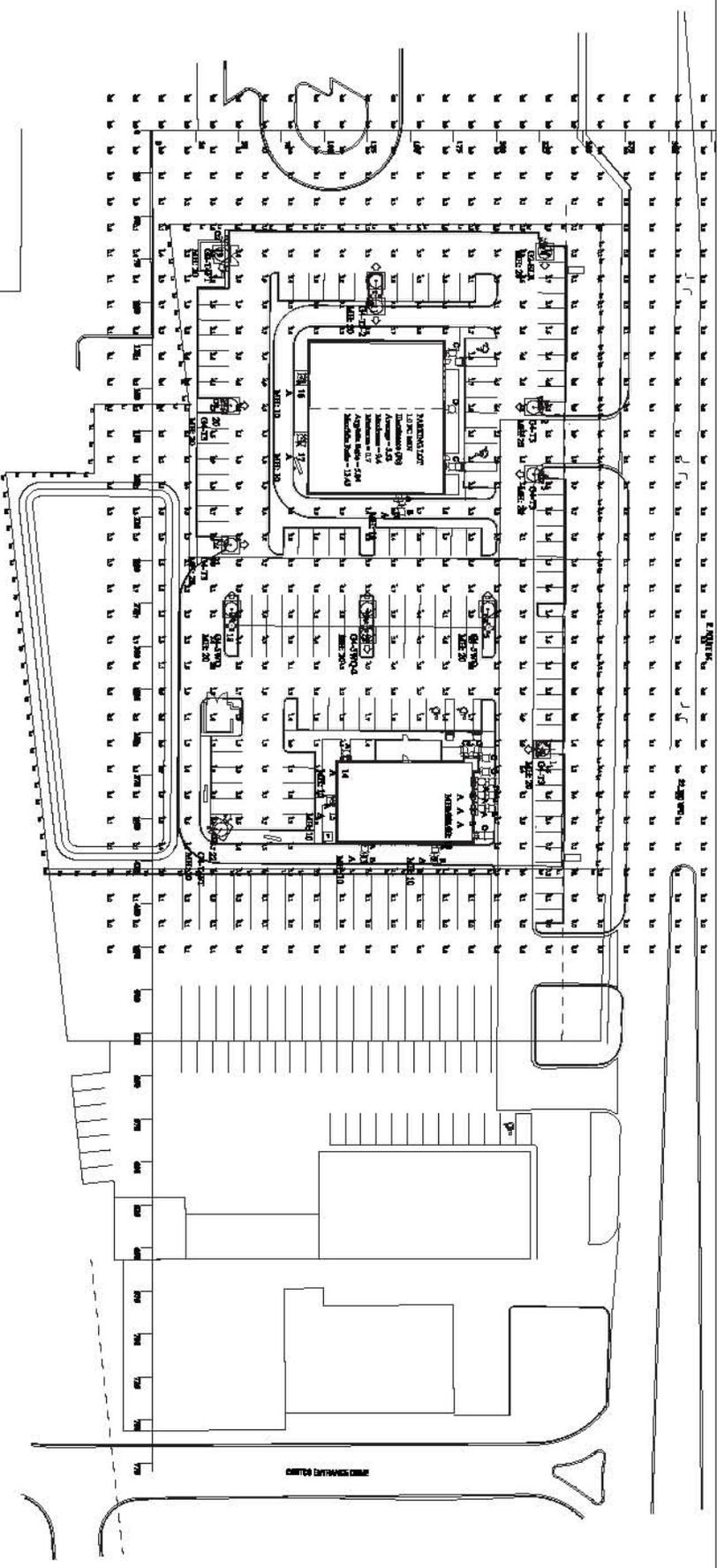
DATE: 07/08/14

FILENAME: 8106FT-TURN.DGN

JOB NO: 8106

ST. CHARLES FIRE TRUCK TURNING EXHIBIT

BUONA BEEF
2425 WEST MAIN STREET
ST. CHARLES, ILLINOIS



| Symbol | Type | Symbol | Manufacturer | Item Number | Watt | Manufacturer | Item Number | Watt |
|--------|------|--------|--------------|-------------|-------|--------------|-------------|------|
| 1 | 1 | 1 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 2 | 2 | 2 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 3 | 3 | 3 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 4 | 4 | 4 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 5 | 5 | 5 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 6 | 6 | 6 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 7 | 7 | 7 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 8 | 8 | 8 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 9 | 9 | 9 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 10 | 10 | 10 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |

| Symbol | Type | Symbol | Manufacturer | Item Number | Watt | Manufacturer | Item Number | Watt |
|--------|------|--------|--------------|-------------|-------|--------------|-------------|------|
| 1 | 1 | 1 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 2 | 2 | 2 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 3 | 3 | 3 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 4 | 4 | 4 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 5 | 5 | 5 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 6 | 6 | 6 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 7 | 7 | 7 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 8 | 8 | 8 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 9 | 9 | 9 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 10 | 10 | 10 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |

| Symbol | Type | Symbol | Manufacturer | Item Number | Watt | Manufacturer | Item Number | Watt |
|--------|------|--------|--------------|-------------|-------|--------------|-------------|------|
| 1 | 1 | 1 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 2 | 2 | 2 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 3 | 3 | 3 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 4 | 4 | 4 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 5 | 5 | 5 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 6 | 6 | 6 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 7 | 7 | 7 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 8 | 8 | 8 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 9 | 9 | 9 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |
| 10 | 10 | 10 | OSCON | 2048 | 0.044 | OSCON | 89-1 | 897 |

Cooper Lighting
by **WTCN**

Project: BUONA BEEF LAKE CHARLES, IL

Client: JOSE SAUCEDO PULUPUF GRST

Drawn: 1" = 30' ft

Date: 5/8/2014

Project: 1401288

ALUMINUM COPING - ROLLEX
COLOR: PARCHMENT



RENAISSANCE COLLECTION
ARRISCRAFT, GEORGIA CREAM SMOOTH
SIZE: 12 X 24

STEEL C-CHANNEL CANOPY W/
ORNAMENTAL HALF-SPHERES, SUPPORT
BRACKETS, ROD, TURNBUCKLES - COLOR:
BLACK



LANDSCAPE AREAS (SEE SITE PLAN)

A WEST ELEVATION
SCALE: 1/8" = 1'-0"

METAL LOUVERED SCREEN WALL -
METALLIC GRAY

T/ TOWER WALL
EL = 26'-8"

ALUMINUM COPING - ROLLEX
COLOR: METALLIC GRAY

T/ SCREEN WALL
EL = 19'-3"

OUTDOOR DINING CANOPY - POWDER
COATED BLACK METAL ROOF

HEBRON BRICK - MODULAR
COLOR: GOLDENROD VELOUR

ALUMINUM FRAME STOREFRONT:
KAWNEER, DARK BRONZE ALUMINUM
CLEAR TEMPERED INSULATED GLASS.

STEEL C-CHANNEL CANOPY W/
ORNAMENTAL HALF-SPHERES, SUPPORT
BRACKETS, ROD, TURNBUCKLES - COLOR:
BLACK

FIN FLOOR
EL 0'-0"

LANDSCAPING

B/ FDTN
EL 4'-6"

ALUMINUM COPING - ROLLEX
COLOR: PARCHMENT

T/ TOWER WALL
EL = 26'-8"

METAL LOUVERED SCREEN WALL -
METALLIC GRAY

T/ SCREEN WALL
EL = 19'-3"

CANVAS CANOPY OVER 1" SQUARE
TUBE FRAMING
COLOR: BLACK FABRIC BACKGROUND

RENAISSANCE COLLECTION
ARRISCRAFT, GEORGIA CREAM SMOOTH
SIZE: 12 X 24

HEBRON BRICK - MODULAR
COLOR: GOLDENROD VELOUR

STEEL C-CHANNEL CANOPY W/
ORNAMENTAL HALF-SPHERES, SUPPORT
BRACKETS, ROD, TURNBUCKLES - COLOR:
BLACK

FIN FLOOR
EL 0'-0"

B/ FDTN
EL 4'-6"

ALUMINUM FRAME STOREFRONT:
KAWNEER, DARK BRONZE ALUMINUM
CLEAR TEMPERED INSULATED GLASS

LANDSCAPING

B NORTH ELEVATION
SCALE: 1/8" = 1'-0"



| DATE | DESCRIPTION | |
|----------|--------------------------|-------------|
| 07.10.14 | REVISED FOR SPECIAL USE | |
| 08.10.14 | ADJUSTED FOR SPECIAL USE | |
| BY | DATE | DESCRIPTION |

ISSUE DATE: 07.10.14
PROJECT NUMBER: 2688.00

DRAWN BY: PW
CHECKED BY: JH

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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:
A-04



**RETAIL DEVELOPMENT
 RESTAURANT & MIXED USE BUILDING**
 2425 VAN MAN STREET
 ST CHARLES, ILLINOIS 60174
 CLIENT:

| DATE | DESCRIPTION |
|----------|-------------------------|
| 07.10.14 | REVISED FOR SPECIAL USE |
| 08.18.14 | ADDED FOR SPECIAL USE |
| 08.18.14 | ADDED FOR SPECIAL USE |
| REV | DATE DESCRIPTION |

ISSUE DATE: 07.10.14

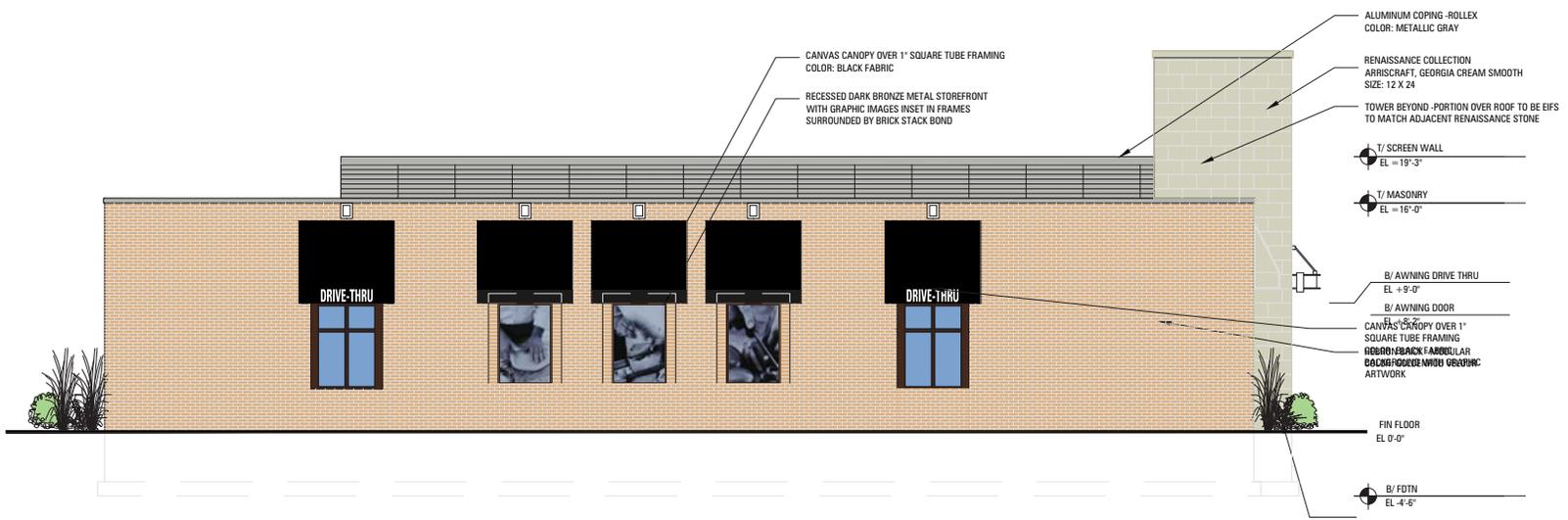
PROJECT NUMBER: 2688.00

DRAWN BY: PVW
 CHECKED BY: JH

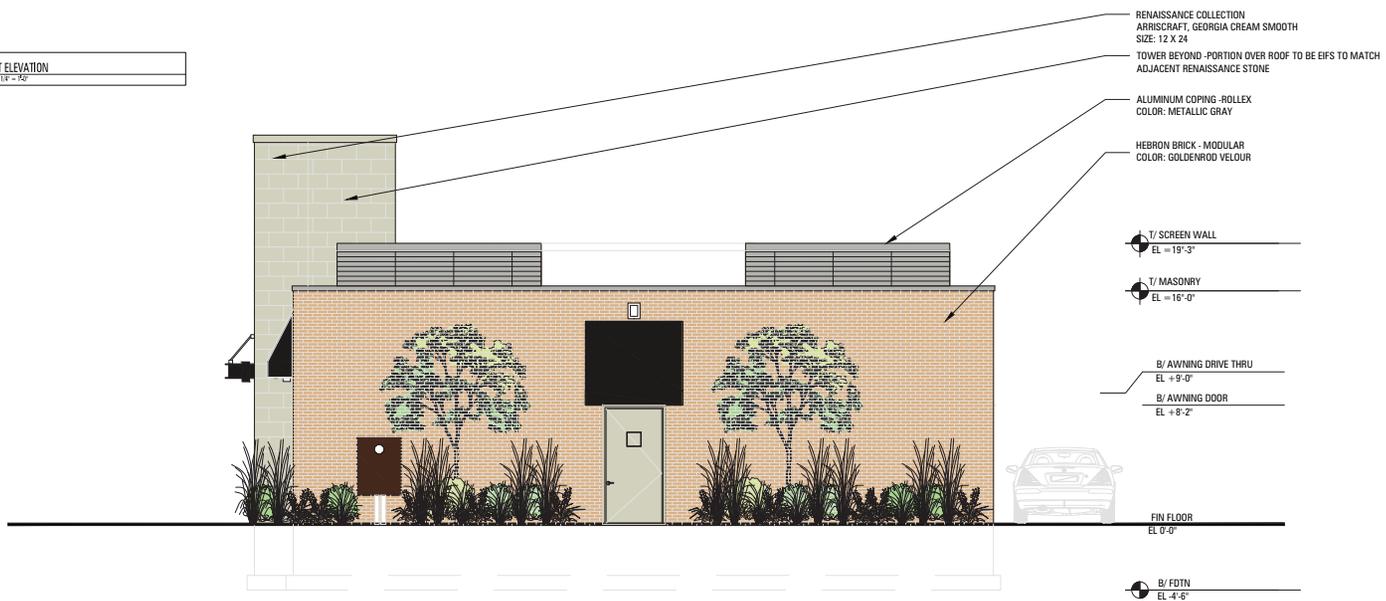
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:
A-05



A EAST ELEVATION
 SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|-------------------|---|
| Title: | Recommendation to approve a Special Use for PUD and PUD Preliminary Plan for 600-660 S. Randall Rd. (Randall Shoppes) |
| Presenter: | Russell Colby |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (7/14/14) | | City Council |
| | Public Hearing | | |

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

If NO, please explain how item will be funded:

Executive Summary:

Background

The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St. New owner, Dyn Rote, LLC, has submitted applications for Special Use for a PUD and PUD Preliminary Plan to enable improvements to the property.

