

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, FEBRUARY 9, 2015 - 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 Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.).
 - b. Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD).
 - c. Recommendation to approve a Special Use for a Drive-Through Facility for 1566 E. Main St. – Dunkin’ Donuts.
 - d. Recommendation to approve an amendment to Title 15 of the St. Charles Municipal Code pertaining to GIS fees.
 - e. Recommendation to Approve an Amendment to Title 15 of the City Code Pertaining to Overtime Fees for Building Inspections.
- 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 Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6 th Ave.)
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (2/9/15)		City Council

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

Executive Summary:

The Foxwood Square PUD is the city block bound by S. 5th, Indiana, S. 6th and Ohio Avenues and is the location of the Raymond Judd House, 309 S. 6th Ave., a City designated Historic Landmark. In 2007, the City approved a PUD to permit the property to be developed with 10 two-unit buildings on the perimeter of the site, with the Judd House to be renovated into two condominium units. The site was prepared for development and two of the townhome units were constructed at the northeast corner of the property. These units are now under separate ownership. The Judd House is vacant and no improvements have been made to the structure since the PUD approval.

A Concept Plan application proposing to demolish the Judd House was submitted by a developer in late 2013. The feedback received from the City was not favorable, and the developer did not pursue purchase of the site.

A different developer and contact purchaser of the Judd House and the remaining vacant lots, Bob Rasmussen, JRD Development Inc. has filed formal application requesting approval to modify the approved plans for the project as follows:

- Renovate the Judd House for 4 multi-family units (instead of 2)
- Construct 3, 3-unit townhome buildings on the remainder of the site for a total of 9 additional townhomes (instead of 4 additional buildings of 2 unit buildings, for a total of 8 additional units).

The proposal necessitates applications for a Zoning Map Amendment, Special Use Application to amend the Foxwood Square PUD, and approval of a new PUD Preliminary Plan.

Plan Commission Recommendation:

On 1/20/15, the Plan Commission held a public hearing and voted 7-0 to recommended approval of the applications, subject to resolution of staff comments prior to City Council action. Revised plans have been submitted to address the staff comments on the site and landscape plans.

Attachments: *(please list)*

Plan Commission Resolution, Historic Preservation Commission Resolution, Staff Report, Applications, Plans, 2007 Foxwood Square PUD site plan and ordinance

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.)

For office use only:

Agenda Item Number: 3a

City of St. Charles, Illinois
Plan Commission Resolution No. 1-2015

A Resolution Recommending Approval of a Map Amendment from RT-4 Traditional Single and Two Family Residential District to CBD-2 Mixed Use Business District, Special Use to Amend PUD Ordinance 2007-Z-4 and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.)

Passed by Plan Commission on January 20, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Map Amendments, Special Use and PUD Preliminary Plan; and,

WHEREAS, the Plan Commission has reviewed the Map Amendment from RT-4 Traditional Single and Two Family Residential District to CBD-2 Mixed Use Business District, Special Use to Amend PUD Ordinance 2007-Z-4 and PUD Preliminary Plan for Heritage Green; and,

WHEREAS, the Plan Commission finds approval of said Map Amendment, Special Use and PUD Preliminary Plan to be in the best interest of the City of St. Charles based on the following:

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The Property is bordered by the CBD-2 district to the north and RT-4 to the east, west and south. Property to the north has multi-family and office uses. All other adjoining properties are residential.

2. The extent to which property values are diminished by the existing zoning restrictions.

The zoning requested will help the value of the subject property by allowing the 3-unit buildings as they are more cost effective to build. The neighboring properties will benefit by the completion of a now defunct development.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The inability to renovate the Judd mansion to a 4-unit apartment building as well as create more reasonably priced townhomes currently makes the site a non-viable location for development.

- 4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.**

The current zoning does not allow for an economically viable development.

- 5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.**

The development has lied dormant for 7+ years.

- 6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.**

The community needs nice, reasonably priced residential units close to downtown. The community also needs additional rental units near downtown.

- 7. The consistency of the proposed amendment with the City's Comprehensive Plan.**

The Comprehensive Plan remains residential we are consistent with the use.

- 8. Whether the proposed amendment corrects an error or omission in the Zoning Map.**

N/A

- 9. The extent to which the proposed amendment creates nonconformities.**

The proposed CBD-2 zoning will allow the development to conform.

- 10. The trend of development, if any, in the general area of the property in question.**

The area is constantly being re-developed in many residential ways through tear downs and rehabs of existing structures.

FINDINGS OF FACT FOR AMENDMENT TO SPECIAL USE FOR PUD

The Plan Commission finds the amendment to a Special Use for a 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.**

Numbers 1, 2, 3, 5, 6, 7. This development will be a great example of saving a historical home (the Judd Mansion) while incorporating new townhomes on adjacent parcels. We have increased the parking and green space from the current PUD that is in place. We will be creating different architecture and finishes amongst the buildings. The development will bring new families into our downtown.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or**
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**

5. **The PUD provides for energy efficient building and site design.**
6. **The PUD provides for the use of innovative stormwater management techniques.**
7. **The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
8. **The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
9. **The PUD preserves historic buildings, sites or neighborhoods.**

Item B and numbers 2, 4 and 9. The PUD will create more open space than the current PUD. We will be renovating and saving the historic Judd Mansion. We will be introducing high quality architectural designs to the neighborhood.

iii. **The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

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

Creating for rent and for sale homes near town will benefit out town.

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

The infrastructure is currently in place and is sufficient.

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 bring new homes into the neighbourhood and will in turn help reflect the increased values in this are as redevelopment continues.

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 special use will have no impact on the long term development in the area.

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

There will be no effect on the safety or comfort of the neighboring properties.

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

The development will conform to all current codes.

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

The development will create more homes and thus bring new families to our town. This will increase tax base and the economic well-being of the city.

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

The Comprehensive Plan indicates the city's desire to keep this area residential as does the proposed PUD.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Map Amendment from RT-4 Traditional Single and Two Family Residential District to CBD-2 Mixed Use Business District, Special Use to Amend PUD Ordinance 2007-Z-4 and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.), subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Wallace, Gaugel, Doyle, Pretz, Kessler, Amatangelo, Purdy

Nays:

Absent: Holderfield, Schuetz

Motion Carried: 7-0

PASSED, this 20th day of January 2015.

Chairman
St. Charles Plan Commission

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 1-2015

**A Resolution Recommending Approval of
Zoning Map Amendment, Special Use for PUD Amendment, and PUD
Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for property located within a Historic District or Landmark site and to make recommendations to the Plan Commission and City Council regarding the potential impact of the application on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected; and

WHEREAS, the Historic Preservation Commission has reviewed the applications for Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green (Foxwood Square PUD, 309 S. 6th Ave.).

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the Plan Commission and City Council approval of the Zoning Map Amendment, Special Use for PUD Amendment, and PUD Preliminary Plan for Heritage Green.

Roll Call Vote:

Ayes: Bobowiec, Malay, Gibson, Pretz, Norris, Withey

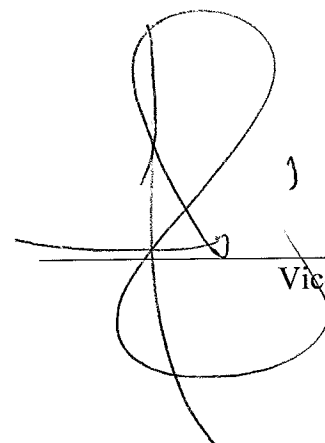
Nays: None

Abstain: None

Absent: Smunt

Motion Carried.

PASSED, this 7th day of January, 2015.


Vice Chairman

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
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ST. CHARLES
 SINCE 1834

STAFF MEMO

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

FROM: Russell Colby
 Planning Division Manager

RE: Heritage Green (Foxwood Square PUD – 309 S. 6th Ave.)

DATE: February 6, 2015

I. APPLICATION INFORMATION:

Project Name: Heritage Green (Foxwood Square PUD - 309 S. 6th Ave.)
Applicant: Bob Rasmussen, JRD Development Inc.
Purpose: Modify approved plans to create 4 residential units in Raymond Judd House; construct 3, 3 unit townhome buildings on remaining undeveloped property

General Information:		
Site Information		
Location	309 S. 6 th Ave. (Block bound by Rt. 25/5 th , 6 th , Indiana & Ohio Aves.)	
Acres	40,250 square feet (0.92 acres) – Total PUD 35,424 square feet (0.88 acres) – Proposed site	
Applications:	Zoning Map Amendment (RT-4 to CBD-2) Special Use (Amendment to PUD) PUD Preliminary Plan	
Applicable City Code Sections	Foxwood Square PUD Ord. 2007-Z-4, Landmark Ord. 2000-Z-16 Title 17, Chapter 17.12 - Residential Districts; Chapter 17.14 “Business & Mixed Use Districts”; Chapter 17.32 “Historic Preservation”	
Existing Conditions		
Land Use	Existing Judd House and vacant development site	
Zoning	RT-4 Traditional Single & Two-Family Residential	
Zoning Summary		
North	CBD-2 Mixed Use Business	Heritage Square
East	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
South	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
West	RT-4 Trad. Single & Two Family Res.	1 to 2 unit residential houses
Comprehensive Plan Designation		
Single Family Attached Residential		

II. OVERVIEW

A. PROPERTY HISTORY/BACKGROUND

The Foxwood Square PUD is the city block bound by S. 5th, Indiana, S. 6th and Ohio Avenues and is the location of the Raymond Judd House, 309 S. 6th Ave., a City designated Historic Landmark.

The subject property was originally developed as a single-family house around 1900 and the house and yard occupied the entire block. From 1940 to 1970, the house was used as a home for the elderly called the Valley Rest Home. It was later used again as a single-family house into the early 2000s.

In 2000, the property was designated as a Historic Landmark by the City. The house was given the name “The Raymond Judd House” (or Judd Mansion) for the owner that lived in the house from 1902 to 1931, who was a significant cattle dealer during this time period. (The house is sometimes referred to as the “Haviland House” for the builder, F.P. Haviland.) In addition to its prominent size and location, the building was granted Historic Landmark designation for being the only true example of Mission architecture in St. Charles.

In 2002-2003, the property was purchased by the Riverside Community Church. The City approved a Planned Unit Development (PUD) for the property to allow the building to be expanded to the west into a larger church building, with some additional parking to be added on the site. The church occupied the building for a period of time but ultimately decided not to construct the addition and instead moved to a different location.

In 2006-2007, the property was purchased by North Face Builders, Inc., the original developer of the project that was named Foxwood Square. The City approved amending the existing PUD in 2007 to permit the property to be developed with 10 two-unit buildings on the perimeter of the site, with the Judd House to be renovated into two condominium units.

The developer prepared the site for construction in 2007, including removing the mature trees from the site, installing utilities for the townhome buildings and grading the entire property. Two of the townhome units were constructed at the northeast corner of the property.

No renovations were completed on the Judd House itself and the building has remained vacant since it was last occupied by the church prior to 2007. The remaining development sites and the Judd House have been bank-owned and marketed for sale since 2010. The two existing townhomes are under separate ownership.

B. CONCEPT PLAN (2013)

In December 2013, SGC Builders, represented by Gary and Michael Ciampi of Michael Vincent Homes, filed a Concept Plan application requesting to have the Judd House demolished and for the townhome development to be completed with 13 additional units (increasing the total number of residential units approved for the site from 12 to 15). Feedback from the Historic Preservation Commission, Plan Commission and Planning & Development Committee on the proposal to demolish the Judd House was not favorable, and therefore SGC Builders did not proceed with purchasing the property.

C. CURRENT PROPOSAL

A different developer and contact purchaser of the Judd House and remaining vacant lots, Bob Rasmussen, JRD Development Inc., has filed formal applications requesting approval to modify the approved plans for the project as follows:

- Renovate the Judd House for 4 multi-family units (instead of 2)
- Construct 3, 3-unit townhome buildings on the remainder of the site for a total of 9 additional townhomes (instead of 4 additional buildings of 2 unit buildings, for a total of 8 additional units).

The proposal necessitates the following Zoning Applications:

1. **Zoning Map Amendment** (rezoning) to a zoning district that permits multiple-family residential use and townhomes. The current RT-4 zoning only permits single or two-family structures. The adjacent CBD-2 zoning district, located immediately to the north, permits both multiple-family dwellings and townhomes.
2. **Special Use Application** to amend the Foxwood Square PUD Ordinance #2007-Z-4 to reflect changes to the PUD development standards for the project (unit count, building height, setbacks, building coverage, etc.)
3. **PUD Preliminary Plan** application requesting approval of the revised site, engineering, landscape and building architectural plans.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The 2013 Comprehensive Plan Land Use Map identifies the site as “Attached Single Family”:

“Single family attached structures are connected horizontally, typically two stories in height. Single-family attached homes can serve as transitional areas between Single-family neighborhoods and commercial or multi-family development, and also act as an intermediate step for residential between apartment/condo living and home ownership. These types of units are popular for empty nesters and others looking to downsize to a smaller home.”

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies would be applicable to this project, including:

- ***Preserve the character of the City’s existing single family residential neighborhoods:*** *The City’s residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

- ***Transition densities to maximize compatibility:*** *As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s busy commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent use areas and provides additional density to serve as a transitional land use.*

Other relevant Comprehensive Plan Recommendations:

- ***P. 122, Development Character and Urban Design:*** *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design...*

B. HISTORIC PRESERVATION COMMISSION REVIEW

The subject property is a designated Historic Landmark. For properties in a Historic District and or a designated Landmark site, and for properties within 250 feet of a Historic District or designated Landmark site, the Zoning Ordinance calls for the Historic Preservation Commission to review zoning applications and comment regarding the potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The Central Historic District is located immediately north of the subject property across Indiana Ave. Another Historic Landmark, the Haviland House, is located immediately east of the site at 314-316 S. 6th Ave.

The Historic Preservation Commission reviewed and recommended approval of the zoning applications on 1/7/15. The Commission discussed the following:

- Changes to the exterior of the Judd House:
 - The Commission supports removal of the rounded porch area at the southeast corner of the building.
 - The developer is open to keeping or removing the porte cochere located at the north end of the porch. Removal of the porte cochere will give the Judd House a more balanced appearance from 6th Ave., whereas now the buildings appear crowded together. The Commission acknowledged there is value to keeping the porte cochere as part of the history of the building; however, they would allow removal of the porte cochere to improve the aesthetics of the development.
- Proposed townhome buildings:
 - The Commission has previously discussed the need for variation between each of the three proposed buildings. The developer presented that a red tone

brick would be used to complement the Judd House, but that the buildings are designed to appear as separate structures from the Judd House. Each building will have variation in color and trim.

- The Commission was satisfied with the architectural elevations and the developer's proposal for variation between the buildings.

A Historic Preservation Certificate of Appropriateness (COA) approval will be required for the building permits to modify the Judd House and construct each townhome building.

C. ZONING REVIEW:

Zoning District and Use Category:

The use definitions of the Zoning Ordinance define the proposed uses as follows:

- The buildings with three townhouses are categorized as *Townhouse Dwellings* (A building with more than two units attached horizontally.)
- The Judd House with 4 residential units would be categorized as a *Multiple-Family Dwelling* (A building with three (3) or more dwelling units not designed as a townhouse, where each dwelling unit is provided an individual entrance to the outdoors or to a common hallway.)

The existing RT-4 Traditional Single and Two Family zoning of the property allows for *Single* and *Two-Family Dwellings* only. The property must be rezoned to permit *Multiple-Family Dwellings* or *Townhouse Dwellings*.

The CBD-2 Mixed Use Business District, which is adjacent to the site north of Indiana Ave. (the Heritage Square development), permits multiple-family and townhouse development that is similar in character to the proposed development plan.

The CBD-2 district, however also permits limited business uses. Through a PUD ordinance, the City would restrict the land use of the subject property to residential uses only.

The purpose statement for the CBD-2 Mixed Use Business District:

The purpose of the CBD-2 Mixed Use District is to provide for a properly scaled mixed-use transition between single-family residential neighborhoods and the retail core of the CBD-1 Central Business District. The CBD-2 District permits a mix of retail, service, office, and medium-density residential uses within buildings that are of a reduced height and scale than that permitted in the CBD-1 District. However, development in this district is also intended to retain a pedestrian-oriented character, similar to that of the CBD-1 District.

Zoning and Residential Density of Surrounding Blocks (dwelling units per acre)

- The aerial photo below shows the gross residential density of each block surrounding the subject property.
- The Heritage Square developments to the north and northwest are both mixed use developments which contain buildings with commercial uses in addition to residential units.
- The blocks to the east, south and west are all developed with single-family style residential structures, but some buildings contain more than a single unit.



Development Standards

The Foxwood Square PUD established zoning parameters for the project. The table below compares the existing RT-4 zoning regulations, the 2007 approved PUD regulations, the proposed CBD-2 zoning, and the current PUD proposal.

(“Total PUD” in the table refers to the entire block which is the original PUD area, “Proposal” refers to the subject property, which does not include the two townhome units at the northeast corner of the site that are under separate ownership.)

	RT-4 District (existing zoning)	2007 PUD	CBD-2 District (proposed rezoning)	2015 PUD Proposal
Number of Units Proposed		12		Total PUD: 15 Proposal: 13
Minimum Lot Area Per Unit	3,750 sf	3,340 sf	Townhomes: 3,000 Multi-family: 2,200	Total PUD: 2,667 sf Proposal: 2,724 sf
Density in units per acre	11.6 du/acre	13 du/acre	14.5 du/acre	Total PUD: 16.3 du/acre Proposal: 16 du/acre
Maximum Building Coverage (excludes open porches)	25%	38%	40%	Total PUD: 30.5% Proposal: 27.8%
Maximum Building Height	32 ft. or 2 stories	37.73 ft.	40 ft.	38 ft.
Min. Front Yard (6th Ave.)	20 ft.	10 ft.	5 ft.	10 ft. (existing townhomes)
Min. Exterior Sideyard (Ohio & Indiana Ave.)	15 ft.	8 ft.	5 ft.	8 ft.
Min. Rear Yard (along 5th Ave.)	30 ft.	8 ft.	20 ft.	12 ft.
Max. number of buildings on a lot (17.22.010.A.1)	1	6	No limit- must meet minimum lot area	5
Off-Street Parking	2 per unit	2 per unit (in garages)	1 per unit	Townhome: 2 per unit in garages Surface parking, including spaces for multi-family: 12 (Total required per zoning: 13)

D. SITE LAYOUT & PARKING

- The site layout is similar to the 2007 PUD plan, with townhome units located around the perimeter of the site, with internal access drives.
- The three unit townhome buildings have roughly the same footprint as the previously approved two-unit buildings.
- The landscape plan shows a site area breakdown of 31.7% building footprints, 33.1% pavement and walks, and 35.2% open space.
 - With the elimination of one building and the enclosed garages for the Judd House units, the total Building Coverage per the Zoning Ordinance definition has dropped from 38% to 30.5 % (excludes open, unenclosed porches).
- The number of onsite parking spaces has increased:
 - The 2007 plan included two garage parking spaces per unit with no additional on-site parking spaces. The proposed plan provides two garage parking spaces per townhome unit, plus 12 parking spaces to be used by the 4 Judd House units and for additional parking for the entire development.
 - The total parking provided is in excess of what is required in the CBD-2 district (13 spaces, at 1 per unit for all residential uses). The CBD-2 requirement assumes there is available public on- or off-street parking in the vicinity of the site. Given the high utilization of on-street parking from nearby properties, including Lincoln School, staff recommends a parking ratio of no less than 2 spaces per unit.
 - At 2 spaces per unit, 4 guest or overflow spaces will be provided.

Staff Comment:

- Consideration should be given to extending a sidewalk to the north and south from the Judd House entry sidewalk, directly west of the parking stalls.

E. LANDSCAPE PLAN

- A revised landscape plan has been provided since the Plan Commission review.
- Parkway trees were planted around the property at the time of the initial site work.
- Due to the limited size of the parking areas, parking lot screening and internal parking lot landscaping are not required by the Zoning Ordinance.
- The driveways for the existing townhomes are constructed of paver bricks. Asphalt is proposed for all driveways for the new development. (For consistency, paver brick could be used for the drive aisle portion of the new entry driveway in front of the Judd House)

- Building Foundation Landscaping is required for the new townhome buildings:

Building Foundation Landscaping: 17.26.080	Requirement	Shown on Plan
Trees: 2 per 50 ft.	8 per building	3 to 4 adjacent to each new building 9 trees in the internal greenspace
Shrubs: 20 per 50 ft.	80 per building	Meets requirement: 68 to 73 shrubs per building, plus perennials (Vinca Minor)
75% of the front wall to be landscaped	75%	Meets the requirement
50% of remaining walls to be landscaped	50%	Meets the requirement

Staff Comments:

- The landscape plan is comparable to the previously approved plan in terms of quantity and quality of plantings.
- Trees have been added within the internal greenspaces in lieu of the narrow spaces around the townhome buildings (between the building and the sidewalk). Trees located in narrow setback areas can become overgrown, eventually requiring removal. The parkway areas, which are a more appropriate location for a shade tree, have been densely planted around the property, which offsets the need for additional building foundation trees.
- A tree can be added at the northeast corner of Building 3 to provide symmetry with the tree at the southeast corner of the existing townhome building.

F. BUILDING DESIGN

- The architectural concept is to treat the Judd House as a separate building by using compatible but simpler architectural styles for the townhomes (as opposed to the 2007 plan, which attempted to make the whole development appear more uniform in style). Elimination of the existing rounded porch and porte cochere would help better define the Judd House as a standalone structure and will make the site appear more balanced and less crowded.
- The architectural elevations for the townhome buildings include brick and a combination of cedar and fiber cement siding. The developer plans to use red-tone brick to complement the Judd House. Minor architectural details and colors will vary between each townhome building.
- The building code requires a second egress with access to the ground level to be provided for each of the townhome units. The circular staircase off of the back porch of the units meets the code requirement.

G. ENGINEERING REVIEW

- Utilities have been installed based on the 2007 plan and new services will be needed for the additional units.
- Stormwater detention is not required for a residential project of this size. However, a stormwater report will need to be provided comparing the approved vs. proposed impervious surface areas, with calculations of pre and post development runoff.
- The internal access drive is not necessary for Fire Dept. access; however potential use of the access drives by garbage or deliver vehicles should be considered.
- The Judd House will require fire sprinklers. The Fire Dept. connection to the building will need to be located such that it meets the minimum distance requirement to a hydrant. The pathway between the Fire Dept. connection and hydrant needs to be traversable.
- Fire flow for fire suppression is not anticipated to be an issue, however, the City Code requires a fire flow of at least 1,000 gallons per second be met, otherwise fire sprinklers would be required for the townhome units.

H. SUBDIVISION PLAT

- A revised Preliminary Plat of Subdivision has been provided to correct building lot lines to match the new site plan.
- An existing Ingress and Egress easements will be modified based on the new access drive layout.
- Previously granted landscape easements should be abrogated, as these areas are now located the common lot.
- A blanket utility easement (exclusive of building footprints) was previously provided.

I. INCLUSIONARY HOUSING

The Foxwood Square PUD was approved in 2006, prior to the City adopting the Inclusionary Zoning Ordinance in 2008. As a part of the PUD, the developer agreed to a cash contribution to the City's Housing Trust Fund in the amount of \$69,800. This was paid in its entirety in 2007.

Based on the most recent Affordable Housing Update, the requirement to provide affordable units is set a zero. Therefore, no additional units or fees are required.

J. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land Cash Fees were paid for the development in 2007. Fees for the additional units being proposed in the Concept Plan would be due at time of the first building permit for the new project. Land-Cash worksheets have been completed and submitted.

IV. PLAN COMMISSION RECOMMENDATION

On 1/20/15, the Plan Commission conducted a public hearing. The following topics were discussed during the public hearing:

- The amount of parking vs. greenspace and whether parking was appropriate in front of the mansion building. The Commission discussed a preference for locating all surface parking behind the mansion; however, this was not included as a condition of the Plan Commission recommendation.
- Use of different materials vs. the existing and approved development (specifically the use of less masonry on the proposed townhome buildings and use of asphalt paving instead of the paver brick for the driveways)
- Whether the proposal would impair property values
- The proposed density

The Plan Commission recommended approval of the project 7-0, subject to resolution of all staff comments prior to City Council action.

The applicant has revised the plans to address the staff comments relating to the site and landscape plans.

CITY OF ST. CHARLES

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

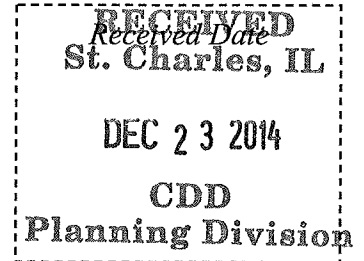


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>Heritage Green</u>
Project Number:	<u>2014 -PR- 022</u>
Application Number:	<u>2014 -AP- 041</u>



Instructions:

To request a zoning map amendment (rezoning) 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 Plan Commission public hearing or meeting date.

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:	Location:	<u>309 So. 6th Ave</u>	
	Parcel Number (s):	<u>09-34-208-006, 09-34-208-003, 09-34-208-004</u> <u>09-34-208-007, 09-34-208-009, 09-34-208-008</u>	
	Proposed PUD Name:	<u>Heritage Green</u>	
2. Applicant Information:	Name	<u>Bob Rasmussen</u>	Phone
	Address	<u>JRD Development, Inc.</u>	<u>630-774-9101</u>
		<u>409 IL Ave # 1-D</u>	Fax
		<u>ST. Charles IL 60174</u>	Email
3. Record Owner Information:	Name	<u>Home State Bank of Crystal Llc</u>	Phone
	Address	<u>40 Grant St., Crystal Lake,</u>	Fax
		<u>60014</u>	Email

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: ~~RT-IV~~ Single Family Attached Residential

Current zoning of the property: RT-IV

Is the property a designated Landmark or in a Historic District? yes

Current use of the property: Residential

Proposed zoning of the property: CBD-II

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

4- apartment units in Judd mansion.

3- 3 unit townhome buildings

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

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.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

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%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

FINDINGS OF FACT:

Fill out the attached form or submit responses on a separate sheet.

LIST OF PROPERTY OWNERS WITHIN 250 FT.

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

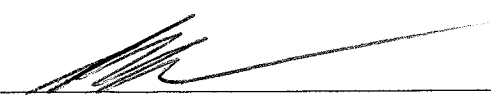
Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

Fill out the online form, print the report and submit with this application.

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

12-23-14

Date

**HOME STATE BANK NA
611 S Main Street
PO Box 1738
Crystal Lake, IL 60039-1738**

John Green 815-788-3451
jgreen@homestbk.com

December 24, 2014

Russell Colby
Planning Division Manager
City of St Charles
2 East Main Street
St Charles, IL 60174

**Re: Authorization for Bob Rasmussen or nominee pursuant to the contract
Between Bob Rasmussen and Home State Bank**

Dear Russell:

This letter confirms that Home State Bank has entered into a contract to sell the vacant lots and building at 309 S 6th Avenue to Bob Rasmussen. The sale and closing are contingent upon Bob Rasmussen obtaining certain approvals from the City for modifications to the PUD. We authorize Bob Rasmussen to make the required applications and submittals on behalf of Home State Bank for the purpose of obtaining the necessary approvals from the City.

If you need anything else from Home State Bank, please feel free to contact me.

Sincerely,



John Green
Director Special Assets Group

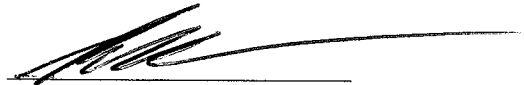
Cc: Jim Coleman
Bob Rasmussen

**OWNERSHIP DISCLOSURE FORM
CORPORATION**


STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Robert Rasmussen, being first duly sworn on oath depose and say that I am the
Owner of JRD Development, Inc., an
(Illinois) () Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

<u>Robert Rasmussen</u>	_____
_____	_____
_____	_____
_____	_____

BY: 
TITLE: Owner

Subscribed and Sworn before me this 23 day of
December, 20 14.


Notary Public



FINDINGS OF FACT – MAP AMENDMENT

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

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.



Heritage Green
Project Name or Address

12-23-17
Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. (Relate the proposed land use and zoning to the land use and zoning of other properties in the area) *or*

The Property is bordered by CBD-II district to the north and RT-IV to the East, West & South. Property to the North has multi-family and office uses, all other adjoining properties are residential.

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)

The zoning requested will help the value of the subject property by allowing the 3-unit buildings as they are more cost effective to build. The neighboring properties will benefit by the completion of a new defunct development.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

The inability to renovate the Judd mansion to a 4-unit apartment building as well as create more reasonably priced townhomes currently makes the site a non-viable location for development.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. (Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)

The current zoning does not allow for an economically viable development.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. (If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)

The development has lied dormant for 7+ years.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

The community needs nice, reasonably priced residential units close to downtown. The community also needs additional rental units near downtown.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The comprehensive plan remains residential we are consistant with the use.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

N/A

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

The proposed CBD-II zoning will allow the development to conform.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The area is constantly being re-developed in many residential ways through tear downs and rehabs of existing structures

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

CITY OF ST. CHARLES

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



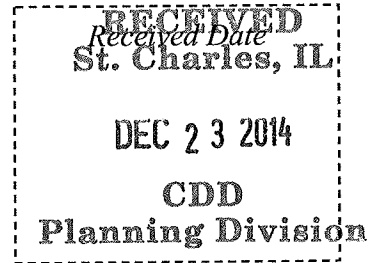
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Heritage Green</u>
Project Number:	<u>2014 -PR- 022</u>
Application Number:	<u>2014 -AP- 042</u>



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

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

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

1. Property Information:	Location:	
	Parcel Number (s):	<u>09-34-208-006, 09-34-208-003, 09-34-208-004</u> <u>09-34-208-007, 09-34-208-009, 09-34-208-008</u>
	Proposed Name:	<u>Heritage Green</u>
2. Applicant Information:	Name	<u>Bob Resmusen</u> <u>JRD Development, Inc</u>
	Address	<u>409 FL Ave # 1-D</u> <u>St. Charles, 60174</u>
	Phone	<u>630-774-9101</u>
3. Record Owner Information:	Name	<u>Hone State Bank of Crystal Lk.</u>
	Address	<u>406 Grant St., Crystal Lk.</u> <u>60014</u>
	Phone	
	Fax	
	Email	

Please check the type of application:

Special Use for Planned Unit Development - PUD Name: Heritage Green

New PUD

Amendment to existing PUD- Ordinance #: Foxwood Square 2007-2-4

PUD Preliminary Plan filed concurrently

Other Special Use (from list in the Zoning Ordinance): _____

Newly established Special Use

Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Attached Residential

Is the property a designated Landmark or in a Historic District? yes

What is the property's current zoning? RT-IV

What is the property currently used for? Residential

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

Renovate the Judd mansion to include 4 rental Apartment
Build 3 - new 3 unit Townhome buildings

For Special Use Amendments only:

Why is the proposed change necessary?

To make developing the parcel economically viable
and saving the Judd mansion.

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

See Zoning Table in City Staff Report.

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:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

❑ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

❑ 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.

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

❑ 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%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

❑ 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.

❑ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **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/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

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

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

❑ **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 - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

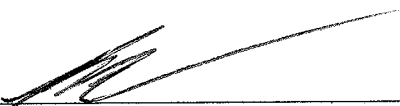
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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
	12-23-14
_____	_____
Applicant or Authorized Agent	Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

Heritage Green
PUD Name

12-23-14
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 development will be a great example of saving a historical home (the Judd mansion) while incorporating new townhomes on adjacent parcels. We have increased the parking and green space from the current PUD that is in place. We will be creating different architectural and finishes amongst the buildings. The development will bring new families into our downtown.

aved.

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

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

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

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

The PUD will create more open space than the current PUD.
we will be renovating and saving the historic Judd mansion
we will be introducing high quality architectural designs to the neighborhood.

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

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

Creating for rent and for sale homes near town will benefit our town.

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

The infrastructure is currently in place and is sufficient

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 bring new homes into the neighborhood and will in turn help reflect the increased values in this area as re-development continues.

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 special use will have no impact on the long term development in the area

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

There will be no effect on the safety or comfort of the neighboring properties.

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

The development will conform to all current codes.

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

The development will create more homes and thus bring new families to our town. This will increase tax base and the economic well-being of the city.

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

The comprehensive plan indicates the cities desire to keep this area residential as does the proposed PUD.

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

Received Date
RECEIVED
St. Charles, IL
DEC 23 2014
CDD
Planning Division

CITYVIEW

Project Name:

Heritage Green

Project Number:

2014-PR-022

Application Number:

2014-AP-043

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.

- Property Information:**
Parcel Number (s): 0934208004
09-34-208-007 / 09-34-208-009 / 09-34-208-003
09-34-208-009 / 09-34-208-006
Proposed Name of PUD: Heritage Green
- Applicant:**
Name JRD Development, Inc. Phone 630-774-9101
Address 409 IL Ave #1-D Fax
ST. Charles, IL 60174 Email
- Record Owner:**
Name Home State Bank of Crystal Lake Phone
Address 611 South Main St. P.O. Box 1855 Fax
Crystal Lake, IL 60039 Email
- Billing:**
Who is responsible for paying application fees and reimbursements?
Name JRD Development, Inc. Phone 630-774-9101
Address 409 Illinois Ave #1-D Fax
ST. Charles, IL 60174 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.
- ❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources.
- ❑ **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.

Home State Bank of Crystal Lake
Record Owner Date

[Signature]
Applicant or Authorized Agent 12-22-14
Date

City of St. Charles Land/Cash Worksheet

Dwelling Type/Bedroom Count		# of Units	Park Multiplier	Est. Park Pop.	Elem. School Multiplier	Est. Pop.	Middle School Multiplier	Est. Pop.	High School Multiplier	Est. Pop.
Detached Single Family										
	2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
	3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
	4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)										
	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 additional 3 BR townhome units	3 bedroom	3	2.392	7.176	0.234	0.702	0.058	0.174	0.059	0.177
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)										
	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
4 apartments in mansion	2 bedroom	4	1.914	7.656	0.086	0.344	0.042	0.168	0.046	0.184
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Deduction from 2007 2 BR attached units (4)				-7.96		-0.352		-0.192		-0.152
Estimated Population		7		6.872		0.694		0.15		0.209
Park Acreage @ 10 acres per 1,000 population				0.06872	acres					
Park Land Dedication				0	acres					
Park Cash in Lieu @ \$240,500 per acre				\$16,527.16						
Elementary School Acreage @ .025 acres per student						0.01735				
Middle School Acreage @ .0389 acres per student								0.005835		
High School Acreage @ .072 acres per student										0.015048
Total School Acreage				0.038233						
Total School Cash in Lieu @ \$240,500 per acre				\$9,195.04						

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

\$12,026.00 (Not for development within City of St. Charles)
\$6,690.78 (Not for development within City of St. Charles)



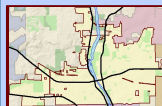
City of St. Charles, Illinois

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

Foxwood Square PUD

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: November 13, 2013 08:35 AM



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Powered by Precision GIS

HERITAGE GREEN

PARCEL 1 AND LOTS 2 THROUGH 6 ALL INCLUSIVE IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF SAINT CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 30, 2007, AS DOCUMENT NO. 2007K079062, IN KANE COUNTY, ILLINOIS.

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

WARNING

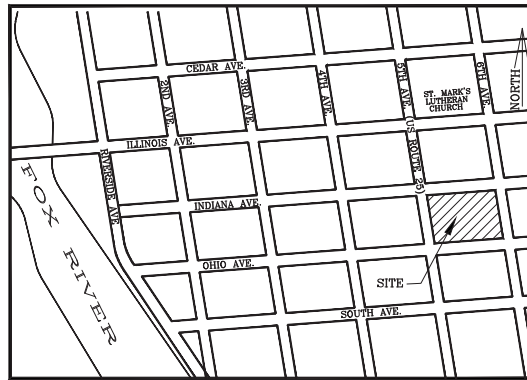


CALL BEFORE YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

CITY OF ST. CHARLES NOTES

1. ALL PERVIOUS AREA SHALL BE SODDED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
8. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3" OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS IV. ALL JOINTS SHALL BE 70° RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY STANDARD NOTES AND DETAILS SHALL APPLY.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

TITLE	SHEET NO.
TITLE SHEET.....	1
TOPOGRAPHY & DEMOLITION PLAN.....	2
GEOMETRIC PLAN.....	3
GRADING PLAN.....	4
UTILITY PLAN.....	5
LANDSCAPING PLAN	
PLAT OF SUBDIVISION	

LEGEND

	PROPOSED STORM SEWER		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	PROPOSED SANITARY SEWER		PROPOSED CONTOUR
	EXISTING SANITARY SEWER		EXISTING CONTOUR
	PROPOSED WATER MAIN		EXISTING FENCE
	EXISTING WATER MAIN		OVERFLOW DIRECTION
	PROPOSED SANITARY MANHOLE		PROPOSED CURB
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
	PROPOSED FIRE HYDRANT		
	PROPOSED GATE VALVE		

STATE OF ILLINOIS
COUNTY OF KANE) SS)

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

UNDERGROUND UTILITY NOTE:

The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

USE OF DRAWINGS

Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, and stamped or sealed by the Engineer and contain the words "Released For Construction".

HOLD HARMLESS STATEMENT

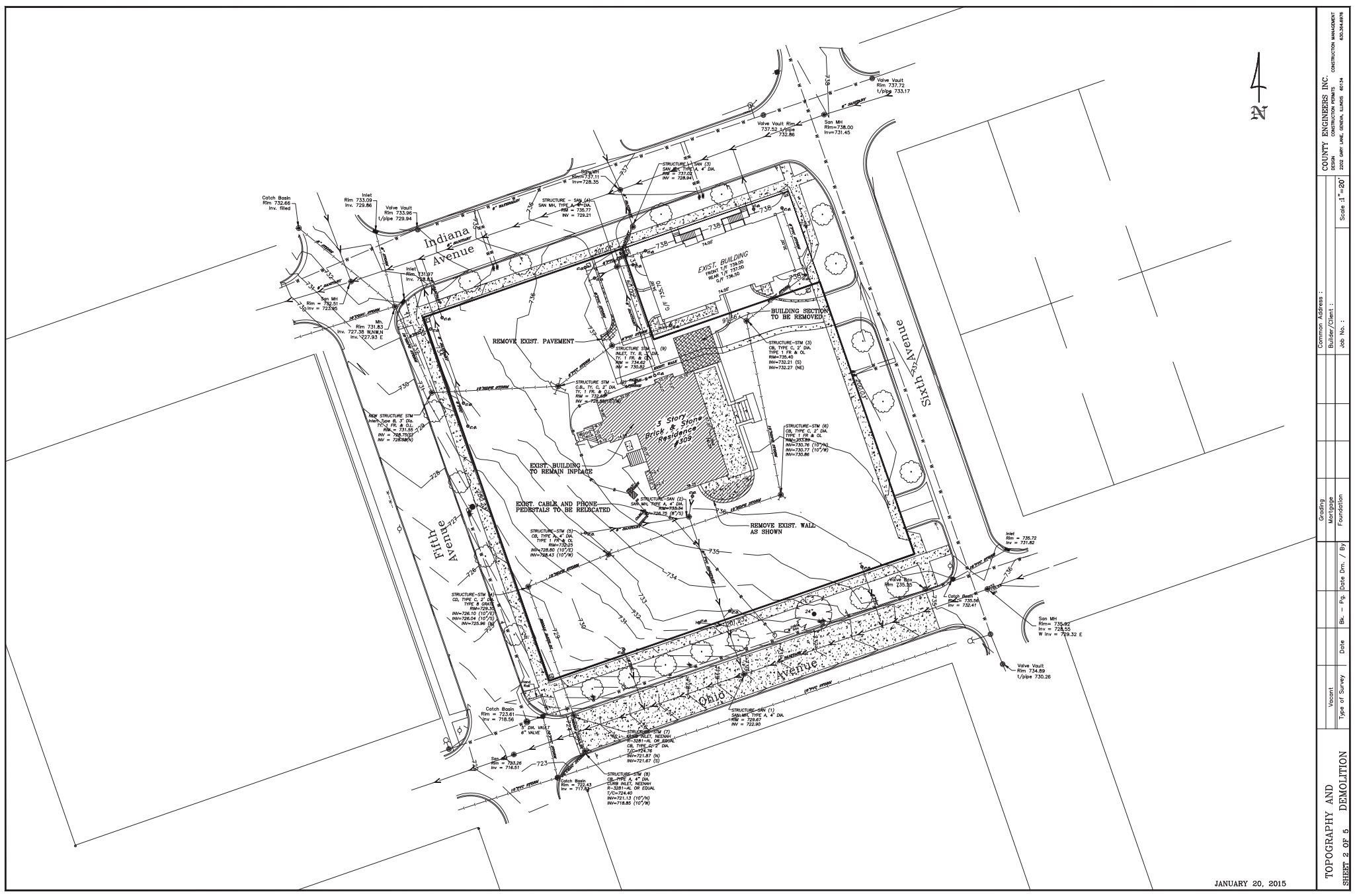
The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanic, Tradesman or Worker shall constitute a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanic, Tradesman or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

COUNTY ENGINEERS INC.

