

**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. DAN STELLATO – CHAIRMAN  
MONDAY, APRIL 13, 2015 - 7:00 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. COMMUNITY & ECONOMIC DEVELOPMENT**
  - a. Update on the Quad St. Charles (Krausz Co.)-Information Only.
  - b. Recommendation to approve a Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main St. (Dunkin' Donuts).
  - c. Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD).
  - d. Recommendation to approve a Plat of Vacation and Abrogation and Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision.
  - e. Recommendation to approve historic landmark designation for Camp Kane and the Jones Law Office.
- 4. ADDITIONAL BUSINESS**
- 5. EXECUTIVE SESSION**
  - Personnel
  - Pending Litigation
  - Probable or Imminent Litigation
  - Property Acquisition
  - Collective Bargaining
- 6. ADJOURNMENT**



ST. CHARLES  
SINCE 1834

### AGENDA ITEM EXECUTIVE SUMMARY

Title: Update on the Quad of St. Charles - Information Only

Presenters: Krausz Companies Inc.

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (4/13/2015)		City Council

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

**Executive Summary:**

Chuck May and Dan Krausz, who represent the owners of The Quad and the Krausz Companies, will be presenting a progress update regarding The Quad of St. Charles redevelopment of the Charlestowne Mall property.

**Attachments:** *(please list)*

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

Update on the regarding The Quad of St. Charles Redevelopment of the Charlestown Mall Property - Information Only

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



## AGENDA ITEM EXECUTIVE SUMMARY

<b>Title:</b>	Recommendation to approve Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request - 2701 E. Main St. (Dunkin' Donuts)
<b>Presenter:</b>	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		City Council
<b>Estimated Cost:</b>	N/A	<b>Budgeted:</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

If NO, please explain how item will be funded:

**Executive Summary:**

Kolbrook Design, applicant, is proposing changes to the subject property to accommodate a Dunkin' Donuts restaurant with a Drive-Through Facility in the former Qdoba tenant space. The subject property is located in the Stuarts Crossing PUD. The PUD Preliminary Plan for the property was approved under Resolution No. 2002-21 and thereafter modified through five Minor Change approvals. "Drive-Through Restaurant" is a permitted use in the PUD and therefore no Special Use is under consideration. Details of the proposal are as follows:

- Convert the site to accommodate a Drive-Through Facility along the west side of the building.
  - Add a drive-through lane with eight (8) stacking spaces.
  - Add a landscape island between the drive-through lane and western parking stalls.
  - Relocate the western access point (from the private drive shared with the Toyota dealership to the west) to the south.
- Update the exterior appearance of the restaurant space.
  - New signage and painting of the exterior facades.
  - Addition of a drive-through window on the west elevation.

**Plan Commission Recommendation**

The Plan Commission reviewed the Drive-Through Facility stacking space reduction request on 2/4/14 and made a recommendation on 5/6/14. The Commission voted unanimously to recommend approval, with two conditions, as detailed in the Staff Memo. These conditions have been addressed on the revised plan.

The property owner to the west (St. Charles Toyota) has shared concerns regarding the proposal and its potential impact to the private drive on the Toyota property. A private access easement exists over this driveway. A letter dated 2/18/15 was submitted by the property owner's attorney and lists requests related to addressing drainage issues and prohibiting traffic from exiting the Dunkin' Donuts site through the Toyota property. The applicant responded to these requests in a letter dated 4/1/15. The letter states that drainage issues will be evaluated related to the relocation of the western access point, but that vehicles will not be prohibited from exiting the property via the western access. The property owner's attorney submitted a second letter dated 4/9/15 in response.

**Attachments:** *(please list)*

Plan Commission Resolution, Application for Minor Change, received 1/17/14; Letter from Kolbrook Design, dated 1/14/14; Stacking Space Analyses, Gewalt Hamilton Associates, Inc., dated 1/28/14 and 3/17/14; Revised Site Plan, Kolbrook Design, dated 4/1/15; Architectural Elevations, Kolbrook Design, dated 1/14/14; Letter from Neighboring Property Owner, dated 2/18/15; Response Letter from Kolbrook Design, dated 4/1/15; Response Letter from Neighboring Property Owner, dated 4/9/15

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

Recommendation to approve Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request - 2701 E. Main St. (Dunkin' Donuts)

<i>For office use only:</i>	<i>Agenda Item Number: 3b</i>
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sc  
9/29/14

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 9-2014**

**A Resolution Recommending Approval of a Drive-Through Facility Stacking  
Space Reduction Request for 2701 E. Main Street (Dunkin Donuts)**

**Passed by Plan Commission on May 6, 2014**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for a reduction of required drive-through stacking spaces per Section 17.24.100.C of the Zoning Ordinance; and

WHEREAS, the Plan Commission reviewed the request to reduce the required drive-through facility stacking spaces for 2701 E. Main Street (Dunkin Donuts); and

WHEREAS, the Plan Commission finds that the request meets the requirements of Section 17.14.100.C of the Zoning Ordinance.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Drive-Through Facility stacking space reduction request for 2701 E. Main Street (Dunkin Donuts), subject to the following conditions:

1. Signage shall be provided to encourage traffic movement to the signalized intersection to the east.
2. Stacking spaces shall be increased by 1 space, from 7 spaces to 8 spaces.

Roll Call Vote:

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

Nays:

Absent: Schuetz

Motion Carried: 7-0

PASSED, this 6th day of May 2014.



\_\_\_\_\_  
Chairman  
St. Charles Plan Commission



# Community & Economic Development

## Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
SINCE 1834

### 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:** Minor Change to PUD Preliminary Plan and Drive-Through Facility Stacking Space Reduction Request for 2701 E. Main Street (Dunkin' Donuts)