The Plan Commission reviewed a Concept Plan for this proposal on 4/4/14, followed by the Planning & Development Committee on 4/14/14.

Proposal

Details of the proposal include:

- Complete renovation of the exterior of the building.
- Complete reconstruction and expansion of the parking lot.
- Enhanced freestanding sign.
- New landscaping along the Randall Rd. and Prairie St. frontage and interior of the parking lot.
- Installation of a sidewalk along Randall Rd., subject to meeting Kane County DOT requirements and acceptance by the City of maintenance responsibilities.

Plan Commission Comments and Recommendation

The Plan Commission held a public hearing on 6/17/2014 on the Special Use for PUD. The Commission requested the applicant add a sidewalk along Randall Rd. and increase the property’s landscaped area from 10% to 15%. The public hearing was continued to 7/8/14. The Plan Commission recommended approval of the Special Use for PUD and PUD Preliminary Plan by unanimous vote at the 7/8/14 meeting, conditional upon resolution of staff comments, applicant agreeing to install a sidewalk along Randall Rd. if County standards can be met, and agreeing to increase the landscape area per the revised landscape plan.

Attachments: *(please list)*

Application for Special Use, received 5/22/2014; Application for PUD Preliminary Plan, received 5/22/2014; Preliminary Plans, dated 2/10/14; Architectural Elevations, dated 2/10/14 and 5/15/14; Landscape Plan (revised), received 7/8/14; Monument Sign Elevation, dated 3/5/14; Parking Lot Lighting Plan, dated 6/10/14; Engineering Plans, dated 6/30/14

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Special Use for PUD and PUD Preliminary Plan for 600-660 S. Randall Rd. (Randall Shoppes), contingent upon resolution of staff comments prior to final City Council action.

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3b</i> |
|-----------------------------|-------------------------------|

City of St. Charles, Illinois
Plan Commission Resolution No. 12-2014

**A Resolution Recommending Approval of Applications for a Special Use for
PUD and PUD Preliminary Plan for 600-660 S. Randall Road –Randall
Shoppes (Dyn Rote LLC)**

Passed by Plan Commission July 8, 2014

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Uses; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use for PUD and PUD Preliminary Plan for 600-660 S. Randall Road –Randall Shoppes (Dyn Rote LLC) and;

WHEREAS, the Plan Commission finds approval of said petitions to be in the public interest of the City of St. Charles based up on the following findings of fact:

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENT

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

This property was developed in a manner that has made the current configuration of the building and its associated parking obsolete. The granting of this special use permit for a PUD will allow us to redevelop the property in a manner that will satisfy the tenant standards for a modern building. This will also allow us to make more efficient use of the land in support of attracting tenants to this property and the community as a whole. Further, the proposed redevelopment provides for creative use of the existing site constraints and the building design that will take a clearly dated and obsolete overall design and create an attractive development out of what has become an eyesore, thus integrating this property into this area of the community that has seen a large amount of investment in more recent years.

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

A. Conforming to the requirements would inhibit creative design that serves community goals, or

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

Resolution 12-2014

The existing site has minimal landscaping, and the landscaping that is provided is deteriorated and generally poorly designed and implemented. The PUD proposal includes a significant upgrade to the landscaping that is clearly superior to the current design, which generally only has a few bushes and grass. In addition, the proposed redevelopment of the site provides for a much higher quality architectural design than that which is found in the building today.

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

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

The granting of the special use permit for a PUD will permit the redevelopment of this site in a manner that will attract new business to the community and allow the use of what has become an obsolete building and site design.

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

The property has direct access onto Prairie Street and that access will not change as part of this special use.

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 granting of this special use will have no negative impact on the use and enjoyment of the surrounding properties, nor diminish or impair property values. The proposed redevelopment will significantly enhance the property which will only help the surrounding properties.

D. Effect on Development of surround 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 granting of this special use will not impede or otherwise impact the ability to develop or improve the surrounding properties. It is our hope that the investment of funds into the redevelopment of this site will encourage other properties in the vicinity to invest funds into their properties as well as enhancing the overall neighborhood. The use of the building following this permit will not change from its permitted uses as currently zoned.

Resolution 12-2014

- 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 granting of this special use will enhance the general welfare of the community given the significant investment that will occur as part of this process, increasing the property value of the subject property as well as enhancing the area as a whole. There will be no detrimental effects to the health, safety, comfort or welfare of the community.

- 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.**

Except as varied pursuant to this request for a Special Use for PUD, this special use will conform to the existing Federal, State and local legislation and regulations, and will otherwise meet the requirements of this Title.

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

The site and building improvements that are part of this PUD request will result in an attractive modern building that will (1) benefit the physical development of the City, hopefully spurring other nearby property owners to make investments in their properties, (2) increase the value of the building and property, thus increasing the property taxes paid on the building, and (3) attracting new tenants to the community increasing the sales tax base and diversity of development.

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

The Comprehensive plan provides that this property would be utilized as Corridor/Regional Commercial which is what this redevelopment will promote.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for PUD and PUD Preliminary Plan for 600-660 S. Randall Road –Randall Shoppes (Dyn Rote LLC) , based upon the above Findings of Fact and subject to:

- The installation of a sidewalk along Randall Road.
- Increasing the percentage of landscaping to 13%, per the plan submitted on 7/8/14.

Resolution 12-2014

- Resolution of all staff comments prior to City Council action.

Roll Call Vote:

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

Nays:

Absent: Amatangelo

Motion carried: 8-0

PASSED, this 8th day of July 2014.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

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



Staff Report

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

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: Special Use for PUD and PUD Preliminary Plan for 600-660 S Randall Rd.

DATE: July 14, 2014

I. APPLICATION INFORMATION:

Project Name: 600-660 S Randall Rd. (Randall Shoppes)

Applicant: Dyn Rote, LLC

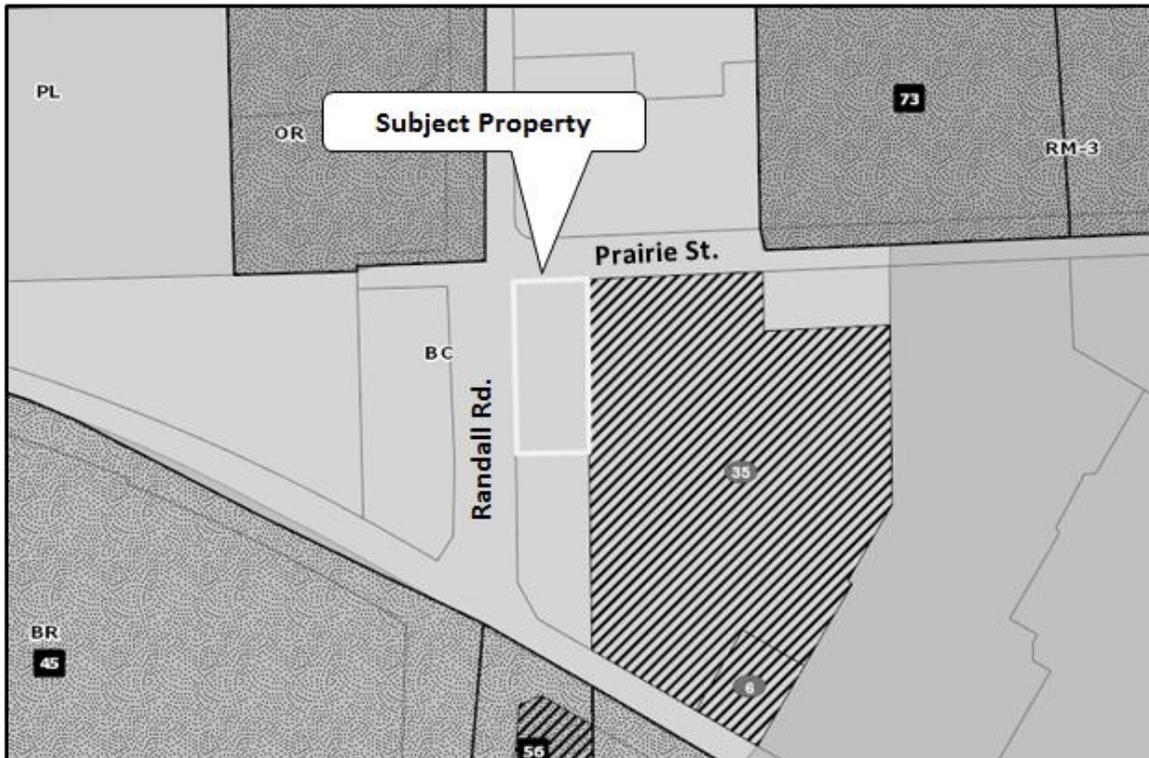
Purpose: Permit a Special Use for PUD and PUD Preliminary Plan in support of a renovation of the existing multi-tenant commercial building and parking lot at the southeast corner of S Randall Rd. and Prairie St.

| | | |
|--|---|---|
| General Information: | | |
| Site Information | | |
| Location | 600-660 S Randall Rd. | |
| Acres | .991 acre | |
| Applications | 1) Special Use for PUD 2) PUD Preliminary Plan | |
| Applicable Ordinances and Zoning Code Sections | 17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access 17.26 Landscaping & Screening 17.28 Signs 17.22.040 Site Lighting 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts | |
| Existing Conditions | | |
| Land Use | Existing multi-tenant commercial/retail building | |
| Zoning | BC- Community Business | |
| Zoning Summary | | |
| North | BC- Community Business | Multi-tenant commercial/retail building |
| East | BC- Community Business/Special Use | Jewel Osco store with Drive-Through |
| South | BC- Community Business | Fifth Third Bank with Drive-Through |
| West | BC- Community Business | Multi-tenant commercial/retail building |
| Comprehensive Plan Designation | | |
| Corridor/Regional Commercial | | |

Aerial Photograph



Surrounding Zoning



II. BACKGROUND

Property History

The subject property, 600-660 S. Randall Rd., is a multi-tenant commercial building located at the southeast corner of Randall Rd. and Prairie St.

In 1968, the subject lot was created by subdivision, along with the Fifth Third Bank lot to the south. Although Randall Rd. has been widened over the years, no portion of the original lot was ever removed for road widening. The adjacent Jewel and Fifth Third Bank sites were developed in 1979. The Subject Property was developed in 1987.

Proposal

New owners/developers, Dyn Rote, LLC of First Rockford Group, are proposing to improve the property through a Planned Unit Development (PUD) due to several zoning non-conformities that make redevelopment of the site difficult. The proposal includes:

- Complete renovation of the exterior of the building.
- Complete reconstruction and expansion of the parking lot.
- Enhanced freestanding sign.
- New landscaping along the Randall Rd. and Prairie St. frontage and interior of the parking lot.
- Installation of a sidewalk along Randall Rd., subject to meeting Kane County DOT requirements and acceptance by the City of maintenance responsibilities.

Concept Plan Review

The Plan Commission reviewed the Concept Plan for this proposal at its meeting on April 4, 2014, followed by Planning & Development Committee on April 14, 2014.

The Plan Commission was supportive of redevelopment of the property and determined that the proposal advances three of the purpose statements for PUDs established in Section 17.04.400.A and is therefore appropriate for a PUD:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

The Plan Commission and Planning & Development Committee were interested in the applicant pursuing cross-access with the Jewel parking lot to the east and the Fifth Third Bank lot to the south.

Plan Commission Recommendation

The Plan Commission held a public hearing on the Special Use for PUD on June 17, 2014. The Commission voted to continue the public hearing to July 8, 2014 and requested the applicant return with plans showing a sidewalk along the property's Randall Rd. frontage and an increase in the landscaped area, from approximately 10% to 15% .

The Plan Commission voted to recommend approval of the applications at the July 8, 2014 meeting based on the applicant's willingness to install a sidewalk subject to County and City approval and revising the landscape plan to increase the landscaped area to approximately 13% of the property.

The recommendation was conditional upon resolution of outstanding staff comments, the applicant agreeing to install the sidewalk subject to County and City approval, and increasing the landscape area per the revised landscape plan.

III. STAFF ANALYSIS

Staff performed an analysis of the submitted PUD Preliminary Plans for conformance to all relevant guidelines and standards of the City's plans and 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 an objective 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.*

The West Gateway Improvement Plan on p. 96 identifies a number of site design issues with properties in the vicinity of the site, including:

- The need for parking lot improvements (landscaping and screening).
- Lack of cross access between sites.
- Lack of sidewalk connections.

Design Guidelines

The Gateway and Corridor Design Guidelines starting on p. 132 identify a number of items that could be improved through the proposed project, such as:

- Creating a better visual presence and identifiable front entrance for the building.
- More architectural prominence for a highly visible corner site.
- Higher quality building materials.
- Improved parking lot lighting (replacement of flood lighting).
- Parking lot improvements, including curbing and landscape screening.
- Potential for cross access to adjacent sites.
- Improved signage.

B. ZONING STANDARDS

The property is zoned BC- Community Business. Staff reviewed the submitted plans vs. the requirements of the Zoning Ordinance. The following table summarizes this review (deviation requests are highlighted with ***bold italics***):

| Category | Zoning Ordinance Standard | Existing Site | Proposed Changes |
|---|--|------------------|---------------------------------------|
| Lot Area | 1 acre | 0.991acre | |
| Lot Width | N/A | 135.48 ft. | |
| Building Setbacks: | | | |
| <i>Front (Prairie St)</i> | 20 ft. | 140 ft. | |
| <i>Exterior Side (Randall Rd)</i> | 20 ft. | 49.9 ft. | |
| <i>Interior Side (east)</i> | 10 ft. | 5.4 ft. | |
| <i>Rear (south)</i> | 30 ft. | 2.6 ft. | |
| Parking/Paving Setbacks: | | | |
| <i>Front (Prairie St)</i> | 20 ft. | 10 ft. | |
| <i>Exterior Side (Randall Rd)</i> | 20 ft. | 17 ft. & 0 ft. | 5.6 ft., 7.8 ft. & 2.5 ft. |
| <i>Interior Side (east)</i> | 0 ft. | 0 ft. | |
| <i>Rear (south)</i> | 0 ft. | 20 ft. | 16.4 ft. & 10.5 ft. |
| Maximum Building Gross Floor Area | 75,000 sf | 10,092 sf | 11,256 sf |
| Maximum Building Coverage | 40% | 23.4% | 26% |
| 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. & 9 x 16 ft. |
| Drive-Aisle Width | 24 ft. | 24 ft. | 24 ft. & 27.2 ft. |
| Parking Requirement | Stalls per 1,000 sf. GFA: Retail: 4 Office: 3 Restaurant: 10 | 44 | 69 |
| Minimum Percentage of Landscape Area | 15% | | 13% |
| Perimeter Parking Lot Landscaping | 50% screening of parking stalls | None | Meets ordinance |
| Internal Parking Lot Landscaping | 10% of the parking lot area (for new parking lots only) | None | TBD |

Non-Conformities/Proposed Deviations

Existing

The most significant existing zoning non-conformities are the building location on the lot (rear and interior side yard setbacks) and the parking lot setback along Randall Rd.