2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.6976 ceillinois@aol.com

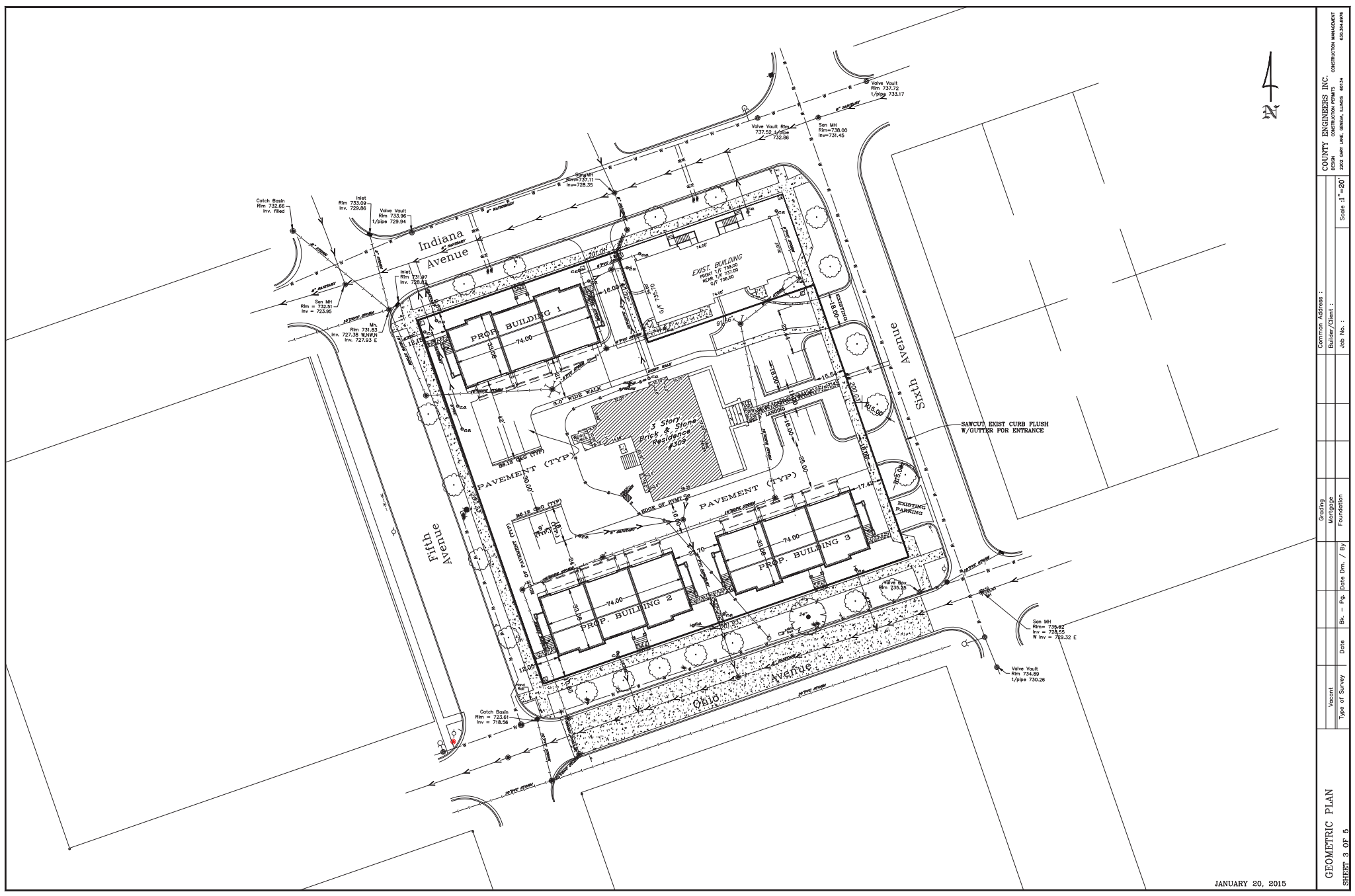


BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15



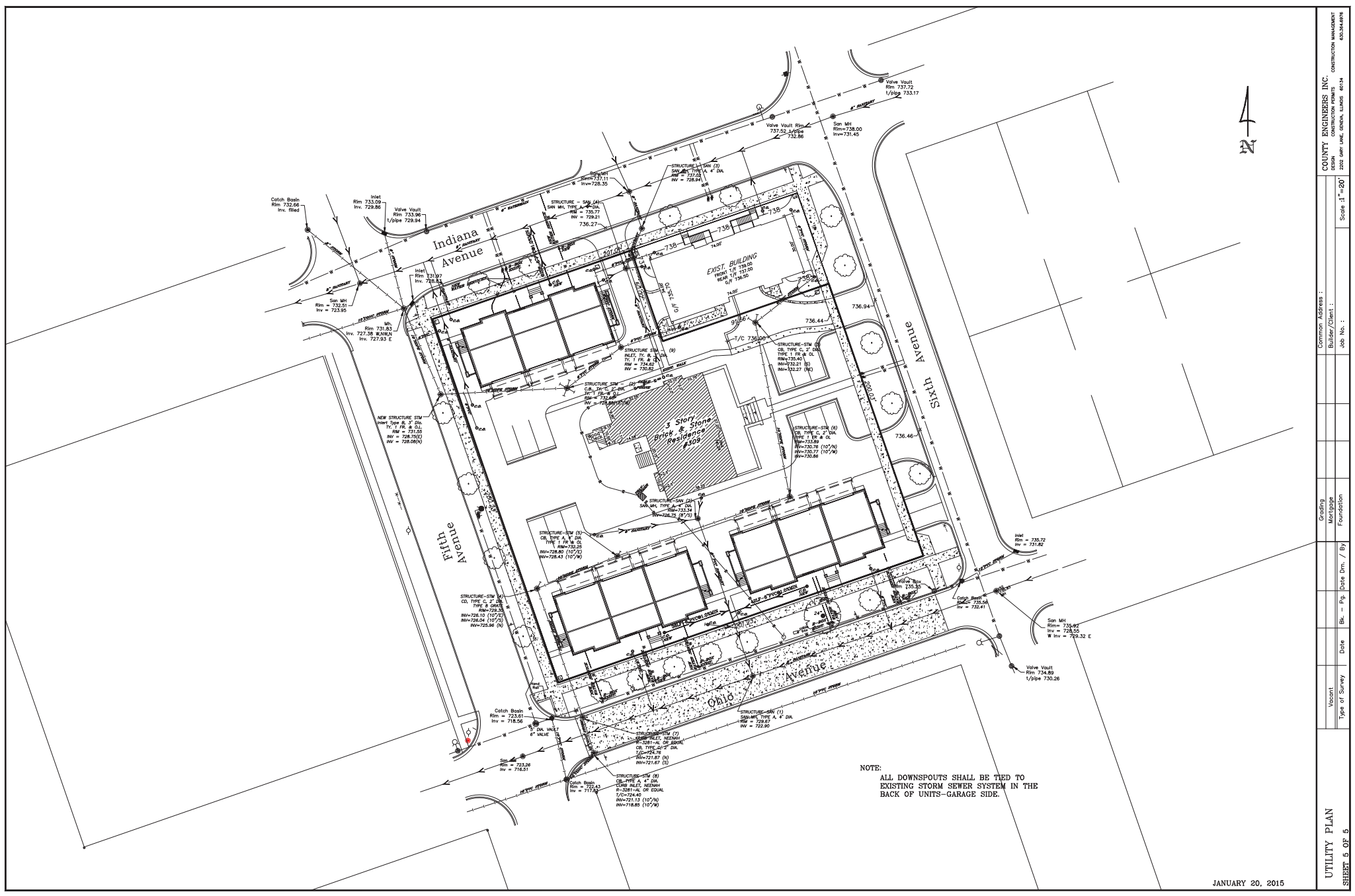
TOPOGRAPHY AND SHEET 2 OF 5 DEMOLITION		Vacant	Date	Bk. - Pg.	Date Dwn. / By	Grading Mortgage	Builder/Client :	Common Address :
		Type of Survey				Foundation	Job No. :	County Engineers Inc. construction management 202 W. W. Ave. Columbus, Kansas 64904
							Scale: 1" = 20'	

JANUARY 20, 2015



GEOMETRIC PLAN SHEET 3 OF 5		Common Address : Builder/Client : Job No. :	Grading Mortgage Foundation	Bl. - Pg. Date Dwn. / By	Date Date	Vacant Type of Survey	COUNTY ENGINEERS INC. 200 WEST LANE, CANON, MISSISSIPPI 39014 CONSTRUCTION MANAGEMENT
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JANUARY 20, 2015



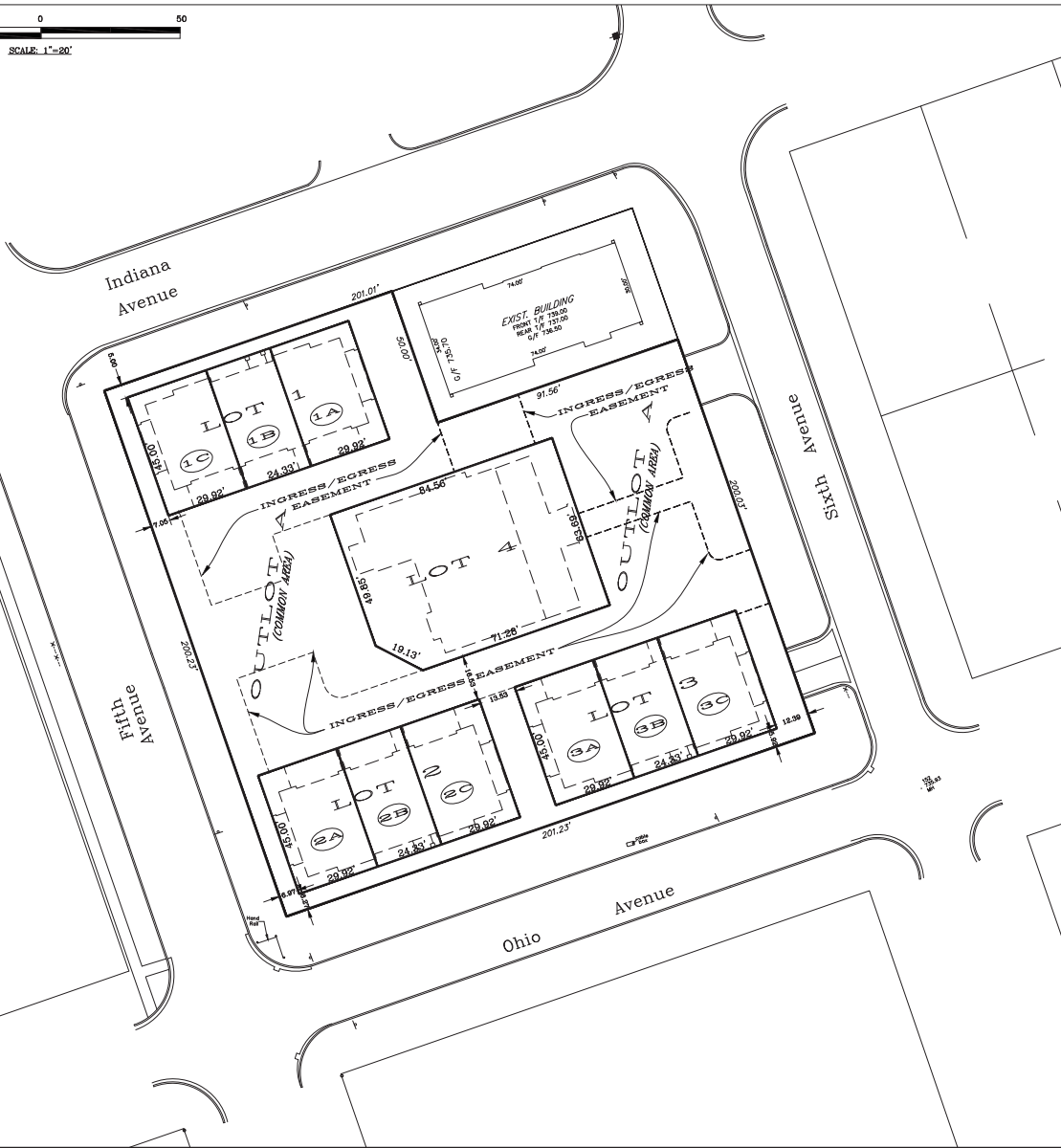
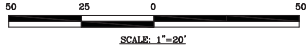
UTILITY PLAN		Date		Blk. - Pg.		Date Dwn. / By		Grading		Common Address :	
SHEET 5 OF 5		Type of Survey		Mortgage		Foundation		Builder/Client :		COUNTY ENGINEERS INC.	
		Vacant								CONSTRUCTION MANAGEMENT	
		Job No. :								2002 WEST LAKE, CANON, LINDSEY & BROWN	
		Scale : 1" = 20'									

JANUARY 20, 2015

PLAT OF SUBDIVISION HERITAGE GREEN

PARCEL 1 AND LOTS 2 THROUGH 6 ALL INCLUSIVE IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF SAINT CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 30, 2007, AS DOCUMENT NO. 2007K079062, IN KANE COUNTY, ILLINOIS.

P.I.N. NUMBERS:
 09-34-208-003
 09-34-208-004
 09-34-208-006
 07-34-208-007
 07-34-208-008
 07-34-208-009



DIRECTOR OF COMMUNITY DEVELOPMENT (or Designee)
 STATE OF ILLINOIS)
 COUNTY OF KANE) ss

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

Director of Community Development
 Dated at _____, Illinois, this _____ day of _____, A.D. 20____.

CITY COUNCIL CERTIFICATE

Approved and accepted this _____ day of _____, A.D. 20____.
 CITY COUNCIL OF CITY OF
 ST. CHARLES, ILLINOIS

Mayor
 Attest: City Clerk

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 Approved this _____ day of _____, A.D. 20____.
 CITY OF ST. CHARLES PLAN COMMISSION
 Chairman

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the use and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title thereon indicated.

Also, this is to certify that property being subdivided aforesaid, and to the best of the owner's knowledge and belief, said subdivision lies entirely within the limits of:
 St. Charles Community Unit School District 303.

Dated this _____ day of _____, AD.

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
 COUNTY OF KANE)
 _____ a notary public, in and for said county, in the state aforesaid, do hereby certify that _____ personally known to me to be the same person whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the use and purposes therein set forth.
 Given under my hand and Notarial Seal this _____ day of _____, A.D. 20____ of _____, Illinois.
 Notary Public

MORTGAGEE'S CERTIFICATION

Approved and accepted by _____ as Mortgagee.
 Dated at _____, Illinois, this _____ day of _____, A.D. 20____.
 By _____
 Attest: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) ss
 This is to certify that I, _____ Illinois Land Surveyor No. _____ have surveyed and subdivided the following described property:
 PARCEL 1 AND LOTS 2 THROUGH 6 ALL INCLUSIVE IN FOXWOOD SQUARE PLANNED UNIT DEVELOPMENT, IN THE CITY OF SAINT CHARLES, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 30, 2007, AS DOCUMENT NO. 2007K079062, IN KANE COUNTY, ILLINOIS.
 Given under my hand and seal at _____, Illinois, this _____ day of _____, A.D. 20____.

Norbert Lambert, P.L.S.
 Illinois Registered Land Surveyor
 NO

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF KANE) ss
 I, _____ County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.
 Given under my hand and seal at _____, Illinois, this _____ day of _____, A.D. 20____.
 County Clerk

ILLINOIS DEPARTMENT OF TRANSPORTATION

CITY OF ST. CHARLES) ss
 This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to revise the law in relation to plats", as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways" will, be required by the Department.
 Dated this _____ day of _____, A.D. 20____.
 By _____

UTILITY EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES (HEREINAFTER "CITY") AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE AGREEMENT GRANTING THEM EASEMENT RIGHTS FROM THE CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, SBC, NICOOR GAS COMPANY, COMCAST CABLE AND TO THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER "UTILITIES") IN, UPON, ACROSS, UNDER AND THROUGH ALL LOTS AND PARCELS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, INSPECTING, OPERATING, REPAIRING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY SEWERS, STORM SEWERS, GRAVAGE WAYS, STORM WATER DETENTION OR RETENTION, WATER MAINS, AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO RIDGES, VALVES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO THE SUBDIVIDED AREA, TO SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY AND UTILITIES MAY DEEM REASONABLY NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK, PROVIDED THAT NO SUCH EASEMENT SHALL EXTEND INTO ANY AREA OTHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE APPROVED BY THE CITY. FURTHER, ALL SUCH FRANCHISES SHALL BE REQUIRED TO RESTORE THE EASEMENT PREMISES BY PROPERLY GRADING AND RESTORING THE SURFACE TREATMENT (E.G. PAVING, SOO, ETC.) TO PRE-EXISTENCE CONDITION IN PROMPT MANNER UPON THE SUBSTANTIAL COMPLETION OF SUCH WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITY COMPANIES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS AND OBJECTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENT. SAID EASEMENT MAY BE USED FOR PLANTING OF SHRUBS AND LANDSCAPING AND OTHER PURPOSES IN ACCORDANCE WITH FINAL PLAN APPROVAL BY SAID CITY OF ST. CHARLES, AND PROVIDED SUCH PLANTING, LANDSCAPING OR OTHER PURPOSES DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE SAID EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES, SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

This is to certify that the parcels included in this record of deed [are/are not] located in the Special Flood Hazard Area identified for the [City/Village/County] of _____ Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map, Parcel No. _____, Dated _____, 20____.

Illinois registered Land Surveyor No. _____

COUNTY ENGINEERS INC.
 PLANNING, DESIGN, CONSTRUCTION
 2202 GARY LANE, GENEVA, IL 60134
 630.364.6876
 CELLINO@AOL.COM

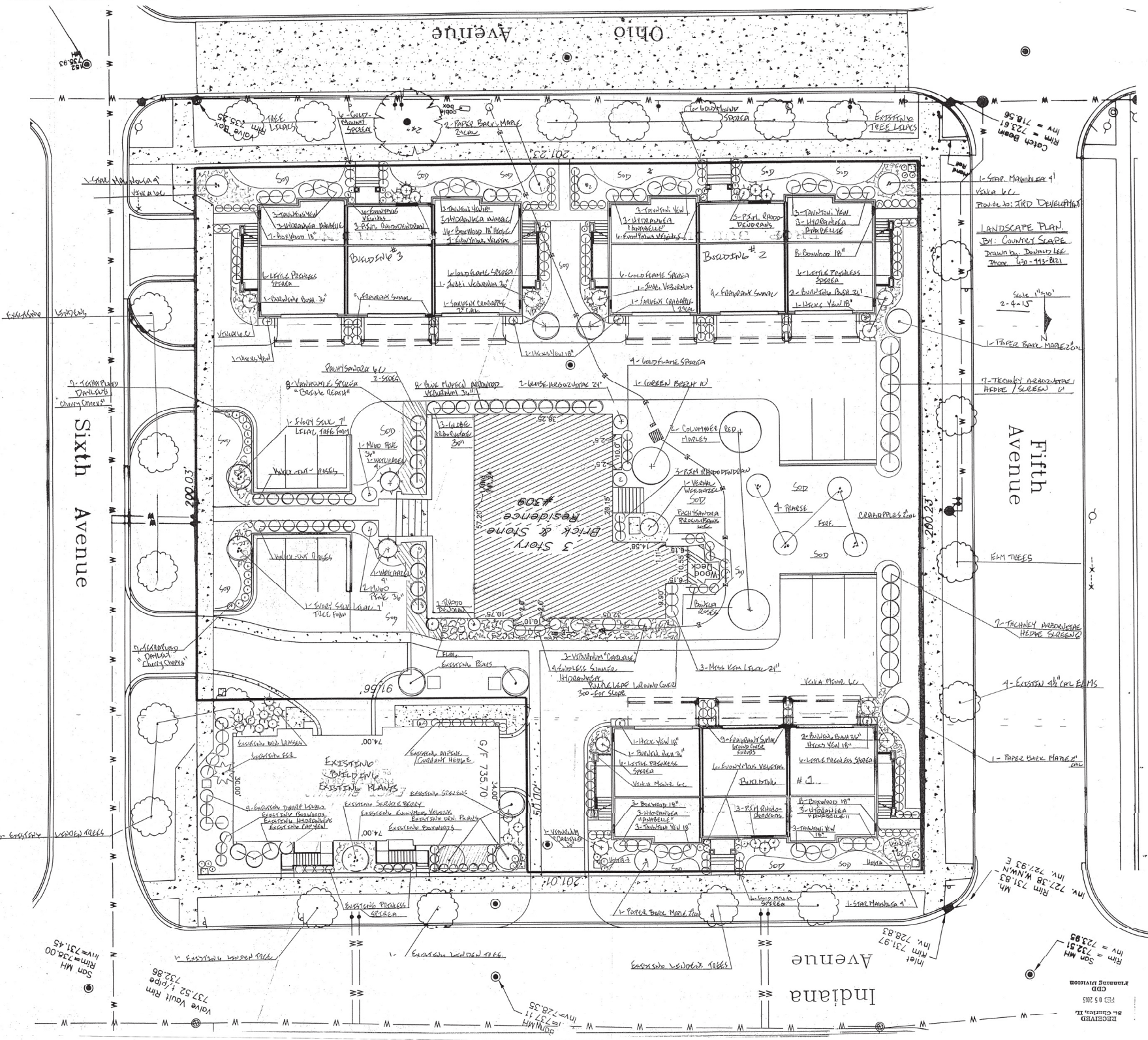


SITE DATA:

BUILDINGS (including Exist.).....	11,297 S.F.	31.7%
PAVEMENT AND WALKS.....	11,823 S.F.	33.1%
OPEN SPACE.....	12,553 S.F.	35.2%
TOTAL AREA=	35,673 S.F.	

SCALE: 1"=20'

Common Address :	
Builder/Client :	
Job No. :	NTS
Scale :	NTS
Grading	
Mortgage	
Foundation	
By	
Date	
Vacant	
Type of Survey	



LANDSCAPE PLAN
BY: COUNTRY SCAPE
DRAWN BY: JENNIFER LEE
PHONE: 479-445-821

Scale 1/8"=1'-0"
2-9-15
N
1- FAPER BARK MANEY 2"

1- TECHNEY ARBORESCENT
HEDGE SCREEN 1"

5TH TREES

2- TECHNEY ARBORESCENT
HEDGE SCREEN 1"

1- EXISTING 48" CRT EMMS

1- FAPER BARK MANEY 2"

SON MH 731.83
RIM 727.38
INV. 727.93 E

RECEIVED
BY: CHARLES H.
PROJECT # 2015
CDD
PLANNING DIVISION
SON MH = 723.95
RIM = 722.51
INV = 721.97

SON MH 731.45
RIM 726.00
INV 731.45
Valve Vault RIM 737.82 / pipe 732.86

SON MH 731.85
RIM 727.37
INV 728.35

SON MH 731.97
RIM 728.83
INV 731.97

SON MH 731.97
RIM 728.83
INV 731.97



PRELIMINARY END ELEVATION 12.22.14
 1/8" = 1'-0" MARSHALL ARCHITECTS
 PROPOSED TOWN HOMES AT "HERITAGE GREEN"
 (PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P. U. D.")

SHEET _____
 OF: 2



PRELIMINARY STREET SIDE ELEVATION 1-4-15

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D."

SHEET

2

OF 2



PRELIMINARY REAR ELEVATION 12.28.14

1/8" = 1'-0"

MARSHALL ARCHITECTS

PROPOSED TOWN HOMES AT "HERITAGE GREEN"

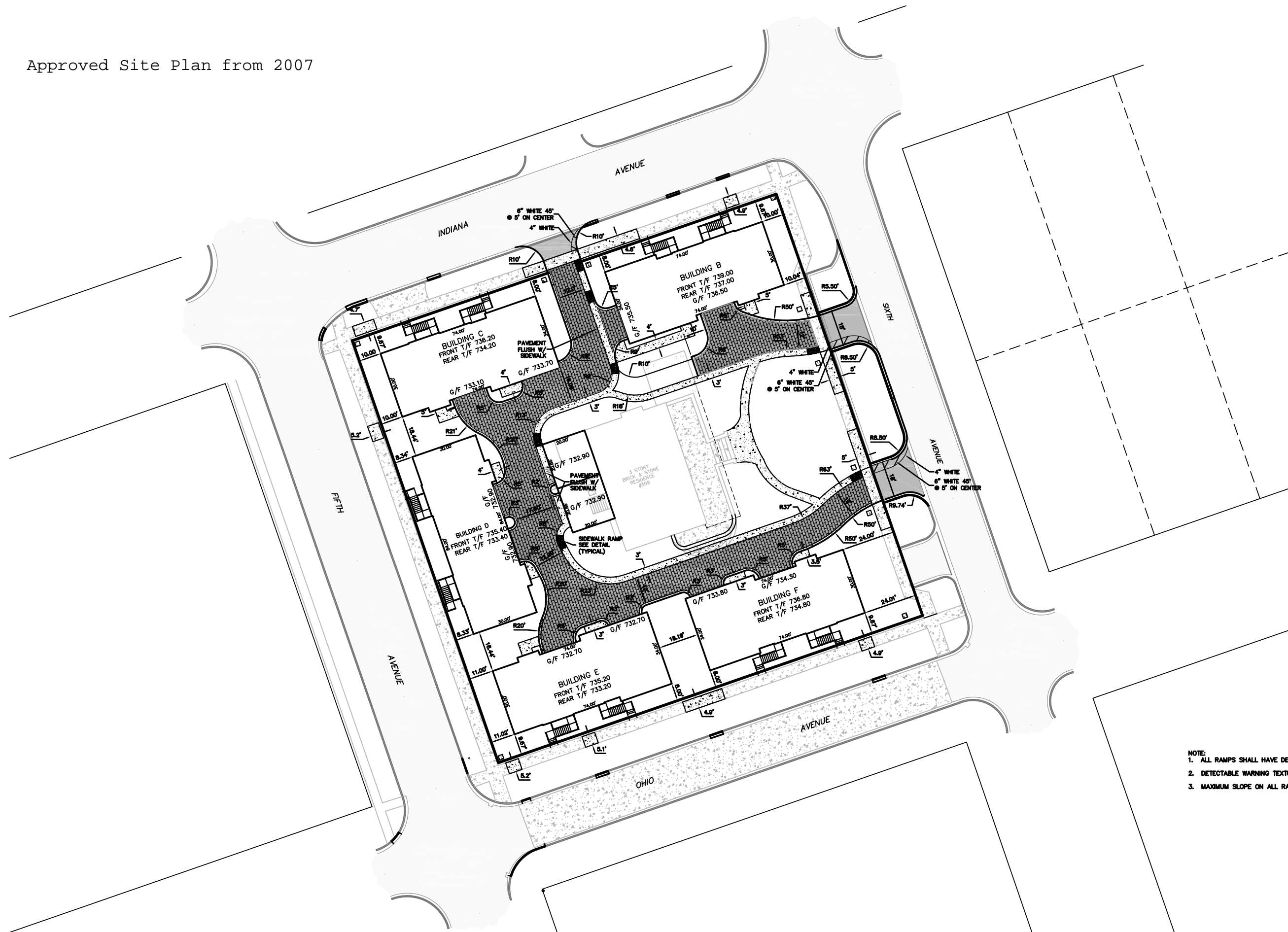
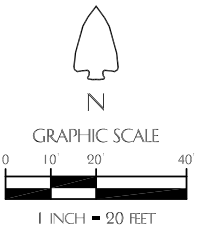
(PREVIOUSLY KNOWN AS "FOXWOOD SQUARE P.U.D.")

SHEET

3

OF 3

Approved Site Plan from 2007



- NOTE:
1. ALL RAMP SHALL HAVE DETECTABLE WARNING TEXTURE.
 2. DETECTABLE WARNING TEXTURE SHALL CONSIST OF RED TRUNCATED DOMES.
 3. MAXIMUM SLOPE ON ALL RAMP TO BE 1:12.

PREPARED FOR:
NORTH FACE BUILDING & DEVELOPMENT, INC.
 40W3926 EDGAR LEE MASTERS LANE
 ST. CHARLES, IL 60175
 (630) 443-9300

PREPARED BY:

WESTERN SURVEYING & ENGINEERING, P.C.
 391 STEVENS STREET, SUITE A
 GENEVA, ILLINOIS 60134
 (630) 845-0600 (630) 845-0601 FAX
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002967
 COPYRIGHT © 2007, WESTERN SURVEYING & ENGINEERING, P.C.

NUMBER		DATE		DESCRIPTION		REVISIONS		NUMBER		DATE		DESCRIPTION	

FOXWOOD SQUARE – GEOMETRIC PLAN
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: 02_OVERALL\09	DESIGN BY: SMS	JOB. NO.: 393.002	XREF: NONE
DIRECTORY: CAD7/393002	DRAWN BY: SMS	DATE: 01/15/07	SCALE: 1"=20'

SHEET 9 OF 14

City of St. Charles, Illinois

Ordinance No. 2007-Z-4

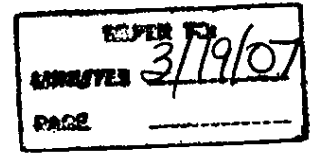
**An Ordinance Granting an Amendment to Special Use
and PUD Preliminary Plan Approval (Foxwood Square
PUD - 309 S 6th Avenue)**

**Adopted by the
City Council
of the
City of St. Charles
March 19, 2007**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, March 23, 2007**

Nancy Garrison
City Clerk





ORDINANCE NO. 2007-Z-4

**PRESENTED AND PASSED BY THE
CITY COUNCIL ON** March 19, 2007

**AN ORDINANCE GRANTING AN AMENDMENT TO SPECIAL USE
AND PUD PRELIMINARY PLAN APPROVAL
(Foxwood Square PUD – 309 S. 6th Avenue)**

WHEREAS, a petition to amend Special Use Ordinance 2002-Z-19, and approval of PUD Preliminary Plans for the real estate legally described in Exhibit "A" attached hereto (hereinafter referred to as "SUBJECT REALTY") has been filed by Northface Builders ("APPLICANT"); and,

WHEREAS, Notice of Public Hearing on said applications for the Special Use Amendment was published on or about October 17, 2006, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about November 7, 2006, all as required by the statutes of the State of Illinois and the ordinances of the City; and continued the Public hearing to November 21, 2006, and

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Subject Realty is located within a designated City Historic Preservation District, and the Historic Preservation Commission reviewed the application provided its recommendations (Resolution 11-2006) to the Plan Commission;

WHEREAS, the Plan Commission made the required Findings of Fact and recommended denial of the petitions on February 6, 2007 as per Plan Commission Resolution 1-2007, attached herein as "Exhibit B"; and,

WHEREAS, the Planning and Development Committee recommended approval of the Special Use on February 12, 2007 based Findings of Fact for Special Use, attached herein as "Exhibit C" and Findings of Fact for PUD Amendment, attached herein as "Exhibit D"; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and the Planning and Development Committee and has considered the same; and,

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

SECTION 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION 2. That Ordinance 2002-Z-19 is hereby amended by deleting its provisions in their entirety, and by substituting the provisions hereof, governing the Special Use as a Planned Unit Development for the Subject Property. In connection with such approval, and based upon the application and the evidence presented at the public hearing, the City Council hereby finds that the Special Use Amendment and the PUD Preliminary Plan is in the public interest and adopts the Findings of Fact set forth in Exhibits "C" and "D" attached hereto and incorporated herein.

SECTION 3. That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following additional definitions, uses, procedures, and restrictions contained herein.

A. PRELIMINARY PLAN APPROVAL

That approval is hereby granted with respect to the Subject Realty subject to substantial compliance with the PUD Preliminary Plans attached hereto and incorporated herein as “Exhibit E” including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

Changes to the Preliminary Plan may be approved by the City Council without amending this Ordinance, if such changes conform to the provisions hereof and do not constitute a Major Change as defined in Section 17.04.430 B. of the St. Charles Municipal Code, as determined by the City Council.

B. ZONING REQUIREMENTS AND STANDARDS

The provisions set forth in the St. Charles Zoning Ordinance for property in the RT-4 District in effect as of the date of this Ordinance shall apply to the Subject Realty, except as specifically provided in this Section.

That there are hereby granted certain exceptions and deviations from the provisions of Title 17 of the St. Charles Municipal Code, as amended, as set forth in “Exhibit F”.

SECTION 4. That the Subject Realty may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and in accordance with the following conditions, requirements and restrictions hereinafter provided all of which must be satisfied, prior to the issuance of building permit:

That a fee-in-lieu of an affordable unit is paid prior to issuance of the building permit per the policy recommendation in place at the time of PUD approval or per the Inclusionary Zoning Ordinance which may be in place prior to the issuance of a building permit, whichever is lower.

SECTION 5. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

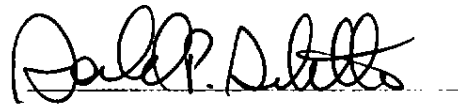
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.



Nancy Garrison
CITY CLERK



MAYOR Donald P. DeWitte

COUNCIL VOTE:
AYES: 9
NAYS: 1
ABSENT: —

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 of Riverside Community Church, a resubdivision of Block
21 in Minard, Ferson and Hunt's addition to St. Charles, St.
Charles Township, Kane County, Illinois.

"EXHIBIT B"

RESOLUTION NO. 1-2007

**RECOMMENDING DENIAL OF AMENDMENT TO SPECIAL USE
AND PUD PRELIMINARY PLANS
(FOXWOOD SQUARE)**

Passed by Plan Commission February 6, 2007

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for an Amendment to Special Use; and

WHEREAS, the Plan Commission finds denial of said amendment to be in the best interest of the City of St. Charles;

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council denial of the proposed amendment to the Special Use Ordinance 2002-Z-19 for Foxwood Square, 309 S. Sixth Avenue, North Face Builders because: 1) the proposed amendment does not fulfill the purpose of the PUD process identified in Section 17.04.400 A of the municipal code for a PUD; and 2) the proposed amendment does not meet the Finding of Fact 17.04.330 C-2 for Special Uses, because it would weaken the intended location and neighborhood by allowing for unacceptably high residential unit density per acre and an unacceptable building coverage ratio for the PUD, and allowing for construction of unacceptably tall building heights, as well as not protecting PUD or neighborhood zoning yard requirements. These deviations from the existing PUD in force and the current zoning of the effective neighborhood (east, south and west of the subject site) and the St. Charles comprehensive plan do not meet required findings of fact.

Roll Call:

Ayes: Lencioni, Murphy, Kreiner
Nays: Wallace, Bessner
Absent: Amatangelo, Hanlon, Spear, Kessler
Motion Carried.

Resolution 1-2007

PASSED, this 6th day of February, 2007.

Chairman
St. Charles Plan Commission

Secretary
St. Charles Plan Commission

“EXHIBIT C”

FINDINGS OF FACT FOR SPECIAL USE AMENDMENT:

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

The proposed amendment will provide a well designed residential development with sidewalks with all its parking requirements being met on site, as compared to the currently approved church which would have demanded additional off-site parking.

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

The proposed Preliminary Engineering plans show provision of adequate utilities, drainage and access. The site is located in an area served by a traditional grid system of streets.

3. **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 residential use will reinforce and continue the residential character of the neighborhood. With the proposed well-designed buildings, it is not anticipated that property values of the neighborhood will be negatively impacted. Additionally, the restoration and rehabilitation of an existing historic structure will serve an overall public purpose of historic preservation.

4. **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 property is surrounded by established uses, which are already developed.

5. **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 existing special use currently allows the construction of a church at this location. The proposed amendment to the special use will provide for a residential development, more in keeping with its surroundings, which also contain the same use, and therefore will not be detrimental to public health, safety, comfort or general welfare.

6. **Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.**

The site plan meets the design review standards for landscaping, parking and utility and emergency access. A tree preservation plan has been provided. Building facades are articulated towards the streets. Parking and vehicular access is provided in the rear.

“EXHIBIT D”

FINDINGS OF FACT FOR PUD AMENDMENT:

The City Council of the City of St. Charles hereby makes the following findings of fact based on the application and the evidence presented at the public hearing that the amendment to the PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances the purposes of the Planned Unit Development procedure stated in Chapter 17.04 of the Zoning Code.**

The proposed PUD promotes the following purpose: “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”. With the preservation of the historic structure, the sense of place has been retained. The articulation of the new buildings to the street and the surrounding neighborhood speaks to integration into the community.

- ii. The proposed PUD Preliminary Plans conform to the applicable Design Review Standards (Chapter 17.06).**

As indicated in Special Use Finding #6, the applicable design review standards are met.

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

PUD conforms to the Findings of Fact for Special Use Amendment as indicated in Section IV above.

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

The proposed PUD preserves a historic structure, and provides two-family dwelling units, adding to the diversity of the housing types in the neighborhood, which currently provides multi-family and single-family housing.

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

While the density exceeds the limits recommended in the Comprehensive Plan, the PUD follows the intent of “creating higher density residential areas close to downtown”, as mentioned in the Planning Component 2 of the Comprehensive Plan.

- vi. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The PUD will conform to all applicable federal, state and local regulations.

“EXHIBIT E”

PUD Preliminary Plans including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

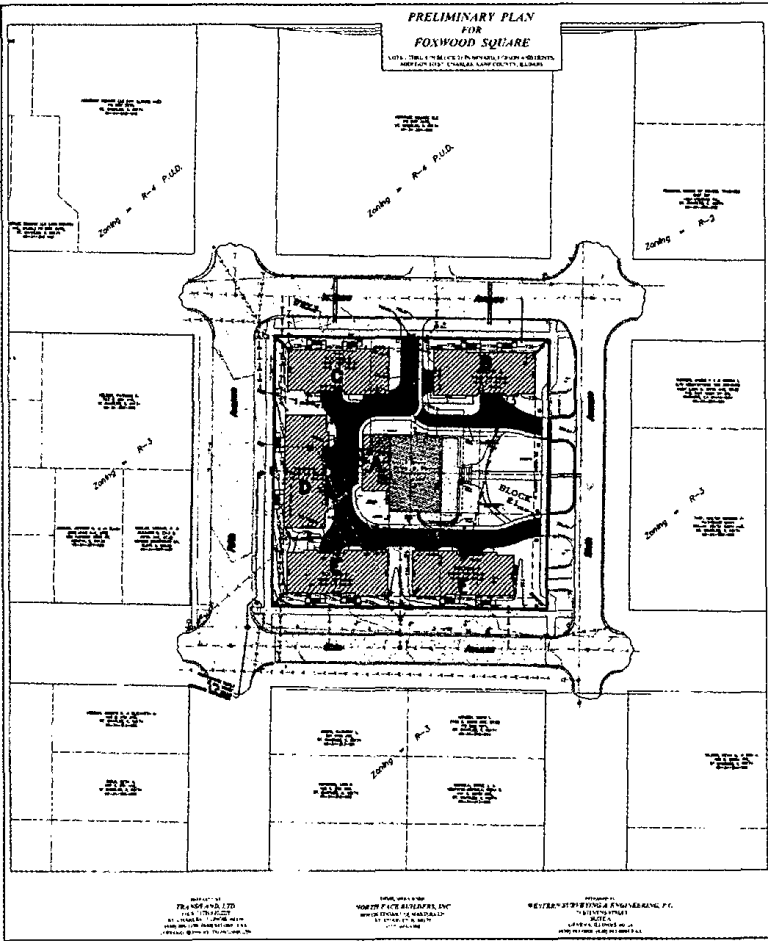
“EXHIBIT F”

DEVIATIONS FROM THE ZONING REQUIREMENTS

Provisions per Table 17.12.2	Required per RT-4 Trad Single/ 2-family Resi. Dist	Deviation granted for:
Minimum Lot Area per unit	Two-Family: 3,750 sq. ft./unit.	3340 sq. ft./unit
Minimum Front Yard (Along 6 th Avenue)	20 ft.	10 ft.
Minimum Exterior side yard (Along Ohio and Illinois Avenues)	20 ft.	8 ft.
Minimum Rear yard (Along 5 th Avenue)	30 ft.	8 ft.
Max. Building Height	32 ft or 2 stories, whichever is less	37.73 ft
Maximum Building Coverage	25% - For bldgs over 1 ½ stories	38%
Section 17.22.10 A-1 No. of buildings on a lot	One	Six

**PRELIMINARY PLAN
FOR
FOXWOOD SQUARE**

LOTS, TRACTS, BLOCKS, PLANNING ZONING ORDINANCE, METROPOLITAN CHARTER COUNTY, EL PASO



LEGEND MAP
SCALE: 1" = 100'

SITE DATA TABLE

TOTAL SITE AREA	494,500 SF
EXISTING ZONING	R-2 P.D.D.
PROPOSED ZONING	R-2 P.D.D.
LANDS ACROSS	1,004.00 ACRES
PARKING DATA	
TOTAL NO. OF STAFF PARKING: 20 SPACES	
PROPORTION OF TOTAL PARKING: 20 SPACES	



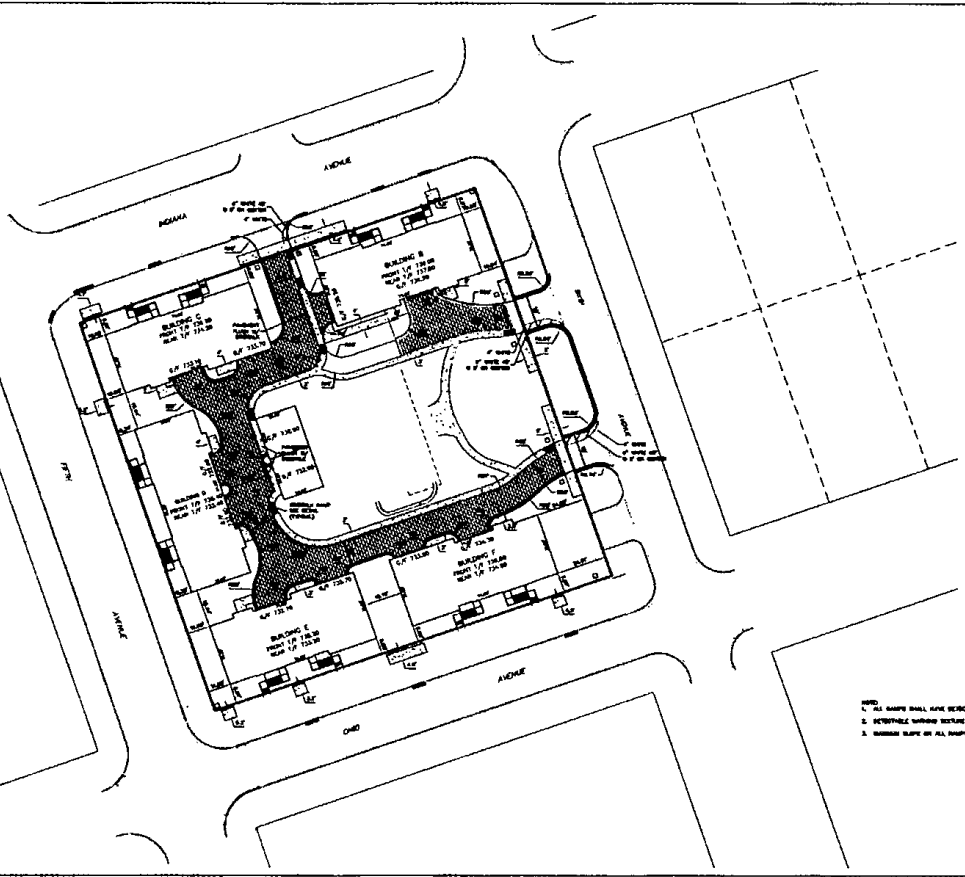
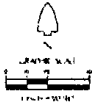
SCALE: 1" = 20'

THESE PLANS, DATA AND TESTING DATA ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF WESTERN STEEL ENGINEERING, P.C. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ORIGINAL DESIGNER OR BY THE ARCHITECT'S REPRESENTATIVE OF THE PROJECT AND AT HIS OWNERS RISK.

DESIGNED BY
FRANK AND JOY
1414 17TH STREET
SUITE 1000 - DALLAS, TEXAS 75201
PHONE: 214-761-1111
FAX: 214-761-1112

OWNER: FOXWOOD
WESTERN STEEL ENGINEERING, P.C.
1414 17TH STREET
SUITE 1000 - DALLAS, TEXAS 75201
PHONE: 214-761-1111
FAX: 214-761-1112

ENGINEER:
WESTERN STEEL ENGINEERING, P.C.
1414 17TH STREET
SUITE 1000 - DALLAS, TEXAS 75201
PHONE: 214-761-1111
FAX: 214-761-1112



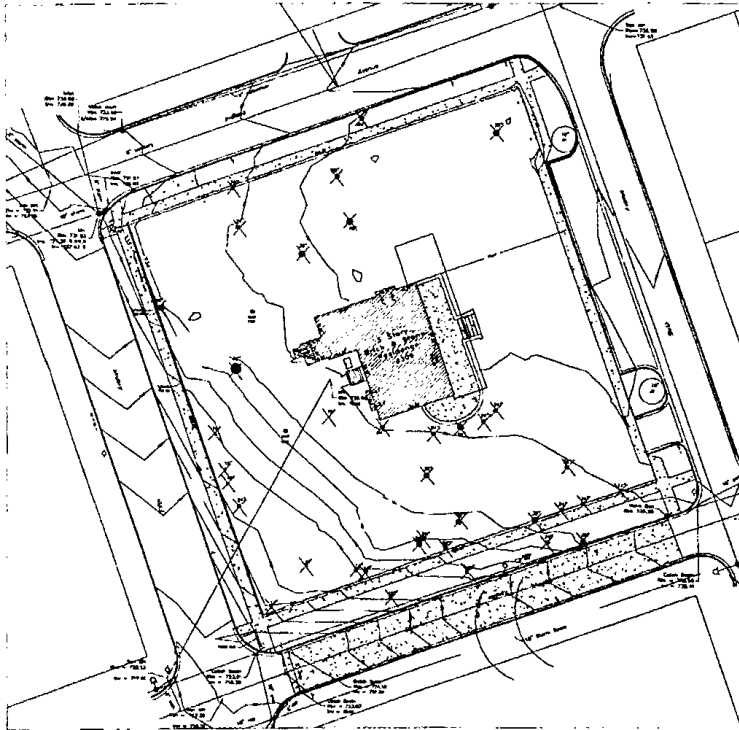
- NOTES:
1. ALL SHADING SHALL HAVE VISIBLE HATCHING SCHEMES.
 2. VISIBLE HATCHING SCHEMES SHALL CONSIST OF 45° TRANSVERSE LINES.
 3. HATCHING SHALL BE AT ALL ANGLES TO BE 45°.