**DATE:** April 13, 2015

#### I. APPLICATION INFORMATION:

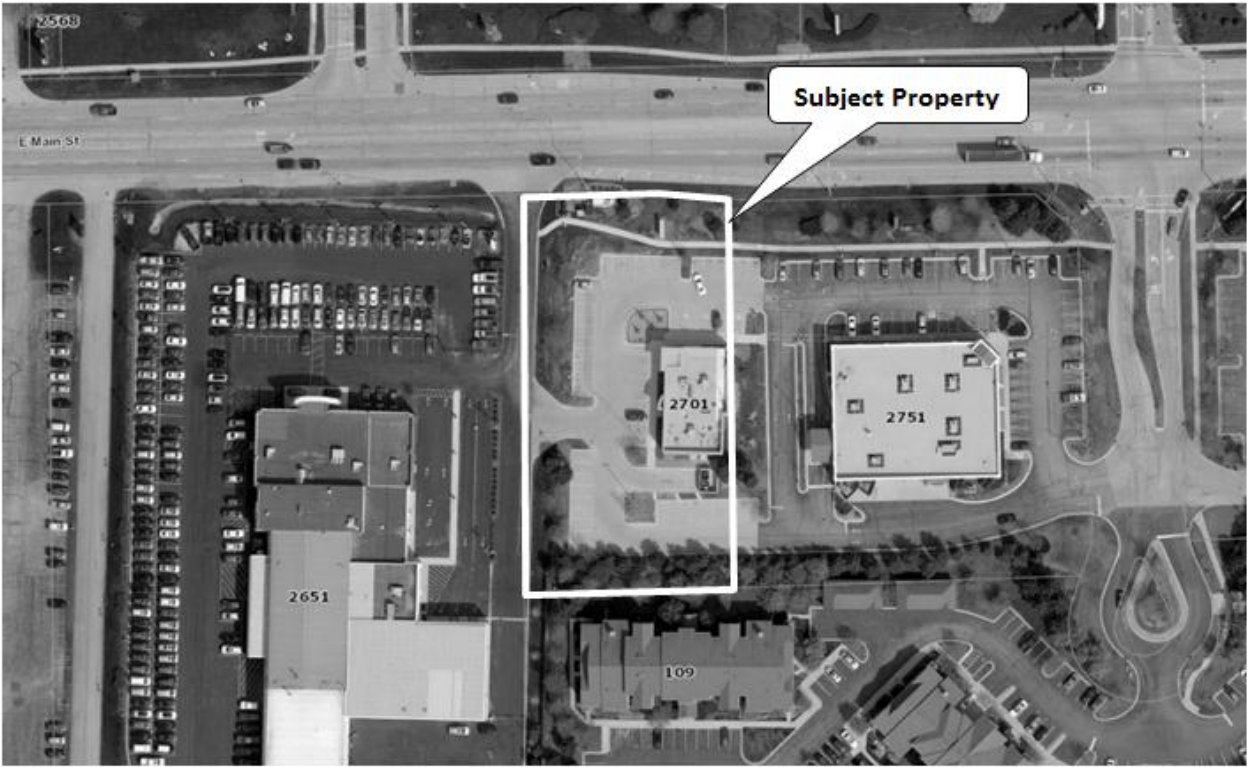
**Project Name:** 2701 E. Main Street

**Applicant:** Steven Kolber, Kolbrook Design

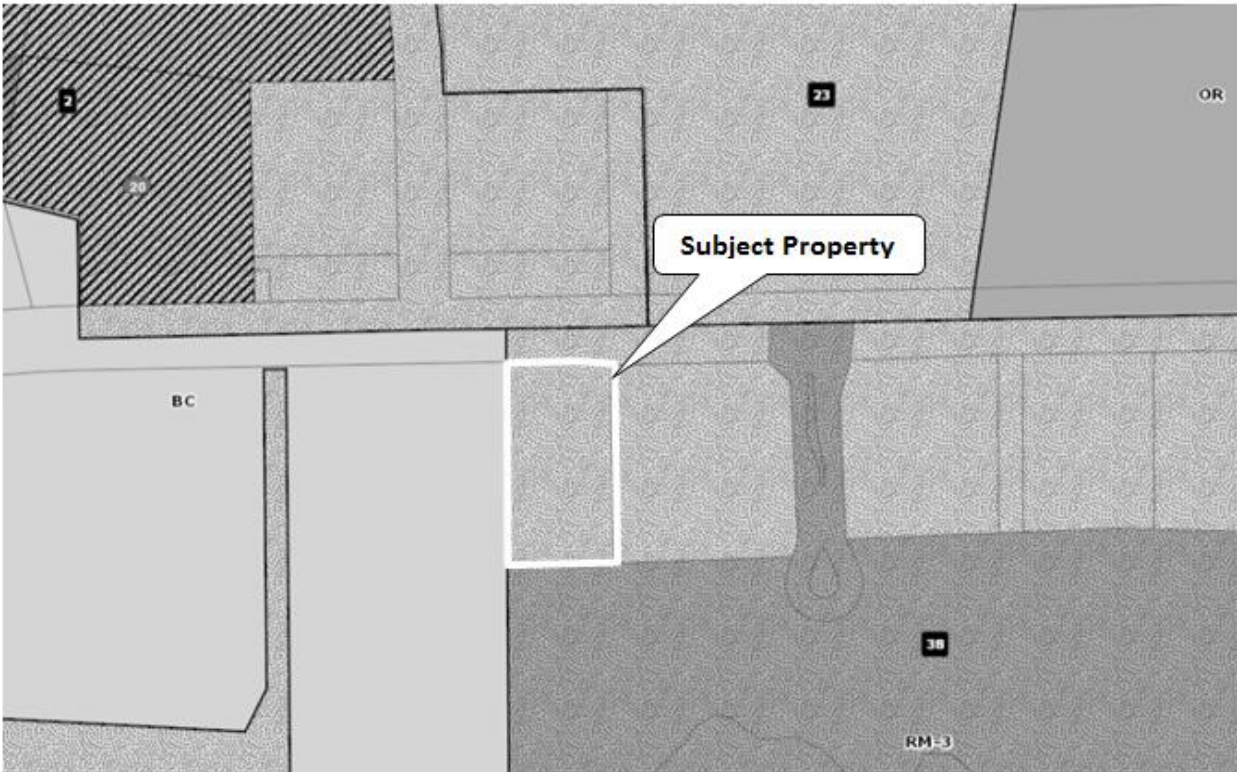
**Purpose:** Minor Change to modify the existing site into a Dunkin' Donuts restaurant with a Drive-Through Facility and a request for a reduction in the required number of stacking spaces.

<b>General Information:</b>		
<b>Site Information</b>		
Location	2701 E. Main Street	
Acres	1.15	
Applications	<b>1) Minor Change to PUD Preliminary Plan</b>	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.24.100 Drive-Through Facilities Ordinance No. 1997-M-115 "An Ordinance Granting a Special Use as a Planned Unit Development (Stuart's Crossing PUD)"	
<b>Existing Conditions</b>		
Land Use	Existing two-tenant commercial building	
Zoning	BC- Community Business (Stuarts Crossing PUD)	
<b>Zoning Summary</b>		
North	BC- Community Business (Foxfield Commons PUD)	Multiple Buildings
East	BC- Community Business (Stuarts Crossing PUD)	Walgreen's
South	RM-3 General Residential (Stuarts Crossing PUD)	AMLI Apartments
West	BC- Community Business	Toyota Dealership
<b>Comprehensive Plan Designation</b>		
Neighborhood Commercial		

### Aerial Photo



### Surrounding Zoning



## II. BACKGROUND

In 1997, City Council approved Ordinance No. 1997-M-115 “An Ordinance Granting a Special Use as a Planned Unit Development (Stuart's Crossing PUD)”. This ordinance established the basic framework and standards for all properties developed in the Stuarts Crossing PUD. The subject property, 2701 E. Main Street is located on Parcel 3A of this PUD.

Under these provisions, Resolution No. 2002-21 “Recommending Approval of Application for PUD Preliminary Plans Stuart’s Crossing – AMLI Lot 2 (Boston Market)” for a stand-alone Boston Market restaurant at 2701 E. Main St. was approved in 2002. This approved plan was modified by the following resolutions for Minor Changes to the PUD Preliminary Plan: Resolution No. 2002-33, 2003-13, 2003-25, and 2005-29.

In 2009, Ordinance No. 2009-M-3 and Ordinance No. 2009-Z-1 were approved. These two ordinances permitted Retails Sales on Parcel 3A of the Stuart’s Crossing PUD and modifications to the existing building. After these approvals, the two tenant spaces were occupied by a T-Mobile store and Qdoba restaurant. The Qdoba restaurant space has been vacant since 2012.

## III. PROPOSAL

The applicant, Kolbrook Design, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify the former Qdoba space into a Dunkin’ Donuts restaurant with a Drive-Through Facility. Details of the proposal are as follows:

- Convert the site to accommodate a Drive-Through Facility along the west side of the building.
  - Add a drive-through lane with eight (8) stacking spaces.
  - Remove a portion of the existing outdoor seating area.
  - Remove landscaping to the west of the building and add a new landscape island between the drive-through lane and western parking stalls.
  - Relocate the western access point (from the private drive shared with the Toyota dealership to the west) to the south to align with the rear drive that runs south of the building and provides cross-access with the property to the east (Walgreens).
  - Change traffic circulation around the site from two-way to one-way counterclockwise; restripe the parking spaces so they are angled and add pavement marking arrows.
  - Add directional signage to encourage vehicles to use the signalized intersection to the east.
  - Remove 17 parking spaces to accommodate the Drive-Through Facility, relocated access drive, and angled parking.
- Update the exterior appearance of the restaurant space.
  - New signage and painting of the exterior facades.
  - Addition of a drive-through window on the west elevation.

## IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the Drive-Through Facility stacking space reduction request on 2/4/2014 and made a recommendation on 5/6/2014. The Commission unanimously recommended approval of the drive-through stacking reduction request with two conditions:

1. Signage shall be provided to encourage traffic movement to the signalized intersection to the east.

2. Stacking spaces shall be increased by 1 space, from 7 to 8 spaces.

In response to the Plan Commission recommendation, an additional stacking space has been added to the site plan, for a total of eight (8) stacking spaces. Signage to direct vehicles to the signalized intersection to the east has been added near the western access point.

The site plan has also been revised to relocate the western access point south to align with the rear drive that runs south of the building. This was done in response to concerns expressed by the neighboring property owner to the west.

## V. STAFF ANALYSIS

### A. PROPOSED USE

“Restaurants, including live entertainment and dancing, and **drive-in restaurants**; not including fast food restaurants” are listed as permitted uses for the subject property (Parcel 3A) in the Stuart’s Crossing PUD.

The applicant has submitted a letter dated 1/14/2014 describing Dunkin’ Donuts’ business operations. The letter states:

- 70% of the owner’s business is from the sale of beverages.
- 80% of their patrons are morning commuters.
- The inside décor of the restaurant encourages patrons to stay long periods of time in lounge seats.

Based on this information, staff has conferred with legal counsel and determined that the proposed use constitutes a “drive-in restaurant” and is not considered a fast food restaurant. Therefore, the proposed use, including the drive-through, is a permitted use in the PUD.

### B. ZONING REVIEW

Staff has reviewed the proposed changes to the site plan in accordance with the relevant provisions of the Zoning Ordinance and the standards established in the Stuart’s Crossing PUD. The following table represents staff’s review of relevant standards:

Category	Zoning Ordinance Standard	PUD Standard	Proposed
<b>Required Stacking Spaces</b>	15	N/A	<b>8 (reduction requested)</b>
<b>Required Stacking Stall Size</b>	9’ x 20’	N/A	9’ x 20’
<b>Drive-Through Facility Screening</b>	Must be screened from public street	N/A	Drive-Through Facility is located away from public street
<b>Total Parking Stalls (both units)</b>	29	N/A	37
<b>Parking Stalls Required for Dunkin’ Donuts</b>	21 (10 per 1,000 sf of GFA - restaurant)	N/A	
<b>Parking Stalls required for T-Mobile</b>	8 (4 per 1,000 sf of GFA - retail)	N/A	

- Approximately 262 sq. ft. of landscaping will be removed along the building foundation. However, a total of 1,102 sq. ft. of landscaping will be added due to the new landscape island, resulting in an overall increase in landscaped area.
- A total of 17 existing parking spaces will be removed to accommodate the proposal; the resulting number of parking spaces meets the Zoning Ordinance requirement.

#### C. DRIVE-THROUGH FACILITY STACKING SPACE REDUCTION

The Applicant is requesting a reduction in the required number of drive-through stacking spaces, from 15 to 8.

Section **17.24.100.C Reduction of Required Spaces** of the Zoning Ordinance states:

*“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner 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 approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.”*

The applicant has provided an analysis from Gewalt Hamilton Associates, Inc. dated 1/28/2014 to substantiate this request. Details of this analysis are as follows:

- The study includes data from two existing Dunkin’ Donuts establishments collected in 2012 during the morning peak hours of 7:00 a.m. to 9:00 a.m.
  - The Rolling Meadows location had an average queue of less than 2 cars and a maximum queue of 6 cars.
  - The Elgin location had an average queue of 4 cars and a maximum queue of 7 cars.
- The study also references observations of the Glenview location, which had an average queue of 4 cars and a maximum queue of 8 cars.
- The study concludes that based on the results, 6 stacking spaces should be adequate to accommodate demand at the proposed Dunkin’ Donuts at 2701 E. Main St.

The applicant has also provided a supplemental drive-through stacking study from Gewalt Hamilton Associates, Inc. dated 3/17/2014. Details of this analysis are as follows:

- The study includes data from the existing Dunkin’ Donuts facility located at 1711 W. Main St. in St. Charles. Data was collected in March of 2014 during the morning peak hours of 7:00 a.m. to 10:00 a.m.
  - An average queue of 4 cars and a maximum queue of 9 cars were observed.
  - The consultant noted that this location does much more business than is projected for the proposed location at 2701 E. Main St.
- The study also incorporates the data from the previous Gewalt Hamilton Associates, Inc. analysis dated 1/28/2014.