The Zoning Ordinance requires 15% of the lot area to be landscaped. The existing site may be conforming in terms of the percentage of greenspace; however most of this greenspace is not actually landscaped.

Parking Lot

The proposed deviations will decrease the parking lot setback along Randall Rd. in order to accommodate an additional row of parking. The reconstructed parking lot will be brought into conformance with the design and landscape screening requirements.

Nearby parking lots to the south (Fifth Third) and to the north of Prairie Street also have non-conforming parking lot setbacks along Randall Rd. in the range of 0 to 5 ft.

The proposed improvements to the site will reduce the percentage of greenspace; however it is anticipated that the percentage of landscaped area would increase vs. what exists today.

C. LANDSCAPE PLAN

Staff reviewed the revised landscape plan for conformance with the relevant standards of Chapter 17.26 Landscaping and Screening. The plan includes perimeter landscaping along the north, west, and south sides of the property, as well as an interior landscape island, for a total landscaped area of approximately 13% of the lot area.

The revised Landscape Plan meets a majority of the ordinance requirements. However, staff has the following comments:

- Refuse Dumpsters must be enclosed and screened on all sides by a masonry screen wall or opaque fence, at a height sufficient to provide screening of the container. The enclosure must be gated and situated on a concrete apron that extends at least 6 ft. (Section 17.26.120.A)
- The landscape area on the south side of the property should be shaded to indicate mulch covering, in keeping with the rest of the landscape areas.
- Two to three trees may be added to the interior landscape island.
- The width of the drive aisle parallel to the east side of the property is 27.2 ft., in excess of the 24 ft. standard. Because of that, the parking layout could be shifted to allow for more landscaping along the east property line, the interior landscape island, and/or along the west property line.
- Per the Development Engineer's comment, the applicant should consider installation of a rain garden or other type of naturalized planting area along the west side of the parking lot to help improve the quality of stormwater run-off.

D. BUILDING ARCHITECTURE

Staff has reviewed the submitted building elevations for conformance with the standards established in Zoning Ordinance Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts. The elevations generally conform to those standards.

The existing building is outdated in design and lacks a visual presence on the corner. The proposed enhancements will give the building a more modern appearance and taller design elements will give the building more prominence.

E. SIGNAGE

The existing monument sign at the site complies with the current standards for freestanding signs. The applicant proposes to enhance the existing sign with a masonry base and cap that matches the improvements to the building.

New wall signage will replace the existing. While the building elevations indicate the general location of the signs, they should be scaled to indicate dimensions. The following requirements from Chapter 17.28 must also be met:

- 1 sign per business
- Maximum area of each sign is 1.5 sq. ft. per linear foot of wall on which the sign is located.
- Height cannot be taller than the building itself
- Signs cannot project more than 12 inches from the building wall.

F. SITE ENGINEERING & UTILITY CONSIDERATIONS

The applicant has submitted engineering plans for the parking lot improvements. The Development Engineer has provided the applicant with comments regarding required alterations and additions to the plans (see attached memo).

Cross Access

Staff and the Plan Commission has recommended to the applicant that cross-access to adjacent sites would be desirable; however allowing for access to either the Jewel or Fifth Third Bank site would require amending a larger access and easement agreement affecting these properties and the former St. Charles Mall property. The applicant has been in contact with a representative of Fifth Third Bank who has stated that Fifth Third is concerned about obstructing the flow of cars through their drive-thru. However, the applicant is awaiting a formal response.

IV. RECOMMENDATION

Staff recommends approval of the applications contingent upon resolution of outstanding staff comments.

V. ATTACHMENTS

- Development Review Team Comments: Development Engineering Division (Memo), St. Charles Electric Utility, St. Charles Fire Department (Memo)
- Application for a Special Use; received 5/22/2014
- Application for PUD Preliminary Plan; received 5/22/2014
- Preliminary Plans, dated 2/10/14
- Architectural Elevations, dated 2/10/14 and 5/15/14
- Landscape Plan (revised), received 7/8/14
- Monument Sign Elevation, dated 3/5/14
- Parking Lot Lighting Plan, dated 6/10/14
- Engineering Plans, dated 6/30/14

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 7/3/2014

To: Russ Colby
Ellen Johnson

From: Christopher Tiedt, P.E. 

RE: 600-660 Randall Road

I have reviewed the submitted engineering plans for the proposed project located at 600-660 S. Randall Road that were received on July 3, 2014. The following document was reviewed.

- Engineering Plans for 600-660 S. Randall Road prepared by CES, Inc. dated

I have reviewed the above document 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:

1. One parking stall along on the east side of the property will only be 15' deep due to the installation of a proposed parking lot light.
2. Is the proposed detention is based on new impervious area only? The applicant's engineer needs to clarify that this is the case.
3. The applicant needs to provide the following information:
 - a. Breakdown of pre-development impervious areas vs. proposed development impervious areas
 - b. Calculations demonstrating that post-development run-off rates do not exceed pre-development run-off rates for the entire property
4. How does the underground stormwater basin meet the intent of the retention component of the Stormwater Ordinance? The applicant's engineer needs to provide calculations supporting proposed retention volumes.
5. It is my opinion that the 3" orifice needs to be relocated to the existing manhole to capture additional overland flows.
6. The proposed curb spill-outs will not be allowed along the east property line. All overland flows need to be directed to the west. This can be accomplished by slightly raising grades along the east property line.
7. The area at the southwestern spill-out should be rip-rapped to prevent erosion.

8. It is suggested that some form of rain-garden or other type of naturalized planting area be located along the west side of the parking lot to help improve the water quality of the storm run-off.
9. A detention easement, along with an access easement, will need to be provided for the proposed underground detention storage area.
10. All specifications and details need to comply with City standards. City standards and details can be found at the following web page.

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

11. An Engineer's estimate is required and should include costs for all proposed public improvements, grading, storm sewer, and erosion control and stabilization measures.
12. Prior to Final Engineering Approval, a stormwater permit application, narrative and fee will need to be submitted to the City for review and approval.
13. A maintenance plan for the underground storage system needs to be provided for review and approval prior to Final Engineering approval.

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.

Electric Utility Comments – 600-660 S Randall Rd.:

- The existing building is served by single phase 120/240V from the small transformer on the eastern side of the building. That is likely to be inadequate with any modern tenants. We would recommend that they develop a plan with a three phase transformer pad. The transformer pad would be 75" x 105" and would need to be at least 5' from a wall. Additionally, the front of the transformer would require 10' of level clearance.
- If they wish to proceed in placing a three phase transformer, there would be additional discussions regarding the cost estimate and the required conduit installation between our switchgear on Prairie (identified as transformer on the plans) and the new transformer.
- The three phase transformer clearance is on the attached, page 2 specifically.

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



Memo

Date: 04/02/2014

To: Russell Colby

From: Lt. Brian Byrne

Project: 2014PR008 - 600-660 S. Randall Rd.

Application Number: 2014AP013

Concept Plan-Review

The Fire Department offers the following Comments:

1. It appears as though the existing fire service main and the fire department connection will be in conflict of the new addition.
2. An additional fire hydrant may be required as there is not a hydrant with 75' of the fire department connection.
3. The building addition and site modifications will not reduce access to the building or site for the Fire Department. Access is adequate as drawn.

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

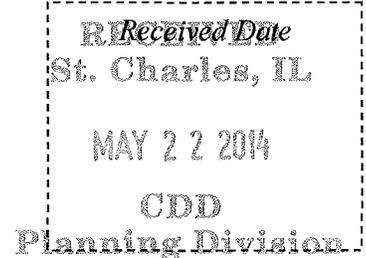


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION

| | |
|---------------------|-----------------------|
| CITYVIEW | |
| Project Name: | 600-660 S. Randall Rd |
| Project Number: | 2014 -PR- 008 |
| Application Number: | 2014 -AP- 002 |



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): 09-33-302-001-0000 | |
| | Street Address (or common location if no address is assigned): 600-660 Randall Rd. | |
| 2. Applicant Information: | Name Dyn Rote, L.L.C. | Phone 815-229-3000 |
| | Address 6801 Spring Creek Rd. Rockford, IL 61114 | Fax 815-229-3001 |
| | | Email marvin@firstrockford.com |
| 3. Record Owner Information: | Name Same as Applicant | Phone |
| | Address | Fax |
| | | Email |
| 4. Billing: <i>To whom should costs for this application be billed?</i> | Name Same as Applicant | Phone |
| | Address | Fax |
| | | Email |

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 Strip Center

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.

Planned Unit Development

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

Reconstruction of the parking lot, installation of landscaping and rehabbing the existing 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.

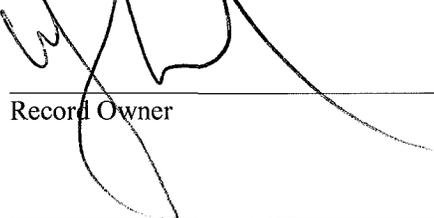
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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.


5/19/14

 Record Owner Date

 Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Sunil Puri, being first duly sworn on oath depose and say that I am
Manager of Dyn Rote, L.L.C., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------------|-------|
| <u>Puri 2004 Dyn Trust</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Sunil Puri, Manager
Sunil Puri

Subscribed and Sworn before me this 19th day of
~~March~~ May, 20 14.

[Signature]

Notary Public



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.



600 S. Randall Rd.

Project Name or Address

3/19/2014

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.

The granting of the special use permit for a PUD will permit the redevelopment of this site in a manner that will attract new business to the community and allow the use of what has become an obsolete building and site design.

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

The property has direct access onto Prairie street and that access will not change as part of this special use.

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 granting of this special use will have no negative impact on the use and enjoyment of the surrounding properties, nor diminish or impair property values. The proposed redevelopment will significantly enhance the property which will only help the surrounding properties.

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 granting of this special use will not impede or otherwise impact the ability to develop or improve the surrounding properties. It is our hope that the investment of funds into the redevelopment of this site will encourage other properties in the vicinity to invest funds into their properties as well enhancing the overall neighborhood. The use of the building following this permit will not change from its permitted uses as currently zoned.

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 granting of this special use will enhance the general welfare of the community given the significant investment that will occur as part of this process, increasing the property value of the subject property as well as enhancing the area as a whole. There will be no detrimental effects to the health, safety, comfort or welfare of the community.

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.

Except as varied pursuant to this request for a Special Use for PUD, this special use will conform to the existing Federal, State and local legislation and regulations, and will otherwise meet the requirements of this Title.

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



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

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

600 S. Randall Rd.
PUD Name

3/19/2014
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

This property was developed in a manner that has made the current configuration of the building and its associated parking obsolete. The granting of this special use permit for a PUD will allow us to redevelop the property in a manner that will satisfy the tenant standards for a modern building. This will also allow us to make more efficient use of the land in support of attracting tenants to this property and the community as a whole. Further, the proposed redevelopment provides for creative use of the existing site constraints and the building design that will take a clearly dated and obsolete overall design and create an attractive development out of what has become an eyesore, thus integrating this property into this area of the community that has seen an large amount of investment in more recent years.

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

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

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

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

The existing site has minimal landscaping, and the landscaping that is provided is deteriorated and generally poorly designed and implemented. The PUD proposal includes a significant upgrade to the landscaping that is clearly superior to the current design, which generally only has a few bushes and grass. In addition, the proposed redevelopment of the site provides for a much higher quality architectural design than that which is found in the building today.

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



| | |
|---------------------|-------------------------------|
| CITYVIEW | |
| Project Name: | <u>600-660 S. Randall Rd.</u> |
| Project Number: | <u>2014 -PR- 008</u> |
| Application Number: | <u>2014 -AP- 021</u> |

Instructions:

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

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

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

| | | |
|---|--|-----------------------------------|
| 1. Property Information: | Parcel Number (s): 09-33-302-001-0000 | |
| | Proposed Name of PUD: 600-660 Randall Rd. | |
| 2. Applicant: | Name Dyn Rote, L.L.C. | Phone 815-229-3000 |
| | Address c/o First Rockford Group, Inc. 6801 Spring Creek Rd. Rockford, IL 61114 | Fax 815-229-3001 |
| | | Email marvin@firstrockford.com |
| 3. Record Owner: | Name Same as Applicant | Phone |
| | Address | Fax |
| | | Email |
| 4. Billing: <i>Who is responsible for paying application fees and reimbursements?</i> | Name Same as Applicant | 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

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

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

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

□ **ARCHITECTURAL PLANS:**

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

□ **TREE PRESERVATION PLAN:**

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

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

❑ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

❑ SCHEDULE: Construction schedule indicating:

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

❑ INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

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

❑ SUBDIVISION PRELIMINARY PLAN CHECKLIST:

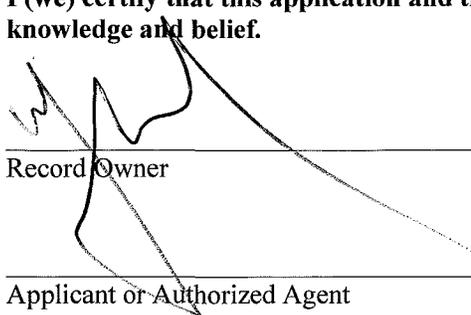
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans,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

❑ APPLICATION FOR SPECIAL USE FOR A PUD:

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

❑ HISTORIC DESIGNATION: Is the property a designated Landmark or in a Historic District? _____

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



Record Owner

5/19/14

Date

Applicant or Authorized Agent

Date

LEGAL DESCRIPTION

LOT 1 OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PRAIRIE STREET
N.87°-53'-15"E. 135.48'

GRASS

SIGN

S.00°-00'-00"E. 318.69'

11,256 S.F.
TOTAL BUILDING
PARKING REQUIREMENTS AT 4 PER
1000 = 45 STALLS (69 SHOWN)