PREPARED FOR:
 NEW YORK UNIVERSITY
 100 UNIVERSITY ST.
 NEW YORK, N.Y. 10003

DESIGNED BY:
 W. H. HARRIS & ASSOCIATES, INC.
 100 UNIVERSITY ST.
 NEW YORK, N.Y. 10003

NO.	DATE	DESCRIPTION	BY	CHECKED

FOXWOOD SQUARE - GEOMETRIC PLAN
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
 SHEET 9 OF 14



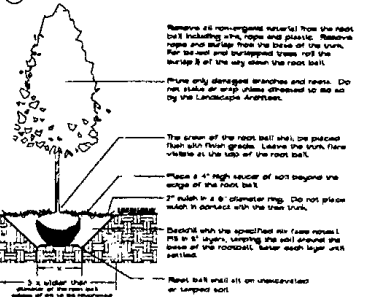
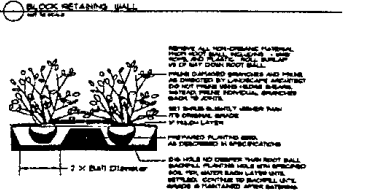
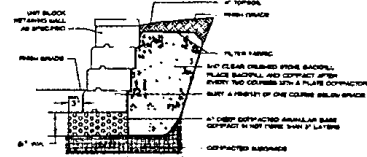
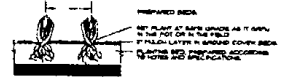
TREE REMOVALS



X DENOTES TREES TO BE REMOVED
○ DENOTES TREES TO BE PROTECTED AND SAVED

LANDSCAPE DETAILS

- NOTES:**
1. CUT OR SPILT BLOCKS INTO AT CORNERS TO PROVIDE
 2. SET BLOCK CORNERS AS SHOWN ON MANUFACTURER'S STANDARD DETAILS AND CORNER DETS.
 3. SET BLOCKS BY PLUMB AND LEVEL. STOP WALL AS INDICATED BY DIMENSIONS TO END WALL.
 4. CAP SET TO MATCH STYLE AND COLOR OF WALL. CORNER WITH CAP TO MATCH WITH FINISH SURFACE. REINFORCED CONCRETE ABOUT 4" CAP SETS TO FIT TIGHT. FINISH AS INDICATED ON WALL, BENCH AND SHOULDER.



Foxwood Square
 Indiana and Fifth Avenue, St. Charles, IL

Date: October 30, 1998
 Scale: 1" = 10'

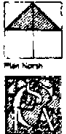
Tree Removal and Landscape Details

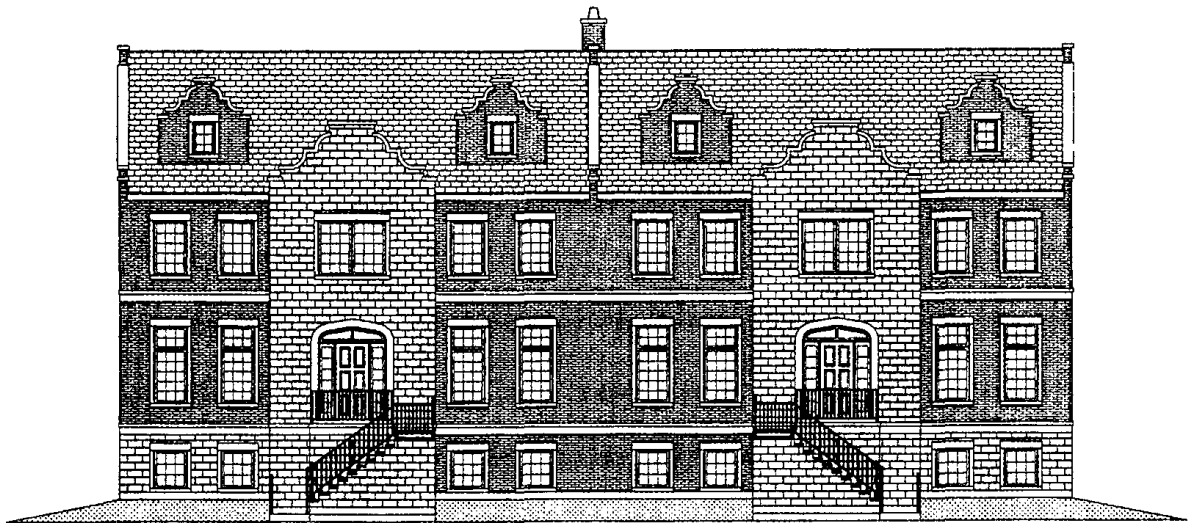
North Face Builders, Inc.
 Developer/Owner
 10000 E. 100th St.
 St. Charles, IL 60175
 630.433.3500

TransLand Ltd.
 Florists
 1111 S. 10th St.
 St. Charles, IL 60175
 630.363.3300

Western Surveying & Engineering, P.C.
 10000 E. 100th St., Suite A
 St. Charles, IL 60175
 630.433.3500

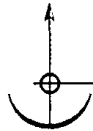
Suehn Conroy
 Landscape Architect
 7 Home St.
 St. Charles, IL 60175
 630.433.3500





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

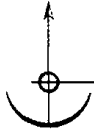
D

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 209
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9669



REAR ELEVATION

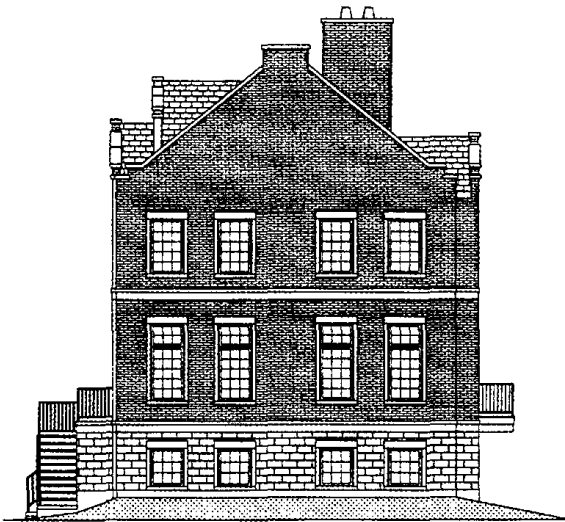
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

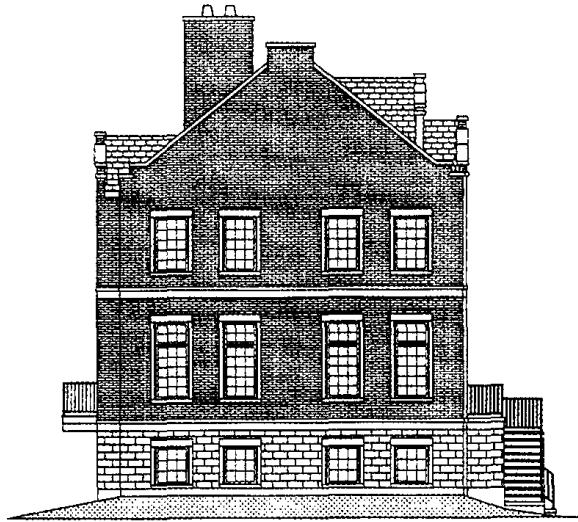


arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE SUITE 203
PARK RIDGE ILLINOIS 60068
TEL. 847-698-4438 FAX 847-698-9689



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.

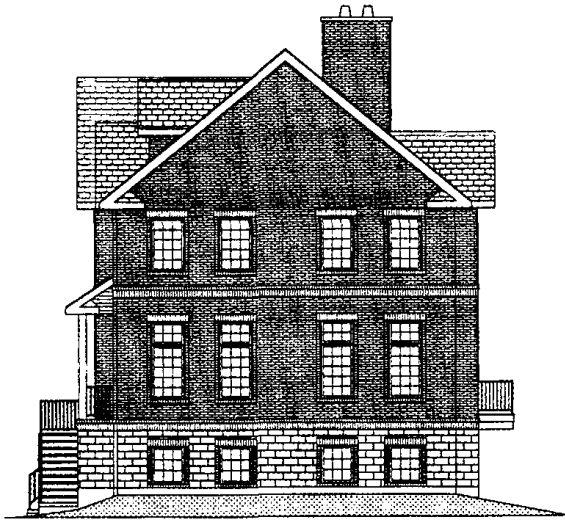
BUILDING AND DEVELOPMENT



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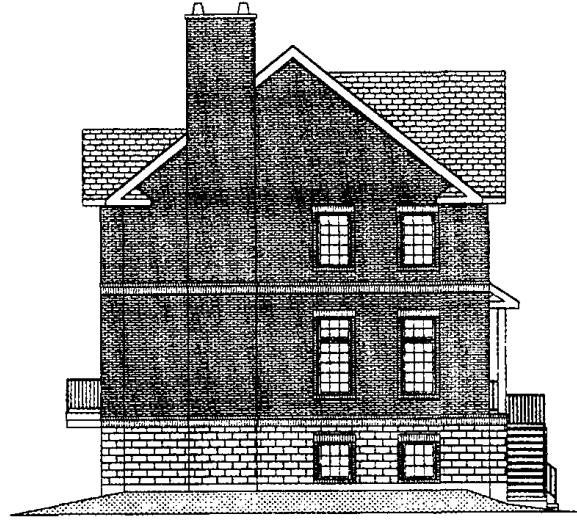
associates

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TEL: 847-596-4438 FAX: 847-698-9889



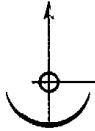
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SIDE ELEVATION

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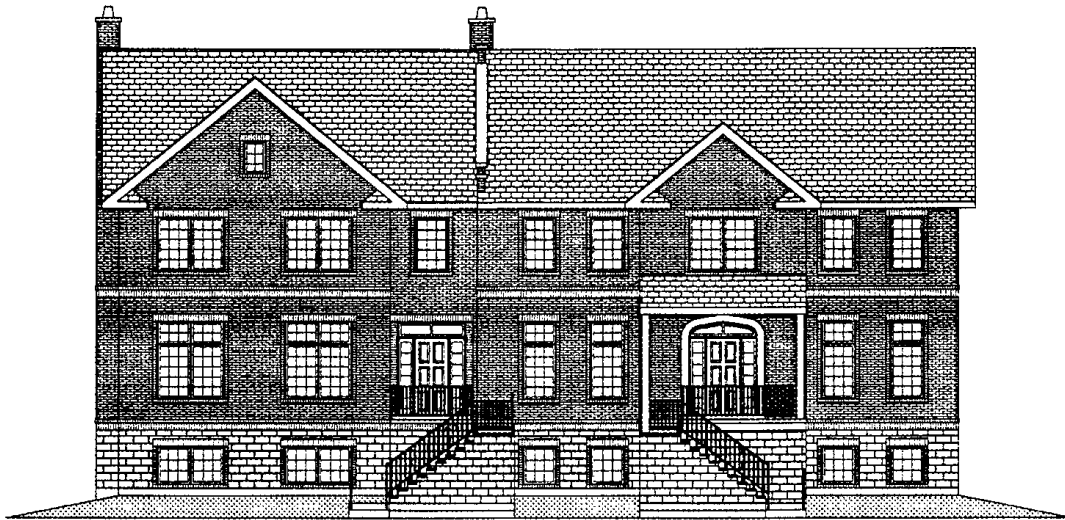
NORTH FACE, INC.

BUILDING AND DEVELOPMENT

F, B

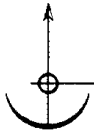
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FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDINGS AND DEVELOPMENT

F, B

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REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

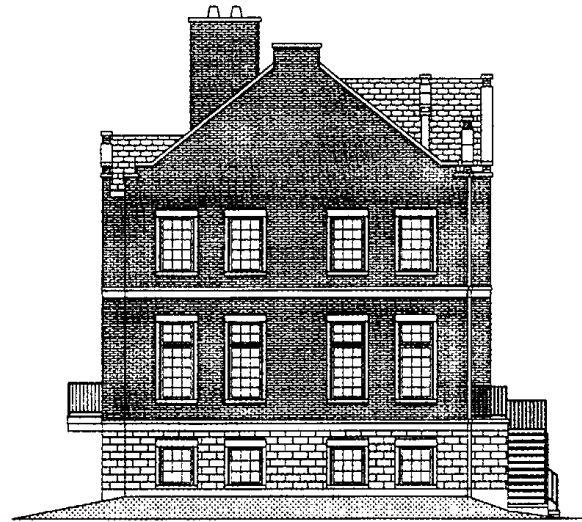
E, C

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ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
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TEL: 847-636-4438 FAX: 847-596-9689



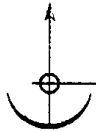
SIDE ELEVATION

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SIDE ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDINGS AND DEVELOPMENT

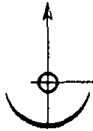
E.C

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FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

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REAR ELEVATION

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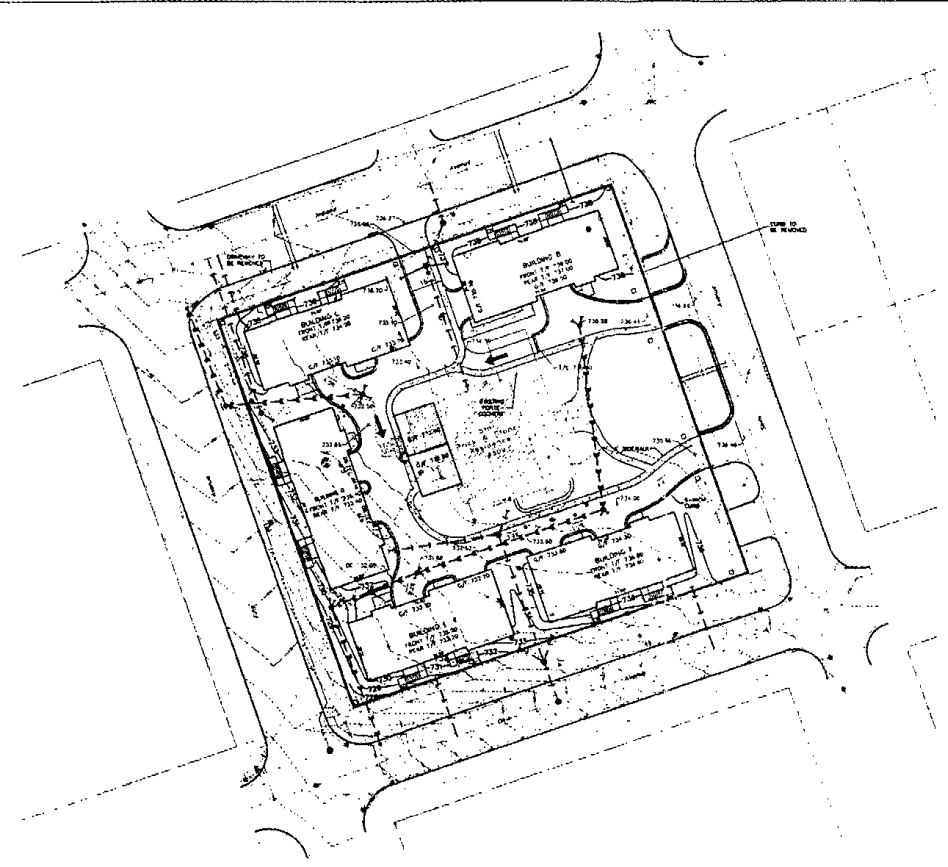
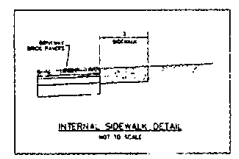


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F, B

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TEL: 847-638-4438 FAX: 847-636-3689

271111



LEGEND

- EXISTING FEATURES**
- INDICATES UTILITY POLE
 - INDICATES SIGNAGE
 - INDICATES TREE AND BUSH
 - INDICATES ELECTRIC STRENGTH
 - INDICATES WALK WAY
 - INDICATES FINE ASPHALT
 - INDICATES ASBESTOS WALK OFF MAT
 - INDICATES ASPHALT WALK MAT
 - INDICATES SANDY SPREAD ASPHALT
 - INDICATES STONE SPREAD ASPHALT
 - INDICATES SIGN CHAIN MARK
 - INDICATES UNDERGROUND TELEPHONE CABLE
 - INDICATES UNDERGROUND GAS LINE
 - INDICATES UNDERGROUND ELECTRIC CABLE
 - INDICATES UNDERGROUND WATER LINE
 - INDICATES FENCE LINE
 - INDICATES SIGNAGE POINT
 - INDICATES SANDY SPREAD ASPHALT, SURF MATERIAL AND DIRECTION OF FLOW
 - INDICATES STONE SPREAD ASPHALT, SURF MATERIAL AND DIRECTION OF FLOW
 - INDICATES CONTOUR LINE
 - INDICATES CONCRETE CURB & GUTTER
- PROPOSED FEATURES**
- INDICATES ASPHALT
 - INDICATES CONCRETE
 - INDICATES SANDY SPREAD ASPHALT
 - INDICATES STONE SPREAD ASPHALT
 - INDICATES ASPHALT
 - INDICATES CONCRETE CURB & GUTTER
 - INDICATES SIGN CHAIN MARK
 - INDICATES UNDERGROUND TELEPHONE CABLE
 - INDICATES UNDERGROUND GAS LINE
 - INDICATES UNDERGROUND ELECTRIC CABLE
 - INDICATES UNDERGROUND WATER LINE
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 - INDICATES STONE SPREAD ASPHALT, SURF MATERIAL AND DIRECTION OF FLOW
 - INDICATES CONTOUR LINE
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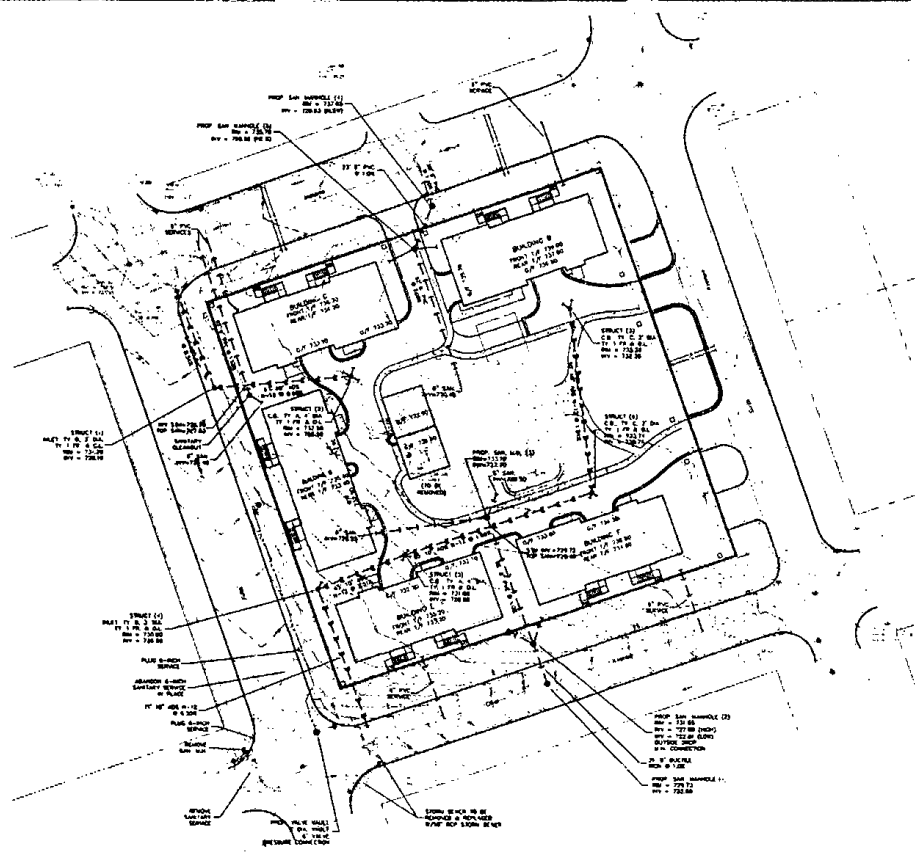
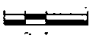
PREPARED BY
NORTH HAVEN ENGINEERS, INC.
ANDREW EDGAR LES, REGISTERED L.S.
BY CHASE L. GIBBS
(312) 433-2320



DESIGNED BY
WATSON & PARTNERS, P.C.
200 WEST WASHINGTON ST.
CHICAGO, IL 60604
TEL: (312) 467-4000
WWW.WATSON-PC.COM

NO.	DATE	DESCRIPTION	BY	CHK.
1	11/11/11	PRELIMINARY ENGINEERING	AW	AW
2	11/11/11	REVISION	AW	AW
3	11/11/11	REVISION	AW	AW
4	11/11/11	REVISION	AW	AW
5	11/11/11	REVISION	AW	AW
6	11/11/11	REVISION	AW	AW
7	11/11/11	REVISION	AW	AW
8	11/11/11	REVISION	AW	AW
9	11/11/11	REVISION	AW	AW
10	11/11/11	REVISION	AW	AW

FOXWOOD SQUARE - PRELIMINARY ENGINEERING
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
PROJECT NO. 11-11-11
DATE: 11/11/11
SHEET 1 OF 2



NORTH FACE BUILDING, INC.
 40000 GRAND LEE BLVD. LA.
 ST. CHARLES, IL 62203
 (314) 443-8300



PREPARED BY
 NORTH FACE BUILDING, INC.
 40000 GRAND LEE BLVD. LA.
 ST. CHARLES, IL 62203
 (314) 443-8300

NO.	DATE	DESCRIPTION
1	11/15/00	PRELIMINARY UTILITY PLAN
2	11/15/00	REVISED UTILITY PLAN
3	11/15/00	REVISED UTILITY PLAN
4	11/15/00	REVISED UTILITY PLAN
5	11/15/00	REVISED UTILITY PLAN
6	11/15/00	REVISED UTILITY PLAN
7	11/15/00	REVISED UTILITY PLAN
8	11/15/00	REVISED UTILITY PLAN
9	11/15/00	REVISED UTILITY PLAN
10	11/15/00	REVISED UTILITY PLAN

PROJECT NO. 00-000000-00
 SHEET NO. 12 OF 12000
 DATE 11/15/00
 BY J. J. BROWN
 CHECKED BY J. J. BROWN
 APPROVED BY J. J. BROWN

FOXWOOD SQUARE - PRELIMINARY ENGINEERING UTILITY PLAN
 CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

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

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

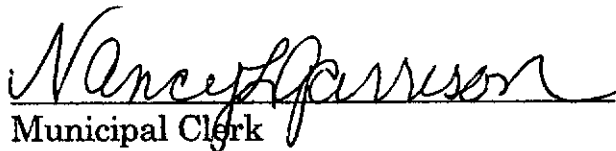
I further certify that on March 19, 2007, the Corporate Authorities of such municipality passed and approved Ordinance No. 2007-Z-4, entitled

"An Ordinance Granting an Amendment to Special Use
and PUD Preliminary Plan Approval (Foxwood Square
PUD – 309 S 6th Avenue),"

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

The pamphlet form of Ordinance No. 2007-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 23, 2007, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19 day of March 2007.


Municipal Clerk





AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD)
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (2/9/15)		City Council
	Public Hearing		

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

Executive Summary:

This item was tabled at the 12/8/14 P&D Committee meeting at the request of the applicant’s representative to allow time to meet with neighboring property owners about the proposal. The applicant’s representative has provided a letter dated 1/30/15 regarding outreach efforts with these property owners.

The subject property is a six-building, 72-unit apartment complex located east of N. 15th St. between Dean St. and Main St. The property was developed under the Firethorne PUD, Ordinance No. 1987-Z-4. Under this ordinance, the only vehicular access to the property for residents is from Brook St., via 15th St. Access to the property from Dean St. is limited to emergency vehicle and pedestrian use.

The applicant, Firethorne Apartments, LLC, is seeking approval of an amendment to the PUD ordinance to allow a paved vehicular access drive to Dean St. for both resident and emergency vehicle use. The proposed access drive runs north from the northern portion of the complex’s parking lot to Dean St.

Staff has reviewed the Minor Change to PUD Preliminary Plan proposal and determined that, if the PUD amendment is approved, it is not in conflict with the specifications of the PUD ordinance (No. 1987-Z-4).

Plan Commission Recommendation

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. The Commission voted to recommend approval, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

In response to public hearing testimony from neighboring residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. Commander Mahan concluded there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report & Design Review Comments, Police Dept. Memo, Letter Summarizing Outreach, Applications for Special Use for PUD and Minor Change to PUD, PUD Ordinance No. 1987-Z-4

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne PUD

<i>For office use only:</i>	<i>Agenda Item Number:</i> 3b
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City of St. Charles, Illinois
Plan Commission Resolution No. 17-2014

A Resolution Recommending Approval of an Application for an Amendment to a Special Use for PUD, Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, LLC)

Passed by Plan Commission November 18, 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 requesting an amendment to PUD Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, 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 SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
Existing PUD development. Modification is being done to add another access driveway to provide a second means of ingress and egress from the complex.

- 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.**

N/A.

- 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.**
Construction of a permanent additional access drive to Dean Street will allow an additional means of ingress and egress to the property.

Resolution 17-2014

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

The land is available now only as an emergency access. A paved driveway with curb and gutter will now be 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.

The additional drive access will allow the site generated traffic an alternate means of entering and exiting the property.

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 area is already developed with residential uses.

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 revision of the Special Use to add a new paved permanent driveway will create a safer development rather than a detrimental effect by having an additional all weather access for emergency vehicles and the residents of the apartment complex.

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

The new driveway will be designed and constructed to comply with the ordinances of the City of St. Charles.

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

The modification of the existing PUD site plan to allow for an additional paved driveway access will be safer for the residents in the development by having another way in and out of the apartment complex and a more useable emergency vehicle access.

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

The existing PUD is in conformance with the Comprehensive Plan.

Resolution 17-2014

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Amendment to a Special Use for PUD to allow a paved vehicular access drive to Dean St. for Firethorne Apartments, 1320-1370 Brook St. (Firethorne Apartments, LLC) , based upon the above Findings of Fact, and subject to the following conditions:

1. A stop sign must be erected at the northern edge of the access drive for vehicles exiting the property onto Dean St.
2. Landscaping must be installed along the east and west sides of the access drive to provide screening from adjacent properties.

Roll Call Vote:

Ayes: Doyle, Kessler, Schuetz, Gaugel, Holderfield

Nays: Wallace, Pretz

Absent: Amatangelo, Purdy

Motion carried: 5-2

PASSED, this 18th day of November 2014.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



STAFF MEMO

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

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: Amendment to Special Use for Planned Unit Development and Minor Change to PUD Preliminary Plan – Firethorne PUD (Firethorne Apartments, 1320-1370 Brook St.)

DATE: February 9, 2015

I. APPLICATION INFORMATION:

Project Name: Firethorne Apartments – Access drive

Applicant: Firethorne Apartments, LLC

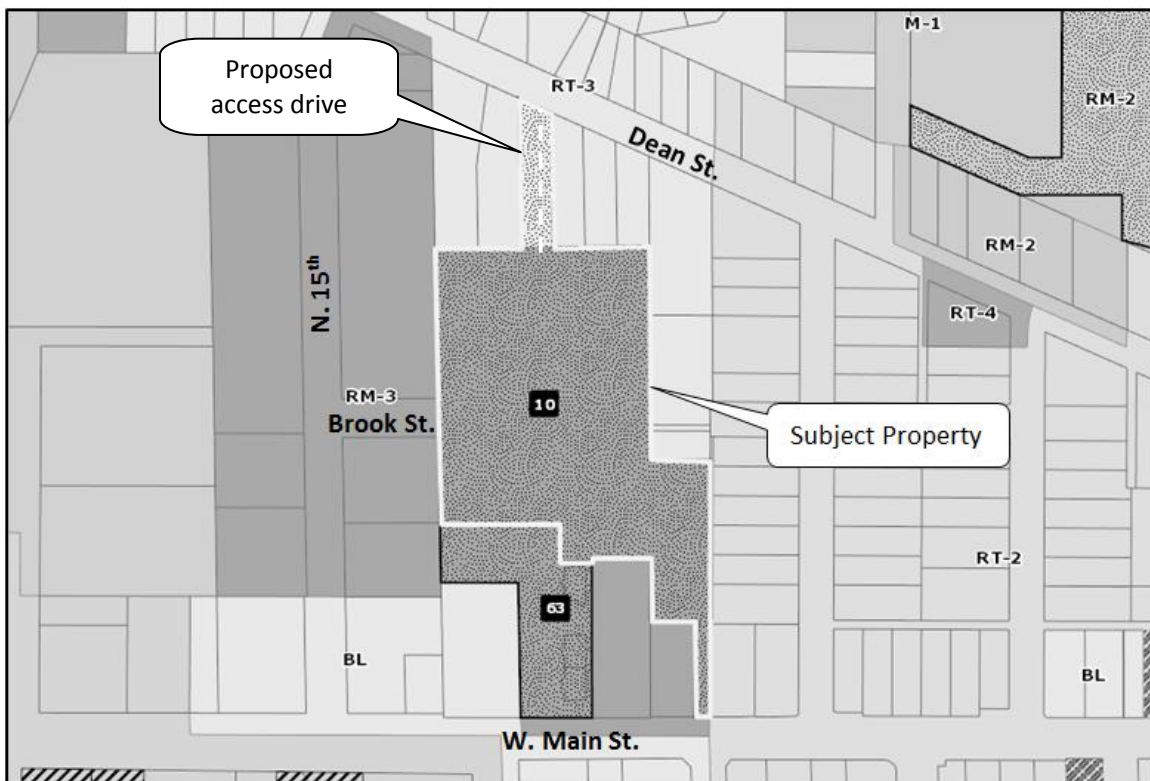
Purpose: Review Special Use application requesting an amendment to the Firethorne Apartments PUD to permit a paved vehicular access drive from the existing apartment complex to Dean St. and Minor Change to PUD Preliminary Plan application for the physical addition of the access drive on the site.

General Information:		
Site Information		
Location	1320-1370 Brook St.	
Acres	5.2 acres	
Applications	1) Special Use for Planned Unit Development	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.12 Residential Districts 17.26 Landscaping and Screening Ordinance No. 1987-Z-4	
Existing Conditions		
Land Use	Multi-family residential – six buildings, 72 units	
Zoning	RM-3 General Residential, RT-3 Traditional Single-Family Residential, and Planned Unit Development	
Zoning Summary		
North	RT-3 Traditional Single-Family Residential	Single-family homes
East	RT-3 & RT-2 Traditional Single-Family Residential	Single-family homes
South	RM-3 General Residential & Planned Unit Development	Apartments buildings
West	RM-3 General Residential	Apartment buildings
Comprehensive Plan Designation		
Multi-Family Residential		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

Property History

Development of the subject property was approved under the Firethorne Apartments PUD, Ordinance No. 1987-Z-4. The six-building, 72-unit apartment complex approved under this ordinance was constructed in 1989. Per the ordinance, the only paved vehicular access to the property for residents is from Brook St. Access to the property from Dean St. is limited to emergency vehicles and pedestrian use.

Emergency Access

The St. Charles Fire Department has been in contact with the property owner, Firethorne Apartments, LLC, over the past several months regarding access to the apartment complex from Dean St. Per the PUD Preliminary Plan approved under Ordinance No. 1987-Z-4, a gravel drive was to be constructed from the complex to Dean St. in order to provide a secondary means of access for emergency vehicles. Aerial imagery from 1990 depicts this gravel drive. However, the drive was either removed or grass has covered the gravel due to lack of maintenance and/or use. The Fire Department requested Firethorne reinstall the gravel drive. (*See Fire Department memo for more background*). The City issued a Notice of Zoning Violation to the property owner regarding the emergency access drive on 10/3/14.

Proposal

Rather than installing the gravel drive from the apartment complex to Dean St. for emergency access only, Firethorne Apartments, LLC, applicant and owner, is proposing to amend the PUD ordinance to permit a paved vehicular access drive in the same location. Currently, residents are limited to vehicular access from the site's Brook St. entrance, just east of N. 15th St. This requires an Amendment to the Special Use for PUD and Minor Change to PUD for the physical addition of the paved access drive. Details of the proposal are as follows:

- Amend Section 2.H of Ordinance No. 1987-Z-4 by removing language limiting the vehicular access to Dean Street as emergency and pedestrian access only.
- The proposed amendment would permit an additional paved access drive to the complex from Dean St. The area proposed for the drive is currently mowed grass.
- The proposed drive is 24 ft. wide, the standard width for a two-way parking lot drive aisle.

III. PLAN COMMISSION PUBLIC HEARING & RECOMMENDATION

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. Several residents expressed concerns about the proposal, primarily related to the safety of adjacent property owners and traffic issues on Dean St.

The Commission voted to recommend approval of the Special Use for PUD Amendment to allow the paved vehicular access drive, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

IV. STAFF ANALYSIS

A. PUD AMENDMENT LANGUAGE

Currently, Section 2.H of Ordinance No. 1987-Z-4 states:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

The proposed amended language of Section 2.H of Ordinance No. 1987-Z-4 is as follows:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street.

B. TRAFFIC IMPACTS

Applicant's Findings

The applicant has submitted a memo authored by engineering firm CEMCON, Ltd., which provides information regarding trip generation and sight distance from the proposed access drive. The primary findings are as follows:

- Approx. 192 vehicles per day are anticipated to utilize the proposed access drive onto Dean St.
 - The apartment complex is estimated to generate about 479 trips per. 60% of these vehicles are expected to use the current entrance off of 15th St. and 40% are expected to use the proposed new entrance on Dean St., based on IDOT traffic count data.
- There will be no significant obstructions to the line of sight for drivers exiting the apartment complex onto Dean St.

Police Dept. Findings

In response to public hearing (11/18/14) testimony from residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. The primary findings are as follows:

- From the 1000 block to the 1600 block of Dean St., there was one crash in 2011, one crash in 2012, no crashes in 2013, and one crash in 2014.
- In spring 2009 and 2010, the average speed was 30.6 and 30.2 mph, respectively. The 85% speed was 35 mph for both years.
- Total daily traffic volume was 4,181 vehicles in 2012 and 4,134 vehicles in 2013.
- 122 citations and/or warnings were issued in 2013 and 60 in 2014 (Jan. 1 – Oct. 31). About 40% of these were for speed related offenses.

Commander Mahan concluded that for the proposed access drive from Firethorne Apartments, there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Staff Comments

- The City does not require traffic-related signage on private access drives. However, the Committee may wish to consider placing a condition upon a recommendation for approval related to such signage, for example installation of a stop sign for cars exiting the drive onto Dean St.

C. LANDSCAPING

Per **Section 17.12.030 Bulk Regulations**, where a property within the RM-3 Zoning District abuts or is across a street from property in any RE, RS, or RT Zoning District, a 30 ft. landscape buffer yard is required to provide screening between the uses.

Most of the subject property is zoned RM-3 and the parcel abuts property within RT Districts to the north and east. However, the portion of the subject property on which the proposed access drive is to be constructed is zoned RT-3. Landscape buffering is not required for RT zoned properties. Thus per the Zoning Ordinance, the applicant is not required to provide a landscape buffer along the proposed access drive.

However, the landscape plan approved under the PUD ordinance includes landscaping along the gravel access drive to Dean St. A total of nine (9) shade trees and an unspecified number of deciduous shrubs were to be planted on either side of the drive. There are a few existing trees in the vicinity, but the amount of plantings depicted on the landscape plan either no longer exist or were never planted.

Staff Comments

- The Committee may consider placing a condition upon a recommendation for approval that landscape buffering be provided along the proposed access drive due to the fact that the drive will be utilized as a primary access point for an RM-3 zoned property and is adjacent to RT-3 zoned property on three sides, and because landscaping was supposed to have been installed per the PUD ordinance.
 - Since the landscape plan from the PUD ordinance did not specify the number and size of plantings, the Committee may wish to require a revised landscape plan for the subject portion of the property in accordance with the requirements of **Section 17.26.070 Landscape Buffers**.

IV. RECOMMENDATION

Staff recommends approval of the applications for Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan, contingent upon compliance with staff comments.

V. ATTACHMENTS

- Design Review Comments: Fire Department, Development Engineering, Electric Utility
- Police Dept. Memo; dated 11/24/14
- Letter Regarding Outreach; dated 1/30/15
- Photos of proposed access drive location; taken by staff 9/29/14
- Application for a Special Use; received 10/8/14 (includes findings of fact, site plan, and traffic impact memo)
- Ordinance No. 1987-Z-4



Memo

Date: 10/30/2014
To: Ellen Johnson
From: Lt. Brian Byrne
Project: 2014PR019 -Firethorne Apartments
Application Number: 2014AP034

Site Plan-Review

The Fire Department approves the new access from Dean St. as drawn.

The following is some background information on the project:

This past spring 2014 or fall 2013 (not sure of the exact date) the City public works department repaved the section of Brook St. between N. 5th St. and the Firethorne Apartments and during that time we had difficulty accessing the site for emergency calls. The research into secondary access then ensued; we discovered the language in the PUD that required the secondary access off Dean St. We then started the conversation about this secondary access with the manager of the property and sent a subsequent letter on June 4th asking that this gravel emergency access road be restored by July 7, 2014. From previous years aerial photos you could see that the road once existed. During that time frame the management was also trying to solve their own parking and access issues, parking on Brook St. that can sometimes limit access for their own tenants. They felt that additional access would be desirable for them as well, not only for use for emergency vehicles. In conclusion, their management and ownership felt that since they were required to re-establish the emergency access, they would approach the City for an additional full access drive off Dean St. in addition to the current access off Brook St..

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 11/18/14

To: Ellen Johnson
Russ Colby

From: Christopher Tiedt, P.E. 

RE: Firethorne Apartments

I have reviewed the revised submitted site plan for the proposed access drive out to Dean Street for the Firethorne Apartments located at 1350 Brooks Street. The following document was reviewed.

- Revised Site Plan for Firethorne Apartments prepared by CEMCON, Ltd. Received on 11-7-2014 (2-pages)

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

For Final Engineering Approval and Building Permit Application:

1. The diameter of the proposed restrictor structure is shown as only 2' in diameter. City standards call for this to be an 8' diameter structure. This should be revised accordingly.
2. A stormwater permit application, application fee and associated stormwater report will be required as disturbance is greater than 5,000 sf.
3. The stormwater report should also include a long term maintenance plan for the underground stormwater vault being shown.
4. Restrictor sizing calculations need to be included with the report.
5. A blocked restrictor analysis should also be included.
6. Confirmation that the proposed underground storm chambers can support the 75,000 lb loading identified in the Appendix D of the Fire Code.
7. Final engineering plans will need to be submitted for review and approval at time of the building permit application. These plans at a minimum shall include all SWPPP, Specifications, and details for the proposed improvements.

8. An engineer's estimate for the proposed stormwater management improvements and all work taking place in the public ROW will need to be prepared and submitted for review.
9. Prior to the start of construction a financial guarantee in the amount of 115% of the approved engineer's estimate will need to be submitted.
10. A stormwater detention easement will need to be provided over the proposed underground stormwater management system prior to final 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.



Firethorne Apartments
Thomas Bruhl to: Ellen Johnson

10/14/2014 08:41 AM

History: This message has been replied to.

Hi Ellen,

Please pass the following comments on to the applicant:

The City of St. Charles has a 7,200V overhead system that crosses Dean Street at the proposed intersection and then continues south along the proposed driveway.

There also appears to be overhead services to the house at 1233 Dean Street that cross the new intersection. Should any of these overhead facilities be in conflict or require increased height, the cost of said relocation will be the responsibility of the customer.

Thanks
Tom

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

CITY OF **ST CHARLES, ILLINOIS**



Memo

Date: 11/24/2014
To: Chief Keegan
From: Cmdr. Mahan
Re: Dean Street Traffic Issues
Cc: Russell Colby, Deputy Chief Huffman

This memo is intended to give some historical information and data regarding traffic issues on Dean Street, as well as some suggestions for future efforts. It is my understanding that concerns were raised about Dean Street during a Plan Commission hearing on 111814, concerning the proposed Dean Street access to Firethorne Apartments.

Ofc. Clark had corresponded with Chris Tiedt (Development Engineering Division Manager) prior to 111814 and had received a copy of an analysis/study done by Cemcon. Ltd. In reference to that proposal. A copy of that has been attached.

It was brought to my attention on 111914, that concerns regarding traffic on Dean Street were voiced by residents at that meeting. I later spoke with Planning Division Manager, Russell Colby, in attempt to learn what had been expressed. In summary, he related that there were complaints of speeding, to include improper passing, as well as observations of crashes which involved vehicles waiting to turn left. There was also some discussion about the possibility of making a formal request through the City's Traffic Calming Policy.

Based on this information, Ofc. Clark and I compiled some traffic crash and traffic enforcement data regarding Dean Street. In doing so, we focused on the portion of Dean street between 9th St. and 17th Street.

The following crash data was compiled by Ofc. Clark:

Per your request, the following is the data as it relates to Dean St. and the pending access road to Brook St.

- *I reviewed crash data from 2011-2014, from the 1000 Block of Dean St. to the 1600 block. This would take into consideration the area surrounding the proposed access and sight lines.*



2014- There was **one** crash in June, and it was the result of a truck with a trailer backing from a driveway into a parked car.

2013- No crashes at all

2012- One minor crash and was related to a vehicle sideswiping a parked vehicle in the 1400 block. This was a hit and run.

2011- One crash involving a vehicle turning right off of N. 15th St. and striking a bicyclist who was riding westbound in the eastbound lane.

- Regarding speed and speed enforcement, we have had our departments speed box placed in both the 1200 and 1300 block of Dean St. The following speed data was downloaded from the speedboxes at that time.

- In the spring of **2009**, we determined the average speed was **30.6 mph**, and the 85% speed was **35 mph**. As you know, this is a **30mph** speed zone.

- In the spring of **2010**, we determined the average speed was down to **30.2 mph**, and the 85% was still **35 mph**.