#### D. BUILDING ELEVATIONS

The applicant is proposing cosmetic changes to the façade of the existing building. These changes involve painting the façade and replacing the existing window/door awnings. The new color scheme is comprised of earth tone colors with small orange accent bands. A drive-through window will also be added on the west elevation. The proposed modifications comply with **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**.

## **V. RECOMMENDATION**

Staff has found the application for Minor Change to PUD Preliminary Plan to be complete and in conformance with the existing zoning and PUD requirements.

The Plan Commission has recommended approval of the drive-through stacking space reduction request.

## **VI. ATTACHMENTS**

- Application for Minor Change to PUD Preliminary Plan; received 1/17/2014
- Letter from Kolbrook Design; dated 1/14/2014
- Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 1/28/2014
- Supplemental Drive-Through Stacking Space Study; Gewalt Hamilton; dated 3/17/2014
- Revised Site Plan; Kolbrook Design; dated 4/1/2015
- Architectural Elevations; Kolbrook Design; dated 1/14/2014
- Letter from Neighboring Property Owner; dated 2/18/2015
- Response Letter from Kolbrook Design; dated 4/1/2015
- Response Letter from Neighboring Property Owner; dated 4/9/2015

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

MINOR CHANGE TO PUD APPLICATION

RECEIVED  
Received Date  
St. Charles, IL

JAN 17 2014

CDD  
Planning Division

CITYVIEW

Project Name:

2701 E. Main St. - DUNLIN DONUTS

Project Number:

2014 -PR- 003

Application No.

2014 -AP- 003

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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): 0925301029

Street Address: 2701 E Main St. Saint Charles, IL 60174

2. Applicant

Information:

Name: Steve Kolber, Kolbrook Design

Phone 847-492-1992

Address: 828 Davis Street Suite 300. Evanston, IL 60201

Fax 312-453-0699

Email skolber@kolbrook.com

3. Record

Owner

Information:

Name CPD Feather Rock LLC

Phone 502 425 1524

Address 10531 Timberwood Circle, Suite D

Fax 502 470 7670

Louisville, KY 40223

Email chad@greenrockusa.com

4. Billing:

To whom should costs for this application be billed?

Name Steve Kolber, Kolbrook Design

Phone 847-492-1992

Address 828 Davis Street Suite 300

Fax

Evanston, IL 60201

Email

**INFORMATION FOR PROPOSED MINOR CHANGE:**

NAME OF PUD: Stuart's Crossing

PUD ORDINANCE #: 1997-M-115

Identify Specific PUD Plans to be changed:

- 1. Provide drive thru facility with 6 vehicle stacking
- 2. Addition of signage
- 3. \_\_\_\_\_

Description of Proposed Changes:

Interior and exterior renovation of existing two tenant building to support a Dunkin Donuts restaurant and drive thru  
Addition of drive thru menu board and speaker tower canopy

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***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 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.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.



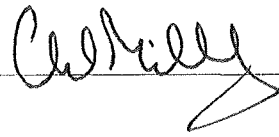


**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

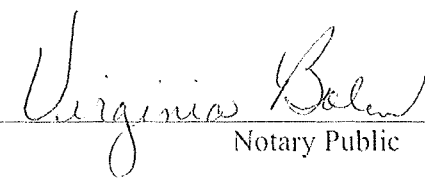
STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Chad Middendorf, being first duly sworn on oath depose and say that I am  
Manager of CPD Feather Rock LLC, an <sup>Indiana</sup> ~~Illinois~~ Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- |                        |       |
|------------------------|-------|
| <u>Chad Middendorf</u> | _____ |
| <u>Loren Guzik</u>     | _____ |
| _____                  | _____ |
| _____                  | _____ |
| _____                  | _____ |
| _____                  | _____ |

By: , Manager

Subscribed and Sworn before me this 17<sup>TH</sup> day of  
December, 2013.

  
Notary Public



January 14, 2014

Matthew O'Rourke  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Minor Change to PUD Application  
2701 E Main St.  
St. Charles, IL 60174

Dear Mr. O'Rourke:

Please consider this petition to make minor changes to the Stuart's Crossing PUD; specifically to the property formerly operated as a Qdoba restaurant.

We are looking to convert an existing restaurant space into a drive thru coffee shop within the Stuart's Crossing PUD. As shown in the attached proposal, Dunkin Donuts potentially will be taking up the West portion of the building and creating a drive thru which directs vehicle traffic around the building. The existing neighboring tenant (T-Mobile) is expected to remain.

Understanding the requirements for a drive thru facility within the City of St. Charles typically requires enough space to stack 15 vehicles, we have attached a statement which describes the kind of use a typical Dunkin Donuts drive thru sees daily while expressing the need for no more than four to six vehicles in queue at any time. In kind, we have designed a drive through option which allows for six vehicles to fit comfortably along the side of the subject building by modifying the parking lot layout as illustrated in the enclosed project packet.

Lastly, we had discussed the character of Dunkin Donuts as it relates to the comparison with other franchises that are considered "fast food" and would like to supply further information which supports our determination that Dunkin Donuts is a Coffee/ Donut Shop based not only on sales but the atmosphere and character of the space as well. A recent sales analysis performed by our client has shown that beverage sales account for 70% of his business on a regular basis and 80% of all business happens between 5 and 10 am serving coffee to morning commuters. Patrons who come into a new Dunkin Donuts coffee shop will find a welcoming atmosphere which encourages an extended stay by introducing elements such as soft lighting and lounge seating areas. In short, it is the intent of the Dunkin Donuts brand as a whole to distance itself from the sterile, commercialized feelings associated with the majority of "fast food" chains.

I hope that you and your fellow staff members will find this proposal favorable and I look forward to your response.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "SK", with a long horizontal line extending to the right.

Steven Kolber, AIA  
Principal  
Kolbrook Design, Inc.

828 Davis Street  
Suite 300  
Evanston, IL 60201

[www.kolbrook.com](http://www.kolbrook.com)

# Memorandum



CONSULTING ENGINEERS

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

From: Bill Grieve

Date: January 28, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru  
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061  
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031  
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604  
TEL 312.329.0577 ■ FAX 312.329.1942

[www.gha-engineers.com](http://www.gha-engineers.com)

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GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the drive-thru stacking needs at the above captioned location. As proposed, Dunkin' Donuts would occupy the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois. I offer the following information for your consideration.

## Drive-Thru Stacking

- GHA conducted extensive drive-thru stacking surveys in 2012 at two Dunkin' Donuts in Rolling Meadows and Elgin in 2012. It is our understanding that these two stores have comparable sales as projected at the 2701 E. Main Street store.
- *Exhibit A* summarizes the data collected during the morning peak period from 7 AM to 9 AM. 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 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 indicate that the average queue was 4 cars and a maximum queue (one time) of 8 cars was observed.

*Discussion Point.* Based on the survey results, we believe that 6 car stacking at the 2701 E. Main Street store should adequately accommodate the drive-thru demand.

## Kolbrook Design Site Plan

- Appropriate signage and pavement striping should be implemented to direct customers to the drive-thru and to let drivers know that the western circulation aisle would operate one-way southbound, instead of two-way.
- It may be appropriate to include a channeling island that separates the drive-thru lane from the travel lane and parking along the western drive aisle.
- Changing the orientation in the western aisle to 60-degree angle spaces may allow for a row of angle parking on the east side that would help separate the drive-thru aisle lane from other traffic. In fact, based on current City design standards, there may be an opportunity to provide a row of perpendicular parking on the eastside, which would allow two-way operation of the western circulation aisle to be maintained.

### Exhibit A - Dunkin' Donuts Drive-Thru Surveys

1300 Hick Road, Rolling Meadows IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	4	5	5	5	19	1,0,1,0,0
7:15-7:30 AM	2	4	5	11	22	2,3,1,4,1
7:30-7:45 AM	4	2	4	15	25	1,1,1,2,2
7:45-8:00 AM	2	6	6	9	23	1,0,0,1,4
8:00-8:15 AM	6	4	0	9	19	1,4,1,2,0
8:15-8:30 AM	4	2	4	5	15	1,0,0,0,0
8:30-8:45 AM	2	3	5	6	16	2,0,1,1,0
8:45-9:00 AM	4	3	8	15	30	1,1,2,6,3
<b>TOTAL</b>	<b>28</b>	<b>29</b>	<b>37</b>	<b>75</b>	<b>169</b>	<b>Max Queue = 6</b>

1137 Dundee Avenue, Elgin, IL - Observed 7/5/12						
Time	Gas Only	Convenience Only	Gas and Convenience Store	Drive Thru Only	Total	Vehicle Queues
7:00-7:15 AM	7	5	8	12	32	4,3
7:15-7:30 AM	6	3	3	15	27	4,7
7:30-7:45 AM	6	5	7	13	31	5,4
7:45-8:00 AM	4	5	3	9	21	3,2
8:00-8:15 AM	3	4	3	11	21	4,3,4
8:15-8:30 AM	3	2	4	12	21	3,4
8:30-8:45 AM	3	5	3	11	22	3,2
8:45-9:00 AM	5	8	2	14	29	4,4
<b>TOTAL</b>	<b>37</b>	<b>37</b>	<b>33</b>	<b>97</b>	<b>204</b>	<b>Max Queue = 7</b>

*Gewalt Hamilton Associates, Inc.*

# Traffic Planning Project Brief

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

From: Bill Grieve

Date: March 17, 2014

Subject: ***Proposed Dunkin Donuts Drive-Thru  
2701 E. Main Street (IL 64) – St. Charles, Illinois***

850 Forest Edge Drive, Vernon Hills, IL 60061  
TEL 847.478.9700 ■ FAX 847.478.9701

820 Lakeside Drive, Suite 5, Gurnee, IL 60031  
TEL 847.855.1100 ■ FAX 847.855.1115

53 W. Jackson Blvd., Suite 924, Chicago, IL 60604  
TEL 312.329.0577 ■ FAX 312.329.1942

[www.gha-engineers.com](http://www.gha-engineers.com)

---

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 the former Qdoba restaurant space at 2701 E. Main Street in St. Charles, Illinois (see *Exhibit 1*). I offer the following information for your consideration.