CONCRETE

GRASS

ELECTRIC
MANHOLE

TRANSFORMER
PAD

SIGN

LANDSCAPING AREA

LINE OF EXISTING PARKING EDGE

EXISTING LIGHT POLE

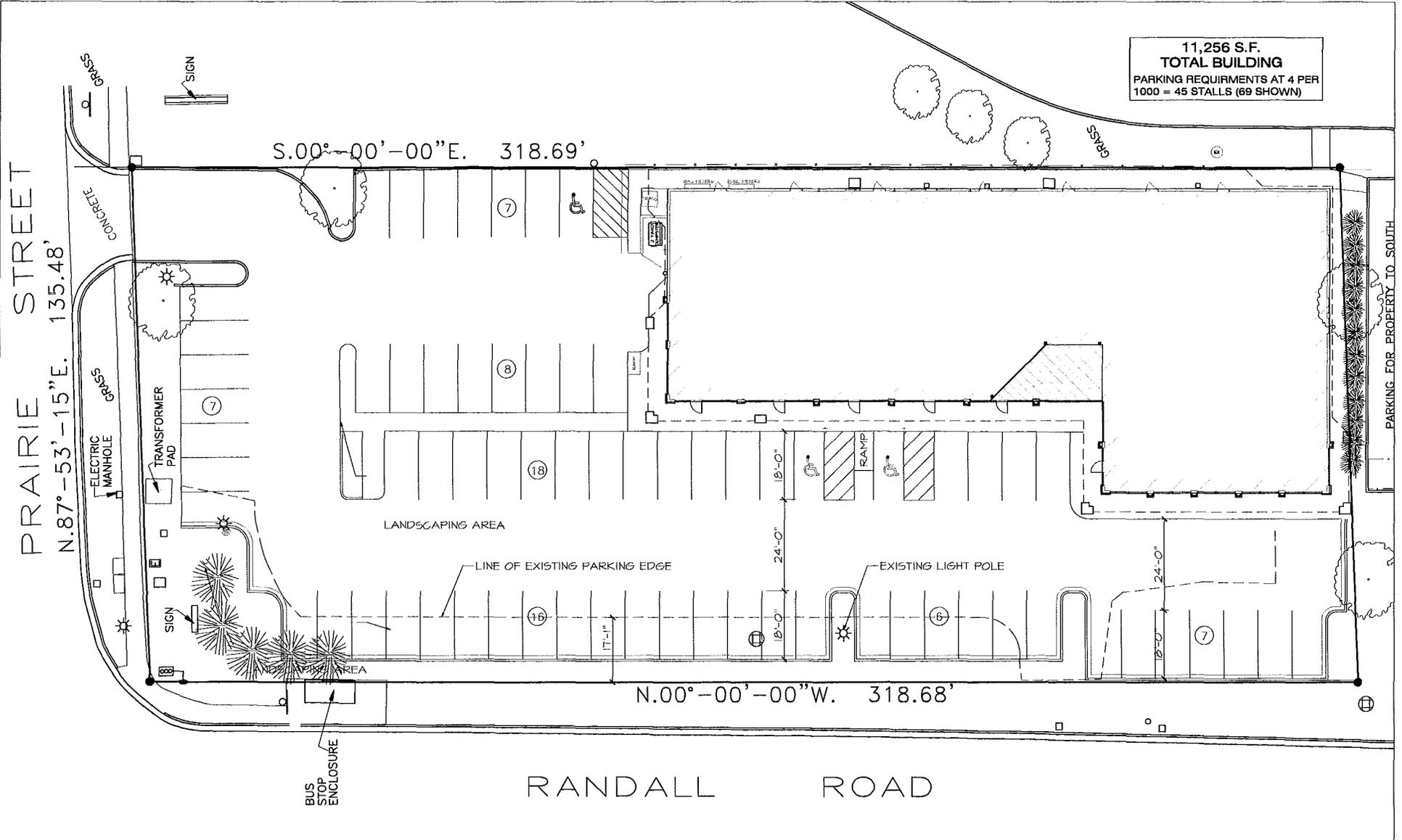
BUS
STOP
ENCLOSURE

N.00°-00'-00"W. 318.68'

RANDALL ROAD

PARKING FOR PROPERTY TO SOUTH

GRASS




McClellan Blakemore
 Architects
 400 North First Street
 Rockford, Illinois 61107
 T 815-227-4023
 F 815-227-0024
 Web www.m-b-arch.com



6801 Spring Creek Road
 Rockford, Illinois 61114

Existing
 Retail Building
 Remodeling
 to
Randall Shoppes

600-680 Randall Road
 St. Charles, Illinois

THE CONTRACTOR SHALL DETERMINE EXACT DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL COORDINATE ALL DRAWINGS WITH ACTUAL FIELD CONDITIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THIS DRAWING IS THE PROPERTY OF McCLELLAN BLAKEMORE ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

| NO. | DATE | DESCRIPTION |
|-----|---------|------------------------------------|
| 1) | 1-10-14 | Building Survey |
| 2) | 1-14-14 | Draft Survey |
| 3) | 1-21-14 | Owner Review |
| 4) | 2-10-14 | City of St. Charles Prelim. Review |

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Project No. 1406

Scale 3/32" = 1'-0"

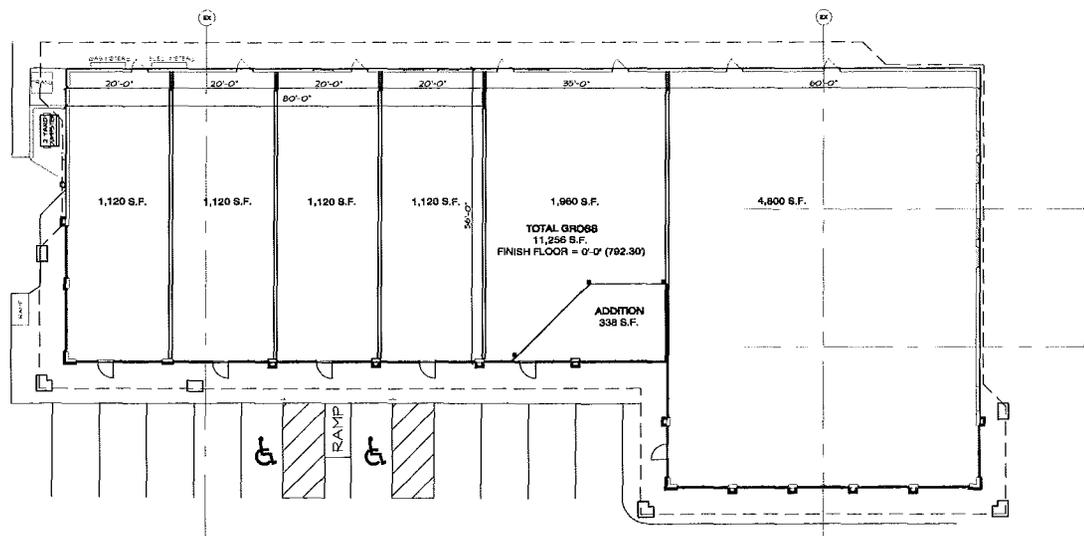
Sheet Title

FLOOR PLAN OPTION TWO

Ref. North Sheet No. A101



PRELIMINARY



Floor Plan-Option 2

3/22 = 1'-0"



Building Option Two

RECEIVED
St. Charles, IL

MAY 22 2014

CDD
Planning Division



New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14



Building Option Two

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

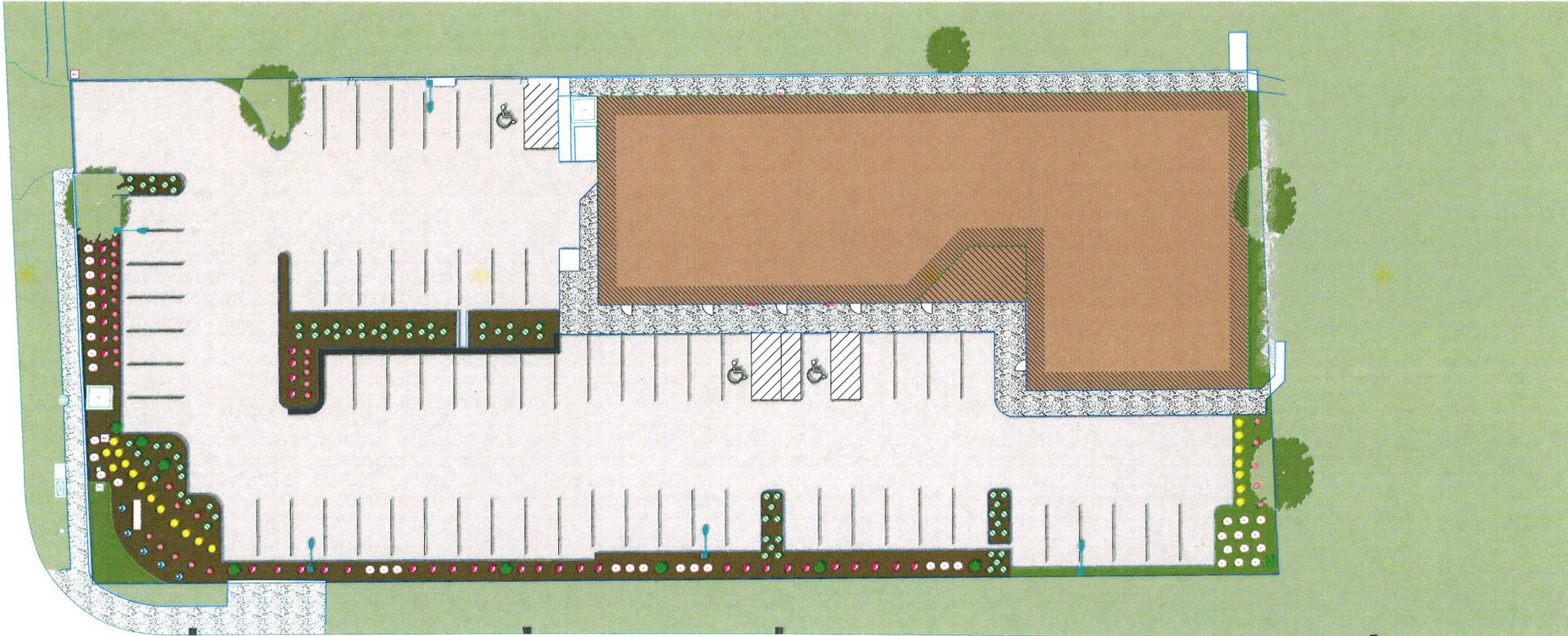


Conceptual Rendering
New Office/Retail Building

Randall Shoppes - St. Charles, Illinois

date: 2/10/14

PRAIRIE STREET



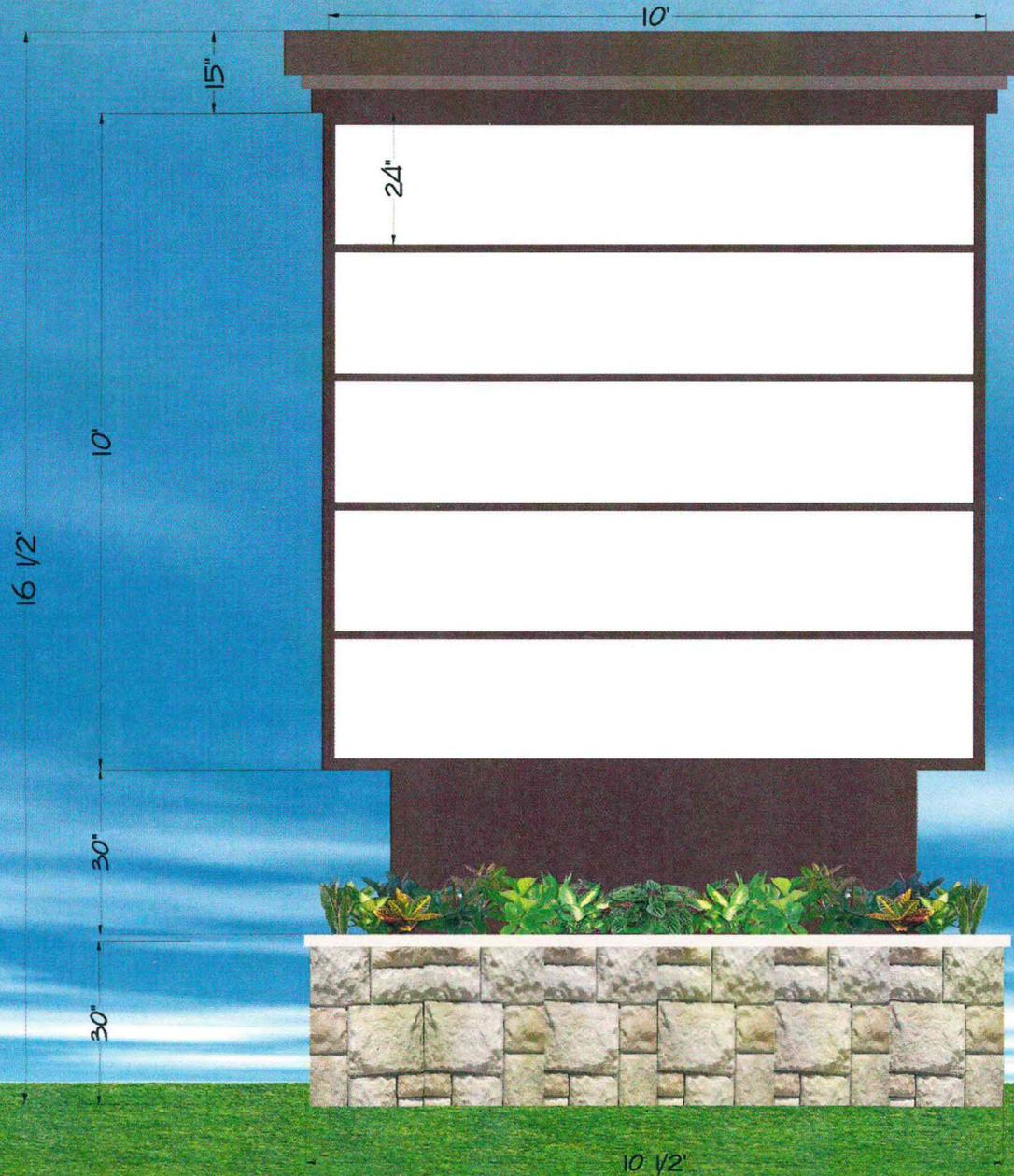
RANDALL ROAD



LANDSCAPE PLAN

PLANT LIST

| KEY | BOTANICAL NAME / COMMON NAME | QUANTITY | SIZE |
|---|------------------------------|----------|--------|
|  | BLACKAHAW VIBURNUM | 37 | 30" |
|  | TINA CRABAPPLE | 9 | 2" |
|  | KARL FOERSTER GRASSES | 20 | 1 GAL. |
|  | CHICAGO FIRE BURNING BUSH | 37 | 30" |
|  | NEARLY WILD ROSES | 30 | 18" |
|  | GOLD MOUND, SPIREA | 73 | 24" |
|  | BARBERRY | 5 | 6" |



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Company First Rockford Group