- Traffic volumes or counts were taken for Dean St. between 9th and 11th St. in 2012 and 2013. Here are those results:

2013- Westbound, **2,167** - Eastbound, **1,967** - Total- **4,134**

2012- Westbound, **2,252** - Eastbound, **1,929** - Total- **4,181**

I compiled the following information regarding enforcement efforts in this area, Dean Street between 9th Street and 17th Street, Throughout 2013 and year to date in 2014:

2013:

- **122** Citations and/or warnings issued
 - **50** were for speed related offenses
 - **29** were for other moving violations
 - **3** were for DUI
 - **20** were for equipment or registration related offenses
 - **6** were for offenses related to drivers licensing
 - **14** were for operating an uninsured motor vehicle

2014 (January 1-October 31):

- **60** Citations and/or warnings issued
 - **22** were for speed related offenses
 - **12** were for other moving violations
 - **3** were for DUI
 - **14** were for equipment or registration related offenses
 - **1** was for offenses related to drivers licensing
 - **6** were for operating an uninsured motor vehicle

Going forward, I think it would be prudent to complete an updated speed survey. Although the results from the last two were consistent, it has been 4 years since the last one was done. The previous studies show an 85th percentile speed of 35 mph, meaning 85% percent of the traffic on Dean Street is traveling at or below that speed. It would be good to measure whether or not that has changed. At that last measured level this street would likely not qualify for traffic calming measures under the City policy. Along with that updated speed survey. I would also recommend that we do some visual observation of this area at various times in an unmarked vehicle, to monitor the complaint of improper passing, which reportedly includes overtaking of vehicles on the right. I would also recommend that we coordinate some special enforcement details at peak travel times, and utilize the speed display boxes at intermittent periods.

In regards to the proposed access from Firethorne Apartments, it appears that sight distances along this stretch in general are adequate. There are a number of intersecting streets including, 11th Street, 12th Street (in two locations), Debruyne Street, and 15th Street. With an AADT of over 4,000 vehicles and average of less than one moter vehicle crash per year over the last 4 years, and given the nature of those crashes, there does not appear to be an issue with intersection or driveway sight lines or interference.

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

CRAIG J. COBINE
KATHLEEN C. WEST
KEVIN M. GENSLER
JOHN F. PHILIPCHUCK
CHARLES J.
CORRIGAN
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ALBIN DOMMERMUTH
1910 - 1998

January 30, 2015

ANN M. EDMONDS

John F. Philipchuck, Esq.
jfp@dbcw.com
630-470-6656

Chairman Stellato and
Members of the Planning & Development Committee
2 East Main Street
St. Charles, Illinois 60174

Re: Firethorne Apartments

Dear Member:

Since we continued this matter at your December 8, 2014 meeting, several attempts have been made to address any neighbor concerns. Alderman Bancroft and Turner held a neighborhood meeting on January 6, 2015 at which meeting a couple of the neighbors to the property attended along with several residents of Firethorne.

The full access drive was thoroughly discussed and one neighbor on the north side of Dean Street, opposite where the drive would line up, Mark Romano of 1320 Dean Street, agreed that a 4' high board on board fence across the front of his lot would satisfy him and he was in support of the new proposed access drive. His next door neighbor, Juan Defina of 1328 Dean Street, was not agreeable to a fence and he would only support a one-way in only drive. Such a driveway is not acceptable to my client.

My client is willing to address any reasonable concerns remaining.

Therefore, we respectfully request that the Planning and Development Committee support the recommendation of approval from the Planning Commission and allow Firethorne to construct the additional full access driveway to serve the 100+ residents of the Firethorne Apartments and the needs of the St. Charles Fire Department.

Respectfully,



John F. Philipchuck

JFP:acg
cc: Angela Herman
Debra Roeder
Al Lieberman

1. Proposed location of paved access drive- looking north from Firethorne Apartments parking lot



2. Proposed location of paved access drive- looking south from Dean St.



CITY OF ST. CHARLES

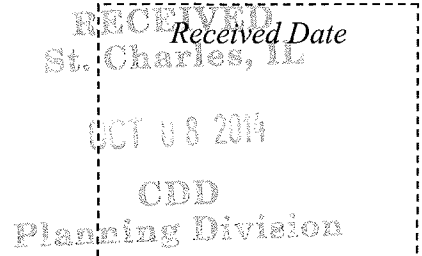
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION



CITYVIEW	
Project Name:	<u>Firethorne Apartments</u>
Project Number:	<u>2014</u> -PR- <u>019</u>
Application Number:	<u>2014</u> -AP- <u>034</u>

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

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

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

1. Property Information:	Parcel Number (s): 09-28-378-156	
	Street Address (or common location if no address is assigned): 1350 Brook Street St. Charles, Illinois 60174	
2. Applicant Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
3. Record Owner Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Multi-Family Residential

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

What is the property's current zoning? RT-3; RM-3 PUD

What is the property currently used for? Multi family residential rental apartments

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.

Special Use for PUD revision

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

Construct a permanent paved access drive to Dean Street

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 1987-Z-4

Why is the proposed change necessary?

To allow for an additional vehicular access for residents and emergency vehicles to Dean Street.

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

Modify Section 2, H to remove language limiting the vehicular access to Dean Street as emergency and pedestrian access only.

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.

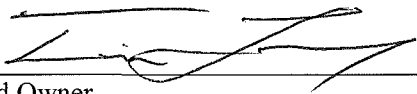
SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

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 10/2/14
Date

 Applicant or Authorized Agent Date

FINDINGS OF FACT SHEET – SPECIAL USE

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



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

Firethorne Apartments
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.

Construction of a permanent additional access drive to Dean Street will allow an additional means of ingress and egress to the property.

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

The land is available now only as an emergency access.

A paved driveway with curb and gutter will now be 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.

The additional drive access will allow the site generated traffic
an alternate means of entering and exiting the property.

- 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 area is already developed with residential uses.

- 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 revision of the Special Use to add a new paved permanent
driveway will create a safer development rather than a detrimental
effect by having a additional all weather access for emergency
vehicles and the residents of the apartment complex.

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

The new driveway will be designed and constructed to comply with the
ordinances of the City of St. Charles.

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.

Firethorne Apartments
PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

Existing PUD development. Modification is being done to add
another access driveway to provide a second means of ingress
and egress from the complex.

- 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.

N/A

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

Submit responses on form: “Findings of Fact Sheet – Special Use”

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

The modification of the existing PUD site plan to allow for an
additional paved driveway access will be safer for the residents
in the development by having another way in and out of the apartment
complex and a more useable emergency vehicle access.

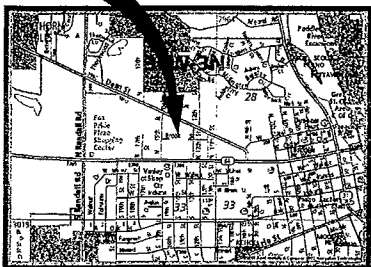
v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The existing PUD is in conformance with the Comprehensive Plan.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION
 LOT 1 IN FIRETHORNE, ACCORDING TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 194130 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED 1989 AS DOCUMENT 1989706, IN THE CITY OF ST. CHARLES, WANE COUNTY, ILLINOIS.

SITE

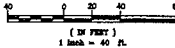


LOCATION MAP
NOT TO SCALE

SCALE: 1" = 40'

BASIS OF BEARING - ASSUMED

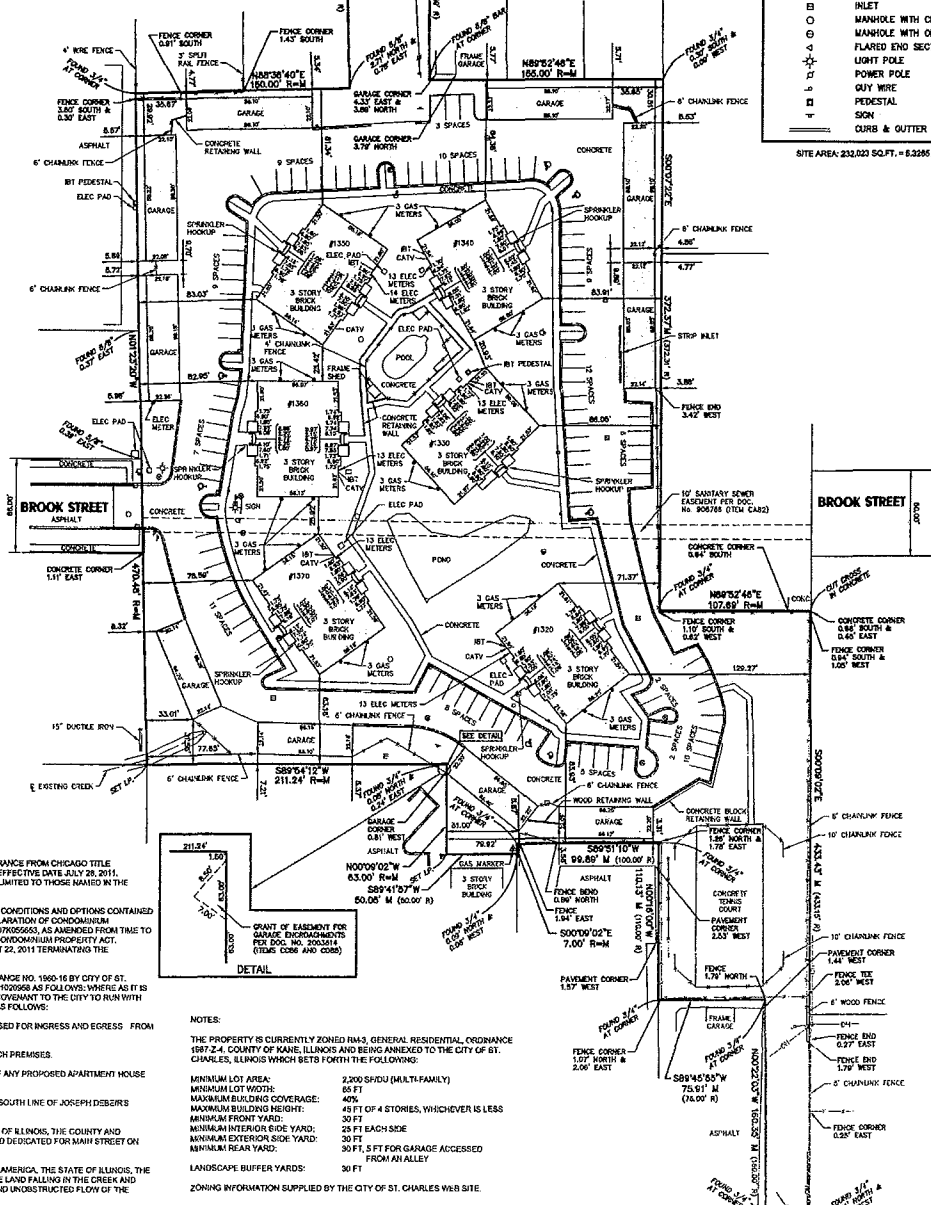
GRAPHIC SCALE



LEGEND

EXISTING	
—	OVERHEAD WIRES
—	FENCE
○	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
○	INLET
○	MANHOLE WITH CLOSED LID
○	MANHOLE WITH OPEN LID
○	FLARED END SECTION
○	LIGHT POLE
○	POWER POLE
○	GUY WIRE
○	PEDESTAL
○	SOIL
○	CURB & GUTTER

SITE AREA: 232,023 SQ.FT. = 5.3285 ACRES



- NOTES:
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1401 800010491 D1, EFFECTIVE DATE JULY 28, 2011. EASEMENTS AND ENCUMBRANCES ON THE PROPERTY ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
 - REFERENCE IS MADE TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 23, 2007 AS DOCUMENT NO. 200705565, AS AMENDED FROM TIME TO TIME AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, AMENDED PER DOCUMENT 201104024 RECORDED AUGUST 22, 2011 TERMINATING THE CONDOMINIUM DECLARATION. (ITEM 8577)
 - REFERENCE IS MADE TO PROVISIONS IN THE ZONING ORDINANCE NO. 1980-16 BY CITY OF ST. CHARLES A COPY RECORDED APRIL 13, 1964 AS DOCUMENT 1020968 AS FOLLOWS: WHERE AS IT IS NECESSARY THAT THE OWNERS EXECUTE AND RECORD A COVENANT TO THE CITY TO RUN WITH THE LAND BELOW DESCRIBED CONTAINING RESTRICTIONS AS FOLLOWS:
 - A. THE ALLEY TO THE EAST OF THE PROPERTY IS NOT TO BE USED FOR INGRESS AND EGRESS FROM AND TO SUCH PROPERTY.
 - B. NO MORE THAN 6 UNITS SHALL BE CONSTRUCTED UPON SUCH PREMISES.
 - C. DRIVEWAY OFF WEST MAIN STREET TO BE ON WEST SIDE OF ANY PROPOSED APARTMENT HOUSE THAT MIGHT BE BUILT ON THE PREMISES.
 - D. SOUTH LINE OF BUILDING SHALL NOT EXTEND BEYOND THE SOUTH LINE OF JOSEPH DISBERS HOUSE. (ITEM 9479)
 - REFERENCE IS MADE TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY AND MUNICIPALITY IN AND TO THE SOUTHERLY PART OF THE LAND DEDICATED FOR MAIN STREET ON THE SUBDIVISION PLAT. (ITEM 8208)
 - REFERENCE IS MADE TO RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE CREEK AND RIGHTS OF THE ADJOINING OWNERS AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CREEK. (ITEM 0261)
 - REFERENCE IS MADE TO TERMS AND PROVISIONS RELATIVE TO CITY OF ST. CHARLES ORDINANCE NO. 1987-24, AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT FOR THE FIRETHORNE APARTMENTS PUB. AS DISCLOSED BY DEED RECORDED AUGUST 14, 2007 AS DOCUMENT 200704018, AND VARIOUS OTHER DEEDS OF RECORD. (ITEM 0263)
 - REFERENCE IS MADE TO AN EASEMENT IN FAVOR OF CITY OF ST. CHARLES, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 198130, AFFECTING ALL OF LOT 1, HOWEVER, SAID EASEMENTS SHALL NOT EXTEND TO ANY AREA EITHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE AS THEREIN PROVIDED. (ITEM 0264)
 - REFERENCE IS MADE TO A RELEASE AND INDEMNITY AGREEMENT FOR FENCES LOCATED IN UTILITY AND DRAINAGE EASEMENTS RECORDED JULY 14, 1999 AS DOCUMENT 199907026 BETWEEN WILLIAM L. GENTERS AND THE CITY OF ST. CHARLES. (ITEM 0265)
 - REFERENCE IS MADE TO DOCUMENT 2007014002 BEING A SPECIAL WARRANTY DEED ADDRESSING VARIOUS ENCROACHMENTS BASED ON A SURVEY BY STACY FERGUSON LAND SURVEYS, INC. DATED JANUARY 18, 2007 AS ORDINANCE NUMBER 06-4536. (ITEM 0267 AND 0268)
 - THIS PLAT CONTAINS 101 REGULAR OUTDOOR PARKING SPACES AND 8 OUTDOOR HANDICAP SPACES. INFORMATION FROM THE OWNER INDICATES 23 PARKING SPACES IN THE GARAGES ON THE PROPERTY.

NOTES:

THE PROPERTY IS CURRENTLY ZONED RM3, GENERAL RESIDENTIAL, ORDINANCE 1987-24, COUNTY OF WANE, ILLINOIS AND BEING ANNEXED TO THE CITY OF ST. CHARLES, ILLINOIS WHICH SETS FORTH THE FOLLOWING:

MINIMUM LOT AREA: 2,200 SQ.FT. (MULTI-FAMILY)
 MINIMUM LOT WIDTH: 65 FT.
 MAXIMUM BUILDING COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 45 FT. OF 4 STORIES, WHICHEVER IS LESS
 MINIMUM FRONT YARD:
 MINIMUM INTERIOR SIDE YARD: 25 FT. EACH SIDE
 MINIMUM EXTERIOR SIDE YARD: 30 FT.
 MINIMUM REAR YARD: 30 FT. 5 FT. FOR GARAGE ACCESSED FROM AN ALLEY
 LANDSCAPE BUFFER YARDS: 30 FT.

ZONING INFORMATION SUPPLIED BY THE CITY OF ST. CHARLES WEB SITE

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)

TO: FIRST BANK OF HIGHLAND PARK
 QUALITY REAL ESTATE II, LLC-QUALITY REAL ESTATE ST. CHARLES, AN ILLINOIS
 SERIES LIMITED LIABILITY COMPANY
 CHICAGO TITLE INSURANCE COMPANY
 MICHIGAN AVENUE REAL ESTATE INVESTORS OPPORTUNITY FUND L.P., A
 LIMITED PARTNERSHIP
 FIRETHORNE APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
 WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS
 FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
 AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



WEST MAIN STREET
 (LINES SOUTH NO. 84)

17TH STREET
 80.00'

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1809 UNIVERSITY LANE, SUITE 111 - Lisle, ILLINOIS
 TEL: (630) 804-5656 FAX: (630) 804-5052
 E-MAIL: CDD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 154-051040

SHEET No. 1 of 1 JOB No.: 6512

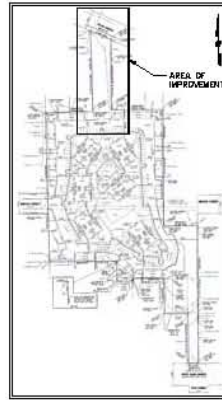
ALTA/ACSM LAND TITLE SURVEY

SITE PLAN FOR **FIRETHORNE APARTMENTS**

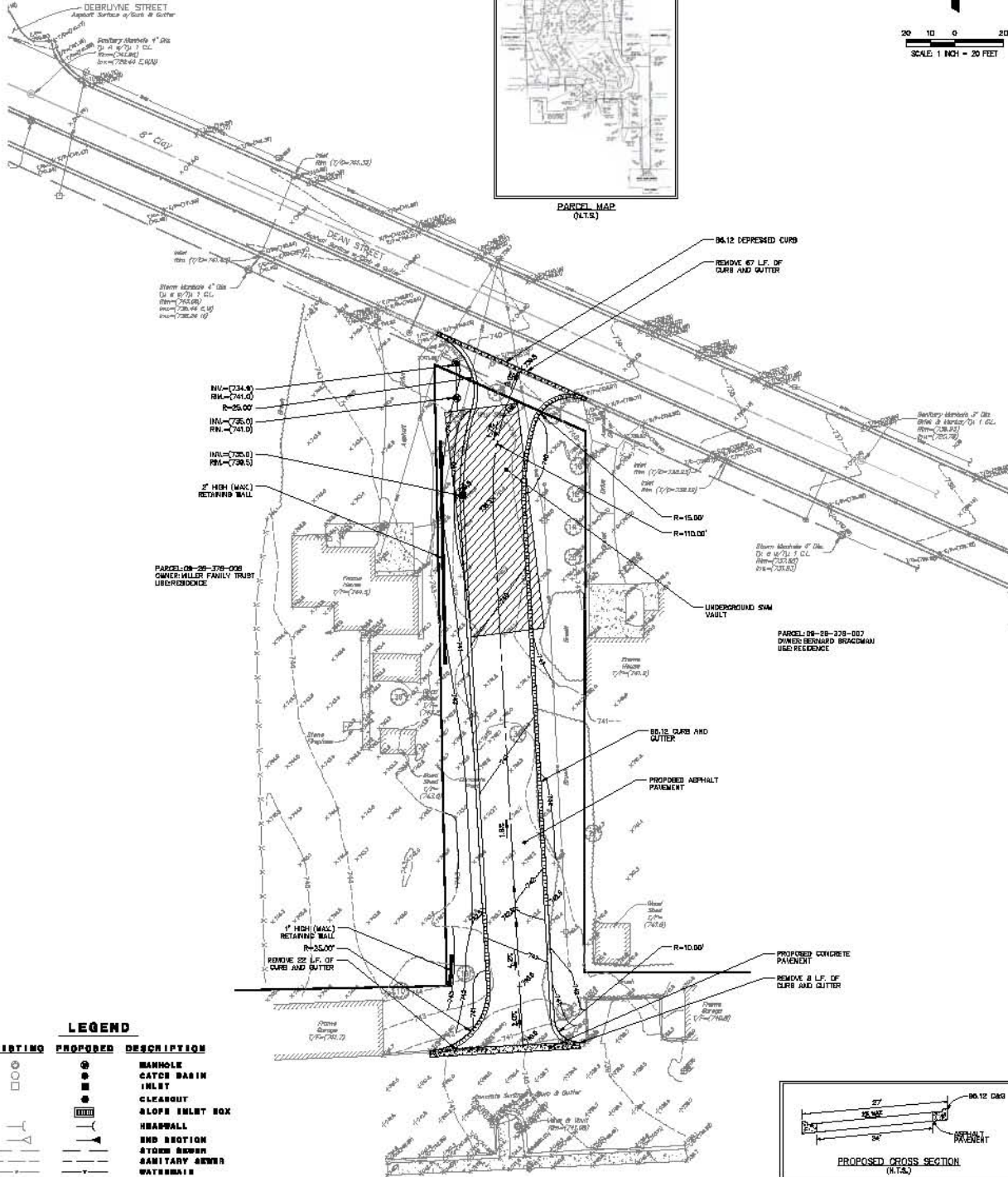
LOT 1 IN FIRETHORNE, ACCORDING TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 1848130 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED 1989 AS DOCUMENT 1998705, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP

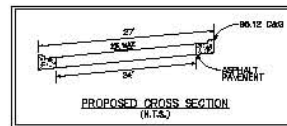


**PARCEL MAP
(Q.L.T.S.)**



LEGEND	
EXISTING	PROPOSED DESCRIPTION
	MANHOLE
	CATCH BASIN
	INLET
	CLEAROUT
	SLOPE INLET BOX
	HEADWALL
	END SECTION
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	VALVE & BOX
	WATER VALVE IN VAULT
	FIRE HYDRANT
	CONTOURS
	ELEVATIONS
	STREET LIGHT
	WATERMAIN PROTECTION
	SILT FENCE INLET PROTECTOR
	TEMPORARY STRAW BALE DITCH CHECK
	SILT FENCE DITCH CHECK
	RIP-RAP
	OVERFLOW ROUTE
	REVERSE PITCHED CURB

PREPARED FOR:
FIRETHORNE APARTMENTS
1350 BROOK STREET
ST. CHARLES, IL 60174
(630) 513-1113



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60002-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: ccm@cemcon.com Website: www.cemcon.com

DISC NO.: FILE NAME: PREORDER
DRAWN BY: BCU PLO, BK, / PG, NO: BK, PG.
OCCUPATION DATE: 09-22-14 JOB NO: 204.093
XREF: 1 TOPO PROJECT MANAGER: MK



CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

November 5, 2014

Ms. Ellen Johnson, Planner
City of St. Charles
Planning Department
2 E. Main Street
St. Charles, IL 60174

Re: Firethorne Apartments
904.093

Dear Ms. Johnson:

Firethorne Apartments is an existing apartment complex located at 1850 Brook Street, in St. Charles, Illinois. They are proposing to add a second driveway to their property via Dean Street (see attached Site Plan). The second access will be a full functioning driveway to allow residents to use Dean Street as an alternate route. This access will also function as a second point of ingress and egress for emergency vehicles. CEMCON, Ltd. has estimated the number of trips that would be used by this access and sight distance issues that will be encountered at the intersection with Dean Street. Below is a summary of our findings.

TRIP USING NEW DRIVEWAY:

Firethorne Apartments currently has 72 - 2 bedroom units. Based on the ITE Trip Generation Manual, 8th Edition, the rates for an Apartment (ITE Land Use 220) is 6.65 trips per day per unit. Therefore, Firethorne Apartments should generate about 479 trips per day. Based on our analysis the new entrance should create a 60/40 split of traffic, where 60% of the vehicles (287 vehicles per day) will use the current main entrance on 15th Street and 40% of the vehicles (192 vehicles per day) will use the new entrance on Dean Street. These percentages were derived using the Illinois Department of Transportation Average Daily Traffic counts at the intersection of Route 64 (W. Main Street) and Randall Road. See Figure 1 to see where this intersection is located in relationship to the site and traffic volumes. Based on the IDOT counts, approximately 29,800 vehicles per day (26% of the total) travel north on Randall Road and north of Dean Street; 39,000 vehicles per day (34%) travel south on Randall Road; 24,100 vehicles per day (21%) travel east on Route 64; and 22,400 vehicles per day (19%) travel west on Route 64. Based on these percentages, it is estimated 26% of the vehicles will use Dean Street to access Randall Road. The remaining 74% of the vehicles, from this site, will head toward Main Street. Since Main Street could also be accessed via Dean Street, a conservative approach was used to create the 60/40 split. Therefore, the estimated traffic using this new entrance will be 192 vehicles per day.

Figure #1: Site Location Map



SIGHT DISTANCE AND NEW DRIVEWAY:

This new entrance will be cut into an existing road. In doing this, CEMCON, Ltd. has reviewed the sight distance that will be encountered by vehicles exiting the site. Attached is a site plan and profile detailing out the sight distance. The posted speed limit on Dean Street is 30 mph so a design speed of 35 mph has been used for this analysis. Based on IDOT's Bureau of Local Road and Streets Manual, the intersection sight distance for this road should be 390 feet (Section 28-3.03 Figure 28-3D). As shown in the attached plan and profile, using a height of eye and object of 3.5 feet, there are no grade or geometry obstructions to the line of sight.

In addition to the line of sight plan and profile analysis, a visual inspection has been done from this proposed intersection point. Based on the pictures below, it appears there are no obstructions to the line of sight looking left (west). Please note that the tree in the foreground will

be removed with the construction of the road. Looking right (east) there is a tree that overhangs into the line of sight that will need to be trimmed back to allow vehicles a clear line of sight.



Looking Left (West)



Looking Right (East)

Please feel free to contact me with any questions or if you need additional information. I can be reached by phone at (630) 862-2100 or by email at michael.keith@cemcon.com.

Sincerely,
CEMCON, Ltd.

A handwritten signature in blue ink that reads "Michael B. Keith".

Michael B. Keith, P.E.
Senior Project Manager

MBK/sv
Enc.

H:\904093\ENGINEER\2014-11-05 Johnson @ City of St. Charles - Site Distance Letter.doc

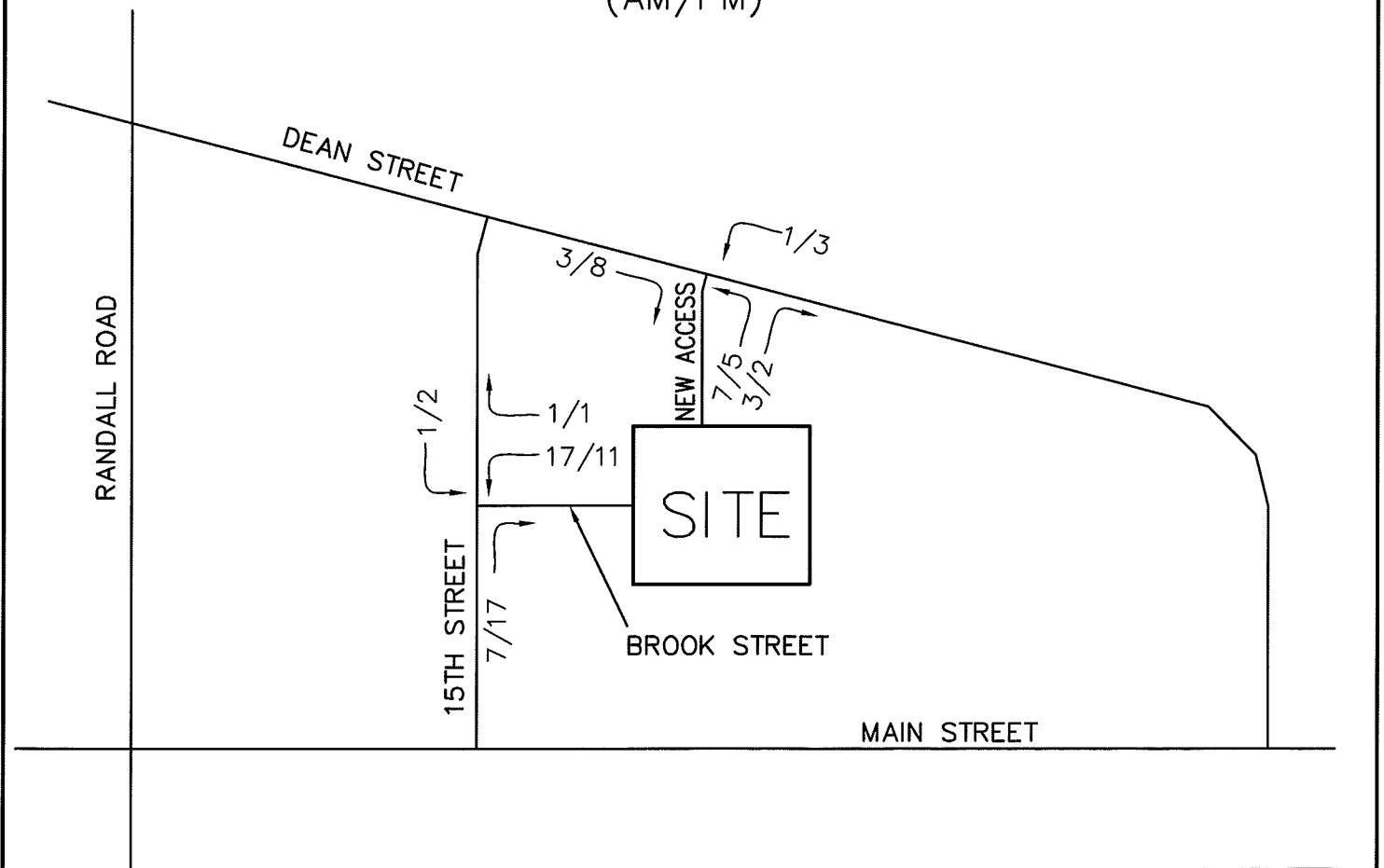
Firehome Apartments

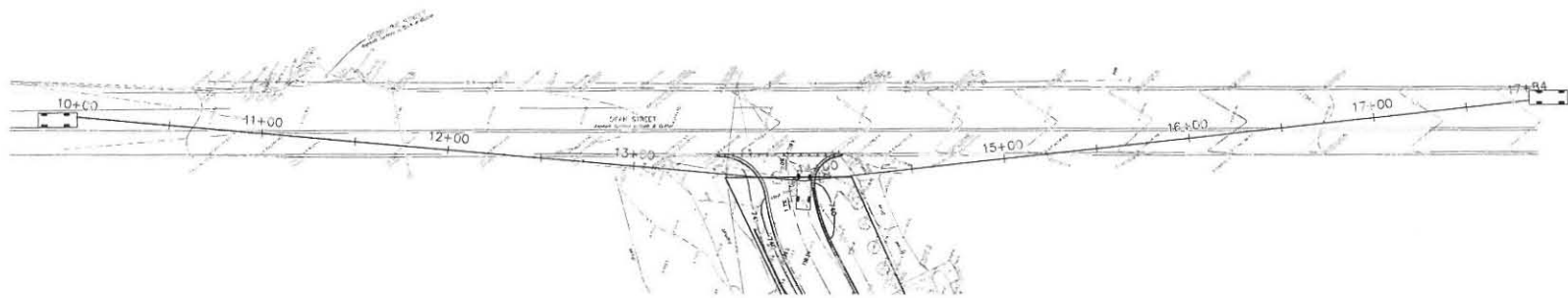
Trip Generation Based on ITE Trip Generation Rates - 8th Edition

Land Use	Code	Amount	Units	AM Peak Hour				PM Peak Hour			
				Peak Hour Rate	Total Peak Hour Trips	In 29%	Out 71%	Peak Hour Rate	Total Peak Hour Trips	In 61%	Out 39%
Apartments	220	72	Units	0.55	40	12	28	0.67	49	30	19

TRIP GENERATION

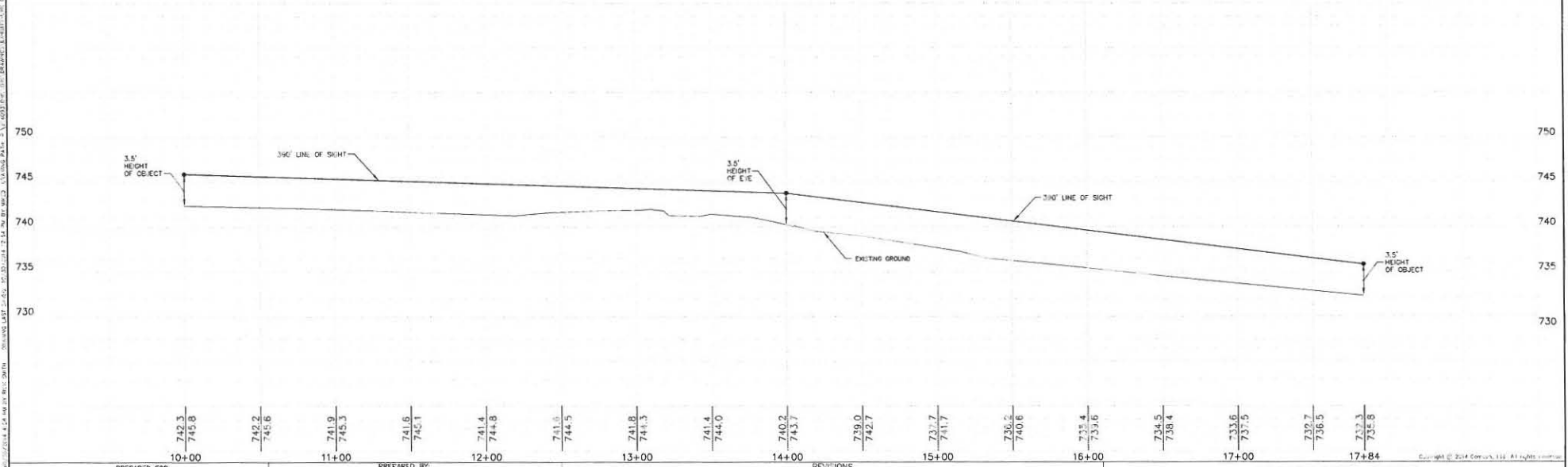
N.T.S.
(AM/PM)





DEAN STREET

NOTES:
 POST SPEED = 30 M.P.H.
 DESIGN SPEED = 35 M.P.H.
 SIGHT DISTANCE = 590 FEET



PREPARED FOR:
FIRETHORN APARTMENTS
 1350 BROOK STREET
 ST. CHARLES, IL 60174
 (630) 513-1113

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9875
 Ph: 630.262.2100 Fax: 630.852.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

LINE OF SIGHT EXHIBIT				
FIRETHORNE APARTMENTS				
FILE NAME: LINE OF SIGHT	DSGN BY: MK	JOB NO.: 904.093	FLD. BK./PG.:	SHEET NO.:
DB: 904093	DRN BY: MSD	DATE: 10-30-14	SCALE: 1" =	1 of 1

NOT FILED: 10/30/14 1:14 PM BY: BLS/DMH
 DRAWING NO.: 10-30-14-01
 PROJECT NO.: 904.093
 SHEET NO.: 1 OF 1
 DATE: 10-30-14
 SCALE: 1" = 40'

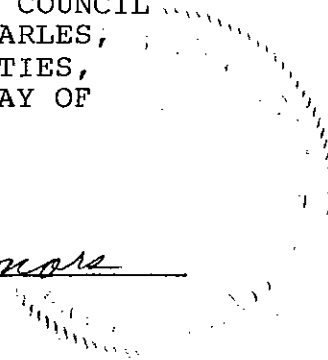
CITY OF ST. CHARLES

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 18th DAY OF MAY, 1987

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 21st DAY OF
MAY, 1987


Jean M. Connor
CITY CLERK

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

REFER TO:
MINUTES 5-18-87
PAGE 2380

DATE OF PUBLICATION 5/21/87
NEWSPAPER Pamphlet form

WHEREAS, the Gary Wheaton Bank as Trustee under Trust Agreement #4408, owner of record, (hereinafter referred to as "OWNER", which shall include all successors and assigns) and James F. Cooke, as agent and attorney for applicants Myron Andersen and Donn Nelson, contract purchasers, have filed a petition for a Special Use as a Planned Unit Development in the R-5 Multiple Residence District, for the property legally described in Exhibit "A", attached hereto and made a part hereof, (hereinafter referred to as "Subject Realty") and an application for approval of a preliminary plan; and

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

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

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

SECTION 1. That Section 17.06.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the

Zoning District Map as described therein and on file in the Office of the City Clerk, is hereby amended to grant a Special Use as a Planned Unit Development in the R-5 Multiple Residence District for the Subject Realty, subject to the additional requirements and restrictions provided herein.

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

A. Preliminary Plan

Except as specifically stated herein, the Subject Realty shall be developed only in conformance with the preliminary plan consisting of:

1. The drawing entitled "Preliminary Plan" revised April 6, 1987 prepared by The Lannert Group; and
2. The drawing entitled "Landscape Plan" revised April 6, 1987 prepared by The Lannert Group; and
3. The drawing entitled "Engineering Plan" prepared by Robert H. Anderson and Associates and the Lannert Group, revised April 1, 1987; and
4. The cover sheet entitled "Firethorne Luxury Apartments" and two sheets of architectural concept drawings prepared by Myron Andersen Construction, Inc. received March 11, 1987.

B. Phasing

The Subject Realty shall be developed in no more than one phase.

C. Building Permits

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

C. Height

The maximum building height (as defined in Title 17 of the St. Charles Municipal Code) of any building on the Subject Realty shall be three stories or forty feet (40'), whichever is lower.

D. Setbacks

A setback of five (5) feet from all exterior property lines of the Subject Realty, as shown on the Preliminary Plan, shall be provided. No building of any kind shall be constructed or placed within this setback. Fencing and landscaping may be located within such setback, as shown in the preliminary plan described in paragraph "A" hereof, and as otherwise approved by the City Council.

E. Number of Buildings - Single Lot

A variation from the provisions of Section 17.18.040 of the St. Charles Municipal Code is hereby allowed to

permit a maximum of six buildings on the Subject Realty, which shall be considered as one lot. The Subject Realty shall not be resubdivided.

F. Number of Units

There shall be not more than seventy-two (72) dwelling units on the Subject Realty.

G. Uses

Only the uses permitted in the R-5 Multiple Residence District shall be permitted on the Subject Realty.

H. Limitations on Access

There shall be no vehicular access to the Subject Realty from west Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

I. Soil Erosion

OWNER shall adhere to measures for the prevention of soil erosion during the construction of the development pursuant to the ordinances and any other applicable rules and regulations of the CITY, the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", published in October 1981, and recommended procedures of the Kane-DuPage Soil and Water Conservation District and any other applicable regulatory agency, whichever is more restrictive.

J. Maintenance of Private Facilities

The OWNER shall repair and maintain all private drives, parking lots, detention basins, storm sewer lines, surface drainage facilities, and any other land improvements, common areas or facilities which are not conveyed to and accepted by the CITY. In the event of the conveyance or assignment of all or any part of the Subject Realty, any such conveyance or assignment shall contain an agreement between the parties involved as to the responsibility for repair and maintenance as contemplated in this paragraph.

K. Landscaping

All unpaved areas adjoining a building and its accessory parking shall be landscaped prior to occupancy of such building, in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning. Landscaping of the Subject Realty shall be completed prior to occupancy of the final multiple family residential building on the Subject Realty in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning.

L. Storm Water Drainage.

All storm water collected by the on-site storm sewer system shall be tributary to the on-site detention basin.

M. Architectural Plan Modifications.

Modifications to the architectural plans for the garages, including typical elevation drawings showing exterior materials and design of the walls facing the property adjoining the Subject Realty, shall be submitted for review prior to approval of the Final Plat, and shall be subject to approval of the Plan Commission and City Council.

N. Required Land Improvements

1. OWNER shall construct and pay for all land improvements, including but not limited to on-site and off-site improvements, extensions, and related appurtenances necessary for the development of the Subject Realty, for:

- a) water main systems;
- b) sanitary sewer systems, lifting stations and force mains;
- c) storm sewer systems;
- d) retention and detention basins;
- e) grading and surface drainage ways and facilities;
- f) electric facilities, including installation of underground conduit as specified by the City; and
- g) streets, curbs, sidewalks, street lights, street signs, parkway landscaping, tree plantings, and related improvements.

All such land improvements (the "Required Land Improvements") shall be completed within two years of the date of recording of the final plat for the Subject Realty. OWNER shall grant to the CITY, at no cost to the CITY, all easements for any utilities and communication facilities that the CITY may request. Prior to the approval of the final plat for the Subject Realty the CITY shall have the right to designate which easements, dedications, and land improvements will be accepted by the CITY. The OWNER shall transfer to the CITY title, free and clear of all liens and encumbrances, to all on-site and off-site Required Land Improvements which the City has so designated for acceptance. In connection with any sale, assignment, or transfer of any interest in the land or improvements thereto by OWNER to another entity, the CITY may require the OWNER to retain, or the recipient in such sale, assignment, or transfer to assume or acquire such interest in any such easement, extension, repair, maintenance, and replacement at the sole cost of the OWNER, and as may be required from time to time by the CITY.

2. OWNER shall repair and replace, in accordance with the original sizes, standards and topography in a manner satisfactory to the CITY, all CITY property damaged or disturbed by reason of its work in connection with the

development of the Subject Realty.

3. A blanket easement over, under and upon all unimproved common open space and all private streets and private common driveways and parking areas within the Subject Realty for access for police and fire protection and for the operation of and access for maintenance, repair, replacement and customary servicing of all electricity and telephone lines, natural gas supply systems, and all sanitary sewer, storm drainage and water main systems, communication facilities and other utilities, shall be provided by plat in favor of the CITY and all of the involved utility companies, now or in future receiving a CITY franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment.

4. After approval of the Final Plat for the Subject Realty and prior to signature by the Mayor and City Engineer, the OWNER shall present a guarantee for completion of the land improvements as required by ordinance including but not limited to the "Required Land Improvements" or in lieu thereof at OWNER'S election, an undertaking by OWNER as secured by an irrevocable letter of credit, escrow account or irrevocable commitment certifying that adequate funds are and will be available at a sound and reputable

banking or financial institution authorized to do business in the State of Illinois. Such irrevocable letter of credit, escrow account or irrevocable commitment shall be in effect for a period of two and one half (2 1/2) years from the date of recording of the final plat for the Subject Realty, shall run in favor of the CITY and shall indicate there are sufficient funds available for one hundred fifteen percent (115%) of the estimated cost of all the Required Land Improvements of the final plat being presented to the CITY for approval and that such funds are held for such purposes only and for no other purposes. Such undertaking, irrevocable letter of credit, escrow account or irrevocable commitment shall be in a form to allow the CITY to procure the funds irrevocably committed to complete the aforescribed land improvements if construction of said improvements is not completed in accordance with ordinance or the schedule approved by the City, whichever first occurs, and shall otherwise be in a form acceptable to the CITY.

5. OWNER shall reimburse CITY for inspection and engineering costs and reasonable attorneys' fees incurred by CITY in connection with the construction and installation of the Required Land Improvements described in this Ordinance and the processing of matters

pertaining to this Ordinance. Payment by OWNER's representative and agent to CITY shall occur promptly after receipt by OWNER of invoices for such work.