## 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 2* 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 2701 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 2701 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.
- 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 February 27, 2014 (see *Exhibit 3*), 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, instead of two-way.
- A landscaped channeling island will separate the drive-thru lane from the travel lane and parking along the western drive aisle. Stacking for 7-8 cars is to be provided before encroaching into the parking next to the building on the north side, which equals or exceeds the observed queues at the several Dunkin' Donuts noted.
- The parking lot 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.

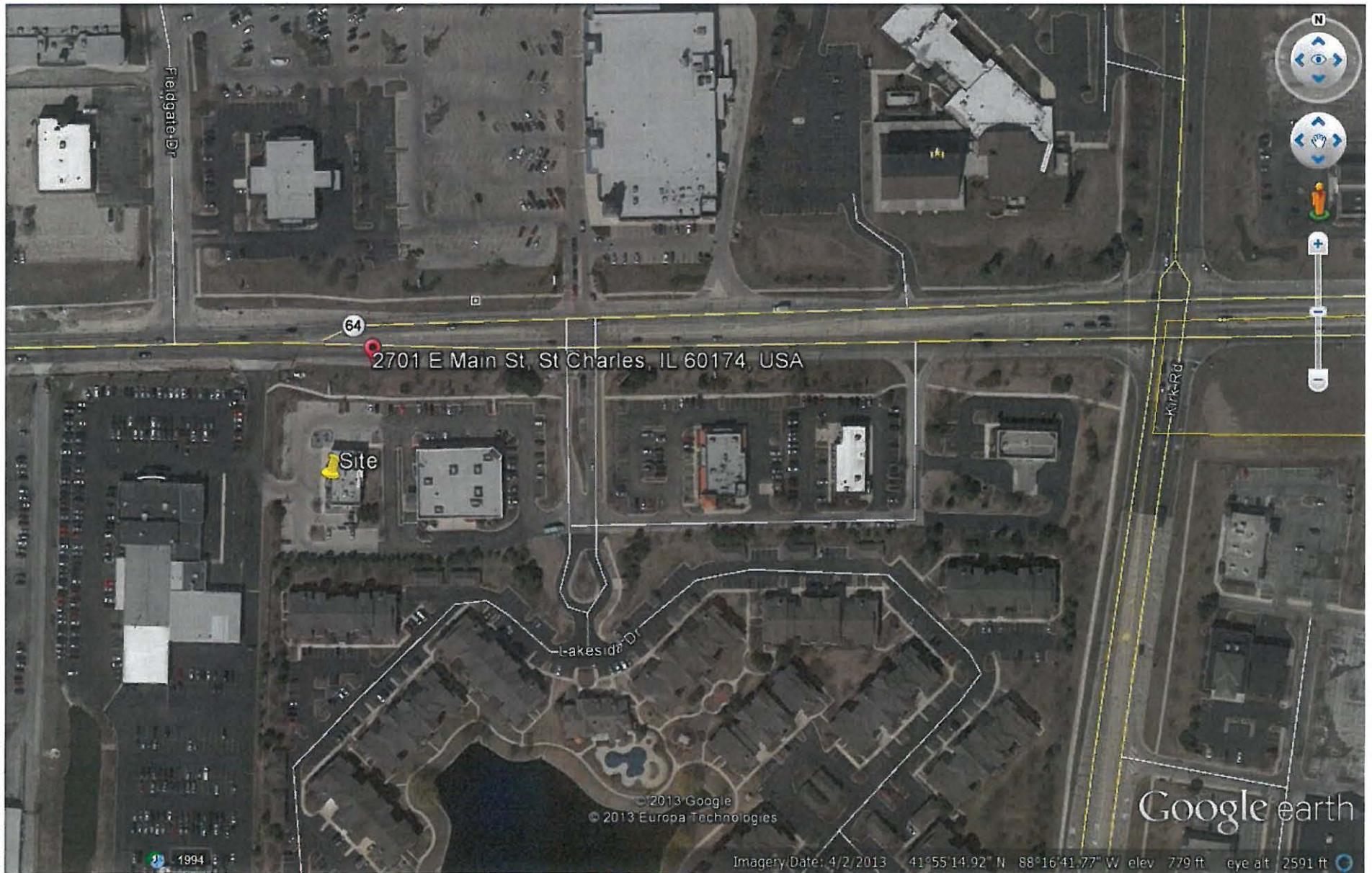
\* \* \* \* \*

This Traffic Planning Project Brief prepared by:



**William C. Grieve, P.E., PTOE**  
Senior Transportation Engineer

Exhibit 1  
Site Location Aerial  
Dunkin' Donuts Drive-Thru; 2701 E. Main Street, St. Charles, Illinois



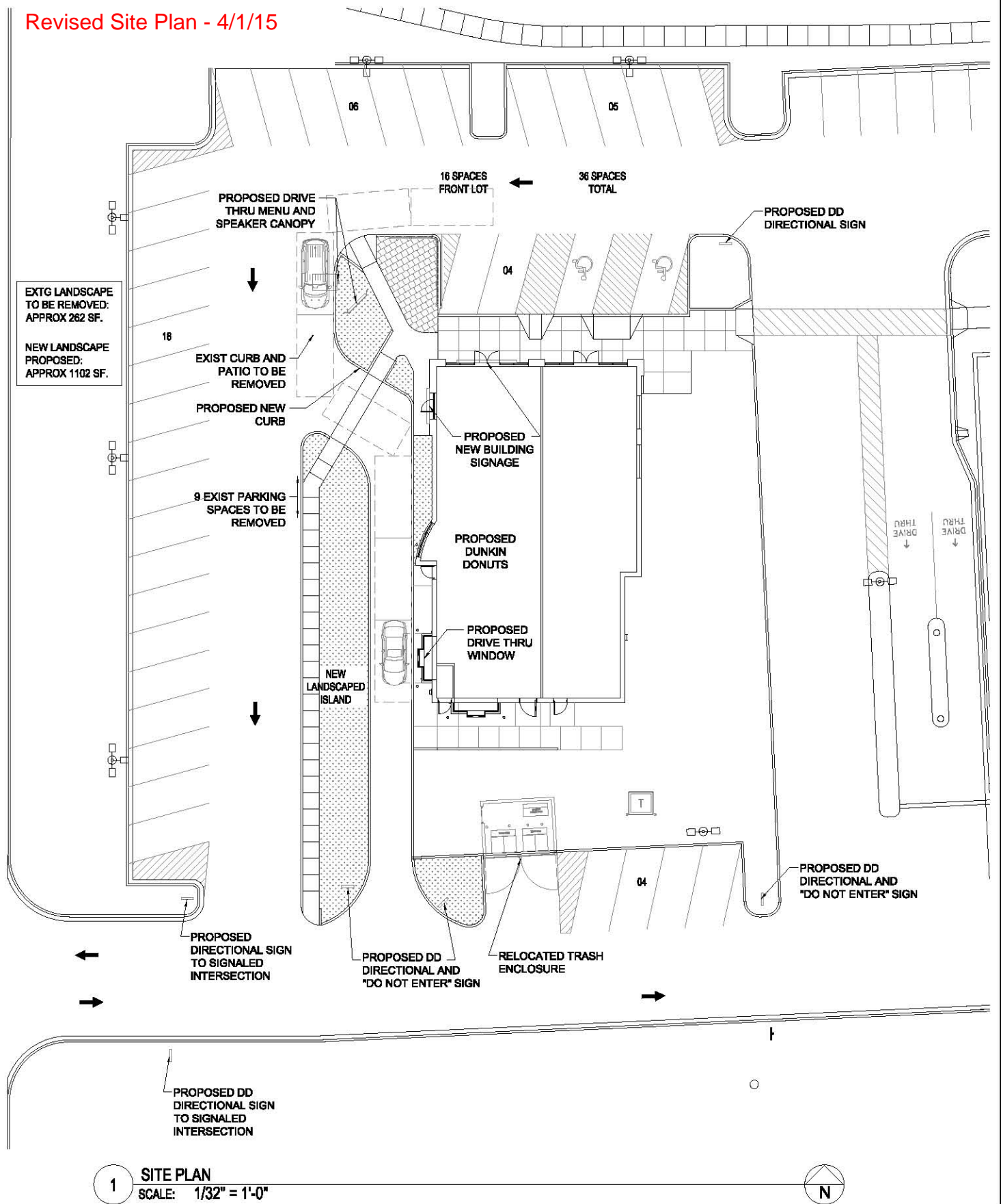


**Exhibit 2**  
**Drive-Thru Queueing & Parking Demand**  
**Dunkin' Donuts - 1711 W. Main Street; St. Charles, IL.**  
**Tuesday, March 11, 2014**

<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



Revised Site Plan - 4/1/15



ARCHITECT:



828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin St. Charles - Qdoba

2701 E Main St.  
St. Charles, IL 60174

Job No.