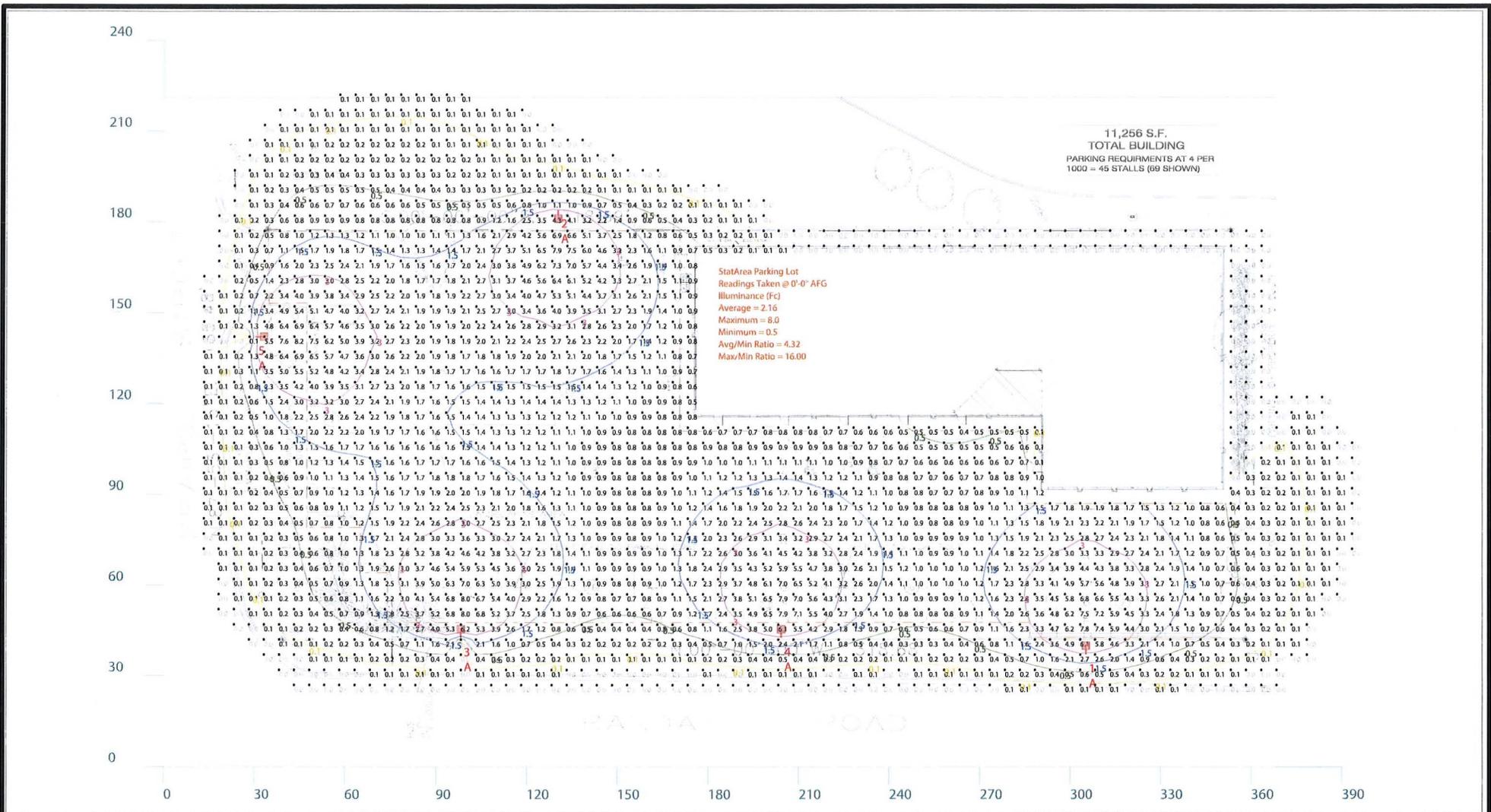
Date 03/05/14

Notes St. Charles Monument

Approval



ROCKFORD
PH: 282-4141
FAX: 282-4157



Scale: 1 inch= 30 Ft.



Tel: (888) 722-1000 Fax: (888) 722-1232
WWW.RABWEB.COM

Prepared For:
Agents Midwest Ltd.
775 Mittel Drive
Wood Dale, IL 60191
Tel: 630-616-8900
Fax: 630-616-8909

Job Name:
St Charles Parking
600 S. Randall Road
St. Charles, IL 60174
Lighting Layout
Version A

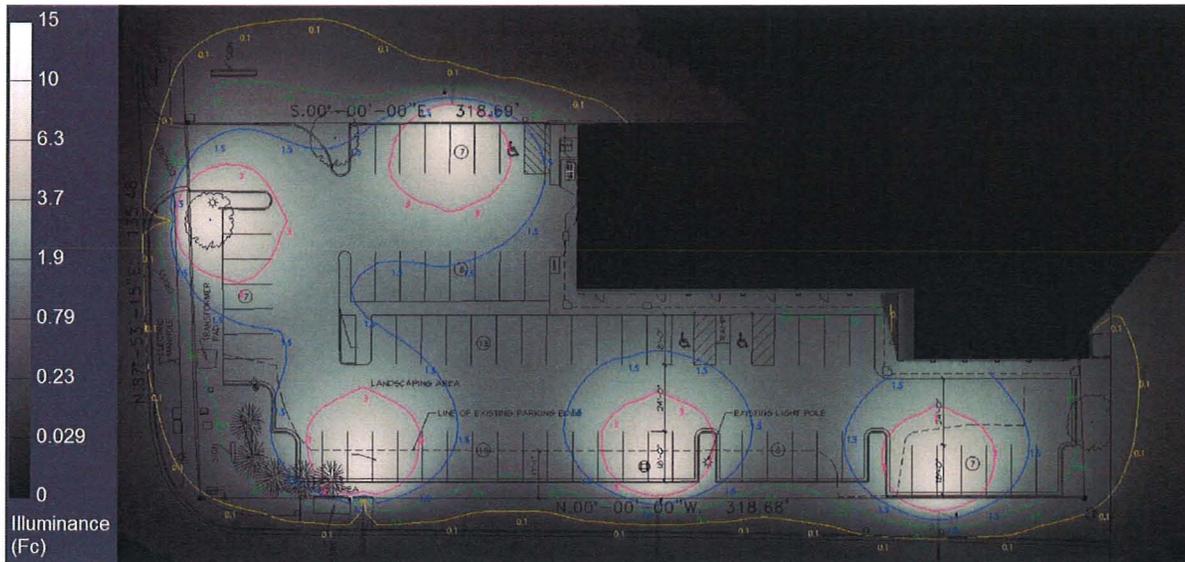
Scale: as noted

Date: 6/10/2014

Drawn By: BEL

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Filename: C:\Users\brittany\My Desktop\St Charles Parking\AGI File\St Charles Parking Layout 061014A.AGI



Top View



Iso View

RAB
LIGHTING

Tel: (888) 722-1000 Fax: (888) 722-1232
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Prepared For:
Agents Midwest Ltd.
775 Mittel Drive
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Job Name:
St Charles Parking
600 S. Randall Road
St. Charles, IL 60174
Lighting Layout
Version A

Scale: as noted

Date: 6/10/2014

Drawn By: BEL

Filename: C:\Users\brittany_lynch\Desktop\St Charles Parking\AGI Files\St Charles Parking Layout 061014A.AGI

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| Calculation Summary | | | | | | | | | | | |
|----------------------|-------------|-------|------|-----|-----|---------|---------|----------------------------|---------|---------|------------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description | PtSpcLr | PtSpcTb | Meter Type |
| CalcPts Ground Plane | Illuminance | Fc | 1.33 | 8.2 | 0.0 | N.A. | N.A. | Readings Taken @ 0'-0" AFG | 5 | 5 | Horizontal |
| StatArea Parking Lot | Illuminance | Fc | 2.16 | 8.0 | 0.5 | 4.32 | 16.00 | Readings Taken @ 0'-0" AFG | | | |

| Luminaire Schedule | | | | | | | | | | |
|---|-----|-----|-----------|-------------|-------------|-------|----------------------------------|------------|------------|-------------|
| Symbol | Tag | Qty | Label | Arrangement | Lum. Lumens | LLF | Description | Lum. Watts | Arr. Watts | Total Watts |
|  | A | 5 | ALED4T150 | SINGLE | 14349 | 1.000 | LED Area Light Type IV 150W Cool | 155.7 | 155.7 | 778.5 |

| Expanded Luminaire Location Summary | | | | | | | | |
|-------------------------------------|-----|-----------|------|-------|----|--------|------|--|
| LumNo | Tag | Label | X | Y | Z | Orient | Tilt | |
| 1 | A | ALED4T150 | 308 | 38.5 | 25 | 90 | 0 | |
| 2 | A | ALED4T150 | 133 | 182.5 | 25 | 270 | 0 | |
| 3 | A | ALED4T150 | 101 | 44 | 25 | 90 | 0 | |
| 4 | A | ALED4T150 | 207 | 44 | 25 | 90 | 0 | |
| 5 | A | ALED4T150 | 34.5 | 142 | 25 | 0 | 0 | |
| Total Quantity: 5 | | | | | | | | |



A : ALED4T150



PS4-11-25D2
QTY : 5

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLF is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

RAB
LIGHTING
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Date: 6/10/2014

Drawn By: BEL

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The calculated results of the Lighting Analysis and Simulation represent an anticipated prediction of system performance. The calculated results shown herein are based on design parameters and information as provided by others and has not been field verified by RAB Lighting, Inc. Actual measured results may vary from the anticipated system performance. Design parameters such as surface reflectance, size, mounting height, applied depreciation factors, orientation, tilt or any other significant field conditions must be verified by others to insure conformance to the design intent of the Lighting Analysis and Simulation. RAB Lighting Inc. offers no warranties, either implied or stated with regard to actual measured light levels as compared to those illustrated.
The Lighting Analysis and Simulation represents predicted system performance based upon supplied design parameters.
RAB Lighting, Inc. neither warrants nor represents the appropriateness, completeness or suitability of the lighting design intent as compliant with any applicable regulatory code requirements.
This Lighting Analysis and Simulation is issued for informational purposes and is not intended for construction.

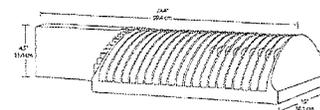
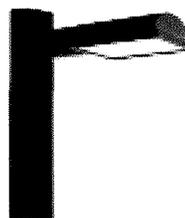
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ALED4T150

Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Replaces up to 400W metal halide. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs



LED Info

Watts: 150W
 Color Temp: 5000K (Cool)
 Color Accuracy: 65
 L70 Lifespan: 100000
 LM79 Lumens: 14,349
 Efficacy: 92 LPW

Driver Info

Type: Constant Current
 120V: 1.31A
 208V: 0.80A
 240V: 0.69A
 277V: 0.60A
 Input Watts: 156W
 Efficiency: 96%

Technical Specifications

UL Listing:

Suitable for wet locations.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

LEDs:

Multi-chip, high-output, long-life LEDs

Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Surge Protection:

4kV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

ALED4T150 - continued

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Replacement:

The ALED150 replaces 400W Metal Halide Area Lights.

California Title 24:

See ALED4T150/D10, ALED4T150/BL, ALED4T150/PCS, ALED4T150/PCS2, or ALED4T150/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

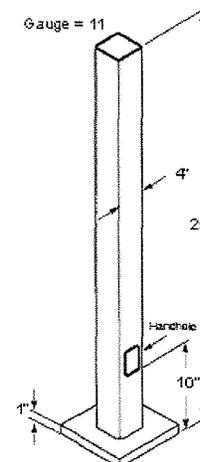


PS4-11-25D2

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 168.0 lbs



Lamp Info

Type: N/A
Watts: 0W
Shape/Size: N/A
Base: N/A
ANSI: N/A
Hours: 0
Lamp Lumens: 0
Efficacy: N/A

Ballast Info

Type: N/A
120V: N/A
208V: N/A
240V: N/A
277V: N/A
Input Watts: 0W
Efficiency: N/A

Technical Specifications

CSA Listed:

Suitable for wet locations.

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover.

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage.

Color:

Bronze powder coating.

Terms of Sale:

Pole Terms of Sale is available .

Height:

25 FT.

Weight:

168 lbs.

Gauge:

11

Wall Thickness:

1/8".

Shaft Size:

4".

Hand Hole Dimensions:

3" x 6".

Bolt Circle:

9".

Base Dimension:

10".

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge.

MaxEPA's/Max Weights:

70MPH 4.5 ft_/135 lb
80MPH 2.3 ft_/80 lb
90MPH 0.8 ft_/35 lb.

RAB

LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

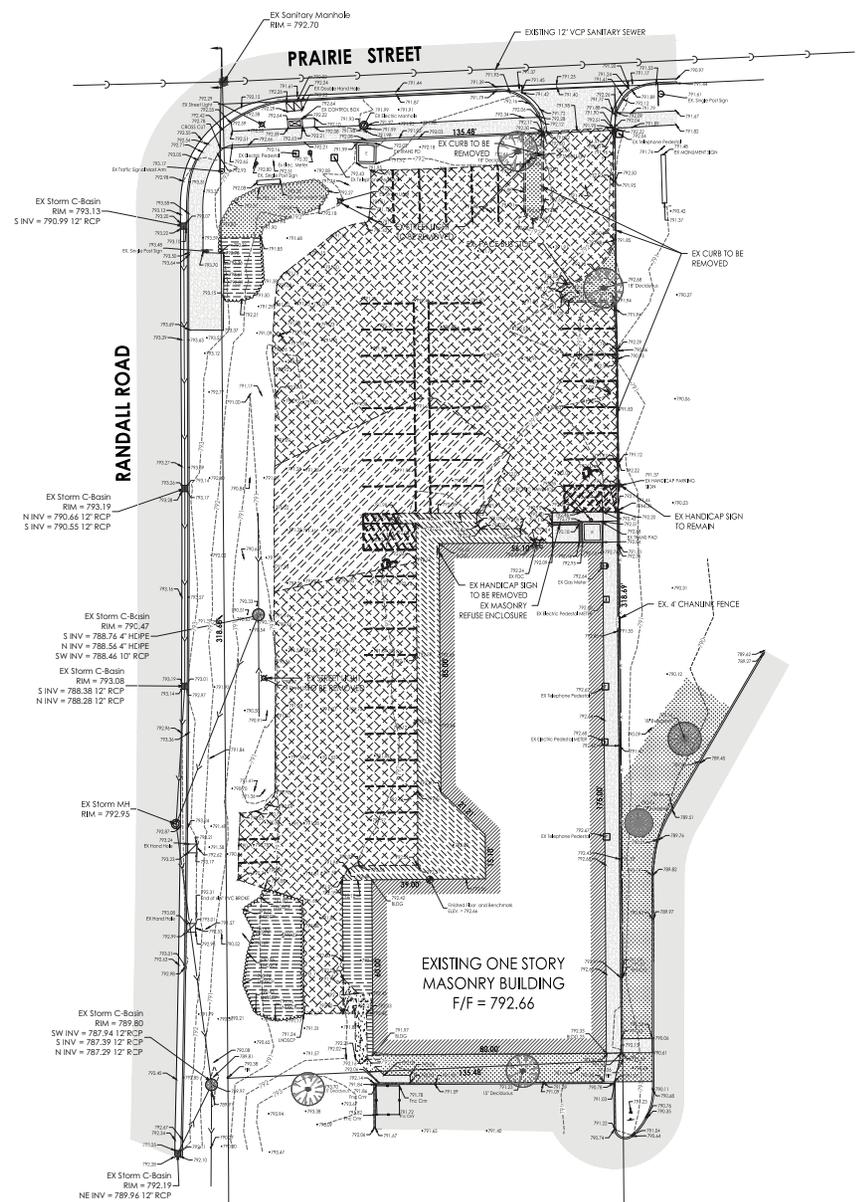
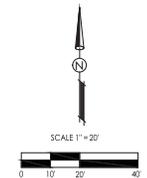
On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