6. In the event CITY requests OWNER to oversize any Required Land Improvement such oversizing shall take place on the following basis: The City Engineer and the Owner's Engineer shall prepare cost estimates indicating the construction cost for the Required Land Improvement and for the oversized improvement requested by the CITY. The actual cost difference for construction will be assumed by the CITY. Reimbursement for such cost difference shall be made to the OWNER upon acceptance of such improvements by the City Council subject to budget and timing as may be in accordance with law and as may be agreed on by OWNER and City, or otherwise approved by the City, and provided City shall be in receipt of a general contractor's affidavit and lien waivers in accordance with the Illinois Mechanics Lien Act and a Bill of Sale conveying title to the CITY free and clear of all liens and encumbrances. All engineering and inspection costs shall be paid by OWNER. The operation of any State law or City ordinance having general applicability to all entities in a class including OWNER shall not be deemed to be a request by CITY as herein described.

7. OWNER shall provide that all existing and new utilities and communications facilities including telephone, electric, and cable television to serve the Subject Realty shall be underground, and this requirement shall be affixed to the final plat.

8. The CITY shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage or delay in installation caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond CITY's reasonable control, including but not limited to the acquisition of easements and IEPA permits.

O. Hold Harmless and Indemnification

In the event a claim is made against the City of St. Charles, or if the City is made a party-defendant in any legal proceeding arising out of or in connection with the approval of this Ordinance for a Planned Unit Development or the development of the Subject Realty, the OWNER shall defend the City, at City's election, and hold the City harmless from and against all liabilities, losses, judgments, costs, fees, including reasonable attorneys fees, and reasonable expenses incurred in connection therewith. The City shall reasonably

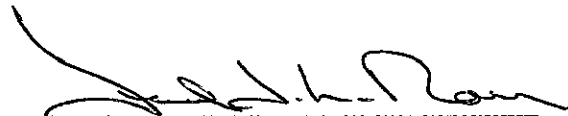
cooperate in the defense of such proceedings.

SECTION 3. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.


MAYOR

ATTEST:


CITY CLERK

Ordinance No. 1987-7-4
Page 13

COUNCIL VOTE:

Ayes: 9
Nays: 0
Absent: 1

PARCEL 1: THAT PART OF LOT 1 OF THE DEAN FERSON HEIR'S FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST ALONG THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 810.35 FEET TO A POINT 150 FEET SOUTH OF THE SOUTHERLY LINE OF DEAN AVENUE (MEASURED ALONG THE LAST DESCRIBED COURSE EXTENDED); THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 57' 40''$ EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 535.35 FEET TO A POINT 275 FEET NORTH OF, MEASURED ALONG THE EXTENSION OF THE LAST DESCRIBED COURSE, THE SOUTH LINE OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 100 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 7 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 63 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 211.24 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH $1^{\circ} 15'$ WEST ALONG SAID WEST LINE 470.39 FEET TO A POINT 325.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH $88^{\circ} 45'$ EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150 FEET; THENCE NORTH $1^{\circ} 15'$ WEST PARALLEL WITH THE WEST LINE OF SAID LOT 255.55 FEET TO THE SOUTHERLY LINE OF DEAN AVENUE; THENCE SOUTH $66^{\circ} 14' 50''$ EAST ALONG SAID SOUTHERLY LINE 67.84 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE EAST LINE AND EAST LINE EXTENDED OF SAID LOT, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 222.50 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 1 AND 3 OF THE DEAN FERSON HEIRS FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3, 475 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH MAIN STREET TO THE NORTH AND SOUTH CENTER LINE OF SECTION 28; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 28 TO THE SOUTH LINE OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE SOUTHEASTERLY CORNER OF LOT 3; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THE WEST 76.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 165.0 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF OF), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
)
COUNTIES OF KANE AND DU PAGE) SS.

C E R T I F I C A T E

I, Jean M. Connors, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on May 18, 1987 the Corporate Authorities of such municipality passed and approved Ordinance No. 1987-Z-4, entitled AN ORDINANCE GRANTING A SPECIAL USE

AS A PLANNED UNIT DEVELOPMENT FOR THE FIRETHORNE APARTMENTS

PUD

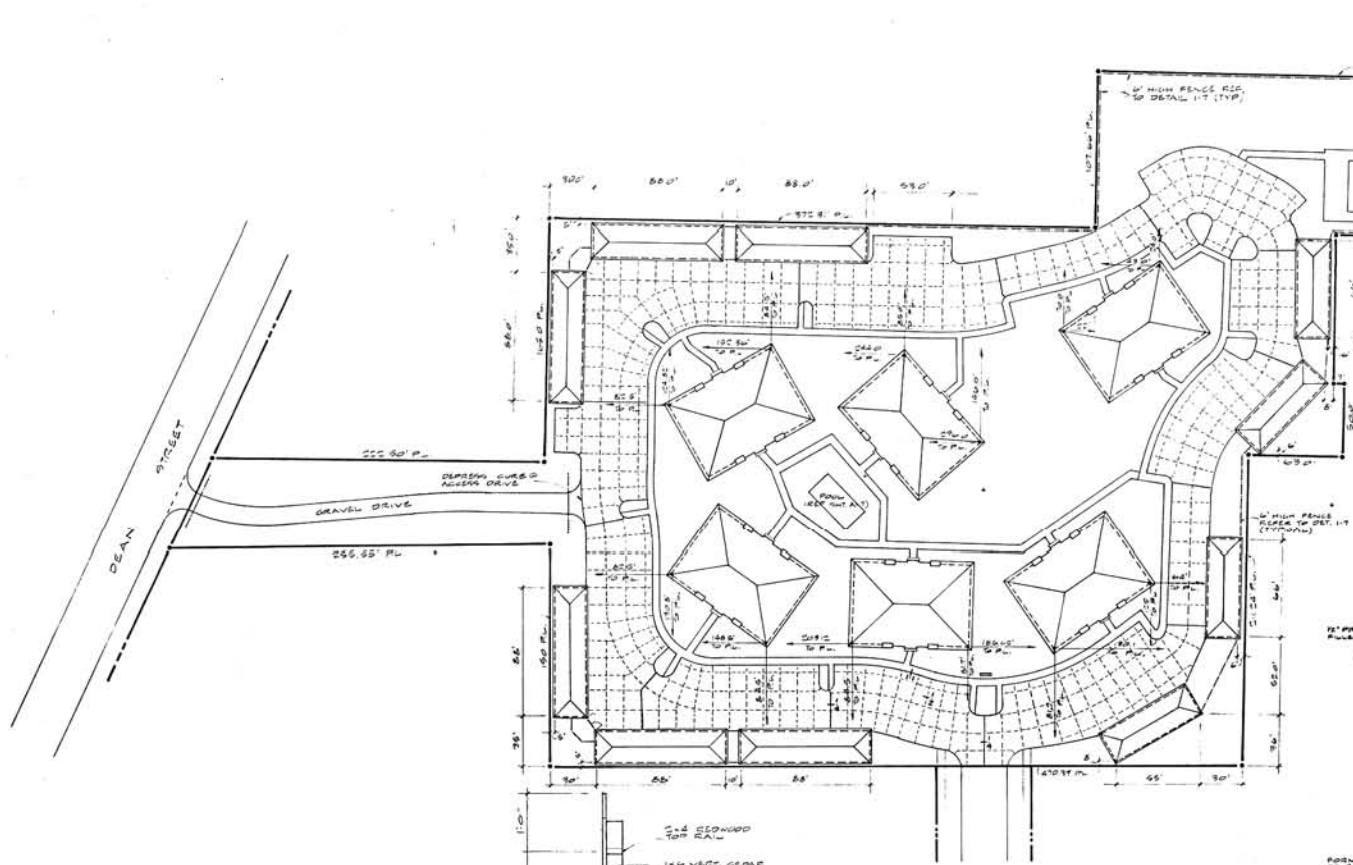
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1987-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on May 21, 1987, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 20th day of May, 1987.

Jean M. Connors
Municipal Clerk

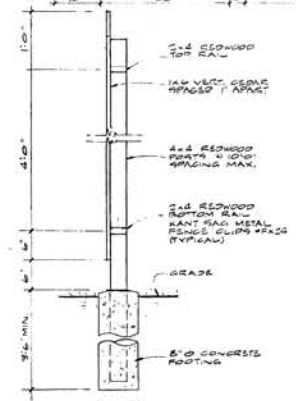
(S E A L)



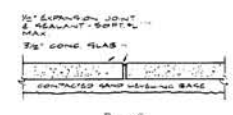
GENERAL PAVING NOTES:

1. PAVING PERIMETER TO HAVE CONC CURB EXCEPT WHERE GARAGES ADJUT.
2. PROVIDE 1" EXPANSION JOINT BETWEEN GARAGES & PAVING SLAB. 1/2" EXPANSION JOINT WHERE CONCRETE ADJUTS STORMS & SIDEWALK TO PARKING AREA SLABS EXP JNT. TO BE CONTIGUOUS THRU CURB.
3. FINISH: PAVING AREAS - LIGHT BURLAP FINISH. SIDEWALKS - LIGHT BROOM FINISH.
4. SLAB PANELS: SLABS SHOULD BE SQUARE WHENEVER POSSIBLE & NOT EXCEED 15'x15' IN EXTREME CIRCUMSTANCES. SLABS SHOULD NEVER EXCEED 10'x15'.
5. PROVIDE UNIFORMITY OF SOIL TYPE MOISTURE CONTENT & DENSITY OF SUBGRADE.

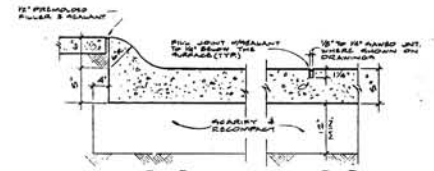
SITE PLAN
SCALE: 1" = 40 FEET



1.7
FENCE DETAIL
SCALE: 1" = 8"

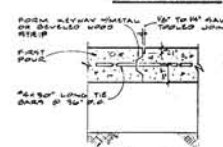


1.6
CONCRETE WALK
100-200 MESH REBAR TO BE EQUAL TO THE WIDTH OF WALK.

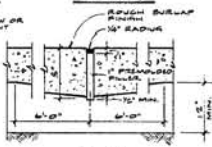


1.1
CURB & SIDEWALK

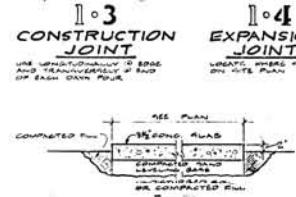
1.2
CONTRACTION JOINT



1.3
CONSTRUCTION JOINT



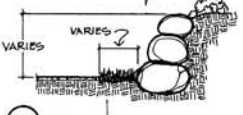
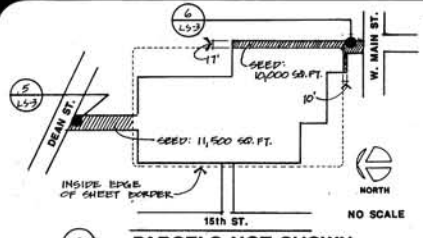
1.4
EXPANSION JOINT



1.5
CONCRETE WALK

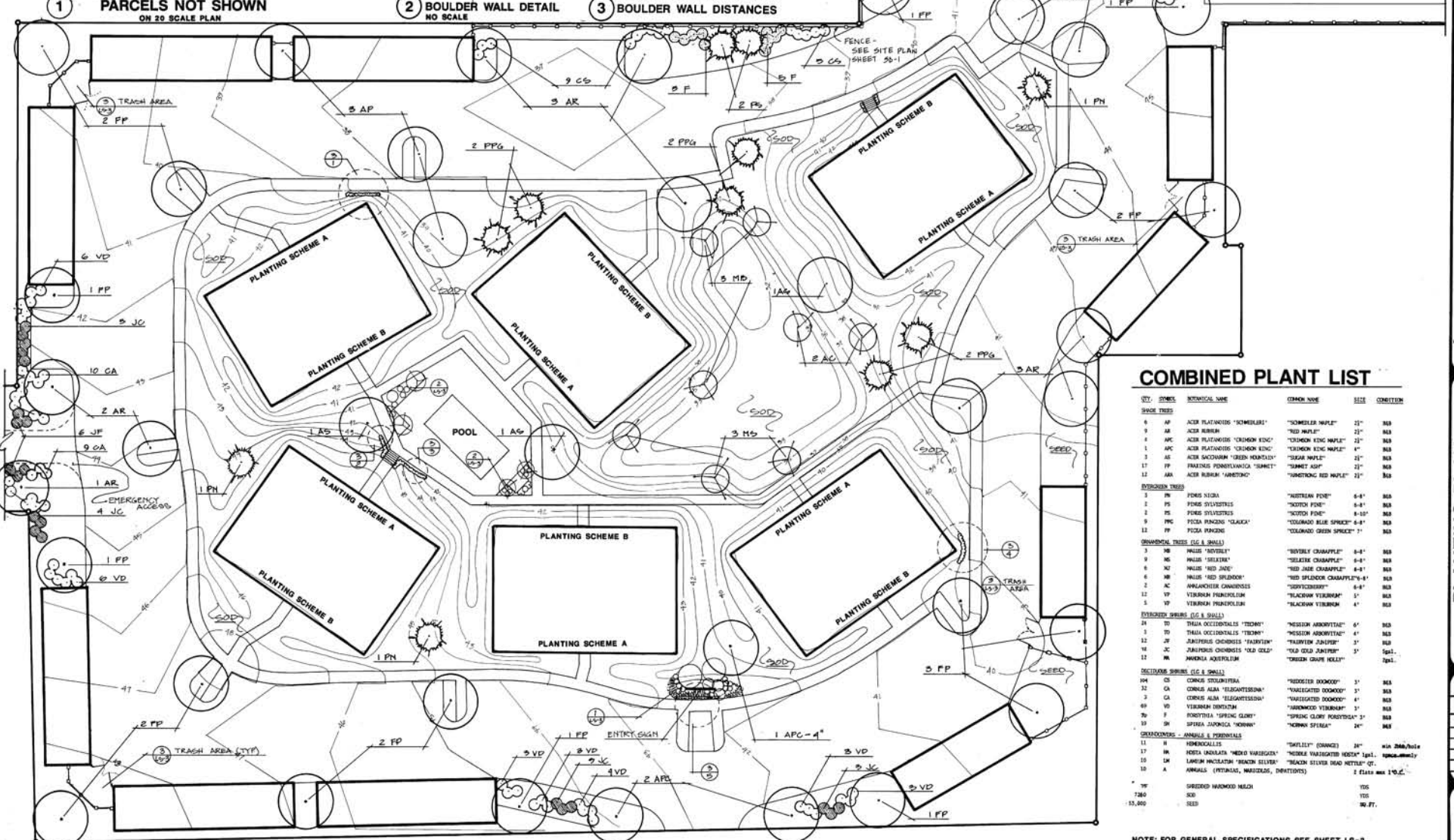
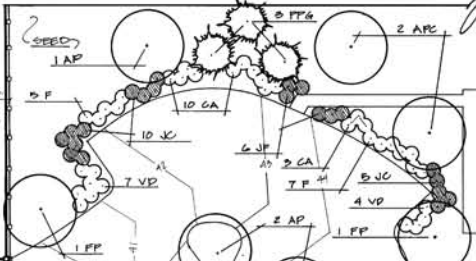
approval first landscape plan





NO.	MAX. HT.	LENGTH	WALK TO WALL
1	1'-6"	16'	15"
2	5'	0'	18"
3	5'	15'	18"
4	1'-6"	15'	24"
5	1'-0"	20'	0"

NOTES:
 • TAPER ENDS OF WALL TO MATCH ADJACENT SLOPE.
 • WHERE WALLS BORDER STEPS:
 - WALL HEIGHT IS APPROX. 12" ABOVE EACH RISER SO THAT TOP OF WALL SLOPES AT SAME ANGLE AS STEPS.
 - PUT WALL DIRECTLY NEXT TO STEPS



COMBINED PLANT LIST

QTY	SPECIES	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUB TREES					
6	AP	ACER PLATANIFOLIA "SCHEDELERI"	"SCHEDELER MAPLE"	21"	363
9	AR	ACER RUBRUM	"RED MAPLE"	21"	363
4	APC	ACER PLATANIFOLIA "CRIMSON KING"	"CRIMSON KING MAPLE"	21"	363
1	APC	ACER PLATANIFOLIA "CRIMSON KING"	"CRIMSON KING MAPLE"	4"	363
3	AS	ACER SACCHARINUM "GREEN HAWAII"	"GREEN MAPLE"	21"	363
17	FP	FRAXINUS PENNSYLVANICA "SMARTE"	"SMARTER ASH"	21"	363
11	AR	ACER RUBRUM "AMERINDO"	"AMERINDO RED MAPLE"	21"	363
PERENNIAL TREES					
1	FM	FRAXINUS SIZALIA	"AMERICAN PINE"	4-4"	363
2	FS	FRAXINUS SYLVATRICUS	"SCOTCH PINE"	4-4"	363
2	FS	FRAXINUS SYLVATRICUS	"SCOTCH PINE"	8-10"	363
5	FP	FRAXINUS PENNSYLVANICA "SILVER"	"SILVER PINE"	4-4"	363
11	FP	FRAXINUS PENNSYLVANICA	"SILVER PINE"	4-4"	363
ORNBARK TREES (C & S)					
3	MB	MAHOGANY "ROYALE"	"ROYALE CHERRY"	4-4"	363
9	MB	MAHOGANY "ROYALE"	"ROYALE CHERRY"	4-4"	363
6	MB	MAHOGANY "ROYALE"	"ROYALE CHERRY"	4-4"	363
6	MB	MAHOGANY "ROYALE"	"ROYALE CHERRY"	4-4"	363
2	AC	AMORPHACEAE CORONILLA	"CORONILLA"	4-4"	363
12	VP	VERBENA PANCURONUM	"BLACKTOP VERBENA"	5"	363
5	VP	VERBENA PANCURONUM	"BLACKTOP VERBENA"	5"	363
PERENNIALS (C & S)					
24	TD	THELIA OCCIDENTALIS "TROPIC"	"MEXICAN ANEMONE"	6"	363
1	TD	THELIA OCCIDENTALIS "TROPIC"	"MEXICAN ANEMONE"	4"	363
12	JF	JALAPISCO CHONDRODES "FANTASY"	"FANTASY JALAPISCO"	3"	363
16	JC	JALAPISCO CHONDRODES "OLD GOLD"	"OLD GOLD JALAPISCO"	3"	363
12	MA	MORNING GLORY "MORNING"	"MORNING GLORY VINE"	2 1/2 ft.	363
PERENNIALS (C & S)					
14	CA	CORNUS ALBA "ELEGANTISSIMA"	"ELEGANT DOGWOOD"	3"	363
2	CA	CORNUS ALBA "ELEGANTISSIMA"	"ELEGANT DOGWOOD"	4"	363
49	VD	VERBENA PANCURONUM	"BLACKTOP VERBENA"	3"	363
70	JF	JALAPISCO CHONDRODES "FANTASY"	"FANTASY JALAPISCO"	3"	363
10	SH	SPIREA JAPONICA "MORNING"	"MORNING SPIREA"	3"	363
PERENNIALS (C & S)					
11	H	HEMEROCALLIS	"TIGER LILY"	24"	via 288/notes
17	HM	HEMERA CALLIS "MORNING GLORY"	"MORNING GLORY"	3 1/2 ft.	space-annex
10	L	LAMNACEAE "MORNING GLORY"	"MORNING GLORY"	3 1/2 ft.	space-annex
10	A	ANNUALS (PTYRISAS, MARIOLAS, BRATTERTS)	"MORNING GLORY"	1 plant max 1 1/2 ft.	
SEEDS					
100	SP	SPRENGED WORMWOOD MOUND	SP	100	
100	SD	SEED	SD	100	
15,000	SEED	SEED	SEED	30 FT.	

NOTE: FOR GENERAL SPECIFICATIONS SEE SHEET LS-2.

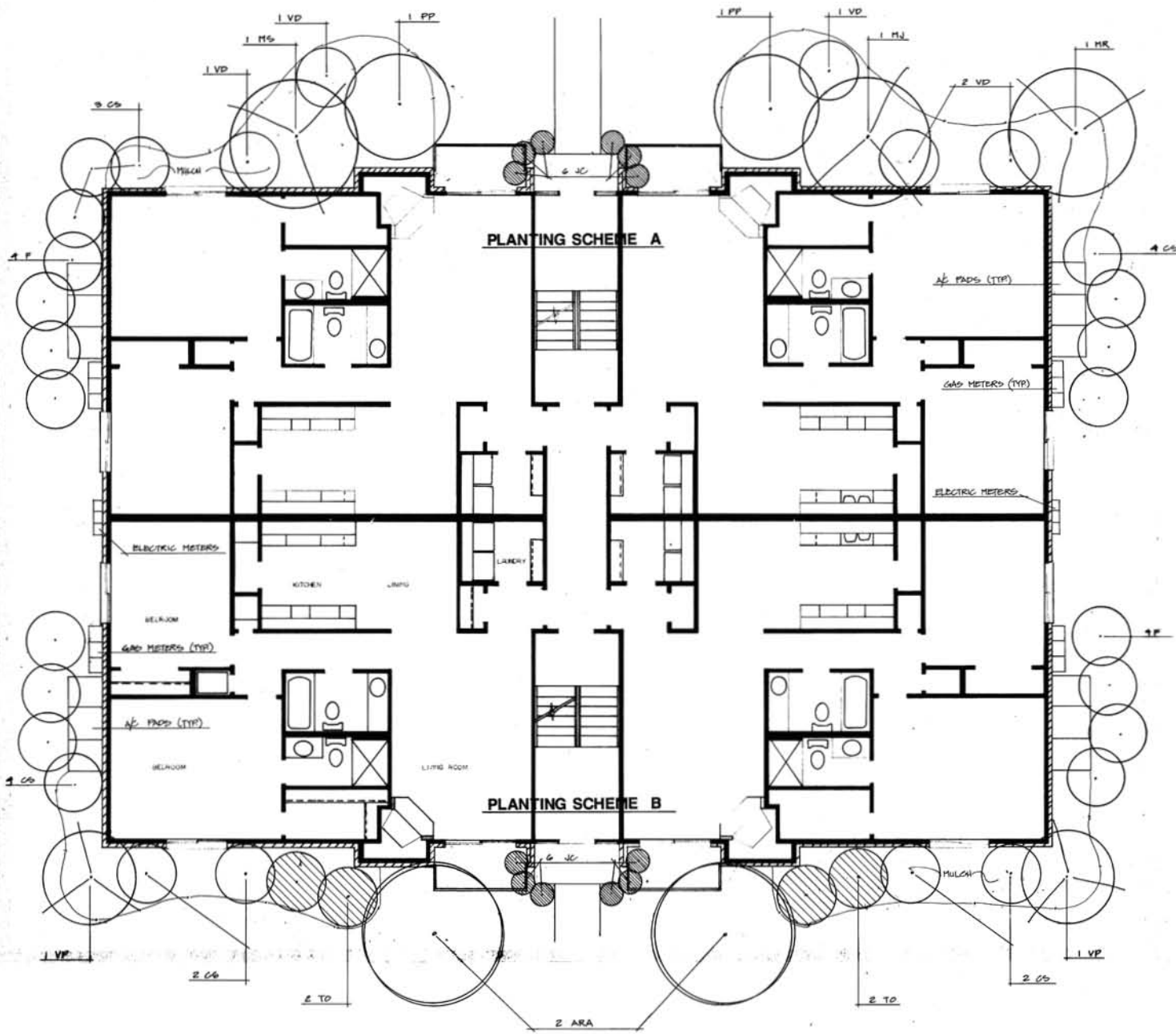
HORIZON INVESTMENT COMPANY
 6640 VAN DORN LINCOLN, NEBRASKA 68506
 (402) 499-9888

THE LANNERT GROUP
 LAND PLANNING & ARCHITECTURE • LANDSCAPE ARCHITECTURE & DESIGN/DEVELOPMENT CONSULTANTS
 ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174
 (312) 377-8900

PLANTING PLAN
 SITE PLAN

SCALE IN FEET

JOB NUMBER: 8848
 COMPLETED: 10-27-87
 REVISED:
 12-4-87
 1/19/88



GENERAL SPECIFICATIONS

1. PROTECTION: CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICES TO PROTECT WORK IN PROGRESS FROM DAMAGE, AND TO COMPLY WITH ALL REQUIREMENTS OF LOCAL AGENCIES TO PROTECT THE PUBLIC FROM DAMAGE.
2. UTILITIES: CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES & DRAW LINES BEFORE BEGINNING. CONTRACTOR IS RESPONSIBLE TO ADJUST LOCATIONS OF PLANTS TO AVOID UTILITIES WITH FINAL APPROVAL BY LANDSCAPE ARCHITECT.
3. QUALITY: PLANTING SERVICES SHALL BE FINE GRADE TO MEET MAJOR AND ADJOINING SPECIFICATIONS WITH REFERENCE TO A DESIGN AND TO THE WATER PERCENTS OF SOILS AND LEFT. THEY SHALL BE CONSISTENT WITH PROVIDED DRAINAGE PLAN. AND WEEDING MEDIA, LAKE MULCH, BARK, SOIL COVER, ETC., SHALL BE CHECKED BY CONTRACTOR.
4. PLANT MATERIALS: ALL PLANTS SHALL BE FREELY DOC, HARVEST STOCK, TRUE TO KINDS AND SPECIES AND CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERIES.
5. PLANTING AND INSTALLATION: SHALL CONFORM TO ACCEPTED LANDSCAPE PRACTICES. PROTECT ALL PLANTS IN USE WITH ACCEPTABLE COVERING DURING TRANSPORTATION.
6. GUARANTEE AND REPLACEMENT: PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING. UPON GUARANTEE PERIOD, ALL DEAD OR DAMAGED OR BACK SPRAYED PLANTS SHALL BE REPLACED WITH PLANTS OF SAME KIND AND SIZE.
7. SEEDING: PLANT SEEDS (WHEN APPLICABLE) ON ALL DISTURBED AREAS AND AREAS RESTORED BY PLANTING. CONTRACTOR SHALL PLANT SEEDING MIXTURE FOR LOCAL CLIMATIC CONDITIONS AT A MINIMUM RATE OF 1.5 LBS/1000 SQ. FT. SEED MUST HAVE AN 80% GERMINATION RATE AND FIRM LEVEL OF PURITY. IT SHALL BE INSTALLED, FERTILIZED, AND WATERED AS RECOMMENDED BY SEEDER.
8. SEEDING: CONTRACTOR SHALL PLACE SOIL ON AREAS DESIGNATED ON PLANS WHEN SPECIFIED. SOIL SHALL BE HEALTHY, FREE OF WEEDS, COMES IN CONTACT, AND CUT TO 2-4 INCHES DEEP. SOIL SHALL BE INSTALLED ON SOILS THAT HAS BEEN OBTAINED, LEVELLED, AND TESTED TO PROVIDE SUFFICIENT APPROPRIATE AND SMOOTH GRASS WITHIN 100 DAYS OF PLANTING. SOIL SHALL COMPLY OR EXCEED THE REQUIREMENTS OF AGRICULTURE (21A AGRICULTURE, 21A BARRI, 21A BARRI).
9. EXCAVATION & FILLING: PLANTING BEDS SHALL BE OBTAINED, GRADED, AND TESTED WITHIN 100 DAYS OF PLANTING. PLANTS SHALL BE PLANTED DURING APPROPRIATE SEASON FOR SPECIES IN SPECIFIC SOILS OF SITE.
10. MULCH: ALL SOIL BEDS AND TREE WELLS SHALL BE MULCHED WITH A 2" LAYER OF MULCH. MULCH SHALL BE SPREAD UNIFORM.
11. SOILS AND STAKES: DETAILS, WHEN INCLUDED, ARE FOR ILLUSTRATIVE PURPOSES. THEY ARE NOT TO BE USED AS A BASIS FOR CONTRACTOR'S DECISION. APPROVED, ALL SHALL MEET DESIGN STANDARDS AND TESTS.
12. MAINTENANCE: CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS & NOTIFY ALL PARTIES. THE TOP SOIL SHOULD BE FURNISHED DURING PLANTING INSTALLATION.
13. LIABILITY: CONTRACTOR IS RESPONSIBLE FOR CALLING TO LANDSCAPE ARCHITECT'S ATTENTION, ANY DISCREPANCIES, PERMITS, OR CHANGES. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MISINTERPRETATION OR OMISSION NOT MADE TO HIS ATTENTION.

TYPICAL UNIT PLANT LIST*

SYM. NO.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	ANA	ACER RUBRA 'ARMORINO'	'ARMORINO' RED MAPLE	7"	SA
2	PP	PIZZA PARSNIP	'VOLCANO GREEN SPICE'	7"	SA
3	MS	MULCH 'SILVER'	'SILVER CRANAPLE'	8-8"	SA
4	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
5	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
6	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
7	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
8	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
9	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
10	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
11	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
12	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
13	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
14	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
15	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
16	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
17	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
18	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
19	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA
20	MS	MULCH 'RED JADE'	'RED JADE CRANAPLE'	8-8"	SA

NOTE: SEE GENERAL SPECIFICATIONS ABOVE.

*REPEAT 6 TIMES

HORIZON INVESTMENT COMPANY
SUITE 202
LINCOLN, NEBRASKA 68508

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ONE WEST ILLINOIS STREET
ST. CHARLES, ILLINOIS 60174

(402) 498-8888
(312) 377-8800

PLANTING DETAIL
TYPICAL UNIT DETAIL

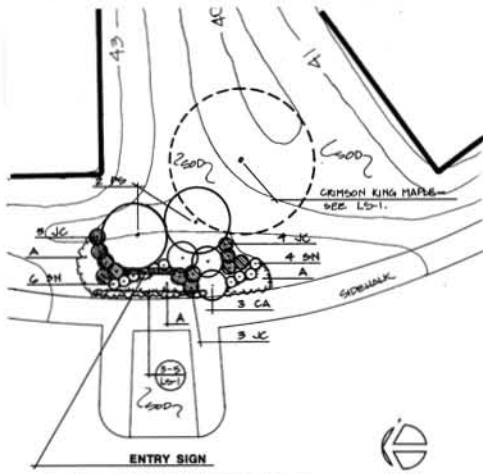
SCALE: 3/4" = 1'-0"

JOB NUMBER
8546

COMPLETED
10-27-87

REVISIONS
1/7/88

SHEET NUMBER
LS-2



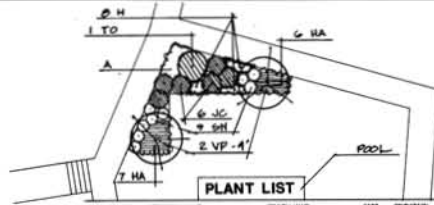
ENTRY PLANTING DETAIL

SCALE 1"=10'-0"

PLANT LIST

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	PH	PRUNE SPLETINUS	"SCOTCH PINE"	8'-10"	NB
3	CA	CORNUS ALBA "VIGORANTISSIMA"	"VIGORANT DOGWOOD"	4"	NB
12	JC	JANQUINA OMBRIATA "OLD GOLD"	"OLD GOLD JONQUIL"	3"	OR 1/4"
10	SN	SPINNA JAPONICA "NORWAY"	"NORWAY SPINNA"	18"	FL
8	A	ANNUALS (DENTARIA, MATRIARIA, JACINTHUS)		12"	FL

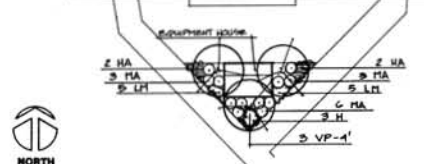
NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.



POOL LIST

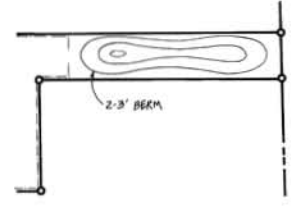
QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	TO	TAXUS OCCIDENTALIS "TROYA"	"NORWAY SPRUCE"	4"	NB
1	VP	YUCCA FORTYFOLIATA	"BLACK OIL PALM"	4"	NB
6	JC	JANQUINA OMBRIATA "OLD GOLD"	"OLD GOLD JONQUIL"	3"	NB
2	SN	SPINNA JAPONICA "NORWAY"	"NORWAY SPINNA"	18"	NB
12	NA	NARCISSUS PULCHER	"NORWAY SPINNA"	18"	FL
17	NA	NARCISSUS PULCHER "VARIETY"	"NORWAY SPINNA"	18"	FL
18	NA	NARCISSUS PULCHER "VARIETY"	"NORWAY SPINNA"	18"	FL
18	NA	NARCISSUS PULCHER "VARIETY"	"NORWAY SPINNA"	18"	FL

NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.



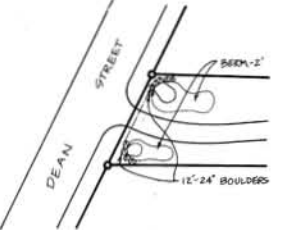
POOL PLANTING DETAIL

SCALE 1"=10'-0"



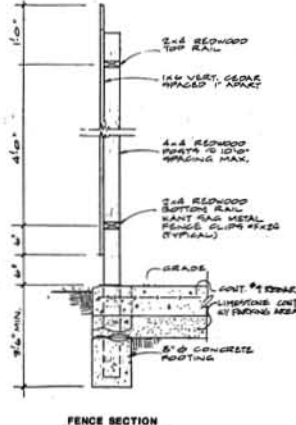
BERM DETAIL

SCALE 1"=20"



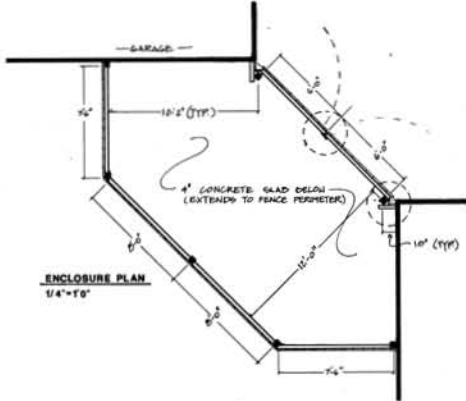
BERM DETAIL

SCALE 1"=20"



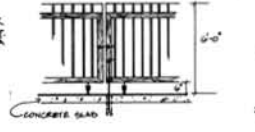
FENCE SECTION

SCALE 1"=1'-0"



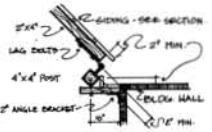
ENCLOSURE PLAN

SCALE 1/4"=1'-0"



ELEVATION FROM INSIDE

NO SCALE

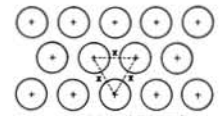


CORNER DETAIL

SCALE 3/4"=1'-0"

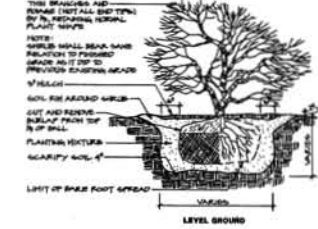
TYPICAL TRASH ENCLOSURE DETAIL

SCALE 1"=1'-0"



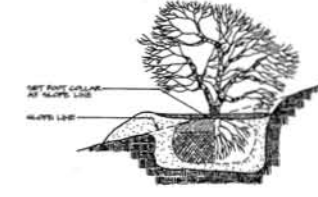
DETAIL: TYPICAL PLANT SPACING

SCALE NOT TO SCALE



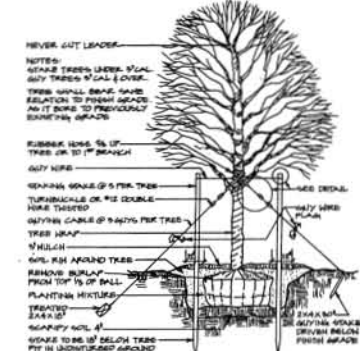
DETAIL: SHRUB PLANTING

SCALE NOT TO SCALE



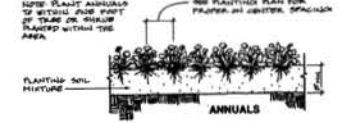
DETAIL: PLANTING ON SLOPE

SCALE NOT TO SCALE



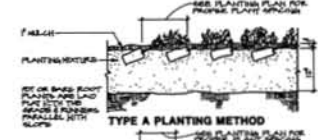
DETAIL: DECIDUOUS TREE PLANTING

SCALE NOT TO SCALE



DETAIL: ANNUALS

SCALE NOT TO SCALE



TYPE A PLANTING METHOD

SCALE NOT TO SCALE

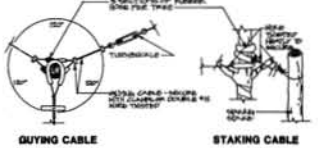


TYPE B PLANTING METHOD

SCALE NOT TO SCALE

DETAIL: GROUNDCOVER PLANTING

SCALE NOT TO SCALE



DETAIL: GUYING & STAKING CABLE

SCALE NOT TO SCALE



DETAIL: EVERGREEN TREE PLANTING

SCALE NOT TO SCALE



(402) 489-8888

HORIZON INVESTMENT COMPANY
SUITE 202
LINCOLN, NEBRASKA 68508

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ONE WEST ILLINOIS STREET
ST. CHARLES, ILLINOIS 60174

CONSTRUCTION DETAILS

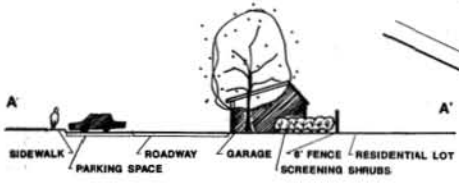
JOB NUMBER
8848

COMPLETED
10-27-87

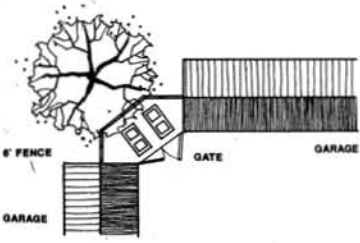
REVISED
12-4-87

1/19/88

SHEET NUMBER
LS-3

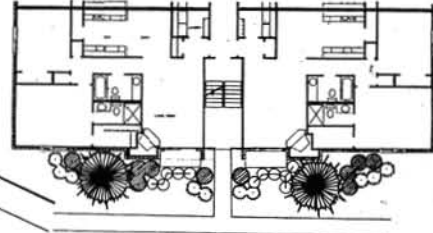


ELEVATION A - A'
SCALE: 1/16" = 1'-0"



DETAIL: TRASH ENCLOSURE
SCALE: 1/16" = 1'-0"

NOTE: PARKING STRUCTURES ARE TO BE OF ROUGH-SAWN CEDAR, WITH ROOFING MATERIAL MATCHING THAT USED ON THE APARTMENT BUILDING. ARCHITECTURAL STYLE OF PARKING STRUCTURES TO BE SIMILAR TO APARTMENT BUILDINGS.



TYPICAL UNIT PLANTING
SCALE: 3/32" = 1'-0"

PLANT LIST FOR TYPICAL UNIT PLANTING

- | | |
|---|--|
| <ul style="list-style-type: none"> EVASCORP TREES - 5-6' HEIGHT ARJIS CONCOLOR FICUS PAVENSIS FICUS NIGRA FICUS STYRACIA | <ul style="list-style-type: none"> WHITE FIR COLORADO SPRUCE AUSTRIAN PINE SAXIFRAGA WEDGE PINE |
| <ul style="list-style-type: none"> SHRUBS HYDRANGEA SPYRINUS SPYRINUS SPYRINUS | <ul style="list-style-type: none"> SPYRINUS SPYRINUS SPYRINUS SPYRINUS SPYRINUS |
| <ul style="list-style-type: none"> SMALL DECIDUOUS SHRUBS - 18-24" HEIGHT SPYRINUS SPYRINUS SPYRINUS SPYRINUS | <ul style="list-style-type: none"> SPYRINUS SPYRINUS SPYRINUS SPYRINUS SPYRINUS |
| <ul style="list-style-type: none"> OVERSHOOTER SHRUBS - 18" HEIGHT SPYRINUS SPYRINUS SPYRINUS SPYRINUS | <ul style="list-style-type: none"> SPYRINUS SPYRINUS SPYRINUS SPYRINUS SPYRINUS |

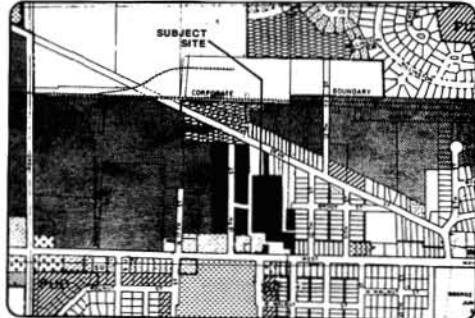
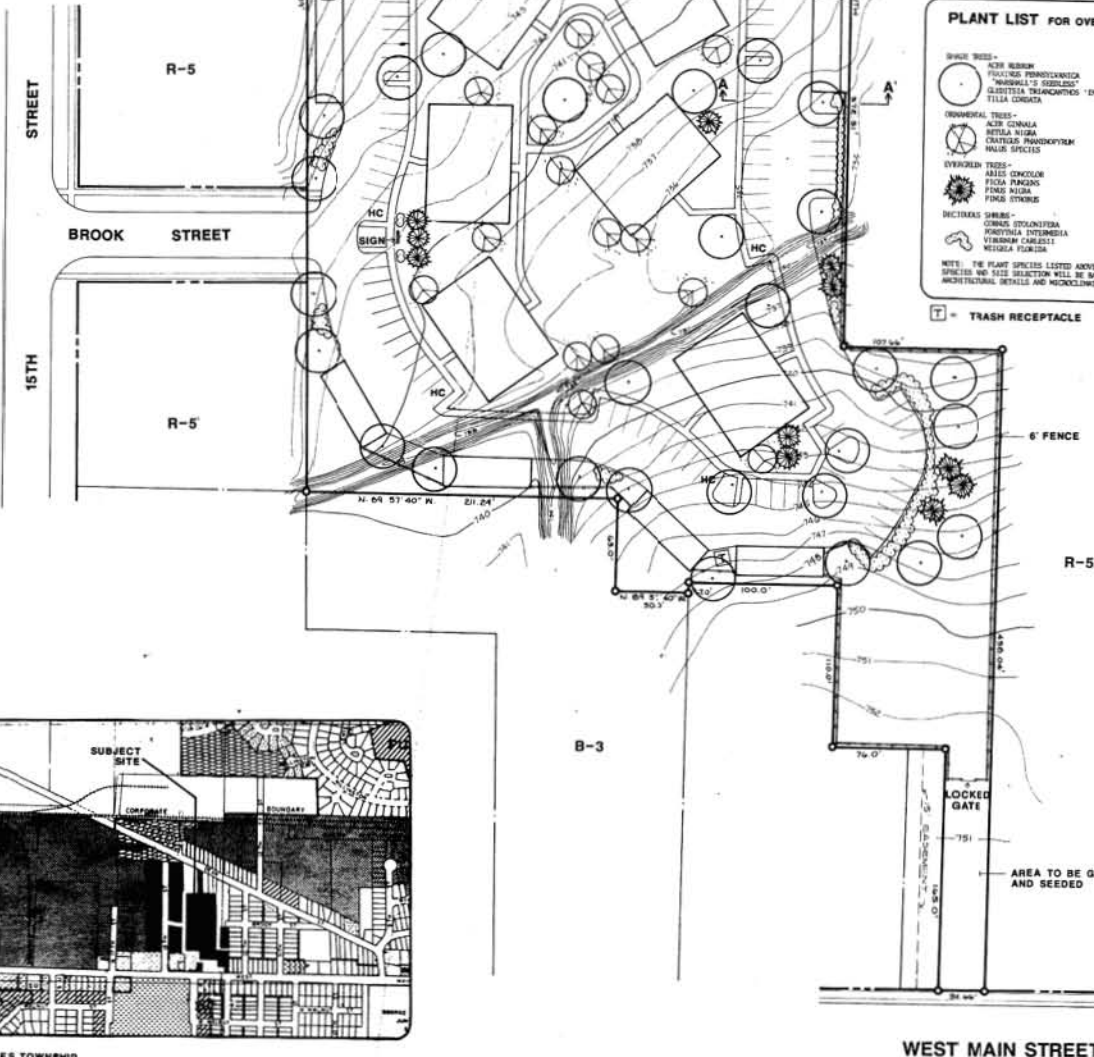
NOTE: THE PLANT SPECIES LISTED ABOVE ARE REPRESENTATIVE ONLY. FINAL SPECIES AND SIZE SELECTION WILL BE BASED UPON PLANT AVAILABILITY, ARCHITECTURAL DETAILS AND MICROCLIMATE CONDITIONS.