1425.009

Issue Date

04/01/2015

PROPOSED SITE PLAN

Project Area

--



EXISTING STREET FRONTAGE



EXISTING PYLON SIGN

CONTENTS:

1. COVER SHEET AND SITE PHOTOS
2. ADDITIONAL SITE PHOTOS
3. PLAT OF SURVEY
4. PROPOSED SITE PLAN
5. EXISTING ELEVATIONS
6. EXISTING ELEVATIONS
7. PROPOSED ELEVATIONS
8. PROPOSED ELEVATIONS
9. DRIVE THRU SIGNS
10. DRIVE THRU MENU
11. BUILDING SIGNAGE

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin' Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

COVER SHEET AND  
SITE PHOTOS

Project Number	1425.009
Issue Date	01/14/2014
Page Number	01





EXISTING CORNER MONOLITH



EXISTING TENANT SIDE



EXISTING SIDE ENTRANCE



EXISTING REAR EXIT

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847 482 1992

PROJECT:

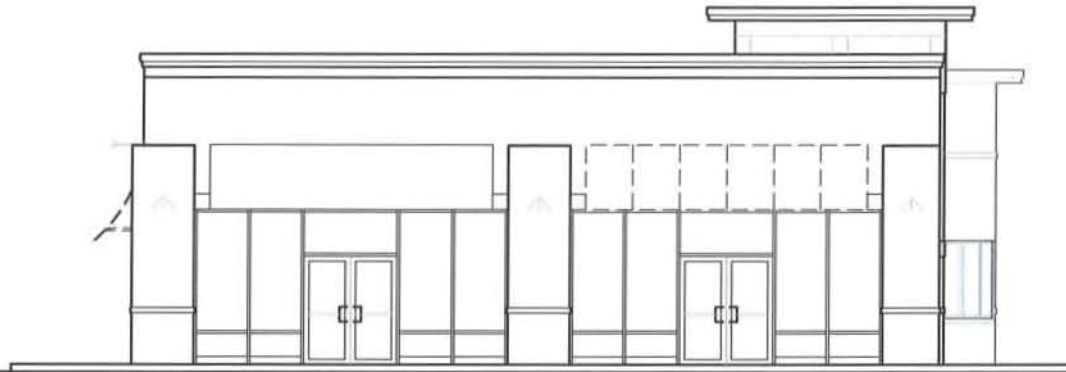
Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

ADDITIONAL SITE  
PHOTOS

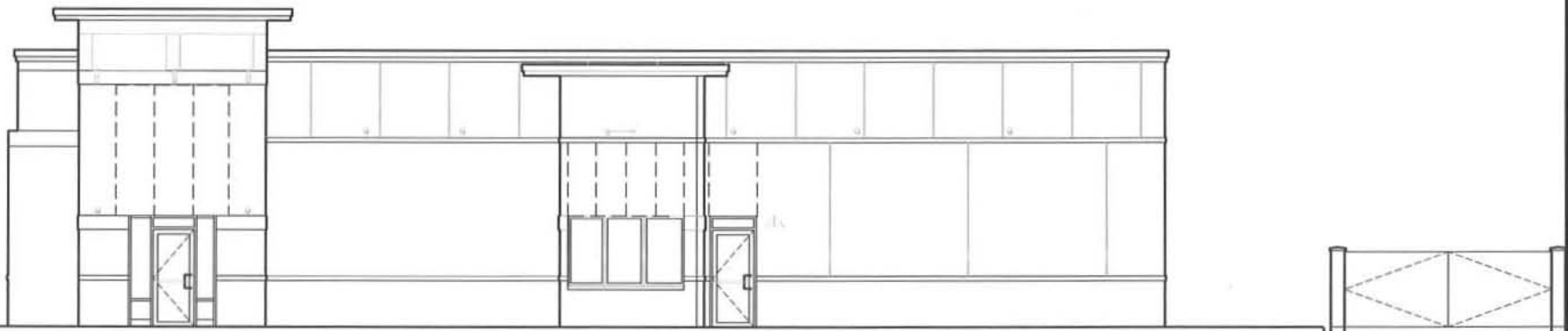
Project Number 1425.009

Issue Date 01/14/2014

Page Number 02



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



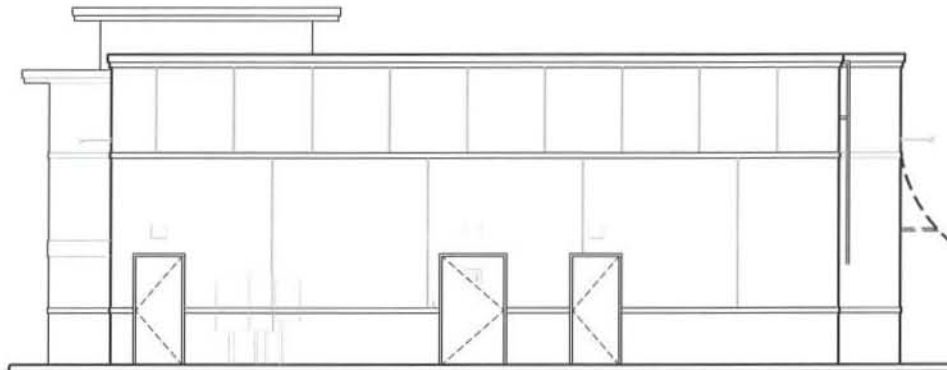
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

ARCHITECT:  
  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH: 847.492.1992

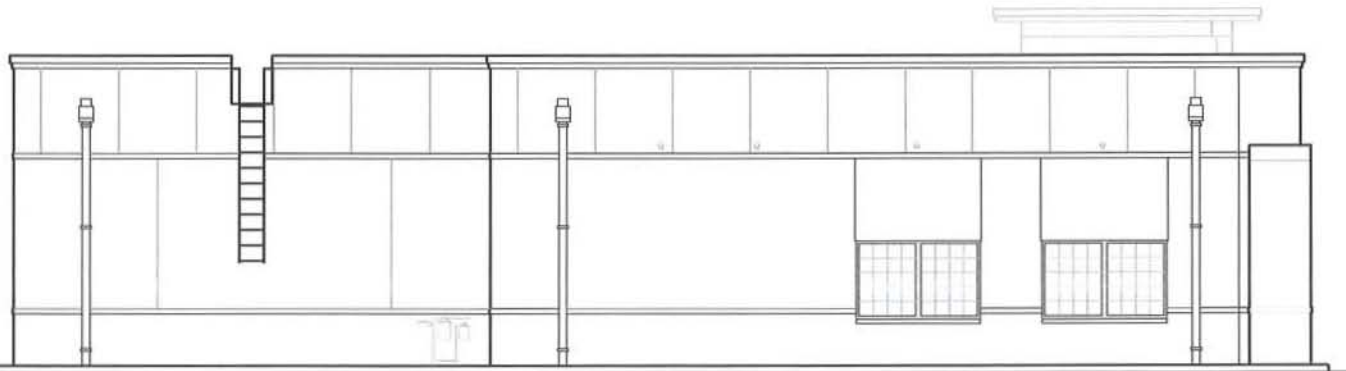
PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

EXISTING ELEVATIONS

Project Number	1425.009
Issue Date	01/14/2014
Page Number	05



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



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

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
PH 847.492.1992

PROJECT:

Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

EXISTING ELEVATIONS

Project Number

1425.009

Issue Date

01/14/2014

Page Number

06



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



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

ARCHITECT:  

  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 Ph. 847.492.1992

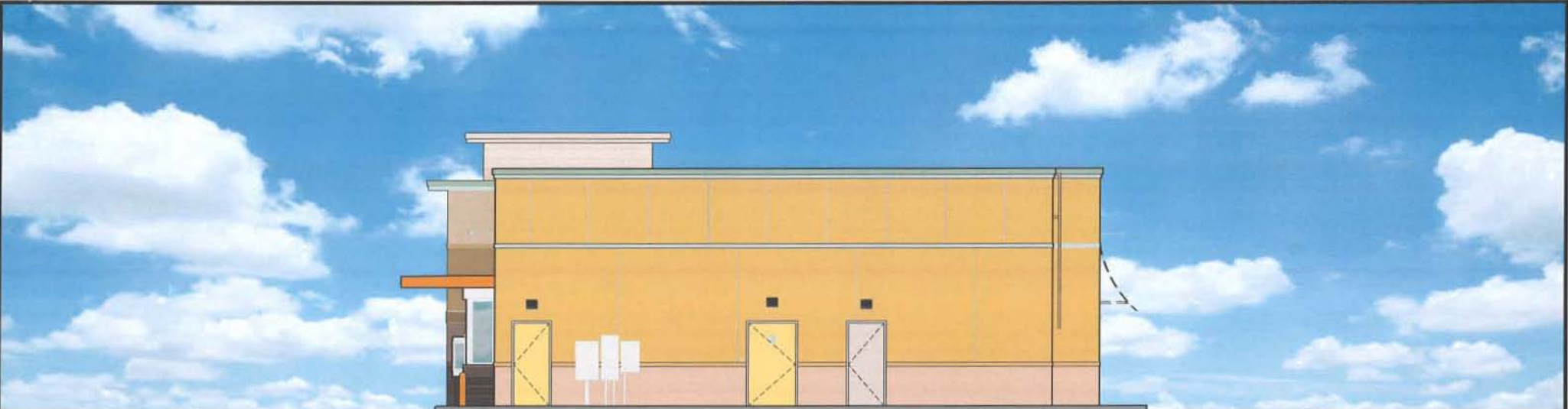
PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

PROPOSED ELEVATIONS

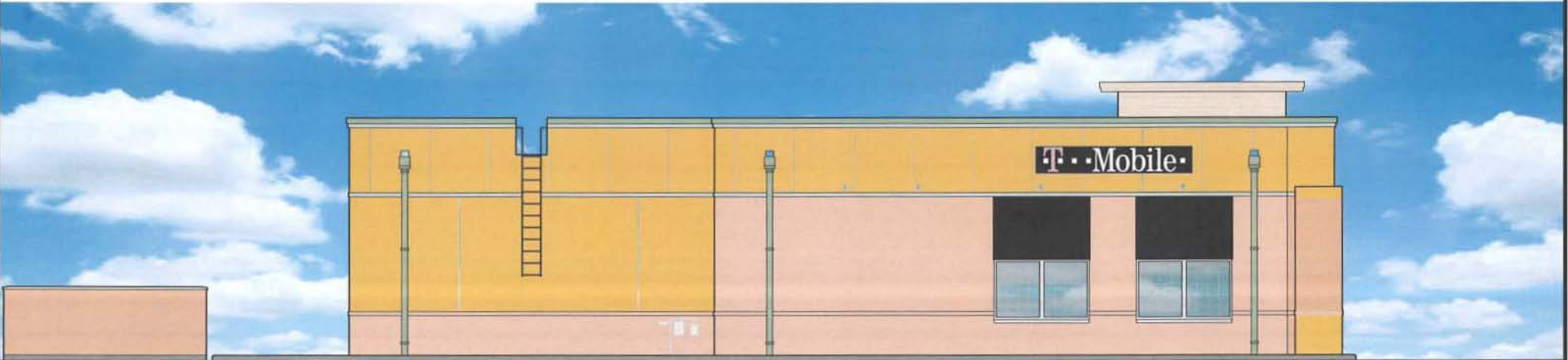
Project Number	1425.009
Issue Date	01/14/2014
Page Number	07