Page 1 of 1

CONTACT:
J.U.L.I.E.
 DIAL: 811
 PRIOR TO ANY CONSTRUCTION



PAVEMENT LEGEND

-  EX. HMA PAVEMENT
-  EX. CONCRETE PAVEMENT/SIDEWALK
-  EX. LANDSCAPED AREA
-  EX. HMA TO BE REMOVED (SURFACE ONLY)
-  EX. HMA TO BE REMOVED (FULL DEPTH)
-  EX. CONCRETE SIDEWALK TO BE REMOVED
-  EX. LANDSCAPED AREA TO BE REMOVED

Elevations are based on
 City of St. Charles Vertical Control Network
 Station STC 07 Elevation = 790.80 NAVD 88
 Site Benchmark is finished floor of existing
 building = 792.66 NAVD 88



| Date | Revision | By |
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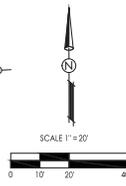
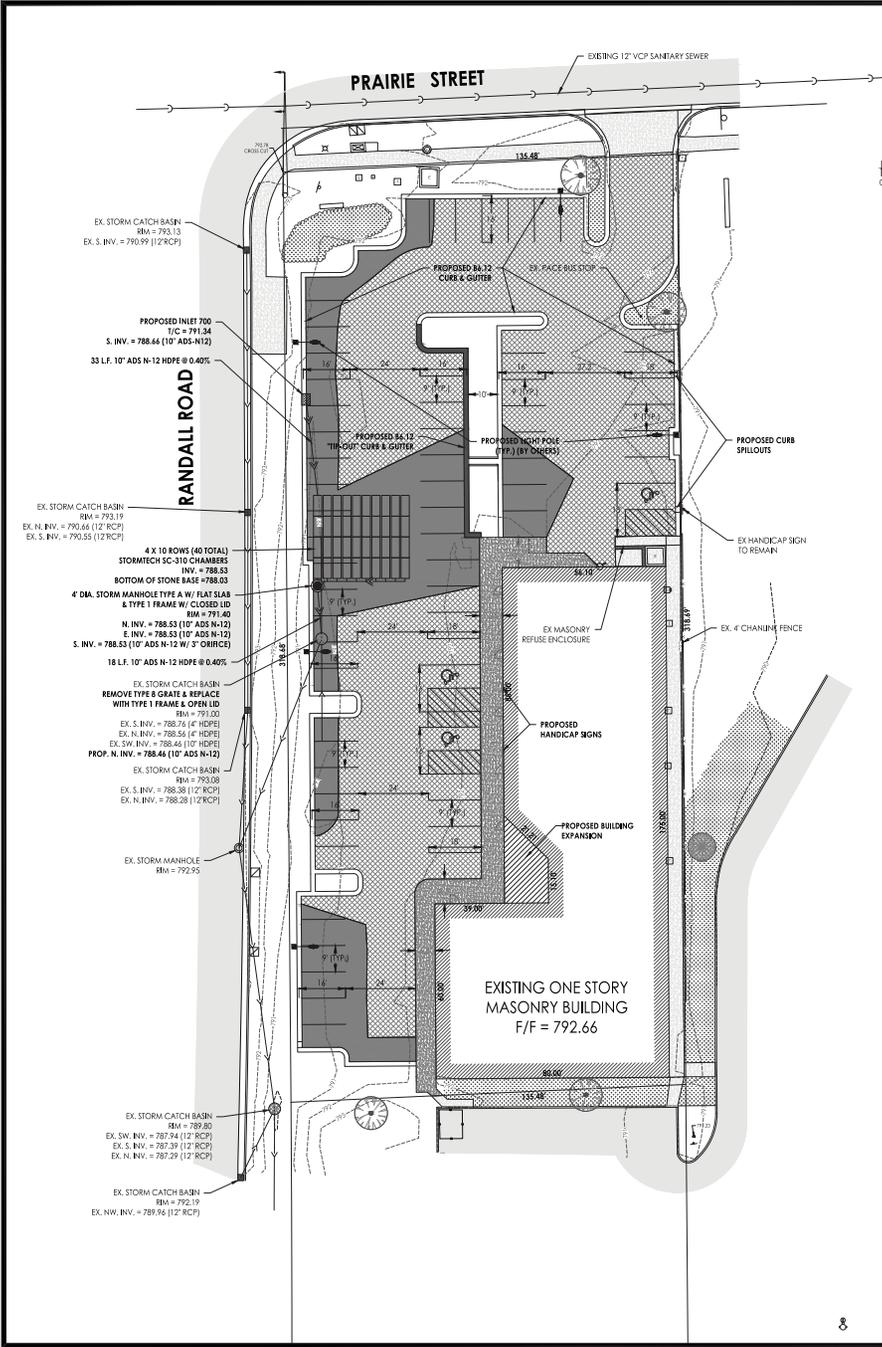
600-660 S. Randall Road
 Existing Conditions & Demolition Plan

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| CHECKED BY: KCB | DRAWN BY: JAB | SHEET: 06/20/14 | Sheet |
| DATE: 06/20/14 | DATE: 06/20/14 | 3602_BASE.dwg | 2 of 5 |

700 WEST LOCUST ST., BELVIDERE, IL 61008
 (815) 347-8655 FAX (815) 344-0621
 ILLINOIS DESIGN FIRM NO. 184-007240



CONTACT:
J.U.L.I.E.
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 PRIOR TO ANY CONSTRUCTION



THICKENED EDGE P.C. CONCRETE SIDEWALK (4'*)
 THE WORK SHALL CONFORM TO SECTION 424 OF THE STANDARD SPECIFICATIONS. SURFACE SHALL BE SCORED IN FIVE (5) FOOT SQUARES WITH A CORNERLAP BROOM FINISH. TROWEL JOINTS WHICH ARE AT RIGHT ANGLES TO THE EDGE OF THE WALK, SHOULD BE PLACED AT THREE FOOT INTERVALS. THESE JOINTS SHALL BE AT LEAST 1-1/2 INCHES DEEP AND NOT LESS THAN 1/8 INCHES WIDE, BUT NOT MORE THAN 1/4 INCH WIDE. THE CONCRETE SHALL BE STRUCK, CONSOLIDATED, AND FINISHED TO A TRUE AND EVEN SURFACE. CONSOLIDATIONS SHALL BE BY VIBRATION WITH A VIBRATORY SCREED.
 EXPANSION JOINTS (3/4 INCH) SHALL BE PLACED IN THE SIDEWALKS AT INTERVALS OF 40 FEET. THEY SHALL ALSO BE PLACED BETWEEN THE NEW SIDEWALKS AND THE EXISTING SIDEWALKS. ASPHALT JOINTS ON TREE JOINTS WITH RUBBER JOINT SEALERS SHALL BE USED. EXPANSION JOINTS (6 INCH) SHALL BE PLACED BETWEEN ALL EXISTING STRUCTURES AND THE NEW SIDEWALKS.
 SIDEWALKS SHALL BE 4 INCHES THICK PER TYPICAL SECTION ON SHEET 2 OF THE CONSTRUCTION DRAWINGS. A COMPACTED SUB-BASE SHALL BE BENEATH ALL SIDEWALK CONSTRUCTION INCIDENTAL TO THE ITEM AND NO EXTRA COMPENSATION WILL BE AWARDED.
 CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH ARTICLE 1022 OF THE STANDARD SPECIFICATIONS.

SPICAL EXCAVATION
 THE WORK SHALL CONFORM TO SECTION 202 AND 203 OF THE DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED 2013 (HERE AFTER CALLED "STANDARD SPECIFICATIONS"), INCLUDING EXCAVATION AND REMOVAL OF EARTH AND EXISTING PAVEMENT INCLUDING SAWCUTTING (BEHAVIOUR AND CONCRETE), AGGREGATE BASE, CURB AND GUTTER, SIDEWALK, MEANS AND REMOVAL OF VARIOUS SIZE ITEMS SUCH AS CURBVERTS, FENCES, GUARD RAILS, ROCKS, OR OTHER REMAINING WALLS, AND GRADING TO DESIGN ELEVATIONS AS DESIGNATED ON THE DRAWINGS.
STORM SEWERS, ADS N-12
 STORM SEWERS UNDER THE ITEM SHALL BE ADS N-12 SEWER PIPE. MATERIALS SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS M250 (20'x10').
 THE ITEM INCLUDES SEWER PIPE, GRANULAR PIPE BEDDING, GRANULAR BACKFILL, PLUGS, JOINT MATERIALS, AND ANY OTHER INCIDENTAL COSTS NOT SPECIFICALLY INCLUDED FOR PAYMENT UNDER OTHER ITEMS.
 ALL PIPE AND JOINTS SHALL BE TESTED BY AN APPROVED TESTING LABORATORY IN ACCORDANCE WITH THE MOST RECENT CITED STANDARD METHODS OF ASHSTO OR ASTM AT THE CONTRACTOR'S EXPENSE. TWO COPIES OF EACH TEST CERTIFICATE SHALL BE PROMPTLY FURNISHED TO THE ENGINEER. WHERE UNSATISFACTORY RESULTS ARE ENCOUNTERED, FOUNDATION MATERIAL UNDER THE BEDDING OF 6" WELL GRADED, DRAINABLE GRAVEL, COURSED STONES, OR SLUGS WILL BE REQUIRED. TRENCH BACKFILL TO THE SUBGRADE ELEVATION ABOVE THE TOP OF THE PIPE WILL BE REQUIRED ON PIPE UNDER ROADWAY AREAS. THESE ITEMS SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWER, ADS N-12, OF THE DIAMETER SPECIFIED.
STORMTECH SC-310 CHAMBERS
 THE WORK SHALL INCLUDE ALL WORK REQUIRED TO INSTALL THE CHAMBERS INCLUDING THE NON-WORKOVER CREW/TITLE, AGGREGATE BASE AND FILL, WORK AND INSTALLATION SHALL CONFORM TO THE MANUFACTURERS SPECIFICATIONS AND DETAILS.
STORM MANHOLE TYPE A
 THE CONTRACTOR SHALL FURNISH AND INSTALL MANHOLES AT LOCATION AND GRADE SHOWN ON THE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 402 OF THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS IN THE PLANS. NO MORE THAN 12" OF ADJUSTING RINGS SHALL BE ALLOWED PRIOR TO PLACEMENT OF THE MANHOLE COVER OR FRAME AND GRATE. THE FILL SLAB AND THE STANDARD CLOSED LID SHALL BE INCIDENTAL TO THE STORM MANHOLE TYPE A.
 THE ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER EACH STORM MANHOLE TYPE A.
STORM INLET 700
 THE CONTRACTOR SHALL FURNISH AND INSTALL BREEZES AND CASTINGS AT THE LOCATIONS AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 402 OF THE STANDARD SPECIFICATIONS AND THE STANDARD DETAILS IN THE PLANS.
 THE ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER EACH FOR STORM INLET 700.

PAVEMENT LEGEND

-  EX. HMA PAVEMENT
-  EX. CONCRETE PAVEMENT/SIDEWALK
-  EX. LANDSCAPED AREA
-  PROPOSED HMA PAVEMENT (FULL DEPTH)
-  PROPOSED HMA PAVEMENT (AGG. BASE PREP. - AGG. BASE WORKABLE IN HMA)
-  PROPOSED THICKENED EDGE CONCRETE SIDEWALK

NOTE: SEE LANDSCAPING PLAN BY OTHERS FOR LANDSCAPING REQUIREMENTS

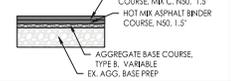
4" TOPSOIL, CLASS 1A SEEDING, & MULCH METHOD 2 OR EROSION CONTROL BLANKET
 THE WORK SHALL CONSIST OF REPAIRING ALL DISTURBED AREAS WITH 4" OF TOPSOIL. TOPSOIL MATERIAL SHALL BE HOMOGENEOUS TO LAKE COUNTY AND MAY BE USED PROVIDED IT MEETS WITH THE REQUIREMENTS OF ARTICLE 101.03 OF THE STANDARD SPECIFICATIONS. EROSION CONTROL BLANKET WORK SHALL CONSIST OF TURNING, TRANSPORTING, AND PLACING EROSION BLANKET, OVER SEEDED AREAS IN ACCORDANCE WITH DOT SECTION 251 WITH 18 HOURS AFTER THE END OF CONSTRUCTION.
 ALL TURF OR GRASS LAWN AREAS, NOT DESIGNATED FOR INSTALLATION OF NEW SIDEWALK, LANDSCAPING PLAN BY OTHERS, DRIVEWAY OR DISTURBED DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER. RESTORATION OF THE PROJECT AREA SHALL BE COMPLETED ON A MONTHLY BASIS. RESTORATION SHALL INCLUDE BACKFILLING THE AREAS WITH SUITABLE EMBANKMENT MATERIAL AND A MINIMUM OF 1" OF TOPSOIL IN ACCORDANCE WITH SECTION 211 OF THE STANDARD SPECIFICATIONS. FINAL SHARING, TRIMMING, AND FINISHING SHALL BE IN ACCORDANCE WITH SECTION 211 OF THE STANDARD SPECIFICATIONS. SEEDING SHALL BE A CLASS 1A SALT TOLERANT LAWN MIXTURE IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. MULCH METHOD 2 SHALL BE INSTALLED OVER ALL RESTORED AREAS IN ACCORDANCE WITH SECTION 251 OF THE STANDARD SPECIFICATIONS. MULCH SHALL BE 2" DEEP AT THE END OF CONSTRUCTION AND 4" DEEP AT THE END OF THE SEEDING SEASON. MULCH SHALL BE REAPPLIED AFTER ONE GROWING SEASON. WITH ONE GROWING SEASON, AREAS NOT SUSTAINING 75 PERCENT UNIFORM GROWTH SHALL BE RESEEDING OR RESEED AS DETERMINED BY THE ENGINEER. AT NO ADDITIONAL COST TO THE CONTRACTOR.
 GUARANTEE: ALL SEEDED AREAS SHALL BE MAINTAINED AS SPECIFIED INCLUDING WATERING FOR 30 DAYS AFTER INSTALLATION. SCATTERED BASE SPOTS NO LARGER THAN TWO SQUARE FEET WILL BE ALLOWED UP TO A MAXIMUM OF ANY SEEDED AREA. LARGER AREAS SHALL BE RESEEDING AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 THE ITEM SHALL BE PAID INCIDENTAL TO THE PRICE BID PER HMA PAVEMENT.