PLANT LIST FOR OVERALL LANDSCAPE PLAN

- | | |
|---|---|
| <ul style="list-style-type: none"> SPYRINUS TREES SPYRINUS SPYRINUS SPYRINUS SPYRINUS | <ul style="list-style-type: none"> SPYRINUS SPYRINUS SPYRINUS SPYRINUS SPYRINUS |
| <ul style="list-style-type: none"> ORNDORFF TREES ACER BETULA CRATAEGUS MAHOGANY | <ul style="list-style-type: none"> ACER BETULA CRATAEGUS MAHOGANY SPYRINUS |
| <ul style="list-style-type: none"> EVASCORP TREES ARJIS CONCOLOR FICUS PAVENSIS FICUS NIGRA FICUS STYRACIA | <ul style="list-style-type: none"> WHITE FIR COLORADO SPRUCE AUSTRIAN PINE EASTERN WHITE PINE |
| <ul style="list-style-type: none"> DECIDUOUS SHRUBS SPYRINUS SPYRINUS SPYRINUS SPYRINUS | <ul style="list-style-type: none"> SPYRINUS SPYRINUS SPYRINUS SPYRINUS SPYRINUS |

NOTE: THE PLANT SPECIES LISTED ABOVE ARE REPRESENTATIVE ONLY. FINAL SPECIES AND SIZE SELECTION WILL BE BASED UPON PLANT AVAILABILITY, ARCHITECTURAL DETAILS AND MICROCLIMATE CONDITIONS.

T = TRASH RECEPTACLE



ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303
LOCATION MAP
SCALE: 1" = 800'



WEST MAIN STREET

PROFESSIONAL
PLANNING OFFICE
ST. CHARLES, ILL.

LANDSCAPE PLAN



HORIZON INVESTMENT COMPANY

5931 SOUTH 58TH STREET SUITE B LINCOLN, NEBRASKA 68516

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ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-6900



SITE DATA

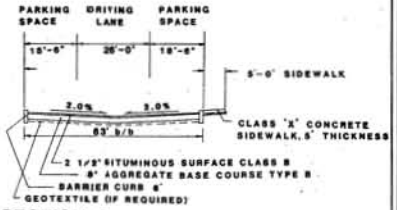
LAND USE	ACRES	PERCENT
BUILDING COVERAGE	.95	17.6%
PARKING AND DRIVES	1.51	28.1%
OPEN SPACE	2.92	54.3%
TOTAL	5.38	100.0%

PARKING SPACES	
OPEN	110
ENCLOSED	72
RATIO	2.5 PER UNIT

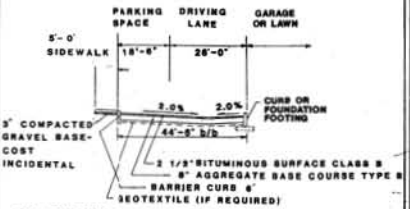
BUILDINGS	
TYPE OF UNIT	2 BEDROOM
NUMBER OF BUILDINGS	6
NUMBER OF UNITS PER BUILDING	12
TOTAL UNITS	72
AREA OF SITE	5.38 ACRES
GROSS DENSITY	13.4 UNITS PER ACRE
HC = PARKING SPACE FOR HANDICAPPED USER	

TYPICAL SECTIONS

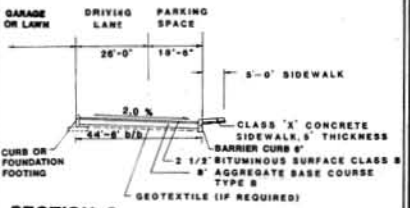
PRIVATE DRIVE WITH PARKING
(WITHIN COMPLEX)



SECTION A



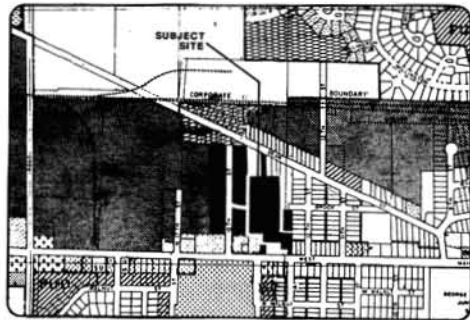
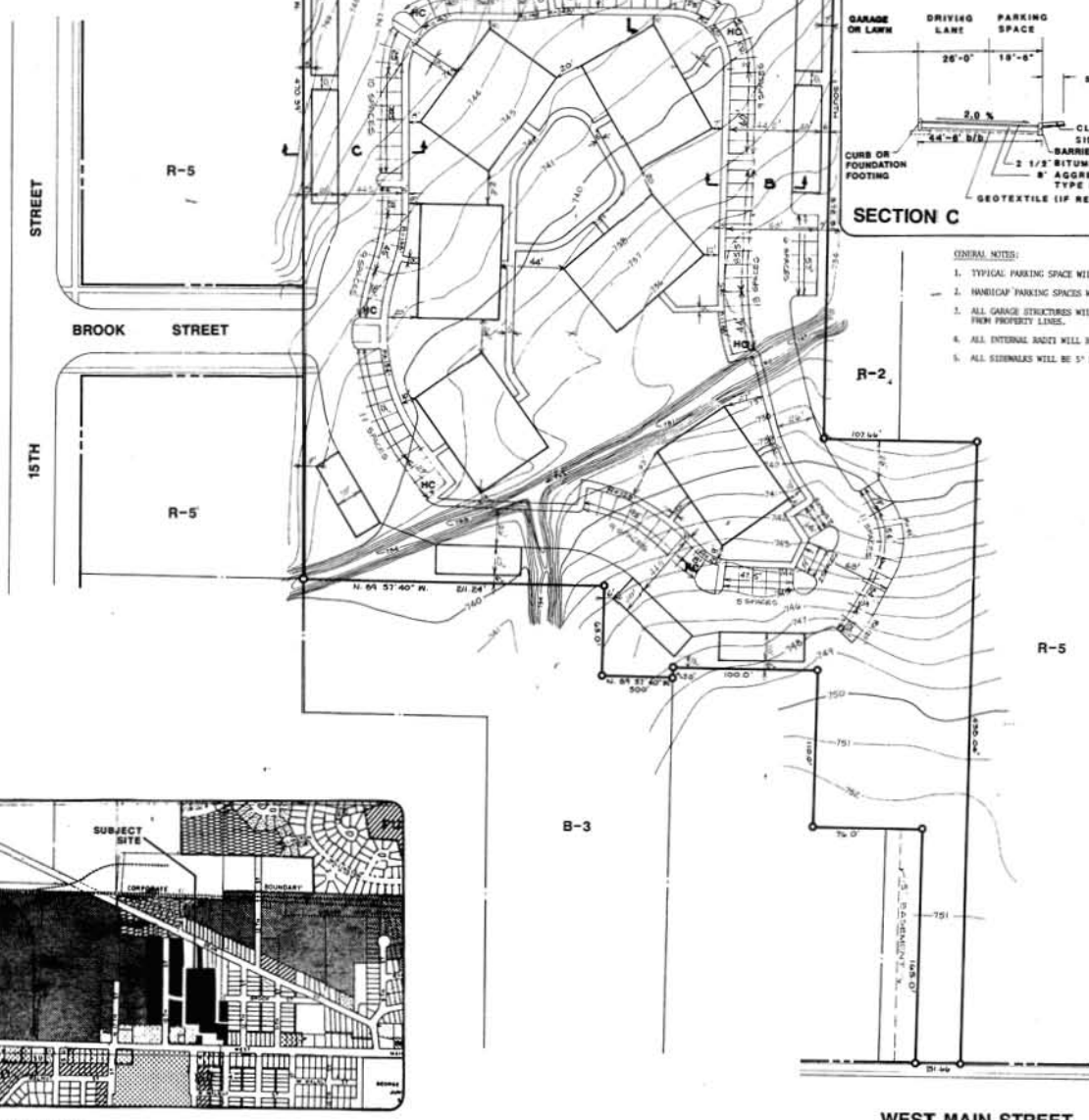
SECTION B



SECTION C

GENERAL NOTES:

1. TYPICAL PARKING SPACE WILL BE 9.5' x 18.5'.
2. HANDICAP PARKING SPACES WILL BE 12' x 18.5'.
3. ALL GARAGE STRUCTURES WILL BE A MINIMUM OF 5' FROM PROPERTY LINES.
4. ALL EXTERNAL RADII WILL BE A MINIMUM OF 5' RADII.
5. ALL SIDEWALKS WILL BE 5' MINIMUM WIDTH.

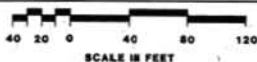


ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303

LOCATION MAP
SCALE: 1" = 400'



PRELIMINARY PLAN



SCALE IN FEET



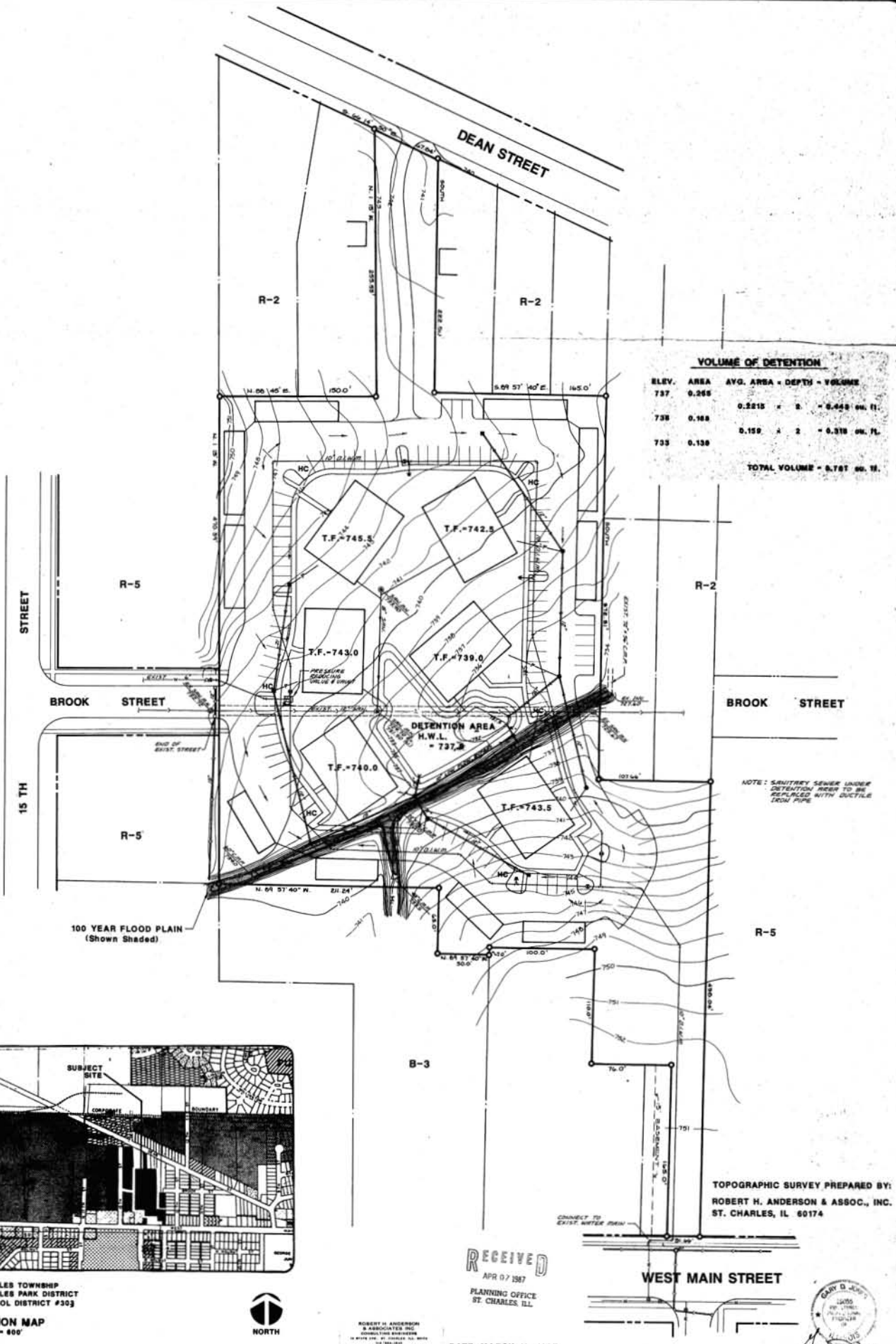
HORIZON INVESTMENT COMPANY

5921 SOUTH 58TH STREET SUITE B LINCOLN, NEBRASKA 68516

THE LANNERT GROUP

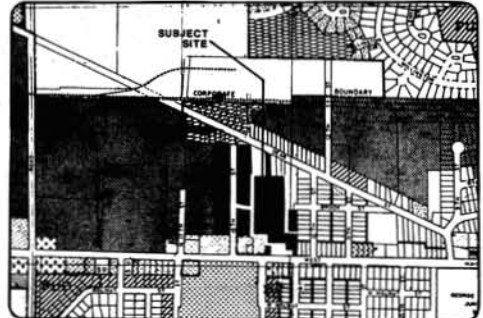
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ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-8900





VOLUME OF DETENTION

ELEV.	AREA	AVG. AREA	DEPTH	VOLUME
737	0.268	0.2215	2	0.443 cu. ft.
738	0.168	0.159	2	0.318 cu. ft.
733	0.138			
TOTAL VOLUME = 0.761 cu. ft.				



ST. CHARLES TOWNSHIP
 ST. CHARLES PARK DISTRICT
 S.C. SCHOOL DISTRICT #303
LOCATION MAP
 SCALE: 1" = 400'



ROBERT H. ANDERSON
 & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 10 S. BARK ST., ST. CHARLES, ILL. 60174
 TEL. 314-733-1100

DATE: MARCH 10, 1987
 REVISED, DATE: APRIL 1, 1987

TOPOGRAPHIC SURVEY PREPARED BY:
 ROBERT H. ANDERSON & ASSOC., INC.
 ST. CHARLES, ILL. 60174

RECEIVED
 APR 07 1987
 PLANNING OFFICE
 ST. CHARLES, ILL.



ENGINEERING PLAN



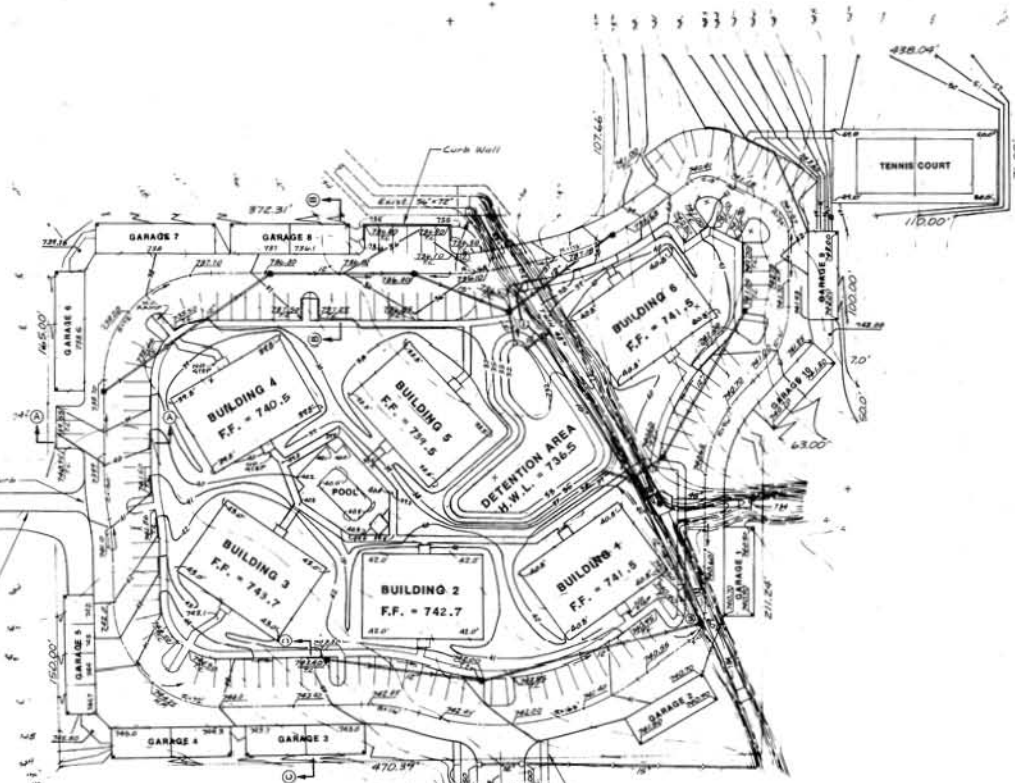
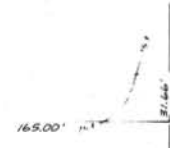
HORIZON INVESTMENT COMPANY
 9931 SOUTH 59TH STREET SUITE B LINCOLN, NEBRASKA 68516

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WEST MAIN STREET



- ① Overflow from East Side Parking Lot
- ② Emergency Overflow from Detention Area
- ③ Overflow from West Side Parking Lot

See Bank of Existing Curb to Outer to Provide Unobstructed Curb for Full Length of Entrance

DEAN STREET

255.55'
 * Bituminous Surface from Base of Curb to Right-of-Way
 If Wide Fire Access Road - Garage)
 See Section on Sheet EE

Extend Existing Sidewalk to New Curb (Black Surfs)

BROOK STREET

NOT FOR CONSTRUCTION

A
B
C
D
E

PLOTTED BY	DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION
CHECKED BY						
DRAWN BY						
CHECKED BY						
APPROVED BY						



ROBERT H. ANDERSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
ST. CHARLES, EAST DUNDEE, ILLINOIS

FIRETHORNE APARTMENTS
ST. CHARLES, ILLINOIS
GRADING PLAN

PROJECT NO. 257-000-#
SCALE: 1"=40' DATE: 9-1-1987
SHEET **E 4** OF **8**



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to approve a Special Use for a Drive-Through Facility for 1566 E. Main St. – Dunkin’ Donuts

Presenter: Ellen Johnson

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
X	Planning & Development – (2/9/15)	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost: N/A Budgeted: YES NO

If NO, please explain how item will be funded:

Executive Summary:

The subject property is a multi-tenant shopping center, Tin Cup Pass, located at the northwest corner of E. Main St. and N. Tyler Rd.

The applicant, Steven Kolber of Kolbrook Design, Inc., is seeking approval of a Drive-Through Facility for a Dunkin’ Donuts store. The Dunkin’ Donuts will occupy the tenant space on the west end of the eastern Tin Cup Pass building. The proposal includes:

- Addition of a single drive-through lane on the north side of the building (rear), running counter-clockwise, that will wrap around the west side of the building.
- A total of eight (8) drive-through stacking spaces.
- Reduction of ten (10) shopping center parking spaces to accommodate a trash enclosure and the drive-through lane on the west end of the building.
- Restriping to change the direction of eight (8) parking spaces to accommodate the southbound one-way drive aisle between the western and eastern Tin Cup Pass buildings.
- Addition of a sidewalk outside of the rear service door.
- Addition of building foundation landscaping at the northwest corner and west side of the building.

Plan Commission Review

The Plan Commission held a public hearing for the Special Use on 1/20/15. The Commission voted 7-0 to recommend approval of the Special Use for a Drive-Through Facility upon resolution of staff comments.

Attachments: (please list)

Plan Commission Resolution, Staff Report, Application for Special Use

Recommendation / Suggested Action (briefly explain):

Recommendation to approve a Special Use for a Drive-Through Facility for 1566 E. Main St. – Dunkin’ Donuts

For office use only:

Agenda Item Number: 3C

City of St. Charles, Illinois
Plan Commission Resolution No. 2-2015

**A Resolution Recommending Approval of an Application for a Special Use for
a Drive-Through Facility for 1566 E. Main Street, Dunkin' Donuts
(Kolbrook Design, Inc.)**

Passed by Plan Commission January 20, 2015

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 petition for a Special Use for a Drive-Through Facility for 1566 E. Main Street, Dunkin' Donuts (Kolbrook Design, Inc.); 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 alterations (interior, exterior, and site; including incorporation of a drive-through) will benefit and serve as a convenience to Dunkin' Donuts patrons as well as those of the surrounding commercial tenants. These modifications will result in bringing on board an internationally recognized franchise and offer the public a convenient means toward enjoying a world-class product. Because the site utilizes a shared entrance off of U.S. Rt. 64 (Main St.), the site plan changes and addition of the proposed drive-through will promote more patron traffic through the commercial area at the Tin Cup development

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

The modifications being proposed are to a site that already occupies an infrastructure intended for commercial use. Utilities, access roads, drainage, and facilities are already in place and are suitable to meet the needs. Upgrades to utilities (if deemed necessary) will comply with development and City standards.

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.

Resolution 2-2015

Incorporation of a drive-through and the site improvements being made to accommodate such proposal are being made in such a way that it will not negatively influence any of the development's surrounding tenants.

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 operation of a fast food development with a drive-through will not prevent adjacent properties from expansion or renovation of their own properties. The changes to the site plan result in a reduction of (8) parking spots, all of which occur on the subject property and whose lack of can be made up for with the large adjacent parking lot shared by the development.

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 use of the tenant space as a coffee shop and its proposed drive-through will not hinder or impede future development or the use of adjacent land. Because the drive-through is located tight against the north side of the building, its only impact is to that of the adjacent parking aisle. A total of (8) parking spaces will be removed, but should be made up for by the large parking lot shared by the development

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

The request for this special use does not conflict with any additional Federal, State, or local legislations.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for a Drive-Through Facility for 1566 E. Main Street, Dunkin' Donuts (Kolbrook Design, Inc), based upon the above Findings of Fact, and subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Wallace, Kessler, Gaugel, Pretz, Amatangelo, Macklin-Purdy, Doyle

Nays:

Absent: Schuetz, Holderfield

Motion carried: 7-0

PASSED, this 20th day of January 2015.

Resolution 2-2015

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 a Drive-Through Facility – 1566 E. Main St. Dunkin’ Donuts (Tin Cup Pass)

DATE: February 9, 2015

I. APPLICATION INFORMATION:

Project Name: 1566 E. Main St. – Dunkin’ Donuts

Applicant: Steven Kolber

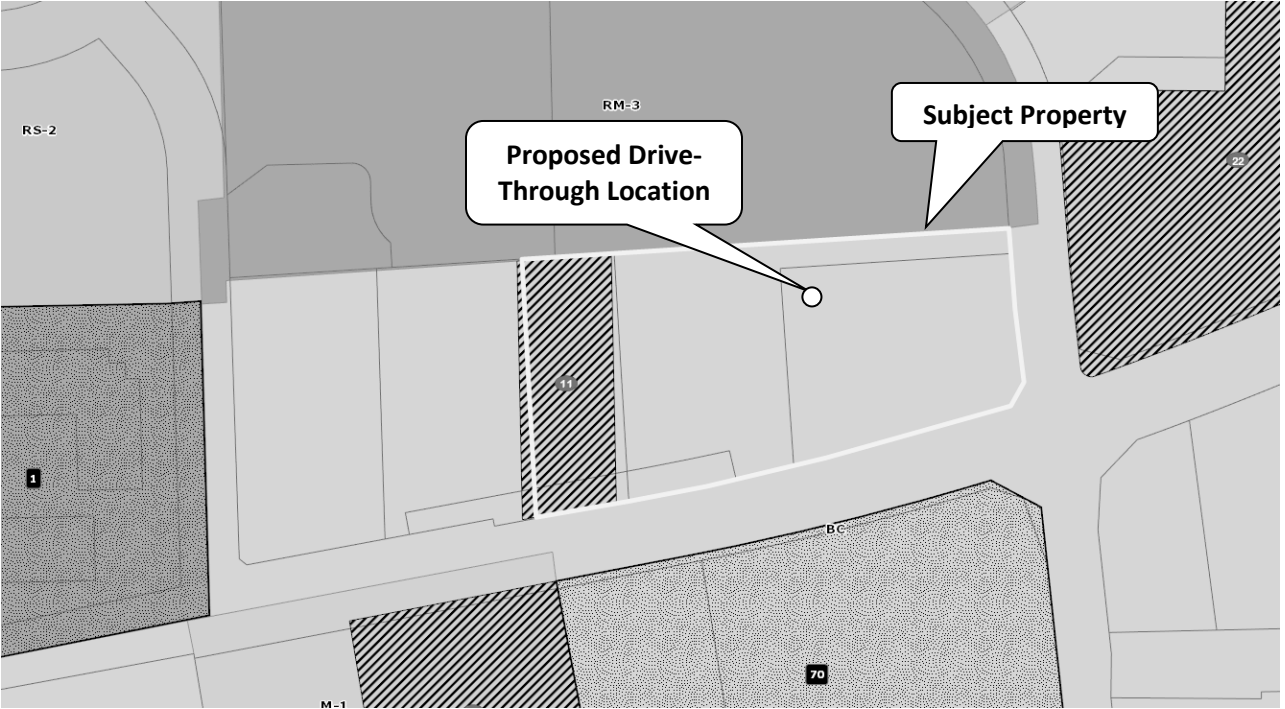
Purpose: Permit a Special Use for a Drive-Through Facility to accommodate a Dunkin’ Donuts store at the Tin Cup Pass shopping center located at the northeast corner of E. Main St. and N. Tyler Rd.

General Information:		
Site Information		
Location	1566 E. Main St.	
Acres	4.5 acres	
Applications	1) Special Use for a Drive-Through Facility	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.24 Off Street Parking, Loading & Access	
Existing Conditions		
Land Use	Existing multi-tenant shopping center	
Zoning	BC- Community Business & Special Use (Arby’s Drive-Through)	
Zoning Summary		
North	RM-3 General Residential	Apartment & condo buildings
East	BC- Community Business/Special Use	Hotel & bank with drive-through
South	BC- Community Business/PUD	Car dealership & offices
West	BC- Community Business	Hotel
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

Property History

The subject property, 1566 E. Main St., is located in the Tin Cup Pass shopping center at the northeast corner of E. Main St. and N. Tyler Rd. The shopping center was constructed in 1977 and contains two multi-tenant commercial buildings and one freestanding restaurant building (Arby’s).

Proposal

The applicant, Steven Kolber of Kolbrook Design, Inc., on behalf of owner Centerline Real Estate Services, LLC, is proposing a Drive-Through Facility for a Dunkin’ Donuts store. The Dunkin’ Donuts will occupy the tenant space on the west end of the eastern Tin Cup Pass building (this building also contains Gino’s East, Minuteman Press, and Curves). The proposal includes:

- Addition of a single drive-through lane on the north side of the building (rear), running counter-clockwise, that will wrap around the west side of the building.
- A total of eight (8) drive-through stacking spaces.
- Reduction of ten (10) shopping center parking spaces to accommodate the drive-through lane on the west end of the building and a trash enclosure.
- Restriping to change the direction of eight (8) parking spaces to accommodate the southbound one-way drive aisle between the western and eastern Tin Cup Pass buildings.
- Addition of a sidewalk outside of the rear service door.
- Addition of building foundation landscaping at the northwest corner and west side of the building.

Plan Commission Public Hearing & Recommendation

The Plan Commission held a public hearing for the Special Use on 1/20/15. The Commission expressed support for the project and voted 7-0 to recommend approval, upon resolution of staff comments.

III. STAFF ANALYSIS

Staff has performed an analysis of the submitted Special Use for Drive-Through Facility materials for conformance with all relevant guidelines and standards of the City’s plans and ordinances:

A. ZONING STANDARDS

1. **Zoning District Bulk Requirements**

No changes are proposed to the building or parking lot that will cause nonconformity with the bulk requirements of the BC Community Business District.

2. **Drive-Through Facility Requirements**

The property is zoned BC Community Business District. A Drive-Through Facility is a Special Use in the BC District, meaning that the use may be acceptable if established in an appropriate manner and location with the zoning district.

Table 1 below details the requirements of **Section 17.24.100 Drive-Through Facilities** vs. the proposal:

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces – Restaurant Drive-Through	15	8
Required Stacking Space Size	9’ x 20’	9’ x 20’
Screened from Public Street	Concealed from view from public streets to greatest extent possible	Concealed due to location at the rear and interior side of building
Stacking Space Obstruction of Required Parking Spaces	Cannot obstruct access to required parking spaces.	214 spaces required; 209 existing, 199 proposed.
Ingress/Egress Obstruction	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Ingress/egress will not be obstructed and stacking will not interfere with vehicle circulation

i. Stacking Spaces

The applicant is proposing eight (8) stacking spaces for the drive-through. Per **Section 17.24.100 Drive-Through Facilities**, fifteen (15) stacking spaces are required for a restaurant drive-through.

The Zoning Ordinance allows for a reduction in required stacking spaces if the applicant, “...presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements.”

The applicant has submitted a traffic study providing data in support of the proposed stacking space count. GHA, Inc., the applicant’s traffic consultant, conducted surveys of various area Dunkin’ Donuts drive-through locations during the morning peak hours. The findings included:

- The average stacking at the Dunkin’ Donuts at 1711 W. Main St. in St. Charles was 4 vehicles, with a maximum of 9. It is projected that the proposed location will do less business than this location.
- The average stacking at a Dunkin’ Donuts in Rolling Meadows and Elgin, which have comparable sales as projected for the proposed location, was 2-4 vehicles and a maximum of 6-7.
- The average stacking of an additional Dunkin’ Donuts in Glenview was 4 vehicles and a maximum of 8 vehicles.

ii. Parking Requirement

Based on the current tenant mix in Tin Cup Pass, including the proposed Dunkin’ Donuts, 214 parking spaces are required for the shopping center. Currently, 209 parking spaces are provided. The Drive-Through lane on the west side of the building will replace eight (8) of these spaces. An additional two (2) spaces will be replaced by a trash enclosure for the Dunkin’ Donuts. This results in a total of 199 parking spaces. Therefore, the applicant is required to provide fifteen (15) additional parking spaces to meet the parking requirement for the shopping center.

Table 2 below details the parking requirements as described above, based on the parking requirements of **Section 17.24.140 Required Off-Street Parking Spaces:**

	Required shopping center total	Existing shopping center total	Proposed total based on site plan	Additional spaces required for new use
Parking Spaces	214	209	199	15

See table attached detailing the existing uses and required parking for Tin Cup Pass.

The Zoning Ordinance provides for shared parking between uses, per **Section 17.24.050 Shared Parking**. In order for shared parking to be approved, the applicant must show that demand for the shared spaces by the other businesses in the shopping center will not occur at the same time of day.

The applicant has submitted a letter that provides data in support of shared parking. The letter states that only three shopping center tenants are open during Dunkin’ Donuts’ peak hours, which are between 7 a.m. and 10 a.m. (see letter attached)

B. SITE LAYOUT & ENGINEERING

1. Traffic Study

The applicant’s traffic study, prepared by GHA, Inc. provides a finding that the site plan will not detrimentally impact site accessibility and on-site circulation. However, it should be noted that the study was in regards to a previous site plan, which showed a one-way (westbound) drive aisle north of the drive-through lane, rather than the two-way drive aisle that is currently proposed in order to meet the easement requirement (see below).

2. Cross-Access Easement

A cross-access easement currently exists at the north end of the property, extending to the Super 8 hotel to the west. The easement requires a two-way drive aisle in that location. The applicant originally proposed eleven (11) stacking spaces. However, three (3) spaces had to be removed due to the required modification of the site plan to accommodate the two-way drive aisle north of the drive-through lane.

3. Refuse

The applicant is proposing to add a trash enclosure for use by Dunkin’ Donuts across from the drive-through lane on the west side of the building. Neighboring building tenants currently utilize the rear of the building to locate trash containers. There are no designated trash enclosures. The applicant has stated they will work with the landlord to ensure that dumpsters behind the building are located appropriately so as not to interfere with the drive-through lane.

Staff Comments:

- The proposed trash enclosure for Dunkin’ Donuts will need to comply with the provisions of **Section 17.26.120.A Refuse Dumpsters and Recycling Containers**.
- The Committee may wish to place a condition upon recommendation for approval to require a designated, enclosed trash area(s) at the rear of the building for the neighboring tenant spaces to prevent trash containers from interfering with the drive-through stacking lane. The enclosure(s) should be in compliance with **Section 17.26.120.A. Refuse Dumpsters and Recycling Containers**.

See attached for additional comments from Engineering and Electric Utility.

C. LANDSCAPING

The Zoning Ordinance does not require additional landscaping because the parking lot is not being expanded. However, the applicant is proposing the addition of building foundation landscaping at the northwest corner and along the west side of the building.

Staff Comments:

- A landscape plan specifying the types and sizes of plantings will be required at the time of building permit. A full review of the proposed landscaping will occur at that time.

D. ARCHITECTURAL ELEVATIONS

The applicant is proposing several alterations to the exterior of the tenant space, including: addition of a parapet on the corner of the building that will extend approximately 3 ft. above the existing roofline; re-facing the front and side of the tenant space with horizontal fiber-cement siding; installation of a new metal canopy that will use the existing supports; and addition of a service window bump-out on the west elevation.

The proposed elevations appear to meet the design standards for the BC District. However, a full design review will occur at the time of building permit.

Staff Comments:

- Colored elevations will be required at the time of building permit.

E. SIGNAGE

A complete review of all proposed signage will occur at the time of building permit. However, the applicant should consider the following:

Staff Comments:

- The smaller freestanding shopping center signs in the parking lot islands that currently exist at Tin Cup Pass are nonconforming and must be removed. **Per Section 17.08.060 Nonconforming Signs**, signs that do not conform to the requirements of the Zoning Ordinance must come into compliance by June 16, 2015. This means the proposed pylon sign (shown on sheet SP-1) will not be permitted. The Building Commissioner has stated that he has been in contact with the property owner regarding the requirement to bring nonconforming signs into compliance.
- Directional signs must meet the requirements of **Section 17.28.090.J Directional Signs**. This relates to number of signs, setback, size, and height.
- The drive-through menu board must meet the requirements of **Section 17.28.090.L Drive-Through Menu Board Signs**. This relates to the size, which cannot exceed 32 sq. ft. in area.

IV. **RECOMMENDATION**

Staff recommends approval of the application for Special Use for a Drive-Through Facility contingent upon compliance with staff comments.

V. **ATTACHMENTS**

- Location photos; taken by staff 1/2/15
- Tin Cup Pass required parking table
- Design Review Comments: Development Engineering, Electric Utility, Fire Department
- Application for Special Use; received 12/22/14 (includes findings of fact, revised plans dated 1/30/15, traffic study, and letter addressing shared parking)

Proposed Drive-Through Location Photos



1. Drive-through lane location – rear of building (north side)



2. Drive-through lane location – rear of building (north side)



3. Drive-through lane & service window location – side of building (west side)



4. Tenant space & drive-through lane/service window location (south and west side)

Tin Cup Pass Required Parking

Tenant Space	Street No.	Tenant	Use	Sq. Ft.	Required Parking per 1,000 GFA	Parking Requirement
1	1534	Arby's	Restaurant (w/Drive-Thru)	2,448	10	24
2	1544	Dunham	Personal Services	1,800	3	5
3	1546/1548	n/a	n/a	3,600	4	14
4	1550	Day Spa	Personal Services	1,300	3	4
5	1552	n/a	n/a	1,300	4	5
6	1554	Liu Brothers Asian Bistro	Restaurant	1,990	10	20
7	1556	Tobacco & Gifts	Retail	1,001	4	4
8	1558	Budget Rent-a-Car	Motor Vehicle Rental	1,053	3	3
9	1560/1562	n/a	n/a	3,600	4	14
10	1564	4 Season Nails	Personal Services	1,900	3	6
11	1566	SUBJECT PROPERTY	Restaurant (w/Drive-Thru)	3,956	10	40
12	1570	Minuteman	Personal Services	1,444	3	4
13	1578	Curves	Personal Services	1,300	3	4
14	1582/1590	Gino's East	Restaurant	6,678	10	67
Total				33,370		214

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 1/16/2015

To: Ellen Johnson

From: Christopher Tiedt, P.E.

RE: 1566 E. Main St. - Dunkin Donuts

I have reviewed the submitted engineering plans for the proposed Dunkin Donuts located at 1566 E. Main St. The following documents were reviewed.

- Site Plan submittal prepared by Kolbrook Design dated 12/15/2014 (4-pages) in conjunction with Revised Site Plan received on 1/15/15 (1-page)
- Plat of Survey prepared by Donahue and Thornhill dated 1/21/1995 (1-page)

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

General Comments:

1. If overall site disturbance is greater than 5,000 sf, a stormwater permit will be required.

Kolbrook Design Plans:

Sheet SP-1- Site Plan detail:

2. The proposed 60-degree angle parking spaces are not dimensioned correctly (Stall Depth, Stall Line Length) per City Code. Please refer to City Code 17.24.070 for the correct dimensions.
3. Will the proposed trash enclosure be large enough to accommodate all relocated dumpsters? If not, then the size of the enclosure should be increased.
4. It is suggested to locate and depict existing utility locations within the proposed improvement area.
5. Solid painted striping should be used the length of the drive-thru lane to delineate the drive-thru lane.

Sheet SP-2- Overall Site Plan

6. It is suggested that a "stop" sign be placed at the location of the striped pedestrian walkway at the south end between the buildings.

7. If needed, additional landscaping can be added just south of the proposed drive-thru window by adding curb and creating a landscaped island in place of where existing parking use to be located.

Public Works Comments:

8. The proposed sign on N. Tyler Rd entrance has no depth for the footing and the 6" service line to the building is located in that area. The City can locate it if needed to determine if there is a conflict with the proposed sign and existing service.
9. Are there any issues/conflicts with existing grease traps or garbage dumpsters for the entire building?
10. Condition of the private storm sewer is unknown, but it is noted that there are some pavement issues along this area that may be attributed to the sewer condition.
11. The condition of the existing pavement behind the building is in poor condition. It is recommended to resurface the pavement since there will be a higher volume of traffic with a drive thru use.

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.



Dunkin Donuts 1566 E Main
Thomas Bruhl to: Ellen Johnson

01/02/2015 02:42 PM

Hi Ellen,

Please find the below comments and attachment for the applicant:

- The transformer serving the whole building is located on the north side of the building, east of the address, but it does not appear that the traffic near the transformer is cause for any concern
- The customer may want to review the existing service to the tenant space for adequacy. City records indicate a 100 or 200A service at 120/208V. Should the customer require a 400A service, such could be very difficult (physically and with respect to code compliance) and expensive to get from the transformer to the space. The existing main gear by Gino's East may not be conducive to adding on. We strongly recommend the customer perform some due diligence with respect to existing and required electric service so that if such are different, they can start to investigate what will be required to get them the service they need.

Thanks
Tom



1566 E Main.pdf

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

CITY OF **ST CHARLES, ILLINOIS**



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: January 2, 2015 02:34 PM



0 16 33 Feet

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Powered by Precision GIS



Dunkin Dounuts-1556 E. Main St.
Brian Byrne to: Ellen Johnson

01/14/2015 06:39 PM

Ellen,
The Fire Department doesn't have any comments related to this project and approves the submittal.

Thanks

Brian Byrne | Fire Bureau Lieutenant
112 N. Riverside Ave. , St. Charles, IL 60174-1984
phone: 630.762.6994 | fax: 630.762.7035 | www.stcharlesil.gov
BByrne@StCharlesIL.gov

CITY OF **ST CHARLES, ILLINOIS**

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 Received Date
St. Charles, IL

DEC 22 2014

CDD
Planning Division

CITYVIEW	
Project Name:	1566 E. Main St. - Dunkin' Donuts - Special Use
Project Number:	2014 -PR- 021
Application Number:	2014 -AP- 040

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): 09-26-326-024	
	Street Address (or common location if no address is assigned): 1566 E. Main Street, St. Charles, IL 60174	
2. Applicant Information:	Name Steven Kolber (Kolbrook Design, Inc.; Architect)	Phone 847-492-1992
	Address 828 Davis St., Suite 300 Evanston, IL 60201	Fax 312-453-0699
		Email SKolber@kolbrook.com
3. Record Owner Information:	Name Chicago Title Land Trust Co. (as successor trustee under Trust 120596-06)	Phone 847-531-4450
	Address c/o Centerline Real Estate Services 645 Tollgate Rd., Ste. 110 Elgin, IL 60123	Fax 847-531-4444
		Email scott@ctr-line.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Kolbrook Design, Inc. (Attn: Peggy Kolber)	Phone 847-492-1992 (ext 6#)
	Address 828 Davis St., Suite 300 Evanston, IL 60201	Fax 312-453-0699
		Email pkolber@kolbrook.com

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: 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? Vacant- former bank/credit union

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.

Retail Service & Use - Drive-through facility in the BC Community Business District

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

Fast Food Restaurant w/ Drive Through

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.

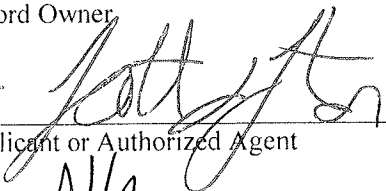

❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

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
	12/8/14
Applicant or Authorized Agent	Date
	12/9/14

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.

Dunkin Donuts - Tin Cup

1566 E. Main St.

Project Name or Address

12-1-2014

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 proposed alterations (interior, exterior, and site; including in corporation of a drive-through) will benefit and serve as a convenience to Dunkin Donuts patrons as well as those of the surrounding commercial tenants. These modifications will result in bringing onboard an internationally recognized franchise and offer the public a convenient means toward enjoying a world class product. Because the site utilizes a shared entrance off of US Rte. 64 (Main St.), the site plan changes and addition of the proposed drive through will promote more patron traffic through the commercial area at the Tin Cup development

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

The modifications being proposed are to a site that already occupies an infrastructure intended for commercial use. Utilities, access roads, drainage, and facilities are already in place and are suitable to meet the needs. Upgrades to utilities (if deemed necessary) will comply with development and city standards.

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.

Incorporation of a drive through and the site improvements being made to accommodate such proposal are being made in such a way that it will not negatively influence any of the development's surrounding tenants.