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



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

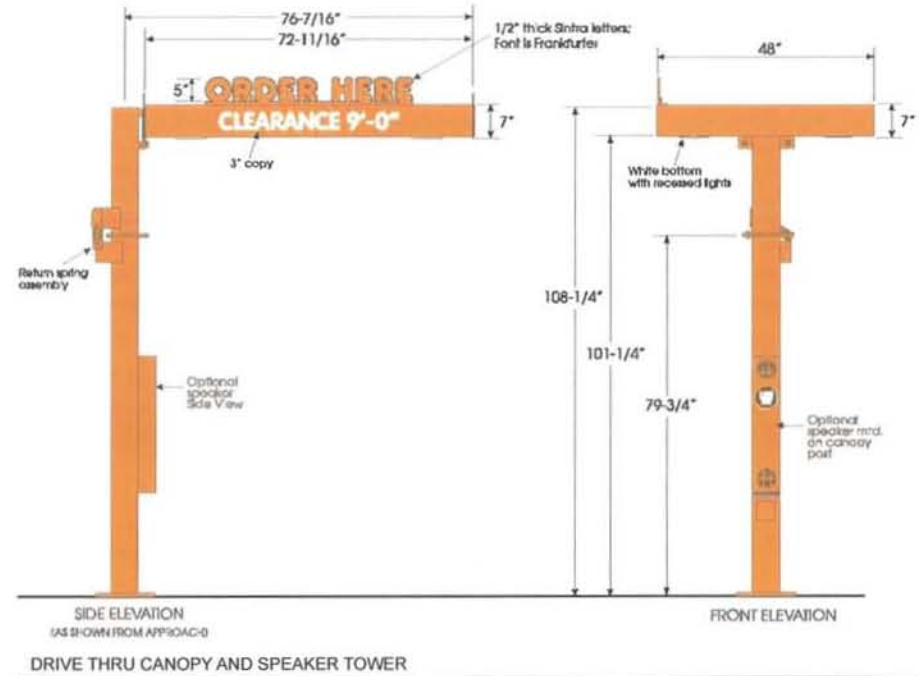
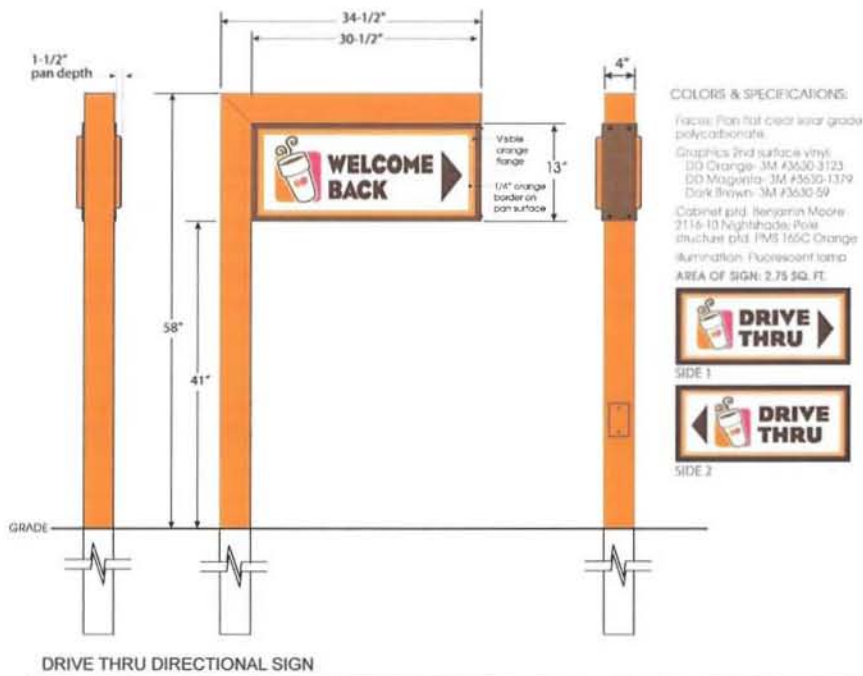
ARCHITECT:  

  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH 847 482-1992

PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

PROPOSED ELEVATIONS

Project Number	1425.009
Issue Date	01/14/2014
Page Number	08



ARCHITECT:  
  
 828 DAVIS STREET  
 SUITE 300  
 EVANSTON, IL 60201  
 PH: 847.492.1192

PROJECT:  
 Dunkin Donuts - St. Charles  
 2701 E Main Street  
 St. Charles, IL 60174

DRIVE THRU SIGNS

Project Number	1425.009
Issue Date	01/14/2014
Page Number	09



DRIVE THRU MENU BOARD

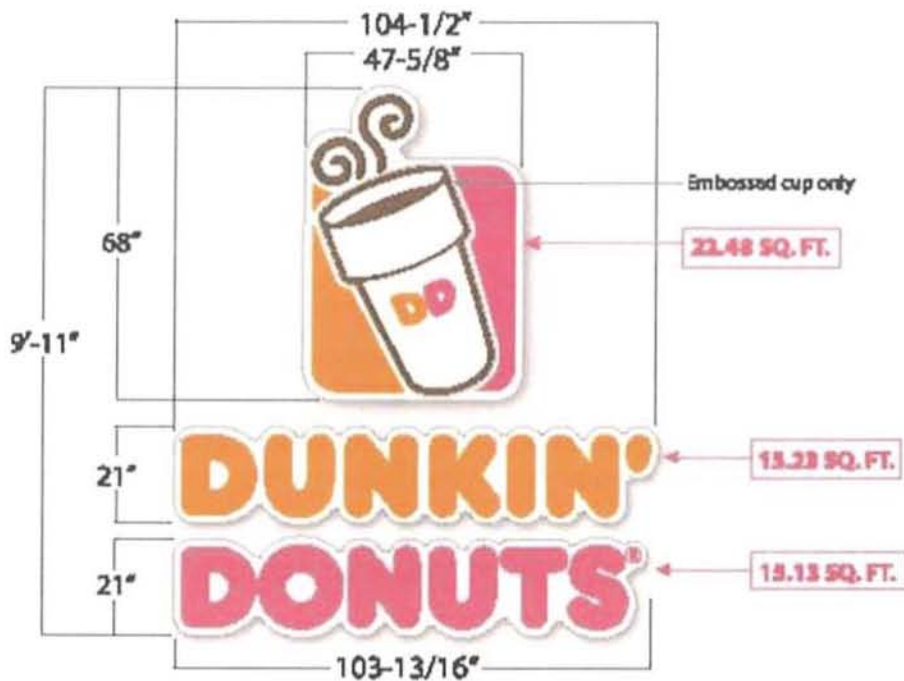
L: 112.25"                      AREA: 64.65 SF.  
W: 10"  
H: 86"

ARCHITECT:  
  
828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
PH 847 492 1392

PROJECT:  
Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

DRIVE THRU MENU

Project Number	1425.009
Issue Date	01/14/2014
Page Number	10



DUNKIN DONUTS DD ICON CUP OVER LOGO 21" LETTERS

L: 21"  
W: 104.5"  
H: 119"  
Area: 41.24 SF.



DUNKIN DONUTS "IN-LINE" LOGO LED CLOUD SIGN 15" LETTER

L: 15"  
W: 174.5"  
H: 34"  
Area: 41.24 SF.

ARCHITECT:

**kolbrook design**

828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201

PH. 847.492.1992

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PROJECT:

Dunkin Donuts - St. Charles  
2701 E Main Street  
St. Charles, IL 60174

BUILDING SIGNAGE

Project Number

1425.009

Issue Date

01/14/2014

Page Number

11

# **Correspondence from neighboring property owner and applicant following Plan Commission review.**

- 1. Letter from Charles Radovich, on behalf of St. Charles Toyota/Dennis Alf, neighboring property owner – dated 2/18/15**

*Attachments:*

- a. Memo from WBK – dated 2/14/15
- b. Memo from Coulter Transportation Consulting – dated 2/17/15

- 2. Response letter from Steven Kolber, Kolbrook Design, applicant – dated 4/1/15**

*Attachment:*

- a. Site plan – dated 4/1/15

- 3. Response letter from Charles Radovich, on behalf of St. Charles Toyota/Dennis Alf, neighboring property owner – dated 4/9/15**

*Attachments:*

- a. Memo from Coulter Transportation Consulting – dated 4/9/15
- b. Memo from WBK – dated 2/14/15



**RADOVICH LAW OFFICE, P.C.**

312 W. STATE STREET  
P.O. BOX 464  
GENEVA, ILLINOIS 60134-0464

(630) 232-4515  
232-4511  
FAX 232-0189  
OF COUNSEL  
GAIDO & FINTZEN

CHARLES A. RADOVICH

February 18, 2015

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

RE: Proposed Dunkin Donut Drive-Thru facility at 2701 East Main Street, St. Charles, Illinois

Dear Mr. Colby:

This letter is sent on behalf of St. Charles Toyota, Inc. and its President, Dennis Alf. St. Charles Toyota is located at 2651 East Main Street, St. Charles, Illinois. The real property immediately to the east of the Toyota facility is proposed to be the site of a Dunkin Donuts drive-through facility (in the former Qdoba restaurant location).