EROSION AND SEDIMENT CONTROL
 THE ITEM INCLUDES FURNISHING ALL LABOR AND MATERIALS REQUIRED TO INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL ITEMS FOR THE DURATION OF THE PROJECT. EROSION CONTROL ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO SILTENCE, TEMPORARY DITCH CHECK, INLET PROTECTION, AND RIPRAP. PRIOR TO DISTURBING THE ERE PERFORMED, SILT FENCE SHALL BE INSTALLED AS INDICATED ON PLANS. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH AND INSTALL EROSION AND SEDIMENT CONTROL ITEMS PER THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION AND SEDIMENT CONTROL PLAN, AS WELL AS PER THE USACE AND DOT/CONSTRUCTION BY REFERENCE IN THIS DOCUMENT. THE ITEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 280 OF THE STANDARD SPECIFICATIONS.
 THE CONTRACTOR SHALL ALSO MAINTAIN ACCESS TO INSPECTIONS AND DOCUMENTATION TO SATISFY SWPPP REQUIREMENTS OF THE EPA PER GENERAL NPDES PERM NO. IL010.
 THE WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE PER LINEAR FEET FOR SILT FENCE, PER EACH FOR INLET PROTECTION AND LUMP SUM FOR EROSION AND SEDIMENT CONTROL MAINTENANCE.
AGGREGATE BASE COURSE, TYPE B, 10"
 THE WORK SHALL CONFORM TO SECTION 351 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 PAYMENT SHALL BE AT THE CONTRACT UNIT PRICE PER SQUARE YARD FOR AGGREGATE BASE COURSE, TYPE B, 10".
EX. AGGREGATE BASE PREP
 THE CONTRACTOR SHALL PREPARE THE EXISTING AGGREGATE BASE, INCLUDING A VARIABLE DEPTH OF AGGREGATE BASE COURSE, TYPE B TO CONSTRUCT THE PARKING LOT TO THE PROPOSED GRADES.
 THE ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE BID PER SQUARE YARD FOR EX. AGGREGATE BASE PREP.
BITUMINOUS MATERIALS (PRIME COAT)
 ASPHALT MC-30 SHALL BE USED FOR CONSTRUCTING THE ITEM AND SHALL BE APPLIED AT THE RATE WITHIN THE LIMITS SPECIFIED IN THE STANDARD SPECIFICATIONS OR AS SPECIFIED BY THE ENGINEER. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER GALLON FOR BITUMINOUS MATERIALS (PRIME COAT). CONTRACTOR SHALL PROVIDE TRUCK TICKETS PRIOR TO PAYMENT FOR THE ITEM.
HOT MIX ASPHALT SURFACE COURSE, MIX C, NSD, 1.5"
HOT MIX ASPHALT BINDER COURSE, NSD, 1.5"
 THE ITEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS. HOT MIX ASPHALT SURFACE COURSE, MIX C, NSD & BINDER COURSE, NSD.
 VIBRATING ROLLERS WILL NOT BE ALLOWED UNLESS SPECIFIED BY THE ENGINEER. IN THE ABSENCE OF A VIBRATORY ROLLER, CRYSTERS SHALL BE 50% MINIMUM UNLESS SPECIFIED BY THE ENGINEER.
 IN SECTION 406.04.G OF THE PARAGRAPH STARTING WITH "JOINTS BETWEEN OLD AND NEW PAVEMENT..." SHALL BE ACQUIRED TO READ: JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK OR WHEN THE TEMPERATURES OF THE PREVIOUSLY Laid MATERIALS DROPS BELOW 150 DEGREES, TO INSURE THOROUGH AND CONTINUOUS BOND, THE CONTACT SURFACE SHALL BE SPRAYED OR PAINTED WITH A THIN UNIFORM COATING OF ASPHALT 55-1.
 BASE OR PAYMENT SHALL BE SQUARE YARD FOR HOT MIX ASPHALT SURFACE COURSE, MIX C, NSD, 1.5" & HOT MIX ASPHALT BINDER COURSE, NSD, 1.5". RECYCLED MATERIAL WILL NOT BE ALLOWED.
WHITE PAINT PAVEMENT MARKING, 4"
 THE WORK SHALL CONFORM TO SECTION 780 OF THE STANDARD SPECIFICATIONS AND AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. PAINT SHALL BE INSTALLED WHEN AIR TEMPERATURE IS 50° F OR ABOVE AND DRYING.
 PAYMENT SHALL BE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT FOR WHITE PAINT PAVEMENT MARKING, 4".
P.C. CONCRETE CURB, TYPE B6.12
 CURB & GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 406 OF THE I.D.O.T. STANDARD SPECIFICATIONS. THE CONCRETE CURB & GUTTER SHALL BE TYPE B6.12 UNLESS OTHERWISE SPECIFIED. THE CONSTRUCTION PLANS, THE CONTRACTOR'S CALIBRATION TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB. THE CONCRETE SHALL BE CLASS B. IT SHALL HAVE AN AIR CONTENT OF NOT LESS THAN 5% NOR MORE THAN 7% OF THE VOLUME OF THE CONCRETE. IT SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS. TEST CYLINDERS SHALL BE TAKEN AND THE CERTIFIED COMPRESSION TEST RESULTS SUBMITTED TO THE CITY ENGINEER.
 REINFORCING BARS SHALL BE RUN CONTINUOUSLY THROUGH ITS LENGTH, EXCEPT AT EXPANSION JOINTS. AT EACH EXPANSION JOINT PROVIDE TWO 18" LONG NO. 4 SMOOTH BARS WITH EXPANSION CAPS AND 3/4" PREWELDED, NON-STRUCTURING JOINT FILLER. EXPANSION JOINTS ARE TO BE PROVIDED AT ALL SQUARE CORNERS, 5' TO 10' EITHER SIDE OF STRUCTURES AND 100' INTERVALS.
 CONTRACTION JOINTS SHALL BE SAWED AT A MAXIMUM OF TEN FEET (10') SPACING. THE CONTRACTION JOINTS SHALL BE CUT IN THE UPPER 1/3 OF CURBS AND GUTTERS WITHIN 24 HOURS OF PLACEMENT.
 ALL CURBS AND GUTTER SHALL BE BROOM FINISHED. FINISHED SURFACES OF ALL NEWLY CONSTRUCTED CURB AND GUTTER SHALL BE COATED WITH ANTI-SPLASH AND CURING COMPOUND APPROVED BY THE CITY ENGINEER.
 CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. NO HONEYCOMBS OF THE CURB AND GUTTER WILL BE ACCEPTED.
 CURB SPLILOSING AND CURB GRADING DETAIL SHALL BE INCIDENTAL TO THIS PAY ITEM.
 BACKFILLING OF CURBS SHALL BE COMPLETED PRIOR TO PLACEMENT OF ROADWAY BASE-COURSE.
 PAYMENT SHALL BE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT FOR P.C. CONCRETE CURB & GUTTER, B6.12.

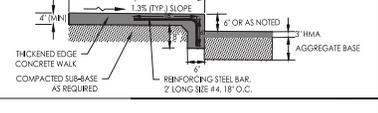
TYPICAL SECTION HMA PAVEMENT (FULL DEPTH)



TYPICAL SECTION HMA PAVEMENT



TYPICAL SECTION THICKENED EDGE SIDEWALK



| Date | Revision | By |
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600-660 S. Randall Road
 Overall Site Plan

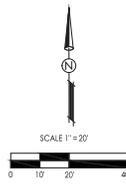
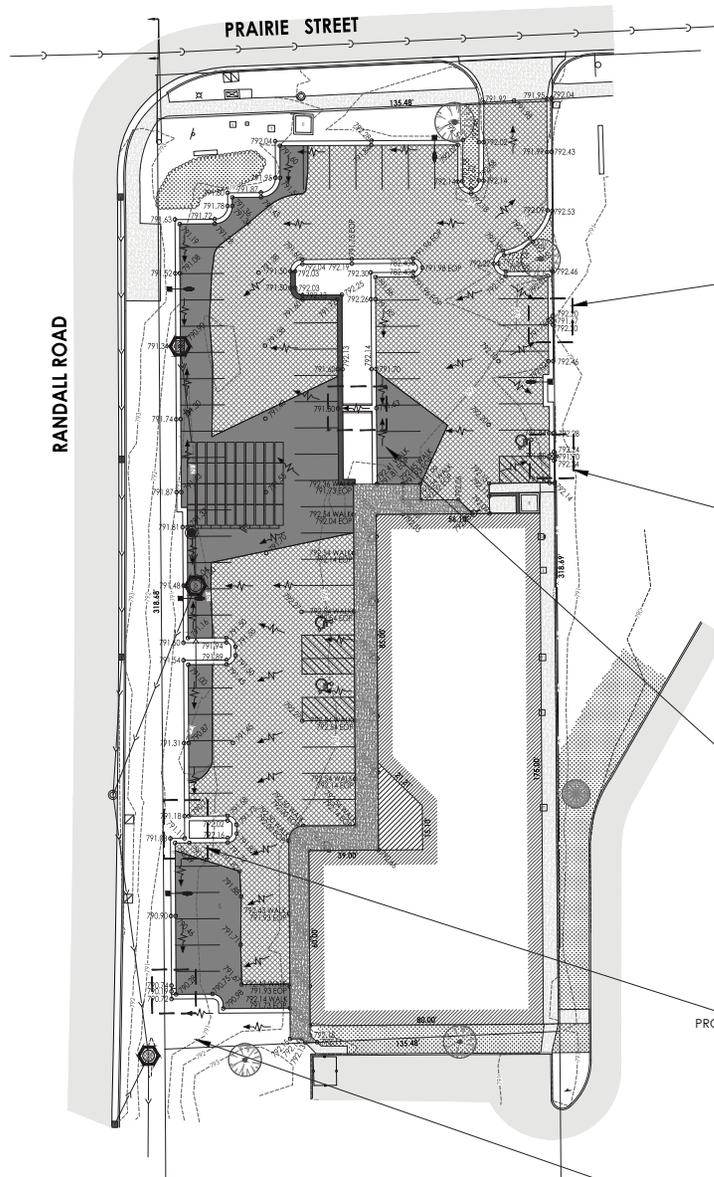
700 WEST LOCUST ST., BELLEVILLE, IL 61808
 (618) 340-8800 FAX (618) 340-8811
 ILLINOIS DESIGN FIRM NO. 184-00120

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 DATE: 05/20/14
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DRAWN BY: JAB
 DATE: 05/20/14

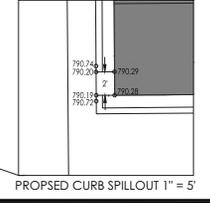
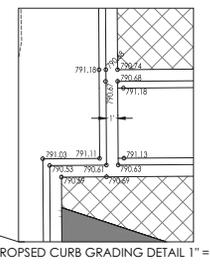
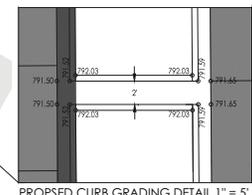
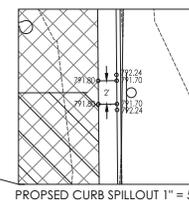
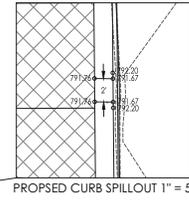
Sheet
 3 of 5

CONTACT:
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 DIAL: 811
 PRIOR TO ANY CONSTRUCTION



PAVEMENT LEGEND

- EX. HMA PAVEMENT
- EX. CONCRETE PAVEMENT/SIDEWALK
- EX. LANDSCAPED AREA
- PROPOSED HMA PAVEMENT (FULL DEPTH)
- PROPOSED HMA PAVEMENT (AGG. BASE PREP. - AGG. BASE VARIABLE & FINAL)
- PROPOSED THICKENED EDGE CONCRETE SIDEWALK



FRG 600-660 RANDALL ROAD ST. CHARLES

Stormwater Detention Pond Calculations

1" CALCULATION

| ITEM | TOTAL SF | "C" | C/A |
|------------------------|-------------|------|-------------|
| TOTAL AREA | 2995 | 4.46 | 667 |
| BUILDING PAVEMENT AREA | 0 | 0.13 | 0 |
| GREEN AREA | 0 | 0.13 | 0 |
| NET C/A | 0.95 | | 2841 |

2" ALLOWABLE CALCULATION

| | | | |
|--|-------|----------|--|
| A ₁ = | 0.005 | Ac. | |
| C ₁ = | 0.100 | (GOVERN) | |
| S ₁ + C ₁ A ₁ = | 0.007 | C.F.A. | |

DETENTION POND SIZING

| DURATION (HOURS) | INTENSITY (INCH) | C X A | INFLOW (CFE) | RELEASE (CFE) | STORAGE (CFE) | REQ'D STORAGE (AC. FT.) |
|------------------|------------------|-------|--------------|---------------|---------------|-------------------------|
| 0.50 | 0.00 | 0.005 | 0 | 0.007 | -0.01 | 0 |
| 0.67 | 0.02 | 0.065 | 0.05 | 0.007 | -0.05 | 0.009 |
| 0.75 | 0.05 | 0.065 | 0.48 | 0.007 | -0.43 | 0.012 |
| 0.80 | 0.05 | 0.065 | 0.37 | 0.007 | -0.36 | 0.015 |
| 0.90 | 0.05 | 0.065 | 0.30 | 0.007 | -0.29 | 0.018 |
| 0.95 | 0.05 | 0.065 | 0.26 | 0.007 | -0.25 | 0.017 |
| 1.00 | 0.05 | 0.065 | 0.23 | 0.007 | -0.23 | 0.019 |
| 1.00 | 0.05 | 0.10 | 0.07 | 0.18 | 0.18 | 0.023 |
| 2.00 | 0.24 | 0.065 | 0.15 | 0.007 | -0.14 | 0.023 |
| 3.00 | 1.00 | 0.065 | 0.10 | 0.007 | -0.10 | 0.024 |
| 4.00 | 1.30 | 0.065 | 0.08 | 0.007 | -0.08 | 0.024 |
| 5.00 | 1.10 | 0.065 | 0.07 | 0.007 | -0.06 | 0.027 |
| 6.00 | 0.97 | 0.065 | 0.06 | 0.007 | -0.06 | 0.028 |
| 7.00 | 0.85 | 0.065 | 0.06 | 0.007 | -0.05 | 0.028 |
| 24.00 | 0.307 | 0.065 | 0.02 | 0.007 | -0.01 | 0.026 |

MAX = 0.08 AC. FT. STORAGE
 1248 CU. FT. PROVIDED

OFFICE CALCULATIONS

D = CA 20H
 H (FT) = 1.95
 D (ALLOWABLE) (CFE) = 0.007
 C (IN. CONCENTR.) = 0.006
 Q (CAPACITY FT/SEC) = 32.20
 A = OFFICE AREA (SQ. FT.) 0.001
 ROUND-OFFICE CAL. (SQ. FT.) 4.433

DETENTION VOLUME IN STORM TECH SC-310 CHAMBERS

| ST & CU. FT. PER CHAMBER | TOTAL CHAMBERS REQUIRED | TOTAL CHAMBERS PROVIDED | 1248 CU. FT. PROVIDED |
|--------------------------|-------------------------|-------------------------|-----------------------|
| 1248/31 = 40 | 40 | 40 | 1248 |

EROSION AND SEDIMENT CONTROL NOTES:

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST REVISION.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY OF ST. CHARLES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING PUBLIC & DEVELOPMENT STREETS WHEN DEBRIS HAS BEEN TRACKED AND/OR WASHED ON THEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO SWEEP THE STREETS IF DIRECTED TO DO SO BY THE CITY OF ST. CHARLES. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONTROL DIRT ON THE STREET IN ACCORDANCE WITH PRACTICES IN THE ILLINOIS URBAN MANUAL.