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 operation of a fast food development with a drive through will not prevent adjacent properties from expansion or renovation of their own properties. The changes to the site plan result in a reduction of (8) parking spots; all of which occur on the subject property and whose lack of can be made up for with the large adjacent parking lot shared by the development

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 use of the tenant space as a coffee shop and its proposed drive through will not hinder or impede future development or the use of adjacent land. Because the drive through is located tight against the north side of the building, its only impact is to that of the adjacent parking aisle. A total of (8) parking spaces will be removed, but should be made up for by the large parking lot shared by the development

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

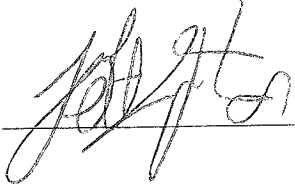
The request for this special does not conflict with any additional Federal, State, or local legislations.

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

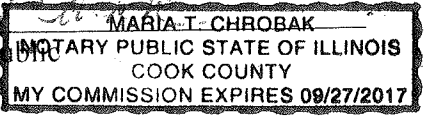
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Scott J. Crompton, being first duly sworn on oath depose and say that I am
Manager of Centerline Real Estate Services, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|--------------------------|-------|
| <u>Scott J. Crompton</u> | _____ |
| <u>Casey A. Panichi</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 5th day of
DECEMBER, 2014.

Maria T. Chrobak
Notary Public




CENTERLINE

REAL ESTATE SERVICES L.L.C.

**645 Tollgate Road, Suite 110
Elgin, IL 60123**

847 531-4450 Fax 847 531-4444

December 29, 2014

City of St. Charles
Attn: Permit Department
2 East Main Street
St. Charles, IL 60174-1984

Re: 1566 E. Main Street, St. Charles
Proposed Dunkin Donuts Unit

Centerline Real Estate Services, LLC is the property management company for the Tin Cup Pass property in St. Charles. The owner, James Ulmann, has authorized Centerline to grant Kolbrook Design, Inc. to act on his behalf during the special use process.

If you have any questions or need any additional information, please feel free to call me (x22) or Andrea Panichi (x26)

Sincerely,

Scott J. Crompton



December 29, 2014

To Whom It May Concern

Re: Dunkin Donuts – St. Charles, IL (Tin Cup)
1566 E. Main Street, St. Charles, IL 601074
Kolbrook Project No. 1425.011

Below is the Legal Description for the above referenced property:

Parcel #1:

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly corner of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 355.0 feet for a point of beginning; thence southerly parallel with said west line 40.30 feet to a point that is 50.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel with said center line 127.65 feet; thence northerly parallel with said west line 335.23 feet to the north line of said Lot 19; thence westerly along said north line 126.70 feet to a line drawn parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Parcel #2:

That part of Lots 19, 21, and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Beginning at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20, thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 225.0 feet; thence northerly parallel with said west line 294.64 feet to the north line of said Lot 19; thence easterly along said north line 532.60 feet to a northeasterly corner of said Lot 19; thence southerly along an east line of said Lot 19, 35.0 feet to the northeast corner of said Lot 20; thence westerly along the north line of said Lot 20; 310.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Parcel #3:

That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 227.35 feet for a point of beginning; thence northerly parallel with said west line 294.93 feet to the north line of said Lot 19, thence easterly along said north line 2.33 feet; thence southerly parallel with said west line 294.64 feet to a point that is 90.0 feet northerly of said center line (measured at right angles thereto); thence southerly radial to the last described course at the last described point 40.0 feet to a point that is 50.0 feet northerly of said

center line (measured radially therefrom); thence westerly concentric and parallel with said center line 147.52 feet to a line drawn parallel with said west line from the point of beginning; thence northerly parallel with said west line 40.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

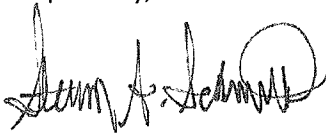
Parcel #4:

Lot 20 in Block 3 of Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois

Parcel #5:

That part of Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20; 227.18 feet to the southwest corner of said Lot 20 for a point of beginning; thence westerly along a line drawn concentric with and 90.0 feet northerly of the center line (measured radially thereto) of East Main Street 85.93; thence southerly radial to said center line 40.0 feet to a point that is 50.0 feet northerly of said center line (measured radially thereto); thence easterly concentric with said center line 395.47 feet to a point of curvature in the southerly line of said Vacated Frontage Road; thence northeasterly and northerly along a southeasterly line of said Vacated Frontage Road being a curve to the left having a radius of 15.0 feet, 20.92 feet to a point of tangency; thence northerly along the easterly line of said Vacated Frontage Road 28.12 feet to the southeast corner of said Lot 20; thence westerly along the southerly line of said Lot 20, 325.30 feet to the point of beginning, in the City of S. Charles, Kane County, Illinois.

Respectfully,

A handwritten signature in black ink, appearing to read "Steven Schmitt". The signature is written in a cursive style with a large, circular flourish at the end.

Steven Schmitt, LEED-AP
Project Manager

Lot 20 and Part of Lots 19, 21 and Vacated Frontage Road Block 3 Surrey Hill Unit No. 2
St. Charles Kane County Illinois

Surrey Hill Apartments Subdivision

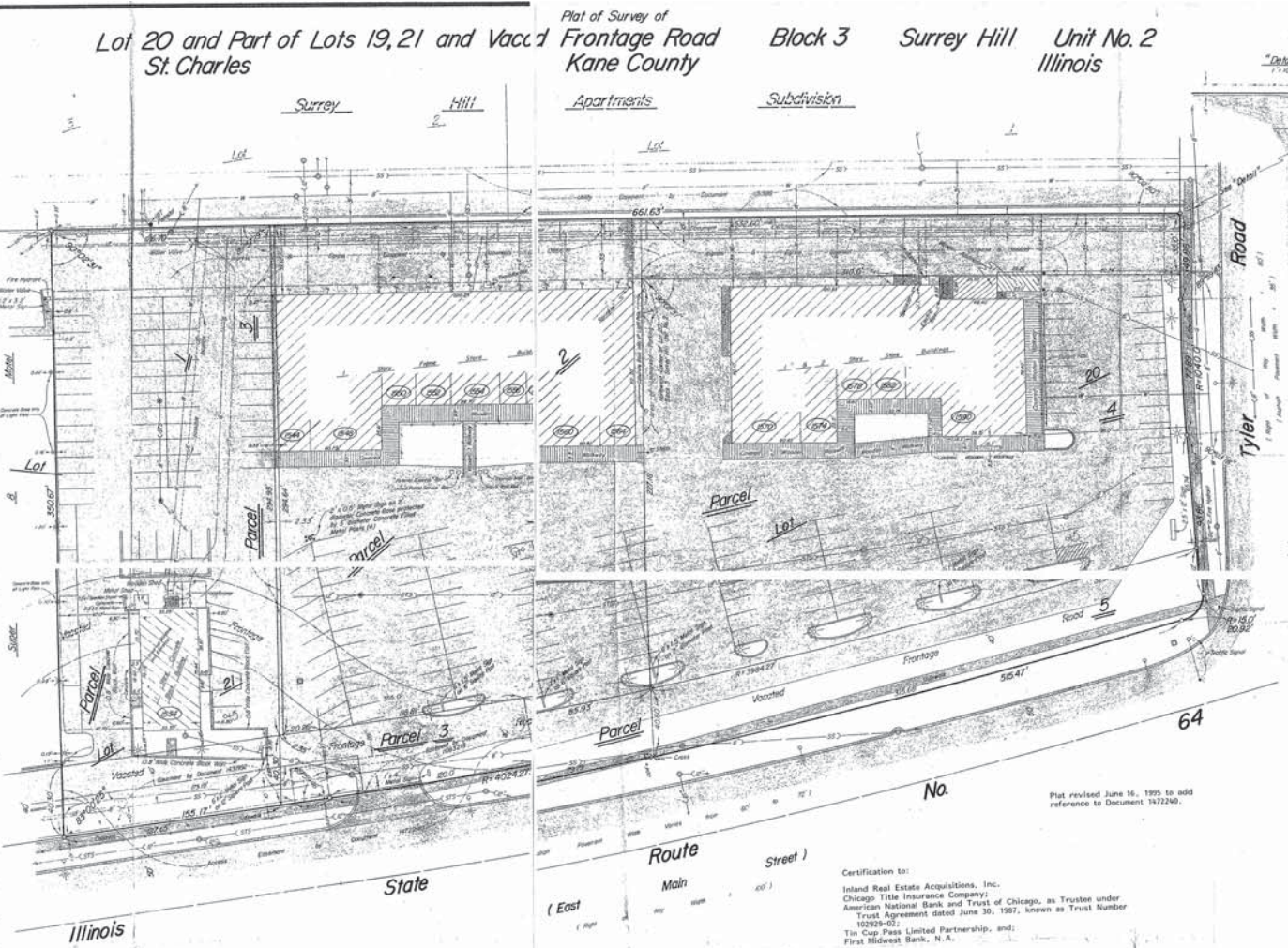
PARCEL 1
That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 395.0 feet for a point of beginning; thence southerly parallel with said west line 40.30 feet to a point that is 50.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel with said center line 127.65 feet; thence northerly parallel with said west line 135.23 feet to the north line of said Lot 19; thence westerly along said north line 116.70 feet to a line drawn parallel with said west line from the point of beginning; thence southerly parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 2
That part of Lots 19, 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Beginning at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 275.0 feet; thence northerly parallel with said west line 296.64 feet to the north line of said Lot 19; thence easterly along said north line 527.40 feet to a point of beginning; thence southerly parallel with said west line 310.37 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 3
That part of Lots 19 and 21 and Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northwest corner of Lot 20 in said Block 3; thence southerly along the west line of said Lot 20, 227.18 feet to the southwest corner of said Lot 20; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 227.35 feet for a point of beginning; thence southerly parallel with said west line 296.64 feet to a point that is 90.0 feet northerly of said center line (measured at right angles thereto); thence easterly parallel and concentric with said center line 139.07 feet; thence southerly radial to the last described course at the last described point 40.0 feet to a point that is 90.0 feet northerly of said center line (measured radially and at right angles thereto); thence westerly concentric and parallel with said center line 147.52 feet to a line drawn parallel with said west line from the point of beginning; thence northerly parallel with said west line 40.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

PARCEL 4
Lot 20 in Block 3 of Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois.

PARCEL 5
That part of Vacated Frontage Road in Block 3, Surrey Hill, Unit No. 2, St. Charles, Kane County, Illinois, described as follows: Commencing at the northeast corner of Lot 20 in said Block 3; thence southerly along the east line of said Lot 20, 227.18 feet to the southeast corner of said Lot 20 for a point of beginning; thence westerly along a line drawn concentric and parallel with and 90.0 feet northerly of the center line (measured radially and at right angles thereto) of East Main Street 85.93 feet; thence southerly radial to said center line (measured radially thereto); thence easterly concentric with said center line 395.47 feet to a point of tangency in the southerly line of said Vacated Frontage Road; thence northerly and northerly along a southerly line of said Vacated Frontage Road being a curve to the left having a radius of 15.0 feet; 30.20 feet to a point of tangency; thence northerly along the easterly line of said Vacated Frontage Road 28.12 feet to the southeast corner of said Lot 20; thence easterly along the southerly line of said Lot 20, 125.30 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.



Legend

- Hatched: Proposed Parking Space
- Dotted: Proposed Driveway
- Circle with 'A': Proposed Street Address
- Circle with 'B': Proposed Fire Alarm
- Circle with 'C': Proposed Gas
- Circle with 'D': Proposed Electric
- Circle with 'E': Proposed Water
- Circle with 'F': Proposed Sewer
- Circle with 'G': Proposed Light Pole
- Circle with 'H': Proposed Fire Hydrant
- Circle with 'I': Proposed Gas Valve
- Circle with 'J': Proposed Water Valve
- Circle with 'K': Proposed Sewer Valve
- Circle with 'L': Proposed Electric Pole
- Circle with 'M': Proposed Light Pole
- Circle with 'N': Proposed Fire Hydrant
- Circle with 'O': Proposed Gas Valve
- Circle with 'P': Proposed Water Valve
- Circle with 'Q': Proposed Sewer Valve
- Circle with 'R': Proposed Electric Pole
- Circle with 'S': Proposed Light Pole
- Circle with 'T': Proposed Fire Hydrant
- Circle with 'U': Proposed Gas Valve
- Circle with 'V': Proposed Water Valve
- Circle with 'W': Proposed Sewer Valve
- Circle with 'X': Proposed Electric Pole
- Circle with 'Y': Proposed Light Pole
- Circle with 'Z': Proposed Fire Hydrant

NOTE:
City of St. Charles Ordinance 1977-M-36, recorded as Document 8426792, and subsequently modified by Document 1557793, vacated the 40 foot-wide frontage road but established an easement for ingress and egress over the easterly 40 feet width thereof. Documents 1182148 and 1182149 previously recorded that portion of the original frontage road lying northerly of Lot 21 and dedicated the southerly 40.0 feet of said Lot 21.

Total Area = 200,482 Square Feet

Site Contains:
215 Regular Striped Parking Spaces
4 Handicap Striped Parking Spaces
219 Total Striped Parking Spaces

Certification to:
Inland Real Estate Acquisitions, Inc.
Chicago Title Insurance Company;
American National Bank and Trust of Chicago, as Trustee under
Trust Agreement dated June 30, 1987, known as Trust Number
102929-02;
The Cup Pass Limited Partnership, and;
First Midwest Bank, N.A.

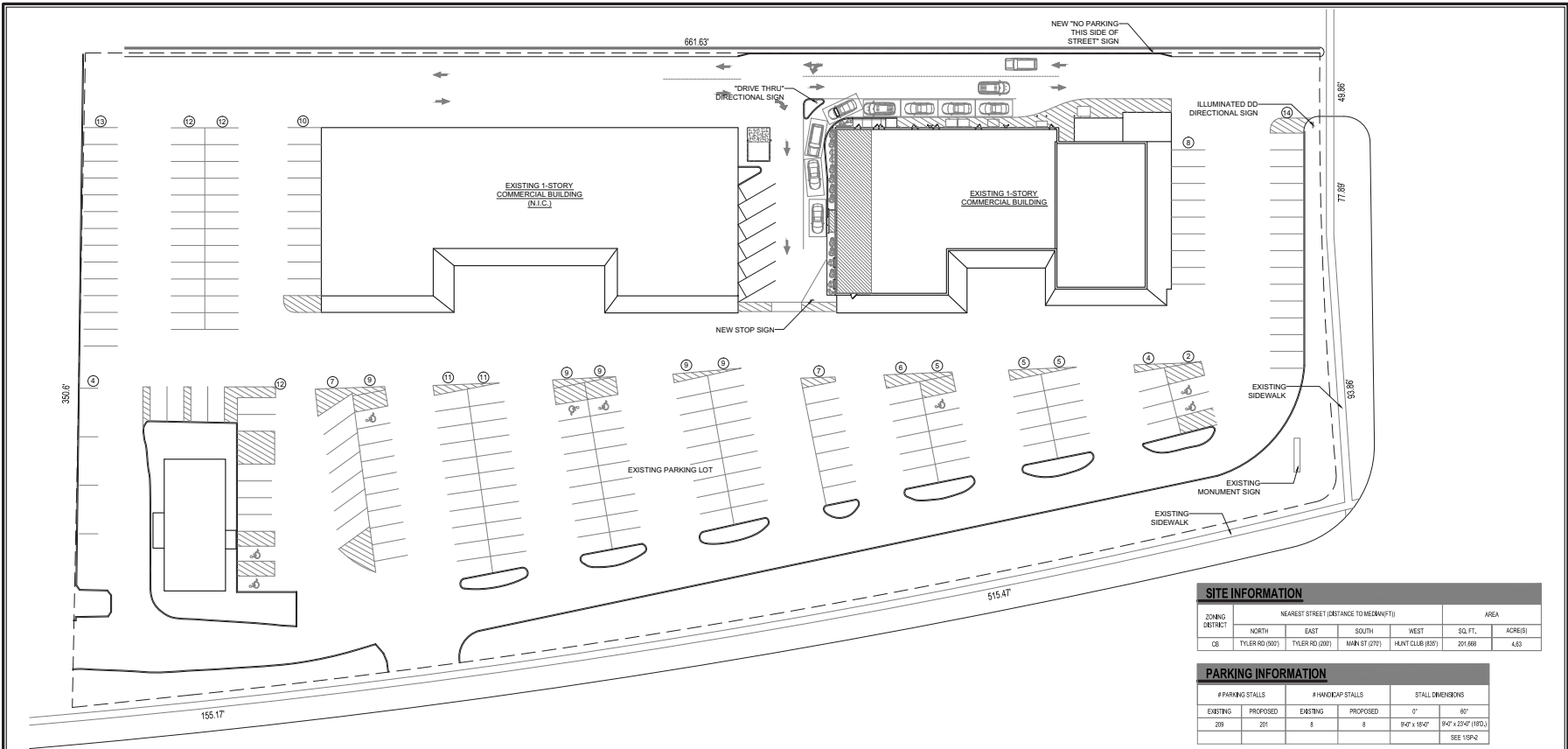
State of Illinois
I, Tin Cup, This is to certify to the above named entities, that I, John A. Thornhill, Jr., an Illinois Professional Land Surveyor of Donahue and Thornhill, Inc. have surveyed and located the improvements on Parcel 4, 5, 2, 3, 4 and 5 shown herein, in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, except for underground utilities not visible by surface inspection, to the satisfaction of said title insurance company, and pursuant to the accuracy standards of an Urban Survey, all as shown by the plat herein drawn which is a correct representation of said survey and location. Based upon review of the Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 5 of 5, Community Panel Number 170330 005 C, effective September 2, 1981, said property is located within Zone C, areas of minimal flooding. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, January 21, 1995

Tin Cup
John A. Thornhill, Jr.
Illinois Professional Land Surveyor No. 1740

Plat revised June 16, 1995 to add reference to Document 147249.

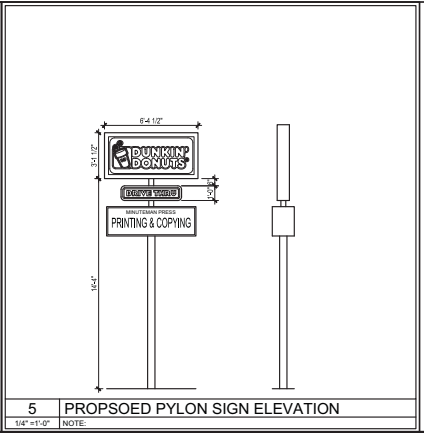
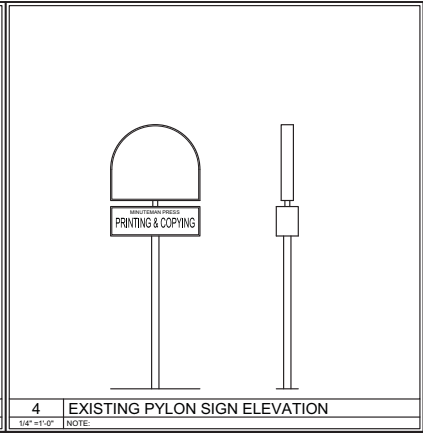
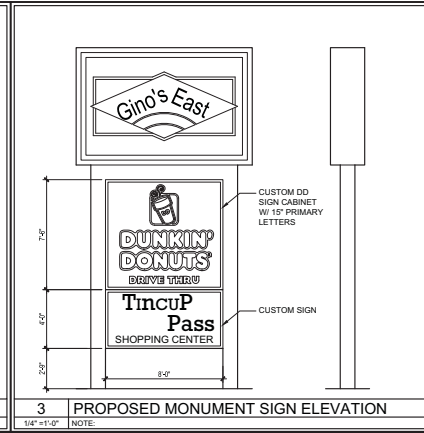
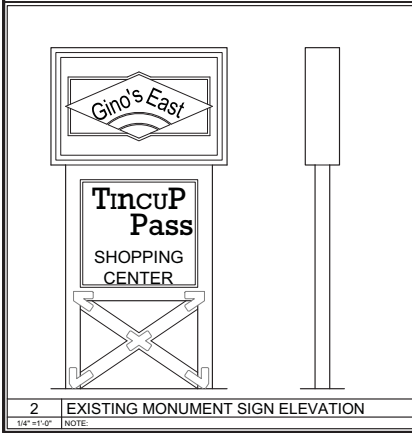
Prepared By:
Donahue and Thornhill, Inc.
7 Richards Street
Geneva, Illinois 60134
(708) 232-7418



SITE INFORMATION					
ZONING DISTRICT	NEAREST STREET (DISTANCE TO NEAREST)				AREA
CB	NORTH TYLER RD (300')	EAST TYLER RD (200')	SOUTH MAIN ST (270')	WEST HUNT CLUB (350')	SQ. FT. 201,668 ACRES 4.63

PARKING INFORMATION					
# PARKING STALLS		# HANDICAP STALLS		STALL DIMENSIONS	
EXISTING	PROPOSED	EXISTING	PROPOSED	0'	60'
209	201	8	8	9'6" x 18'2"	9'4" x 25'0" (193.1) SEE 15SP-2

1 SITE PLAN
1" = 30'-0"
NOTE:



dunkin'
DONUTS

kolbrook design

828 DAVIS ST, SUITE 300
EVANSTON, IL 60201
OFFICE: 817-492-1992 - FAX: 312-453-0899

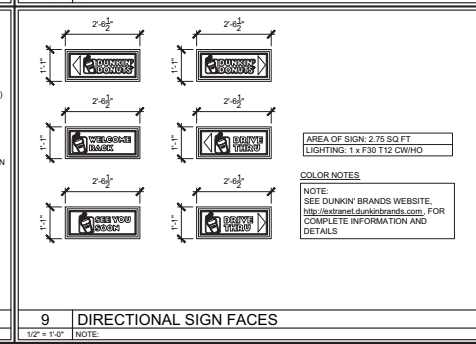
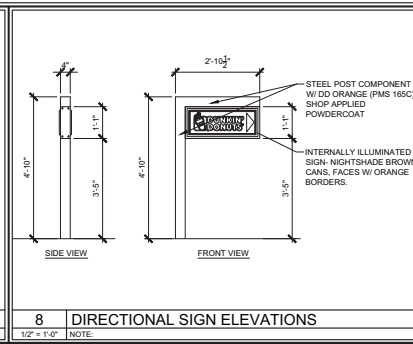
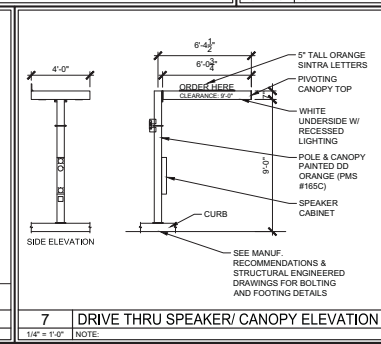
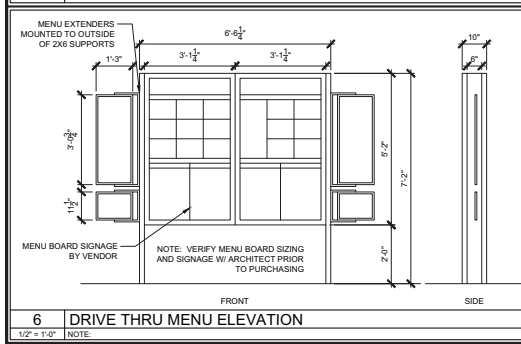
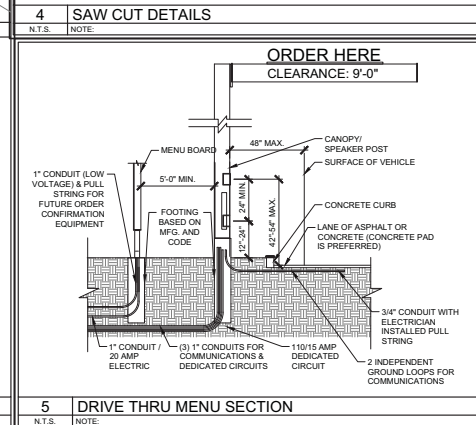
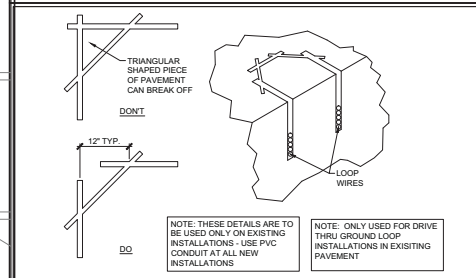
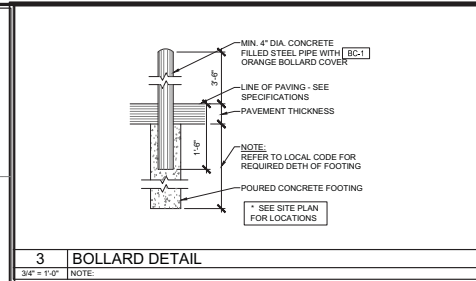
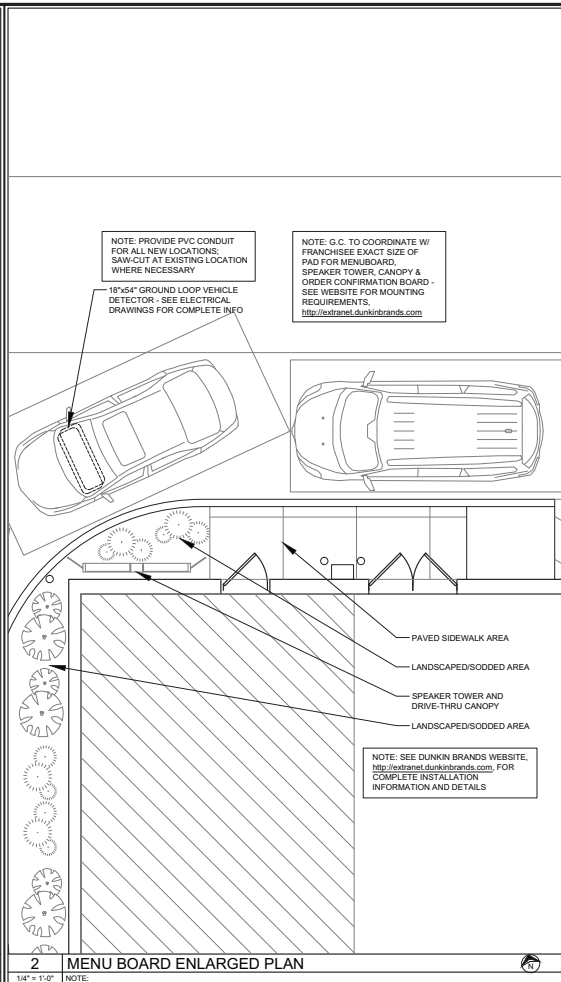
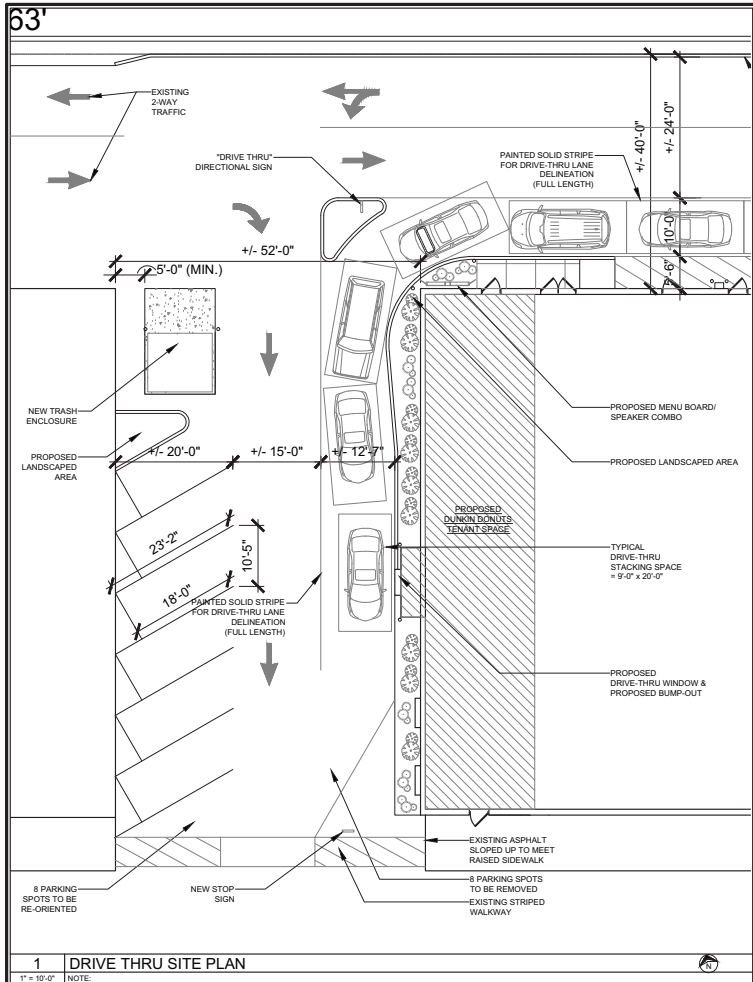
NO	DESCRIPTION	DATE	ISSUE / REVISIONS
1	FOR REVIEW	01/12/15	DATE
	SPECIAL USE SITE PLAN REV	07/20/15	SCALE
			DRAWN
			CHK
			APPD

FRESH BREW REMODEL: ST. CHARLES, IL
1566 E. MAIN ST., 60174

OVERALL SITE PLAN AND
SIGNAGE DETAILS

PC #: 352498 DESIGN JOB #: 1425-011

SP-1



dunkin'
BRANDS

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847-492-1992 - FAX: 312-453-0899

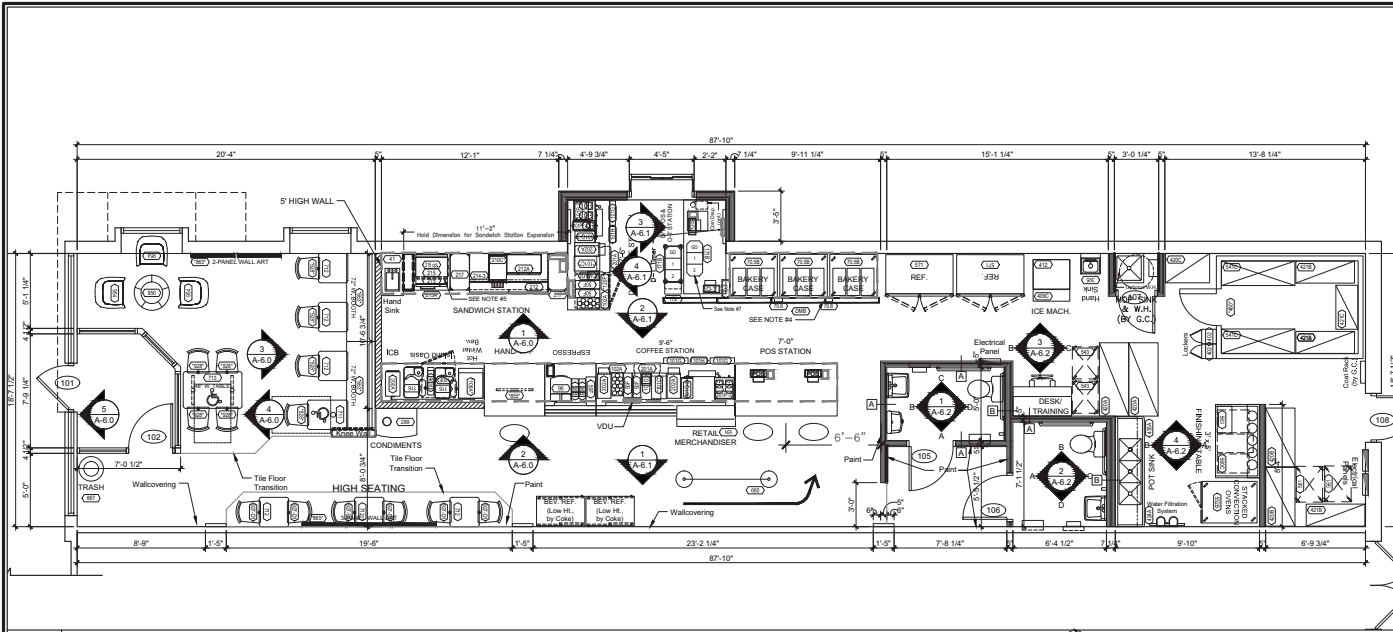
NO	DESCRIPTION	DATE	SCALE	DRAWN	CHK	APPD
1	FOR REVIEW	01/12/15	01/30/15			
	SPECIAL USE SITE PLAN REV					

FRESH BREW REWODEL: ST. CHARLES, IL
1566 E. MAIN ST. 60174

PROPOSED SITE PLANS AND DETAILS

PC #: 352498 DESIGN JOB #: 1425-011

SP-2



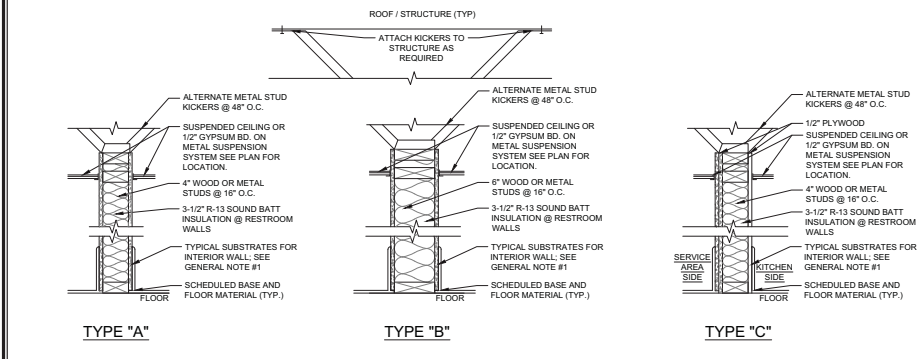
1 FLOOR PLAN
1/4" = 1'-0" NOTE:

- GENERAL NOTES:**
- TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
KITCHEN AND STORAGE AREAS: 7'-0" TO 3'-0" - 1/2" DUROCK CEMENT BOARD, 3'-0" AND ABOVE: 1/2" PLYWOOD
SERVICE AREA: 1/2" MIN. PLYWOOD
SALES AND SEATING AREAS: 1/2" GYPSUM BOARD
GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORY, HAND DRYERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED UNLESS OTHERWISE NOTED.
 - DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.
 - REFER TO EQUIPMENT "K" SHEETS FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT. EQUIPMENT SUPPLIER TO PLACE ALL NEW EQUIPMENT.
 - SEE 3.5 / A-1.1 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.
 - PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F.F. (BY G.C.) - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE.
 - GENERAL CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL EQUIPMENT AS INDICATED ON EQUIPMENT PLAN.
 - GENERAL CONTRACTOR TO DISCONNECT ALL EXISTING EQUIPMENT AS REQUIRED PER SCOPE OF OUTLINED WORK. SHUTDOWNS MAY BE STAGED, UNLESS MAJOR ELECTRICAL OR PLUMBING WORK IS REQUIRED THAT COULD CAUSE DAMAGE TO EQUIPMENT THAT IS CONNECTED.
 - G.C. TO COORDINATE PERMIT, APPROVALS, AND LOCATION OF DUMPSTER AND STORAGE UNIT.

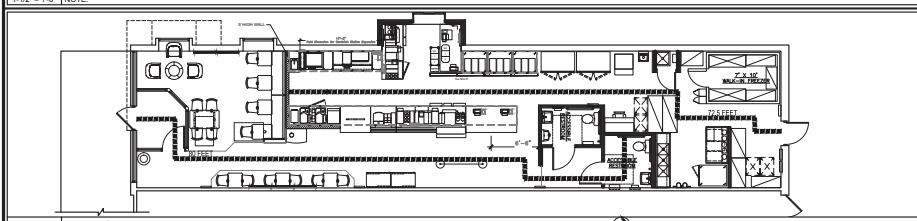
- PLAN NOTES:**
- CASEWORK BY OTHERS.
 - JANITORS SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAIL 10P3 BY EXCEL DRYER INC. SEE NATIONAL ACCOUNTS: (413-525-4331)
 - P.O.S. OUTLET BOX (48" A.F.F.) WITH 3" CONDUIT W/ PULLSTRIPS TO CEILING
 - WATER HEATER
 - SEE NATIONAL ACCOUNTS FOR WALL ART INFORMATION.
 - AT 3 COMPARTMENT SINK, PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR. SEE DETAIL 9P3
 - 2" X 2" BRUSHED ALUMINUM CORNER GUARDS, 6'-2" LONG (TYPICAL THROUGHOUT KITCHEN)
 - NEW ELECTRICAL PANELS; SEE ELECTRICAL SHEETS
 - HAND SINKS ARE REQUIRED WITHIN A 25 FT. RADIUS OF ALL WORK STATIONS IN SERVICE AREAS AND KITCHEN (OR PER LOCAL CODE IF MORE STRINGENT)
 - PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HWN TO ALL HAND WASHING SINKS
 - TANK TYPE HOT WATER HEATER (SEE SPECS.) MAY BE USED IN PLACE OF RINNAL UNIT - COORDINATE EXACT SIZE W/ LOCAL REQUIREMENTS. SEE P-3 FOR CONTACT INFO
 - G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE. REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
 - WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, ICE MACHINES, LOCATE ABOVE WATER METER
 - OPTIONAL ROLL DOWN SOLAR SHADES AT GLAZING, BRONZE COLOR. PHIFER SHERIDAN #E209
 - 1/2" BRUSHED ALUMINUM CORNER GUARD
 - CORE DRILL, SEE DETAIL 3 / A3.0
 - PROVIDE SOLID BLOCKING IN WALL AT SWING GATE AS REQUIRED
 - PROVIDE SOLID BLOCKING FOR HAND DRYER INSTALLATION.
 - NEW SLIDING DRIVE THRU WINDOW BY VENDOR
 - VDU TO BE PROVIDED WHEN ASSOCIATED 2ND POS TERMINAL IS INSTALLED WITHOUT 2ND COFFEE STATION
 - PROVIDE OPTION FOR OPAQUE VINYL WINDOW GRAPHIC TO INSIDE OF GLAZING, PROVIDED BY SIGN VENDOR. GRAPHICS TO FACE DINING AREA

- LAYOUT NOTES:**
- ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
 - PROVIDE FLOOR DRAIN WITHIN 5 FT. OF WALK-IN FOR CONDENSATE DRAIN CONNECTION FROM INTERIOR OF WALK-IN (TYP.)
 - PROVIDE 2" MIN. AIR SPACE BETWEEN WALK-IN AND ALL ADJACENT WALLS.
 - FOR NON-DRESSED SLAB FOR WALK-IN BOX AN INTERIOR RAMP SHALL BE PROVIDED
 - CORE DRILL TABLES SHOWN ON PLAN TO BE LOCATED AT END OF SEATING AREA TO ACT AS "CONTROL" TABLES

- ADA NOTES:**
- THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE STATES AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ENSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS:
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
 - TOILETS:
 - LAVATORY TO HAVE LEVER HANDLES, SPRING FAUCETS OR SELF METERING FAUCETS.
 - A COAT HOOK 48" ABOVE THE FLOOR SHALL BE MOUNTED ON THE BACK SIDE OF THE BARRIER FREE WALL DOOR.
 - LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. FLUSH HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET
 - PROVIDE ONE 42" AND ONE 36" LONG X 1 1/2" OUTSIDE DIAMETER PREENED GRAB BARS, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR.
 - LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" MIN WIDTH AND 27" IN CLEAR HEIGHT, (29" CLEAR UNDER FRONT EDGE)
 - INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
 - DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.
 - TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.