The conversion of the former sit-down restaurant site into a drive-through facility will cause a dramatic and economically deleterious effect upon the successful operation of St. Charles Toyota unless certain vehicular traffic and engineering design modifications to the Dunkin Donut site are required. As your Planning Department is aware, the primary customer vehicular access point to St. Charles Toyota is at an unrestricted intersection of Main Street with a private driveway easement that lies at the far east end of the St. Charles Toyota property. This private driveway easement is also accessible and shared with the proposed Dunkin Donut site. Because the peak traffic activity of St. Charles Toyota customers and Dunkin Donuts are likely to be similar, minimizing traffic conflicts at the Main Street intersection and within both sites are imperative objectives of St. Charles Toyota, and, undoubtedly Dunkin Donuts. Your department realizes that the Dunkin Donut site is a part of larger development known as Stuart's Crossing. The primary ingress/egress to and from Stuart's Crossing with Main Street is at Lakeside Drive, which is a full access, signal-controlled intersection just east of the Dunkin Donut site. Consequently, it should be the planning goal to actively encourage vehicular traffic to utilize Lakeside Drive and the signalized-controlled access to Main Street.

The Dunkin Donut's franchisee has submitted to the City of St. Charles a certain site plan prepared by Kolbrook Design dated January 15, 2015 which depicts the proposed on-site parking and drive-through vehicular. The January, 2015 site plan incorporates some of the traffic and engineering elements that lend to appropriately directing the traffic movements on the Dunkin Donut site, not the least of which is the southerly relocation of the access point from the private easement to the Dunkin Donut site.

However, St. Charles Toyota respectfully suggests that the City of St. Charles duly consider the following professional recommendations from Coulter Transportation Consulting, LLC and Wills, Burke, Kelsey Associates:

**Traffic channelization:** The current site plan relies only on signage to direct traffic exiting the Dunkin Donuts' parking lot and drive-thru lane east towards the signalized

access at Lakeside Drive /Main Street. Directional guidance would be significantly more effective with the addition of curb modifications at the parking aisle and drive-thru exits that would physically channel traffic eastward.

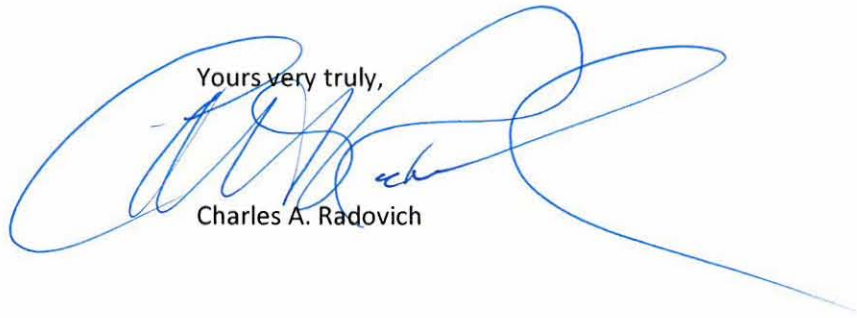
**Improved drainage along the access driveway:** In order to improve the safety of the private driveway easement serving both properties and to minimize storm and surface water ponding (ice in winter) within the drive lanes, the following improvements should be made:

- (i) To the greatest extent possible, the relocated entrance driveway to the Dunkin Donuts site shall drain east and away from the shared access road.
- (ii) A trench drain shall be constructed where the entrance drive and access road meet
- (iii) The existing driveway and culvert shall be removed and the entire drainage swale evaluated to improve drainage conditions. The drainage swale may require regrading and may need an underdrain to facilitate proper drainage.
- (iv) Evaluate the existing culvert under the shared access road at IL 64 to see if modifications can improve drainage condition of the shared access road.

The full report memoranda of Coulter Transportation Consulting, LLC dated February 13, 2015 and Wills Burke Kelsey Associates dated February 14, 2015 are attached hereto for your use and information. St. Charles Toyota appreciates the time and consideration provided by City staff and the amicable discourse with the Dunkin Donut franchisee in trying to attain a site plan that will practically work for both businesses.

If you have any questions, please do not hesitate to contact me.

Yours very truly,



Charles A. Radovich

Enclosures  
cc. Dennis Alf  
Greg Chismark  
Brent Coulter



## MEMORANDUM

Date: February 14, 2015

To: Mr. Chuck Radovich, Radovich Law Office, PC

CC: Dennis Alf, St. Charles Toyota

From: Greg Chismark

Subject: Review of Dunkin Donuts Drive-Thru Site Plan (2701 East Main Street), St. Charles, IL.

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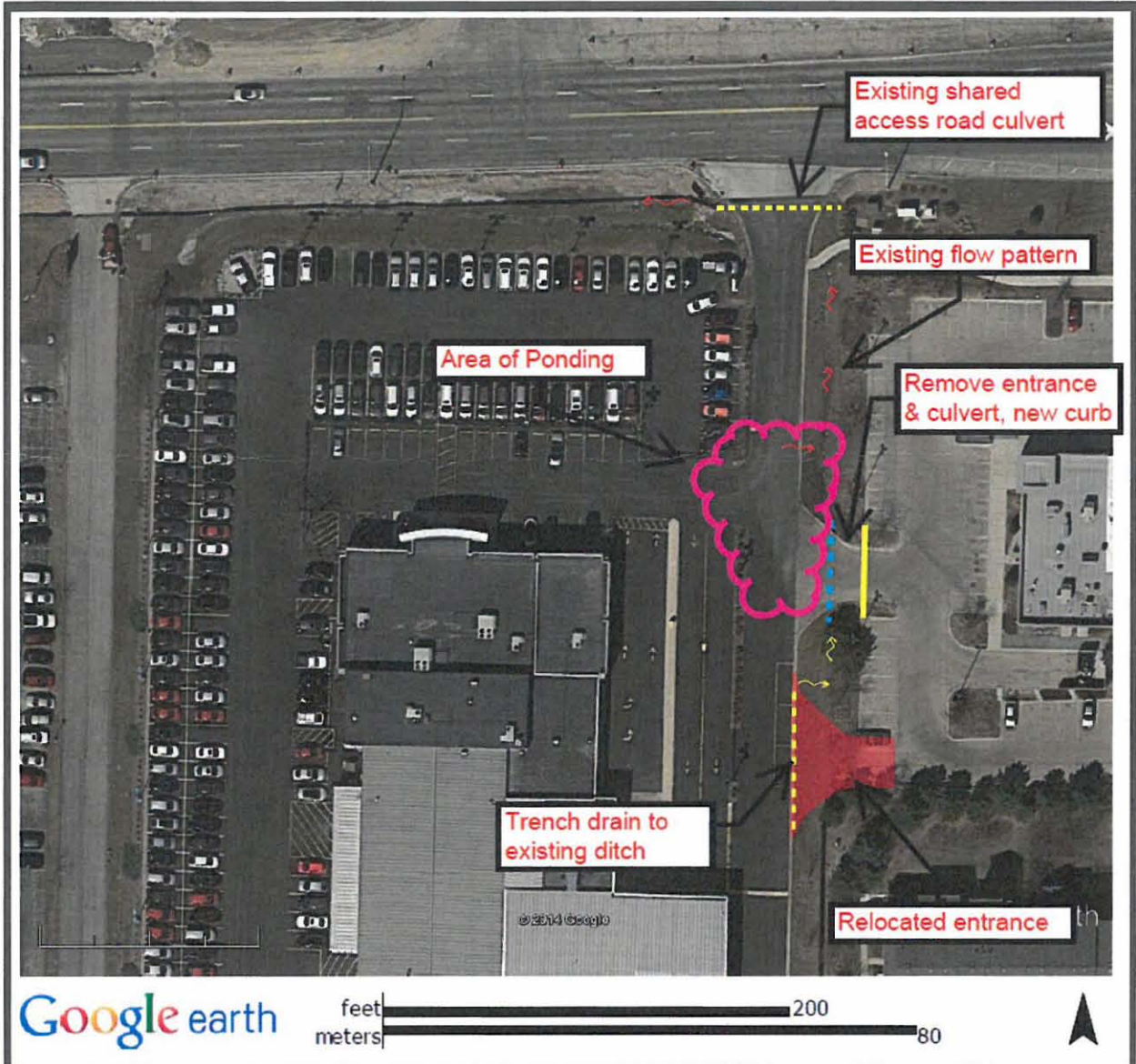
I am in receipt of the proposed Dunkin Donuts site plan at 2701 East Main Street, dated January 15, 2015 prepared by Kolbrook Design. The following memo is offered as a result of poor drainage conditions known to exist on the shared access road between the subject property and St. Charles Toyota. The poor drainage condition results in standing water and ice patches on the shared access road causing potential hazardous driving conditions.

It is noted that no existing or proposed grading information is depicted on the submittal by Kolbrook. Therefore it cannot be determined if this proposal will have a positive or negative impact on use of the shared access road. However, the following items / conditions are noted in the spirit of creating a safer and more functional access road for both adjacent land uses.

- Because the shared access road is a key element to the success of the proposed Dunkin Donuts use and site plan, the entire shared access road should be surveyed and documented from IL 64 to the relocated entrance to the Dunkin Donuts site. This includes all existing culverts, utilities and drainage swales.
- To the greatest extent possible the relocated entrance driveway to the Dunkin Donuts site shall drain east and away from the shared access road.
- A trench drain shall be constructed where the entrance drive and access road meet (see attached exhibit).
- The existing driveway and culvert shall be removed and the entire drainage swale evaluated to improve drainage conditions (see attached exhibit). The drainage swale may require regrading and may need an underdrain to facilitate proper drainage.
- Evaluate the existing culvert under the shared access road at IL 64 to see if modifications can improve drainage condition of the shared access road.

In closing, see the attached exhibit to further describe / define the items noted herein.













April 1, 2015

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

Re: Dunkin Donuts Drive Thru  
2701 E. Main Street  
St. Charles, IL

Mrs. Johnson:

Please find attached the latest site plan for your consideration for the project mentioned above.