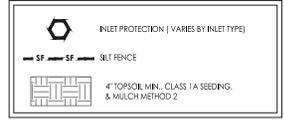
ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND STABILIZED PRIOR TO SITE CLEARING AND GRADING. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EACH 1/2" RAINFALL EVENT AND 2" SNOWFALL EVENT AND AN INSPECTION RECORD SHALL BE MAINTAINED BY THE CONTRACTOR AT THE JOB SITE FOR THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM THESE INSPECTIONS AND TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES IN SUCH A MANNER THAT THEY CONTINUE TO FUNCTION FOR THE DURATION OF THEIR INTENDED USE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM ALL TEMPORARY SEEDING.

ALL DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY SEEDING WITHIN 14 DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.

EROSION BLANKETS ARE TO BE INSTALLED ON ALL SLOPES STEEPER THAN 10%. EROSION BLANKETS WILL NOT BE REQUIRED IF SOO IS USED. IMMEDIATELY AFTER TOPSOILING, FERTILIZING, AND SEEDING ARE COMPLETE. INSTALLATION OF EROSION BLANKETS SHALL BE ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER. EROSION BLANKETS SHALL BE REINSPECTED PERIODICALLY AND AFTER EACH RAINFALL FOR DAMAGE OR DEGRADATION. DAMAGED OR DEPLETED EROSION BLANKETS SHALL BE REPAIRED OR REPLACED AS SOON AS POSSIBLE. TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED VIA PERMANENT MEASURES. PERMANENT VEGETATION AND STRUCTURES SHALL BE INSTALLED AND FUNCTIONAL AS SOON AS PRACTICAL DURING DEVELOPMENT. PERMANENT SEEDING, SOODING, OR LANDSCAPING SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL TOPSOIL RE-Spread.

ALL STOCKPILES ARE TO BE PLACED AT A LOCATION SPECIFIED BY THE ENGINEER. ALL STOCKPILES ARE TO BE PROTECTED BY SILT FENCE ALONG THE DOWN SLOPE SIDES OF THE STOCKPILE OR AROUND THE ENTIRE PERIMETER IF DIRECTED TO DO SO BY THE ENGINEER, THE CITY OF ST. CHARLES, OR THEIR REPRESENTATIVES. ANY STOCKPILES THAT WILL REMAIN UNDISTURBED FOR LONGER THAN THREE WEEKS SHALL BE PROTECTED BY TEMPORARY SEEDING. SOIL STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL NOT BE LOCATED WITH A DOWN SLOPE DRAINAGE LENGTH OF LESS THAN 25 FEET TO A ROAD, WAY OR DRAINAGE CHANNEL. COST OF TEMPORARY SEEDING SHALL BE INCLUDED PRICE BID FOR EROSION CONTROL LUMP SUM.

EROSION FABRICS IS NECESSARY FOR SILT TRAPS INSTALLED AT ALL STORM STRUCTURES WITH OPEN LIDS. ALL STORMWATER INLETS SHALL BE PROTECTED BY SILT TRAPS. EXCESSOR LOGS, EROSION FABRIC, OR OTHER METHODS APPROVED BY THE CITY OF ST. CHARLES. AFTER EACH RAINFALL EACH INLET SHALL BE INSPECTED. ANY INLET PROTECTION THAT HAS FAILED OR IS DAMAGED SHALL BE REPAIRED AS SOON AS POSSIBLE. SEDIMENT SHALL BE REMOVED AS PROVIDED TO PROVIDE FOR THE CONTINUED EFFECTIVENESS OF THE INLET PROTECTION TECHNIQUE IN USE.



| Date | Revision | By |
|------|----------|----|
| | | |
| | | |

600-660 S. Randall Road
 Grading & Storm Water Pollution Prevention Plan

700 WEST LOCUST ST., BELLEVILLE, IL 61808
 (618) 340-8855 FAX (618) 344-0021
 ILLINOIS DESIGN FIRM NO. 184-00240

CHECKED BY: KGB
 DATE: 06/20/14

DRAWN BY: JAB
 DATE: 06/20/14

3602_BASE.dwg

Sheet
 4 of 5



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|-------------------|---|
| Title: | Update regarding Downtown Overlay Office Certification Appeal for ALE Solutions- 1 Illinois St. |
| Presenter: | Rita Tungare |

Please check appropriate box:

| | | | |
|---|------------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development – (7/14/14) | | City Council |
| | Public Hearing | | |

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

Executive Summary:

Background:

ALE Solutions appealed the staff decision to deny their Office Certification request to occupy a ground floor unit at Fox Island Square, 1 W. Illinois St., and the appeal was denied by the City Council on April 21, 2014. The City Council approved Resolution No. 2014-22, denying the certification and granting ALE a period of 90 days to continue to occupy Unit #120, subject to the following conditions:

- During the 90 day period, ALE shall demonstrate that a good faith effort is being made to manage the employee parking per the Proposed Parking Policy submitted on April 14, 2014.
- ALE shall appear before the Planning & Development Committee on May 12, 2014 and June 9, 2014, to provide an update on enforcement of the Proposed Parking Policy and progress on efforts to find a new location for the employees currently in Unit #120.
- Should ALE fail to appear before the Committee on the dates specified above, or should the Committee find that ALE is not demonstrating a good faith effort to enforce the Proposed Parking Policy, the Committee shall direct City Staff to issue a Notice of Zoning Violation requiring ALE to vacate Unit #120 in 30 days.

Pursuant to Council direction, a Notice of Zoning Violation was issued by the City on April 29, 2014. This action does not affect ALE’s ability to continue to occupy the upper floors of the building.

Update to the Committee:

The notice of Zoning Violation requires ALE to vacate the ground floor unit by July 21, 2014. For any further extension to be granted, City Council action is necessary.

- Mr. Zimmers of ALE Solutions has been advised to attend the meeting to provide an update.
- Building & Code Enforcement staff continues to monitor the parking situation and will be available to provide an update.

Attachments: *(please list)*

Recommendation / Suggested Action *(briefly explain):*

Should the Committee wish to grant a further extension, make a motion to direct staff to prepare a resolution with a specific date or time period for City Council action on July 21, 2014.

If no action is taken by the City Council on July 21, 2014, staff will proceed with enforcing the Notice of Zoning Violation.

| | |
|----------------------|------------------------|
| For office use only: | Agenda Item Number: 3c |
|----------------------|------------------------|



AGENDA ITEM EXECUTIVE SUMMARY

| | |
|------------|--|
| Title: | Proposed Ordinance to Amend Title 6 “Animals” Chapter 6.12 “Regulations”, by adding Section 6.12.095 “Residential Chickens”. |
| Presenter: | Bob Vann – Building & Code Enforcement Division Manager |

Please check appropriate box:

| | | | |
|---|----------------------------------|--|---------------------|
| | Government Operations | | Government Services |
| X | Planning & Development (7/14/14) | | City Council |
| | Public Hearing | | |

| | | | | | | |
|-----------------|--|-----------|-----|--|----|--|
| Estimated Cost: | | Budgeted: | YES | | NO | |
|-----------------|--|-----------|-----|--|----|--|

If NO, please explain how item will be funded:

Executive Summary:

The current City Code (Title 6 Animals) has permitted chickens for 20-plus years; however, the Code does not provide specific regulations. Staff presented this issue at the June P&D Committee Meeting and the Committee directed staff to continue to permit residential chickens; however, with additional regulations in place. Staff has researched communities that allow residential chickens and have drafted the following regulations for consideration:

- A) Up to six (6) domestic chickens may be kept on properties zoned and occupied for single-family residential use only.
- B) Roosters are prohibited within the corporate boundaries of the City of St. Charles.
- C) Chickens shall be in an enclosure and/or fenced area at all times.
- D) All chickens and enclosures shall be kept in the rear yard.
- E) All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste, such as to cause odors that are detectable on adjacent properties.
- F) No person and/or property owner shall be allowed to violate Section 6.12.060 “Nuisance” of the St. Charles Municipal Code.
- G) The enclosure and adjacent fenced area shall be set back:
 - a. No closer than five (5) feet to any property line; and
 - b. Screened with year round landscaping, walls and/or fencing so as not to be visible from any public street or adjoining lot when viewed from an observation height of five (5) feet above grade.

Attachments: *(please list)*

- Proposed ordinance amending Title 6 Animals.
- May 19, 2014 memorandum to Chairman Stellato and P&D Committee Members.

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the proposed amendment to Title 6 and forward on to City Council for approval.

| | |
|-----------------------------|-------------------------------|
| <i>For office use only:</i> | <i>Agenda Item Number: 3d</i> |
|-----------------------------|-------------------------------|

City of St. Charles
Ordinance No. _____

**An Ordinance Amending Title 6 of the St Charles Municipal Code, Entitled
“Animals”, Chapter 6.12 “Regulations”, by adding Section 6.12.095
“Residential Chickens.”**

WHEREAS, the City of St. Charles Municipal Code has regulations pertaining to the keeping of chickens on residential property in the City of St. Charles; and

WHEREAS, the City Council has directed City staff to provide additional, reasonable criteria to continue to allow and further regulate residential chickens; and

WHEREAS, the City has experienced very few problems during the years allowing residential chickens; and

WHEREAS, many communities in the region have adopted ordinances regulating chickens for personal use; and

WHEREAS, the City Council has reviewed the recommendation of the City Planning and Development Committee held on _____ for changes to Municipal Code, Title 6; and

WHEREAS, it is in the best interest of the City of St. Charles and its residents that the proposed ordinance be adopted by the City Council of the City of St. Charles;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois as follows:

SECTION ONE: That Title 6 “Animals”, Chapter 6.12 “Regulations” of the St. Charles Municipal Code, be and is hereby amended by adding Section 6.12.095 “Residential Chickens”.

“6.12.095 Residential Chickens

- A) Up to six (6) domestic chickens may be kept on properties zoned and occupied for single-family residential use only.
- B) Roosters are prohibited within the corporate boundaries of the City of St. Charles.
- C) Chickens shall be in an enclosure and/or fenced area at all times.
- D) All chickens and enclosures shall be kept in the rear yard.
- E) All areas where hens are kept shall be maintained in a neat and clean manner, free of undue accumulation of waste, such as to cause odors that are detectable on adjacent properties.
- F) No person and/or property owner shall be allowed to violate Section 6.12.060 “Nuisance” of the St. Charles Municipal Code.

- G) The enclosure and adjacent fenced area shall be set back:
- a. No closer than five (5) feet to any property line; and
 - b. Screened with year round landscaping, walls and/or fencing so as not to be visible from any public street or adjoining lot when viewed from an observation height of five (5) feet above grade.”

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

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage in accordance with law and this ordinance is authorized to be printed or published in book or pamphlet form by the authority of the City Council.

Presented to the City Council of the City of St. Charles, Illinois this ____ day of _____, 2014.

Passed by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2014.

Approved by the Mayor of the City of St. Charles, Illinois this ____ day of _____, 2014.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____
Nays: _____
Abstain: _____
Absent: _____

Approved as to Form:

City Attorney

Date: _____

DRAFT

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

Phone: (630) 377-4406

Fax: (630) 443-4638



Memo

Date: May 19, 2014

To: Chairman Dan Stellato and
members of the Planning & Development Committee

From: Bob Vann, Building and Code Enforcement Division Manager

Cc: Rita Tungare, Director of Community & Economic Development

RE: Discussion regarding regulating chickens on residential properties

Recently there has been a heightened interest in acquiring and maintaining chickens on residential properties within the City of St. Charles. The City's current regulations in Title 6 of the City Code entitled, Animals, Section 6.12.080 "Animals Prohibited in the City", identifies animals that are not allowed within the city limits, unless permitted under certain circumstances. City Code does allow birds and fish within the City and based upon this, chickens (fowls) are defined as birds; therefore chickens are permitted within city limits.

There are specific limitations that are in place that restrict property owners on how chickens are used.

- 1) Chickens cannot be part of an agriculture process or business.
- 2) No retail sales of agricultural products shall be conducted on the property.
- 3) The selling of chickens is prohibited.
- 4) Chickens (or animals) shall be classified as a nuisance if they are found emitting loud noises excessively for an extended and uninterrupted period of time, or creating noxious or offensive odors.

In recent years the occupancy of chickens on residential properties has become a growing issue among several communities; but for the City of St. Charles the presence of residential chickens has been existing for 20+ years. For the most part, they have been self-regulated.

Memorandum
Planning & Development Committee
Discussion on Chicken Regulations
Page 2

City staff has received a very limited number of complaints; however, recently, we have received more inquiries and heard concerns regarding chickens on residential properties.

Staff has researched regulations from other communities and offers the following three options:

- 1) Make no changes to the existing regulations and continue the same practice.
- 2) Continue to allow chickens on residential properties with additional restrictions in place, such as:
 - a. Limit the number
 - b. Confinement requirements
 - c. Restrict to certain Zoning Districts in which lots are larger
 - d. For personal use only
 - e. Prohibit roosters
 - f. Other criteria that the Committee would like to consider
- 3) Prohibit chickens all together within City limits.

Staff believes this may be a continuing issue in the foreseeable future and we are looking for direction from the Committee on how to best address domestic chickens. Based on the Committee direction, staff will then work with legal counsel to prepare the necessary regulations for consideration.