2 PARTITION TYPES
1-1/2" = 1'-0" NOTE:



4 LIFE SAFETY PLAN
N.A. NOTE:

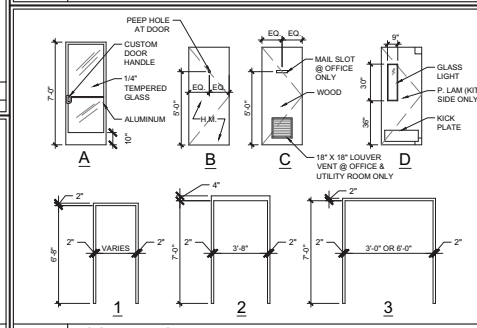
DOOR SCHEDULE

NO.	DOOR DATA			FINISH		FRAME DATA		FINISH		NOTES
	LOCATION	SIZE	MATERIAL	TYPE	INT/EXT	MATERIAL	TYPE	INT/EXT	NOTES	
101	VESTIBULE	3'-0" X 7'-0" X 1 3/4"	ALUM/GL	A	FACT	ALUM	3	FACT	1,5	
102	VESTIBULE	3'-0" X 7'-0" X 1 3/4"	ALUM/GL	A	FACT	ALUM	3	FACT	1,5	
105	MEN'S TOILET	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,3,5	
106	WOMEN'S TOILET	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,3,5	
107	STORAGE	3'-0" X 6'-8" X 1 3/4"	WOOD	C	NOTE #2	H.M.	1	PT-02	2,5,6	
108	REAR DOOR	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	7	

NOTES

- PROVIDE 1" INSULATED & TEMPERED GLASS; FRAME TO MATCH STOREFRONT COLOR
- FINISH TO BE PT-05
- UNDERCUT DOOR #1
- PROVIDE 30 DEGREE DOOR VIEWER CENTERED IN DOOR @ 5'-0" A.F.F. - MODEL: SSVLAB FROM DAVSTAR SECURITY
- REFER TO DUNKIN BRANDS SPECIFICATIONS FOR HARDWARE SCHEDULE FOR ALL DOORS.
- PROVIDE LOUVERED VENT @ EACH DOOR FOR REFER TO LOCAL CODES FOR FIRE RATING OF DOORS
- PROVIDE NEW PEEPHOLE IN EXISTING REAR DOOR

3 DOOR SCHEDULE
N.A. NOTE:



5 DOOR TYPES
1/4" = 1'-0" NOTE:

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" X 17"

kolbrook design
828 DAVIS ST., SUITE 300
EVANSTON, ILL. 60201
OFFICE: 847.492.1992 - FAX: 312.453.0899

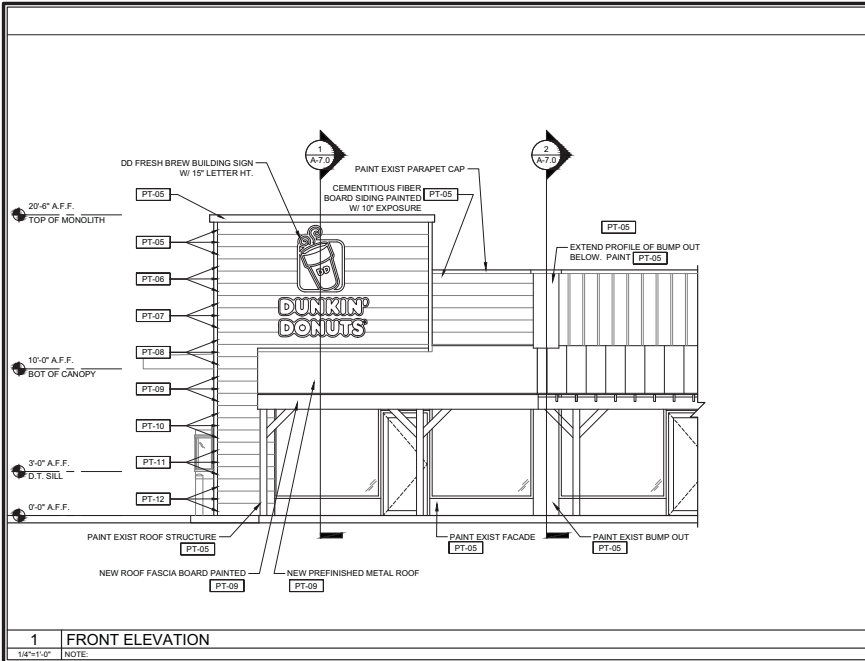
NO. DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD	ISSUE/ REVISIONS	
						DATE	DESCRIPTION
1	12/15/14						SPECIAL USE APPLICATION

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60174

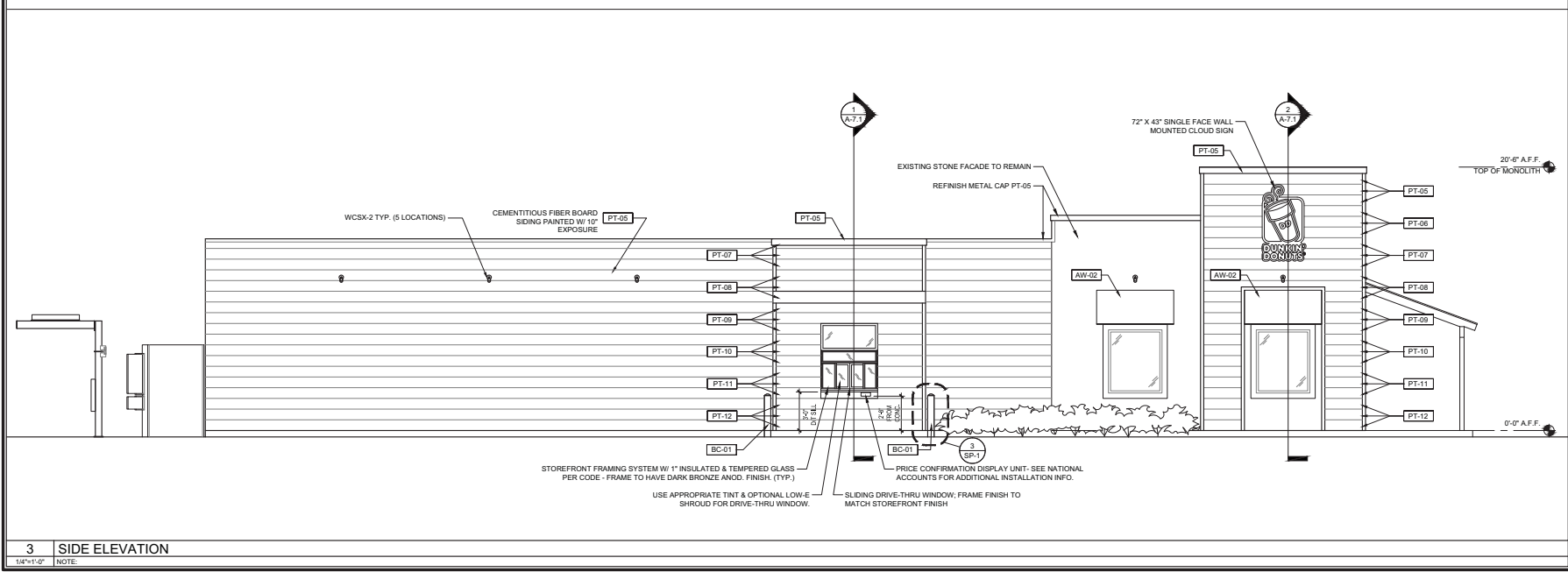
FLOOR PLAN, LIFE SAFETY PLAN, NOTES AND DETAILS

PC #: 352498 DESIGN JOB #: 1425.011

A-1.1



1 FRONT ELEVATION
1/8"=1'-0" NOTE:



3 SIDE ELEVATION
1/8"=1'-0" NOTE:

EXTERIOR FINISH MATERIAL SCHEDULE

CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	REMARKS
AW-01	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING WITH FRESH BREW MESSAGING	STANDARD AWNING FOR FRESH BREW DESIGNS W/ ORANGE BAND
AW-01AL	AWNING	ARLON	DD FRESH BREW AWNING	BROWN AWNING - PLAIN MATERIAL	STANDARD PLAIN MATERIAL FOR FIELD (RADIATION OF CUR ICON AND COFFEE & MOHE MESSAGE)
AW-02	AWNING	ARLON	DD FRESH BREW AWNING	ORANGE AWNING WITH FRESH BREW MESSAGING	ALTERNATE AWNING FOR FB DESIGNS WHERE ORANGE BAND IS NOT ALLOWED OR PRACTICAL TO OPTIMAL DESIGN
AW-02AL	AWNING	ARLON	DD FRESH BREW AWNING	ORANGE AWNING - PLAIN MATERIAL	STANDARD PLAIN MATERIAL FOR FIELD (RADIATION OF CUR ICON AND COFFEE & MOHE MESSAGE)
AW-03	AWNING	ARLON	BR FLAVORS AWNING	PINK AWNING	STANDARD AWNING FOR BR FLAVOR DESIGNS W/BLUE BAND
BC-1	BOLLARD COVERS	IDEAL SHIELD	BC-1-CC-4-52-5	4"W X 52"H ORANGE BOLLARD SLEEVE	
EPF-01	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	PAINCH DD ORANGE PMS 385C	ORANGE BAND MATERIAL
EPF-02	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	PAINT COLORS TO MATCH MONOLITH SCHEME	*ALTERNATE MATERIAL TO HARDPLANK BOARDS ON MONOLITH
EPF-03	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH SHERWIN WILLIAMS 7536 "BITTERSWEET STEM"	*ALTERNATE BUILDING MATERIAL TO HARDPLANK FIELD SIDING (NON-MONOLITH)
EPF-04	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH PMS #2186 (BR BLUE)	BLUE BAND MATERIAL
EPF-05	EPF	DRYVIT SYSTEMS, INC	DUDO-10-1020	MATCH SHERWIN WILLIAMS 7006 "EXTRA WHITE"	*ALTERNATE BUILDING MATERIAL TO HARDPLANK SIDING (BR SEGMENT OF COMBO DRIV)
PT-01	PAINT	SHERWIN WILLIAMS	6372	"WHITING IVORY"	SATIN
PT-02	PAINT	SHERWIN WILLIAMS	6884	"OBSTINATE ORANGE"	SATIN
PT-03	PAINT	SHERWIN WILLIAMS	6340	"MODERATE WHITE"	SATIN
PT-04	PAINT	SHERWIN WILLIAMS	6099	"SAND DOLLAR"	SATIN
PT-05	PAINT	SHERWIN WILLIAMS	7936	"BITTERSWEET STEM"	SATIN
PT-06	PAINT	SHERWIN WILLIAMS	7724	"CANDICE"	SATIN
PT-07	PAINT	SHERWIN WILLIAMS	6317	"SMOKEY TOPAZ"	SATIN
PT-08	PAINT	SHERWIN WILLIAMS	6096	"LUTE BROWN"	SATIN
PT-09	PAINT	SHERWIN WILLIAMS	6097	"STURDY BROWN"	SATIN
PT-10	PAINT	SHERWIN WILLIAMS	6090	"JAVA"	SATIN
PT-11	PAINT	SHERWIN WILLIAMS	6069	"FRENCH ROAST"	SATIN
PT-12	PAINT	SHERWIN WILLIAMS	6009	"BLACK BEAN"	SATIN
PT-13	PAINT	SHERWIN WILLIAMS	7006	"EXTRA WHITE"	SATIN (COMBO - BR FIELD)

dunkin'
DONUTS

kolbrook design

828 DAVIS ST., SUITE 300
EVANSTON, IL 60201
OFFICE 847.492.1892 • FAX: 312.453.0699

NO	DESCRIPTION	DATE	SCALE	DRAWN	CKD	APPD
1	SPECIAL USE APPLICATION	12/15/14				

ISSUE / REVISIONS

FRESH BREW REMODEL - ST. CHARLES, IL
1566 E. MAIN ST. 60174

PROPOSED ELEVATIONS
AND FINISHES

PC # 352498 DESIGN JOB # 1425.011

A-5.0

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

Traffic Planning Project Brief

To: **Karim Khoja**
Northshore Management Group, Inc.

From: Bill Grieve

Date: December 31, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru
1566 E. Main Street (IL 64) – St. Charles, Illinois***

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the traffic planning requirements of the above captioned Dunkin' Donuts restaurant location. As proposed, Dunkin' Donuts would occupy commercial tenant space at 1566 E. Main Street in St. Charles, Illinois (see *Exhibit 1*). I offer the following information for your consideration.

Traffic Characteristics

- *Exhibit 2* summarizes recent traffic count data conducted by GHA near the site on North Avenue (IL 64). The hourly volumes are listed from 5 AM to 11 AM, which is the time period Dunkin' Donuts does the vast majority of its business.
- As can be seen from *Exhibit 2*, there are almost 11,000 vehicles traveling by the site on North Avenue during the morning hours. The convenience of the traffic signal at the North Avenue / Tyler Road intersection will provide excellent site accessibility, especially for those customers traveling eastbound.

Drive-Thru Stacking and Parking Demand

- GHA conducted an extensive drive-thru stacking and parking survey on Tuesday, March 11, 2014 at the Dunkin' Donuts located at 1711 W. Main Street in St. Charles. This location was selected because it was cited as being very busy. The drive-thru queue was noted every 5 minutes and the Dunkin' Donuts parking demand was noted every 15 minutes between 7 AM and 10 AM. This time period was selected because Dunkin' Donuts historically does 65% of its business during the morning before 10 AM.
- *Exhibit 4* summarizes the drive-thru queuing and parking data. The queue ranged from 0 to a maximum of 9 cars from the drive-thru window, with an average queue of about 4 cars. In fact, out of the 37 data points, 33 of them showed a queue of 7 cars or less. And the highest parking demand was 11 cars.

Discussion Point. It should be noted that the Dunkin' Donuts at 1711 W. Main Street in St. Charles does much more business than is projected at the proposed site at 1566 E. Main Street. Thus, the drive-thru queue should probably be shorter than surveyed at 1711 W. Main Street.

- GHA also conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012 from 7 AM to 9 AM. It is our understanding that these two stores have comparable sales as projected at the 1566 E. Main Street store. The Rolling Meadows Dunkin' Donuts had an average queue of less than 2 cars and a maximum queue of 6 cars. The Elgin store had an average queue of less than 4 cars and a maximum queue of 7 cars.

Dunkin' Donuts
1566 E. Main Street – St. Charles, Illinois

- Finally, Dunkin' Donuts recently added a drive-thru to their store at the Lake Avenue / Waukegan Road intersection in Glenview, Illinois. GHA follow-up observations after the drive-thru opened indicated that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

Kolbrook Design Site Plan

- Per the Kolbrook Design site plan dated December 26, 2013 (see *Exhibit 4*), appropriate signage and pavement striping will be implemented to direct customers to the drive-thru and to let drivers know that the circulation pattern around the building will operate one-way counterclockwise.
- Stacking for 9-10 cars is to be provided before encroaching behind the building on the east side, which equals or exceeds the observed queues at the several Dunkin' Donuts noted.
- The parking on the west side of the building will be restriped from perpendicular to angle parking to emphasize that the circulation pattern is one-way counterclockwise. About 25 parking spaces will still be available to customers and employees within the immediate influence area of the Dunkin' Donuts. As noted, a maximum of 11 parking spaces were filled during the morning peak period at the store at 1711 W. Main Street in St. Charles. Employees should be encouraged to park in the more remote spaces to maximize the number of prime parking spaces available for customers.

Key Findings. There are several site enhancements planned that will help ensure that the Dunkin' Donuts drive-thru operation will not detrimentally impact site accessibility and on-site circulation. And based on GHA survey data and observations, adequate drive-thru stacking and parking will be available for Dunkin' Donuts customers and employees.

* * * * *

This Traffic Planning Project Brief prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com

Exhibit 1
Site Location Aerial – 1566 E. Main Street
Dunkin' Donuts – St. Charles, IL.

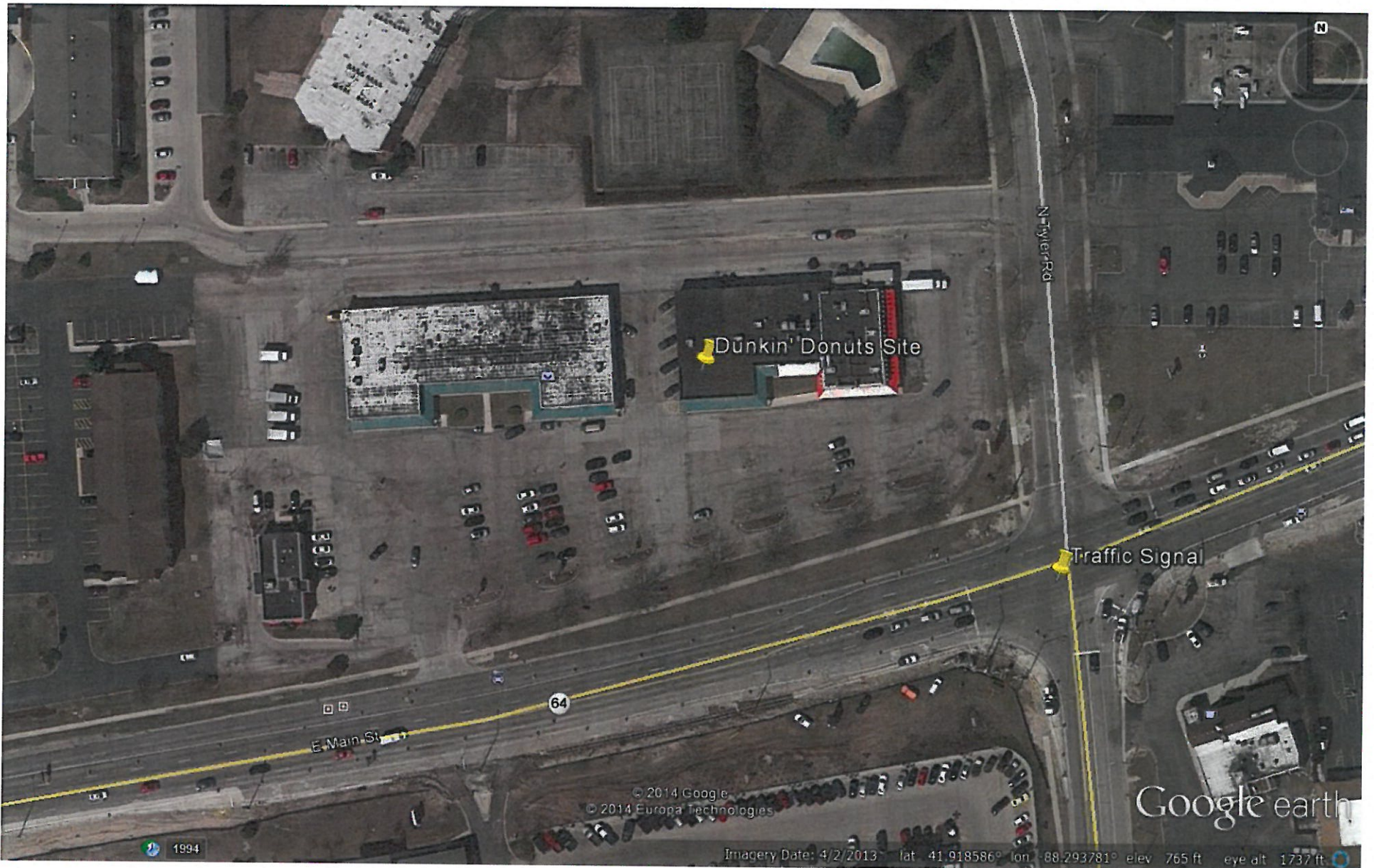


Exhibit 2
Proposed Dunkin' Donuts - Traffic Count Data
St. Charles, Illinois

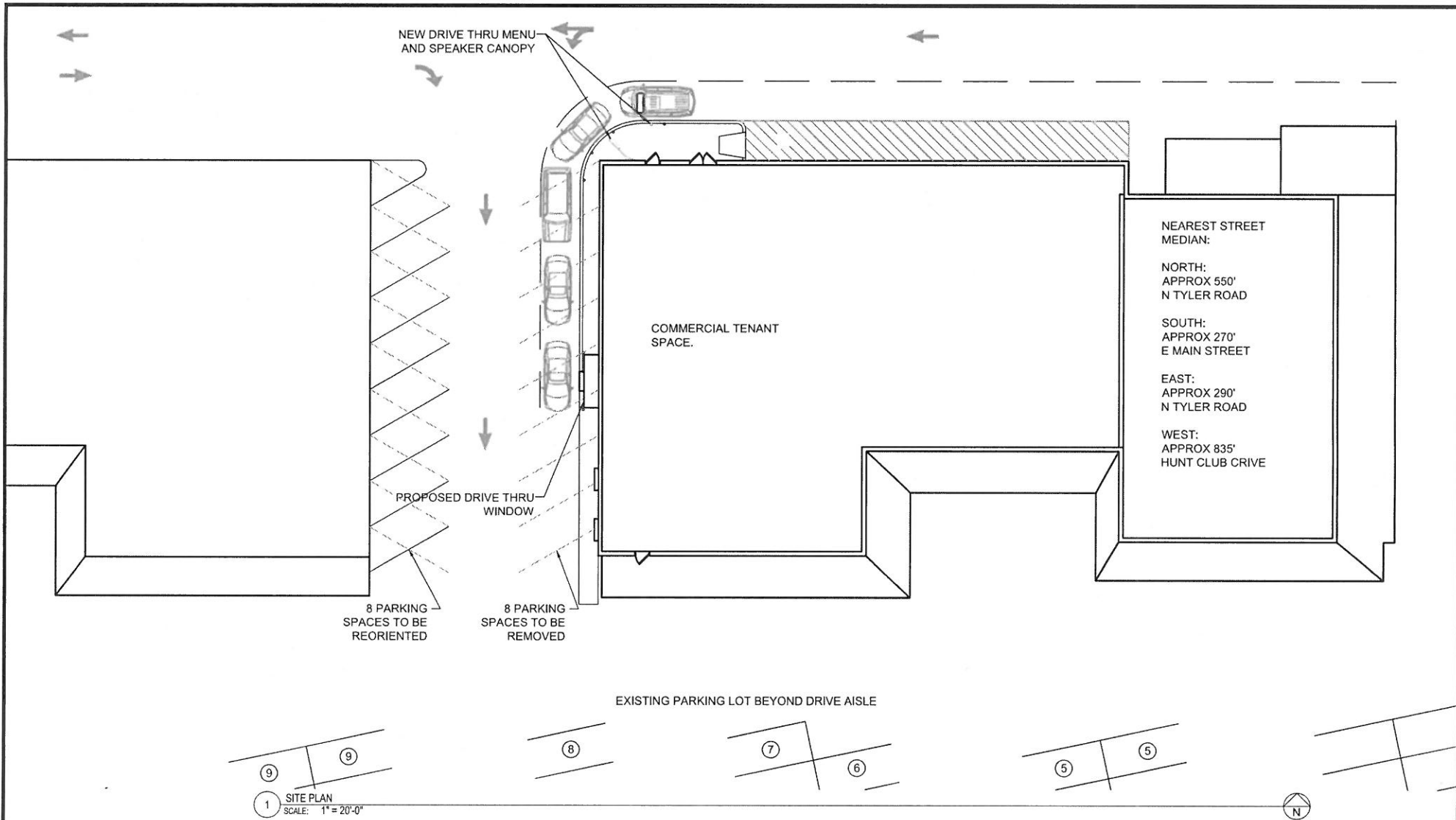
1566 E. Main Street (IL 64)

Time Begin	Eastbound		Westbound		Total
	Volume	% Total	Volume	% Total	
5:00 AM	616	66%	311	34%	927
6:00 AM	1097	66%	563	34%	1660
7:00 AM	1453	62%	887	38%	2340
8:00 AM	1230	60%	812	40%	2042
9:00 AM	1098	53%	960	47%	2058
10:00 AM	1063	54%	904	46%	1967
Totals =	6557	60%	4437	40%	10994




Exhibit 3
Drive-Thru Queueing & Parking Demand
Dunkin' Donuts - 1711 W. Main Street; St. Charles, IL.
Tuesday, March 11, 2014

<u>Time</u>	<u>Drive-Thru Queue</u>	<u>Parked Cars</u>
7:00:00 AM	5	9
7:05:00 AM	4	
7:10:00 AM	4	
7:15:00 AM	8	5
7:20:00 AM	8	
7:25:00 AM	6	
7:30:00 AM	7	10
7:35:00 AM	9	
7:40:00 AM	5	
7:45:00 AM	3	4
7:50:00 AM	6	
7:55:00 AM	6	
8:00:00 AM	5	6
8:05:00 AM	3	
8:10:00 AM	3	
8:15:00 AM	2	5
8:20:00 AM	3	
8:25:00 AM	4	
8:30:00 AM	4	9
8:35:00 AM	4	
8:40:00 AM	3	
8:45:00 AM	3	8
8:50:00 AM	3	
8:55:00 AM	4	
9:00:00 AM	3	5
9:05:00 AM	2	
9:10:00 AM	3	
9:15:00 AM	0	11
9:20:00 AM	1	
9:25:00 AM	1	
9:30:00 AM	4	7
9:35:00 AM	6	
9:40:00 AM	3	
9:45:00 AM	9	8
9:50:00 AM	3	
9:55:00 AM	1	
10:00:00 AM	1	10



1 SITE PLAN
SCALE: 1" = 20'-0"

ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992 <small>Copyright © 2013 Kolbrook Design, Inc.</small>	PROJECT: Dunkin Donuts - St. Charles 1566 E Main Street St. Charles, IL 60174	Project Number 1425.011
	PROPOSED SITE PLAN	Issue Date 12/26/2013
		Page Number 04



January 15, 2015

Mrs. Ellen Johnson
City of St. Charles Planning Division
2 E. Main Street
St. Charles, IL 60174

Re: Dunkin Donuts - Special Use - 1566 E. Main St. - Tin Cup Pass

Dear Mrs. Johnson;

Per the research and analysis provided by Gewalt Hamilton Associates, Inc. (GHA) dated December 31, 2014 the following information is summarized for your consideration.

The research in the document referenced above is from observations of a similar Dunkin Donuts site located at 1711 W. Main Street in St. Charles. The peak hours of operation as described are between 7am and 10am. The corresponding E. Main Street traffic volume during the hours is also documented for your consideration.

Drive thru queue and parked cars were recorded every 15 minutes during these peak hours. A maximum drive in queue of 9 was recorded and 11 parked cars. The site observed is believed to be slightly busier than that of the proposed location at 1566 E. Main Street. Currently the site plan for the 1566 E. Main Street location allows for 8 cars in queue.

As for parking, it was brought to our attention by your office that the Tin Cup Pass retail center is currently under-parked per ordinance. We would like to propose the concept of "shared parking" is employed when considering parking requirements for the Dunkin Donuts operation. Our research shows that only Minuteman Printing, Budget Rent-a-Car and Curves are open during the peak hours. Every other current tenant opens for operation between the hours of 10:00 am and 11:00 am.

From this acquired research we are confident that the traffic of egress in this business parking lot will of no inconvenience to the surrounded businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "SK", with a long horizontal line extending to the right.

Steven Kolber, AIA
President / Principal
skolber@kolbrook.com

St. Charles, IL (East Main Street)					
Tenant Space	Street No.	Tenant	Use	Sq. Ft.	Hours of Operation
1	1534	Arbys	Restaurant (w/ Drive Thru)	2,448	Mon-Sat: 10am-9pm Sun: 10am-6pm
2	1544	Dunham	Personal Services	1,800	
3	1546/1548	n/a	n/a	3,600	
4	1550	Day Spa	Personal Services	1,300	
5	1552	n/a	n/a	1,300	
6	1554	Liu Brothers Asian Bistro	Restaurant	1,990	Thurs-Sat: 11am-9:30pm Sun: 12pm-9pm
7	1556	Tobacco & Gifts	Retail	1,001	
8	1558	Budget Rent-a-Car	Motor Vehicle Sales & Leasing	1,053	Mon-Fri: 7:30am-6pm Sat: 8am-2pm Sun: 9am-1pm
9	1560/1562	n/a	n/a	3,600	
10	1564	4 Season Nails	Personal Services	1,900	Mon-Sat: 10:30am-7:30pm
11	1566	SUBJECT PROPERTY	Restaurant (w/ Drive Thru)	3,956	
12	1570	Minuteman	Personal Services	1,444	Mon-Fri: 8am-5:30pm
13	1578	Curves	Personal Services	1,300	Mon-Fri: 5:30am-12:30pm / 3pm-7pm Sat: 7:30am-11am
14	1582/1590	Ginos East	Restaurant	6,678	Mon-Fri: 11am-9pm Sat: 11am-10pm
Total				33,370	



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve an amendment to Title 15 of the St. Charles Municipal Code pertaining to GIS fees
Presenter:	Peggy Forster – Director of Information Systems

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (2/09/15)		City Council
	Public Hearing		

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

Executive Summary:

The City of St. Charles uses Geographic Information System (GIS) technology extensively for accuracy, efficiency, and savings in the routine operations of the Public Works, Community Development, Fire, and Police departments. The information contained in GIS is vital to the emergency response operations in the community and provides first responders valuable information such as utility shut-off locations, building size and composition, owner contact information, as well as business contact information on the scene.

Since its adoption in 2004, use of GIS technology has been justified by reduction of both direct and indirect costs to the City, as well as, improved service levels to the community, residents, and businesses.

GIS costs are currently funded internally by the city’s budget. We have determined that certain GIS activities are directly related to the volume of construction and development within the City. These activities incur additional costs beyond the routine maintenance, management, and enhancement of existing data. Currently, these incremental expenses are absorbed by the General Fund.

To offset these expenses, a \$5 permit-based fee for GIS services is proposed. The collection of these fees would reasonably offset the direct incremental GIS expenses incurred by the City, while limiting their impact strictly to those projects which generate those expenses.

Attachments: *(please list)*

Title 15 Ordinance Amendment - GIS Fee

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an amendment to Title 15 of the St. Charles Municipal Code pertaining to GIS fees.

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

Ordinance No. 2015-M-__

An Ordinance Amending Title 15 “Building and Construction” Section 15.101.150 “Permit and Inspection Fees” of the St. Charles Municipal Code

WHEREAS, the City Council of the City of St. Charles hereby finds that it is in the City’s best interest to establish GIS fees that correspond to the cost of providing permit related services; and

WHEREAS, the City has analyzed the costs related to providing plan reviews, inspections, and other services in relation to building permits, which are reflected in the proposed fees contained herein;

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

1. That Title 15, “Building and Construction”, Chapter 15.101 “Administration, Enforcement, Fees, and Penalties” of the St. Charles Municipal Code by and is hereby amended by deleting the provisions of Section 15.101.150 “Permit and Inspection Fees” and by substituting the following therefore:

“15.101.150 Permit and Inspection Fees.

A. Payment of Fees. All base fees shall be paid at the time of submittal of the permit application and plans. Other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B. Building Permit Fees. Permit fees for construction, alteration, demolition, installation, and other work as listed herein are established as follows:

1. New residential buildings:
 - a. Single family detached dwellings.
 - i. Base fee: ~~one hundred twenty five (\$125.00)~~ **one hundred thirty (\$130.00)** dollars.
(Due at the time of submittal)
 - ii. \$0.28 cents per square foot of each level of buildings - including - basement, garage, crawl space.
 - b. Single family attached dwellings – townhouse/duplex.
 - i. Base fee: ~~one hundred twenty five (\$125.00)~~ **one hundred thirty (\$130.00)** dollars.
(Due at the time of submittal)
 - ii. \$0.28 cents per square foot of each level of building -

- Including basement, garage, and crawl space.
- c. Multi-family buildings-apartments/condominiums/mix use.
 - i. Base fee: ~~three hundred seventy (\$370.00)~~ **three hundred seventy-five (\$375.00)** dollars for the entire building.
(Due at the time of submittal).
 - ii. \$0.44 cents per square foot for the first 10,000 square feet.
 - iii. From 10,001 square foot and above \$0.16 cents per square foot.
 2. New industrial, business, commercial or other non-residential buildings:
 - i. Base fee: ~~three hundred seventy (\$370.00)~~ **three hundred seventy-five (\$375.00)** dollars for the entire building.
(Due at the time of submittal)
 - ii. \$0.44 cents per square foot for the first 10,000 square feet.
 - iii. From 10,001 square foot and above \$0.15 cents per square foot.
 3. Additions to existing buildings:
 - a. Residential.
 - i. Base fee: ~~one hundred twenty five (\$125.00)~~ **one hundred thirty (\$130.00)** dollars.
(Due at the time of submittal)
 - ii. \$0.28 cents per square foot of each level of building -including basement, garage, and crawl space.
 - b. Industrial, business, commercial, or other non-residential buildings.
 - i. Base fee of ~~three hundred seventy (\$370.00)~~ **three hundred seventy-five (\$370.00)** dollars.
(Due at the time of submittal)
 - ii. \$0.44 cents per square foot for the first 10,000 square feet.
 - iii. From 10,001 square feet and above \$0.16 cents per square foot.
 4. Alterations to existing buildings:
 - a. Residential.
 - i. Base fee: ~~one hundred twenty five (\$125.00)~~ **one hundred thirty (\$130.00)** dollars.
(Due at the time of submittal)
 - ii. For estimated cost of up to four thousand dollars, no additional fee.
 - iii. For estimated cost from four thousand dollars to twenty-four thousand dollars, six dollars and seventy-five cents (\$6.75) for each one thousand dollars or fraction thereof.
 - iv. For estimated cost in excess of twenty-four thousand dollars, three dollars and ten cents (\$3.10) for each thousand dollars or fraction thereof.
 - b. Industrial, business, commercial, or other non-residential buildings.
 - i. Base fee: ~~three hundred seventy (\$370.00)~~ **three hundred seventy-five (\$375.00)** dollars.
(Due at the time of submittal)
 - ii. For estimated cost up to four thousand dollars, no additional fees.
 - iii. For estimated cost from four thousand dollars to twenty-four thousand dollars, six dollars and seventy-five cents (\$6.75) for each one thousand dollars or fraction thereof.

- iv. For estimated cost in excess of twenty-four thousand dollars, three dollars and ten cents (\$3.10) for each one thousand dollars or fraction thereof.
 - v. Fire Prevention Inspections – eighty (\$80.00) dollars per inspection, if required.
5. Miscellaneous permits:
- a. Appliance Permits:
 - i. Small Appliance Permits:
Residential water heaters, water softeners, furnaces, central air conditioners, and outside air conditioner units:
Base fee: thirty-five (\$35.00) dollars
(Due at the time of submittal)
 - ii. Large Appliance Permits:
All generators, commercial air handlers, rooftop units, and machinery:
Base fee: ~~one hundred seventy five (\$175.00)~~ **one hundred eighty (\$180.00)** dollars.
(Due at the time of submittal)
 - b. As-Built Permits. A request to the Building Official to inspect a completed project.
Double the building permit fee.
(Due at the time of submittal)
 - c. Decks, gazebos, or pergola (Outdoors):
Base fee: ~~seventy (\$70.00)~~ **seventy-five (\$75.00)** dollars.
(Due at the time of submittal)
 - d. Demolition or wrecking of any building or other structure:
 - i Residential.
Base fee: ~~three hundred (\$300.00)~~ **three hundred five (\$305.00)** dollars.
(Due at the time of submittal)
 - ii. Industrial, business, commercial, or other non-residential buildings
Base fee: ~~four hundred and twenty five (\$425.00)~~ **four hundred and thirty (\$430.00)** dollars.
(Due at the time of submittal)
 - iii. All partial demolitions that do not include disconnect of any utility service
Base fee: ~~fifty (\$50.00)~~ **fifty-five (\$55.00)** dollars.
(Due at the time of submittal)
 - e. Donation Boxes:
 - i. Base fee: ~~fifty (\$50.00)~~ **fifty-five (\$55.00)** dollars
(Due at the time of submittal)
 - ii. Charitable and/or Non-Profit Organization fee (Must have verified 501(c)(3) exempt status): zero (\$0.00) dollars.
 - f. Elevators or lifts:
 - i. Base fee: ~~ninety five (\$95.00)~~ **one hundred (\$100.00)** dollars.
(Due at the time of submittal)
 - ii. Reimbursement of direct costs of review fees from Elevator Inspection Service.
 - g. Fences (Excluding arbors and decorative landscape fences outside of easements and not more than 30 inches in height):

- i. Base fee: ~~fifty-five (\$55.00)~~ **sixty (\$60.00)** dollars.
(Due at the time of submittal)
- ii. Partial Fence Installation – Repair and requires no recording fee -
twenty-five (\$25.00) dollars.
(Due at the time of submittal)
- h. Garages:
 - i. Detached.
Base fee: ~~ninety-five (\$95.00)~~ **one hundred (\$100.00)** dollars.
(Due at the time of the submittal)
 - ii. Attached.
Base fee: ~~one hundred sixty (\$160.00)~~ **one hundred sixty-five (\$165.00)**
dollars.
(Due at the time of the submittal)
- i. Kiosk, commercial:
Base fee: fifty-five (\$55.00) dollars.
(Due at the time of submittal)
- j. Landscape review:
Reimburse City for direct cost for review of landscape plans and tree
preservation plans by a landscape architect.
- k. Lawn sprinklers:
Base fee: ~~one hundred ten (\$110.00)~~ **one hundred fifteen (\$115.00)**
dollars.
(Due at the time of submittal)
- l. Low voltage installations (Lighting, fountains, light poles, etc.):
Base fee: ninety-five (\$95.00) dollars.
(Due at the time of submittal)
- m. Outdoor sales – temporary tents, trailers, (where permitted):
Base fee: ~~sixty-five (\$65.00)~~ **seventy (\$70.00)** dollars.
(Due at the time of submittal)
- n. Parking lots:
 - i. Grind and overlay existing pavement
Base fee: ~~ninety-five (\$95.00)~~ **one hundred (\$100.00)** dollars
(Due at the time of submittal)
 - ii. Replace with new or rebuild existing
Base fee: ~~one hundred seventy five (\$175.00)~~ **one hundred eighty
(\$180.00)** dollars
(Due at the time of submittal)
- o. Re-roofs:
 - i. Residential.
Base fee: forty (\$40.00) dollars.
(Due at the time of submittal)
 - ii. Commercial, industrial, or other non- residential buildings.
Base fee: seventy (\$70.00) dollars.
(Due at the time of submittal)

- p. Right-of-way and/or private driveways:
 - i. Base fee: ~~fifty-five (\$55.00)~~ **sixty (\$60.00)** dollars
(Due at the time of submittal)
 - ii. Street Cut:
Base fee: ~~seventy (\$70.00)~~ **seventy-five (\$75.00)** dollars
(Due at the time of submittal)
 - q. Sewer or water repair or replacement; sewer cleanouts (utility repair):
 - i. Base fee: ~~fifty-five (\$55.00)~~ **sixty (\$60.00)** dollars.
(Due at the time of submittal)
 - ii. Inspections conducted at off hours will be invoiced at double the inspectors prevailing hourly wage.
 - r. Sheds (24 square feet or more):
Base fee: ~~fifty-five (\$55.00)~~ **sixty (\$60.00)** dollars.
(Due at the time of submittal)
 - s. Siding, soffit, and fascia (replace, repair, or new):
Base fee: fifty-five (\$55.00) dollars.
(Due at the time of submittal)
 - t. Signs (canopy, marquees, temporary signs and banners):
 - i. Permanent freestanding signs.
 - a. Base fee: ~~ninety-five (\$95.00)~~ **one hundred (\$100.00)** dollars.
(Due at the time of submittal)
 - u. b. Plus two dollars and twenty-five cents (\$2.25) per square foot of sign area.
 - ii. Permanent signs other than freestanding signs.
 - a. Base fee: ~~ninety-five (\$95.00)~~ **one hundred (\$100.00)** dollars.
(Due at the time of submittal)
 - b. For each additional sign after the one permanent sign five (\$5.00) dollars for each additional sign.
 - iii. Temporary:
Base fee: ~~forty (\$40.00)~~ **forty-five (\$45.00)** dollars.
(Due at the time of submittal)
- v. Swimming pool:
 - i. In-ground.
Base fee: ~~one hundred ninety-five (\$195.00)~~ **two hundred (\$200.00)** dollars.
(Due at the time of submittal)
 - ii. Above ground designed for water depth over 24-inches.
Base fee: ~~sixty-five (\$65.00)~~ **seventy (\$70.00)** dollars.
(Due at the time of submittal)
- w. Window(s) and door(s) replacement:
Base fee: forty-five (\$45.00) dollars.
(Due at the time of submittal)
- x. All permit types not listed will be charged ~~forty (\$40.00)~~ **forty-five (\$45.00)** dollars per inspection.
6. Additional Fire Department Fees

- A. Review of fire system plans:
Base fee: eighty (\$80.00) dollars.
 - B. Review of sprinkler system plans:
Base fee: eighty (\$80.00) dollars.
 - C. Review of standpipe systems:
Base fee: eighty (\$80.00) dollars.
 - D. Review of other fire extinguisher systems (kitchen suppression):
Base fee: eighty (\$80.00) dollars.
 - E. Review of above-ground and underground storage tank plans:
Base fee: eighty (\$80.00) dollars.
 - F. Special inspections: kitchen hood and duct, kitchen suppression; sprinkler dry system; FM200 system, roof integrity:
Eighty (\$80.00) dollars per inspection.
 - G. Smoke evacuation test:
Eighty (\$80.00) dollars.
 - H. Fire flow test:
Base fee: one hundred sixty (\$160.00) dollars.
 - I. Any other special inspections:
Eighty (\$80.00) dollars per man-hour plus material, if required.
7. Additional Fees:
- A. Initial Architectural Plan Review and Examination fees: No additional charge (included in base fee)
 - B. Outside Plan Review – Applicant shall pay direct cost for plan review by a consultant hired by the City.
 - C. Review of revised plans and specifications: one-half of base fees.
 - D. Revisions to approved construction plans submitted after issuance of a building permit, when initiated by the permit holder, owner, contractor or architect: One-half of base fees.
 - E. Re-inspection fees (due prior to the issuance of a certificate of occupancy):
 - a. Sixty-five (\$65.00) dollars per Building Division. Re-inspection for all re-inspection for all types of inspections during construction (excluding finals).
 - b. Eighty (\$80.00) dollars per Fire Department re-inspection for all types of inspections during construction (excluding finals).
 - c. Eighty-five (\$85.00) dollars per re-inspection for all residential final inspections.
 - d. One hundred seventy (\$170.00) dollars per re-inspection for all industrial, commercial, business, and other non-residential final inspections.
 - F. Temporary certificates of occupancy (due prior to issuance of the temporary certificate of occupancy):
 - a. Residential: Eighty-five (\$85.00) dollars.
 - b. Industrial, commercial, business, or other non-residential building: One hundred seventy (\$170.00) dollars.
 - G. Reimbursement for Fire Protection services: The applicant shall reimburse the City for the actual cost of services billed to the City by a fire protection company relation to review of plans and specifications, meetings, inspections, and associated tasks relative to any application for permit.

- H. Waiving of building permit fees may be granted by the City Council for the construction of one and two family residential dwelling units, additions and alterations by a non-profit organization for an owner occupancy and/or family member with special needs.
- I. Any unit of Federal, State, or local government agency shall be exempt from filing fees and permit fees. The applicant shall be responsible for outside consultant services and miscellaneous fees, (i.e. re-inspection fees, temporary occupancy fees, etc....)
- J. Consultation for Permitted Projects. After two (2) field consultations, a charge of seventy (\$70.00) dollars, per on-site consultation.”

2. That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Illinois
 this _____ day of _____, 2015.

PASSED by the City Council of the City of St. Charles, Illinois
 this ___ day of _____, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois
 this _____ day of _____, 2015.

 Raymond P. Rogina, Mayor

ATTEST:

 City Clerk

COUNCIL VOTE:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve an Amendment to Title 15 of the City Code Pertaining to Overtime Fees for Building Inspections
Presenter:	Bob Vann, Building and Code Enforcement Division Manager

Please check appropriate box:

<input type="checkbox"/>	Government Operations	<input type="checkbox"/>	Government Services
<input checked="" type="checkbox"/>	Planning & Development (02/09/2015)	<input type="checkbox"/>	City Council
<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>	

Estimated Cost:	None	Budgeted:	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> X
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If NO, please explain how item will be funded:

Executive Summary:

The Building and Code Enforcement Division provides contractors an option to request overtime inspections. Overtime inspections typically occur before or after normal business hours during the week or on weekends, normally on Saturday. These inspections are conducted upon request only and are not imposed on contractors.

The City's current practice is to charge a two-hour minimum of the inspector's productive rate at time and a half of the inspector's wage. The proposed amendment would allow the city to recover the actual cost to conduct the inspection, mileage costs, and the administrative costs incurred by both the Building Division administrative staff and the Finance Department.

A flat overtime fee is not an additional charge as much as it provides a comprehensive and transparent cost for services, while making it easier to administer on our end.

Current overtime fee based on productive rate per hour for a minimum two-hour inspection ranges from \$172.78 (OT1) to \$222.48 (OT2).

- The revised flat overtime fee is as follows:
- OT1 - \$190.00 (2 hour minimum)
 - OT2 - \$240.00 (2 hour minimum)
 - Any additional hours shall be billed at \$90.00/per hour

Attachments: *(please list)*

Ordinance amending Title 15

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the amendment to Title 15 of the City Code pertaining to Overtime Fees for Building Inspections.

<i>For office use only:</i>	<i>Agenda Item Number: 3e</i>
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City of St. Charles
Ordinance No. _____

**An Ordinance Amending Title 15 of the St Charles Municipal Code, Entitled
“Building Construction”, Chapter 15.101 Administration, Enforcement, Fees,
and Penalties, Section 15.101.50 “Permit and Inspection Fees”**

WHEREAS, the City Council of the City of St. Charles hereby finds that it is in the City’s best interest to provide the developer with the option to request overtime inspection times; and

WHEREAS, the City has analyzed the costs related to providing overtime inspections; and

WHEREAS, the City has determined that providing this service with a scheduled cost provides the developer a set fee should they determine to request such service;

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 15, “Building and Construction”, Chapter 15.101 “Administration, Enforcement, Fees, and Penalties”, Section 15.101.150 “Permit and Inspection Fees” is amended by adding line K in subsection 7 “Additional Fees” as follows”

k. Requested after normal business hours, overtime inspections/consultations shall be billed at a minimum two (2) hour charge of:

- Overtime 1 (OT1) - \$190.00
- Overtime 2 (OT2) - \$240.00

Any additional hours shall be billed at \$90.00 per hour

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 _____, 2015.

Passed by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2015.

Approved by the Mayor of the City of St. Charles, Illinois this ____ day of _____, 2015.

Mayor

Attest:

City Clerk

Council Vote:

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Approved as to Form:

City Attorney

Date: _____