As shown on the attached site plan, you will see that we intend to follow all the recommendations made by the Planning Committee at our last appearance regarding this location. In addition to what was presented previously, we will be moving the entry to the access road currently shared with the Toyota dealership to the South to more efficiently and cleanly direct traffic around the rear of the building.

We feel by moving this entry to the South, potential conflicts with cars entering or leaving the Toyota dealership are eliminated as we are further away from the general showroom and service lane entry. Furthermore, please consider that due to the early peak hours of the Dunkin operation, patrons exiting the site via the shared drive will be traveling opposite to the cars entering the service drive at early hours, which appears to be separated by a physical median.

As was suggested in the letter supplied by the St. Charles Toyota ownership group and their associates it is our intention to evaluate all drainage issues as part of the engineering process required for the relocation of the entry to the shared access road.

Do note that both the Landlord of the site and the Dunkin Donuts franchisee do not wish to physically force ALL traffic to the East to exit the site as is suggested in the letter supplied by the St. Charles Toyota ownership group and their associates.

To mandate that any and ALL patrons cannot use the existing shared access road to leave the subject development will certainly be detrimental to the proposed Dunkin Donuts and existing T-Mobile operation. By forcing customers to travel to the far East end of the development (thru the Walgreens parking lot) to egress the site, whether or not they are drive thru customers will be harmful to any business, existing or potential at this location. Also, and equally important, the Landlord cannot force the existing T-Mobile tenant to give up egress to the shared access road that they currently use.

Please contact me if you have any questions or comments.

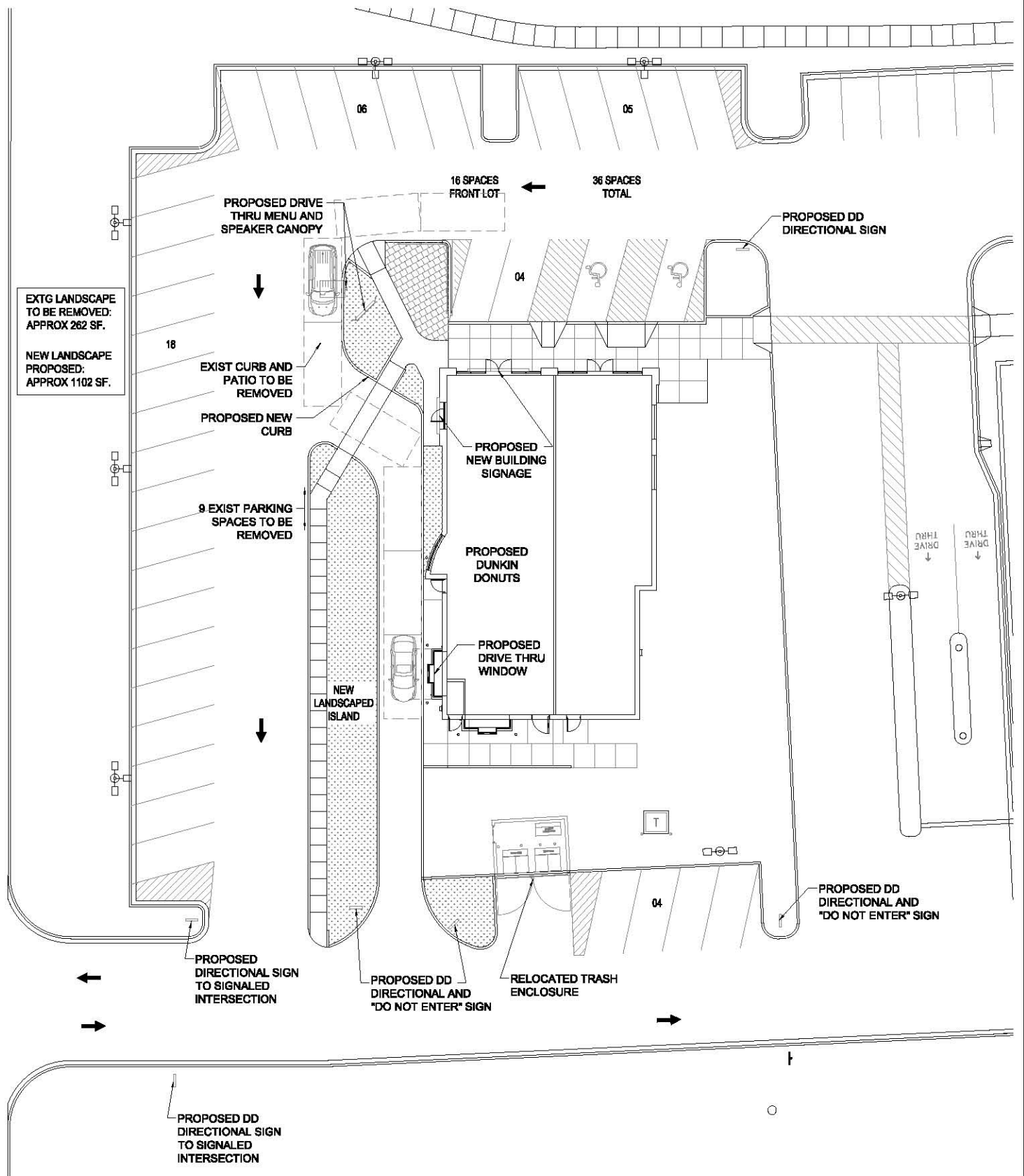
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "SK", with a horizontal line extending to the right.

Steven Kolber, AIA  
President / Principal  
Kolbrook Design, Inc

828 Davis Street  
Suite 300  
Evanston, IL 60201

[www.kolbrook.com](http://www.kolbrook.com)



1 SITE PLAN  
SCALE: 1/32" = 1'-0"



ARCHITECT:



828 DAVIS STREET  
SUITE 300  
EVANSTON, IL 60201  
Ph 847.492.1992

PROJECT:

Dunkin St. Charles - Qdoba  
2701 E Main St.  
St. Charles, IL 60174

Job No.

1425.009

Issue Date

04/01/2015

PROPOSED SITE PLAN

Project Area

--

RADOVICH LAW OFFICE, P.C.

312 W. STATE STREET

P.O. BOX 464

GENEVA, ILLINOIS 60134-0464

CHARLES A. RADOVICH

(630) 232-4515  
232-4511  
FAX 232-0189

OF COUNSEL  
GAIDO & FINTZEN

April 9, 2015

To:

Alderman Dan Stellato  
Alderman Ronald Silkaitis  
Alderwoman Rita Payleitner  
Alderman Arthur J. Lemke  
Alderman Todd Bancroft  
Alderman William Turner  
Alderman Jim Martin  
Alderwoman Jo Krieger  
Alderwoman Maureen Lewis  
Alderman Ed Bessner

VIA EMAIL:

[dstellato@stcharlesil.gov](mailto:dstellato@stcharlesil.gov)  
[rsilkaitis@stcharlesil.gov](mailto:rsilkaitis@stcharlesil.gov)  
[rpayleitner@stcharlesil.gov](mailto:rpayleitner@stcharlesil.gov)  
[alemke@stcharlesil.gov](mailto:alemke@stcharlesil.gov)  
[tbancroft@stcharlesil.gov](mailto:tbancroft@stcharlesil.gov)  
[wturner@stcharlesil.gov](mailto:wturner@stcharlesil.gov)  
[jmartin@stcharlesil.gov](mailto:jmartin@stcharlesil.gov)  
[jkrieger@stcharlesil.gov](mailto:jkrieger@stcharlesil.gov)  
[mlewis@stcharlesil.gov](mailto:mlewis@stcharlesil.gov)  
[ebessner@stcharlesil.gov](mailto:ebessner@stcharlesil.gov)

RE: Proposed Dunkin Donut Drive-Thru facility at 2701 East Main Street, St. Charles, Illinois

Dear Ladies and Gentlemen:

This letter is sent to you on behalf of St. Charles Toyota, Inc. and its President, Dennis Alf. St. Charles Toyota is located at 2651 East Main Street, St. Charles, Illinois. The real property lying immediately to the east of the Toyota facility is the proposed site of a Dunkin Donuts drive-through facility (in the former Qdoba restaurant location). The Dunkin Donut franchisee has submitted a proposed site plan for the review and recommendation by the Planning and Development Committee at its April 13, 2015 meeting. Although Mr. Alf and the Dunkin Donut franchisee have been able to amicably agree to one aspect to the original site layout, the latest site plan contains significant traffic safety and stormwater drainage issues that are still unresolved.

**Problem:** The conversion of the former Qdoba sit-down restaurant site into a drive-through facility will cause (i) dramatic and economically deleterious effects upon the successful operation of St. Charles Toyota unless certain vehicular traffic and engineering design modifications to the Dunkin Donut site are required by the City; (ii) added traffic movements at an unregulated intersection at Main Street; and (iii) storm and surface water drainage from Stuart's Crossing is ponding on the St. Charles Toyota site causing water/ice patches on the driveway surface. The projected vehicular traffic counts for the Dunkin Donuts facility during peak times are likely to conflict with customer access to St. Charles Toyota's service and sales facilities.

The dealership has a long and successful history with the City as evidenced by its sales tax contribution to the City for last year at approximately \$480,000. The continued viability of St. Charles Toyota depends greatly on its customer satisfaction, including convenience and accessibility. The dealership's main access is at an uncontrolled intersection on Main Street, a renowned, heavily travelled State highway. To mitigate against any difficulty in exiting the dealership's site, St. Charles Toyota has made major capital investments to insure the safety and convenience of its customers. Namely, the dealership acquired additional land so that all of its service customers and delivery trucks exit the

dealership to the South at Industrial Drive; this exit point alleviates the need for customers or delivery trucks to exit the dealership at Main Street. The professional evaluations and recommendations made by the dealership's traffic consultant, which are appended to this letter, offer a similar solution for the expected customers of Dunkin Donuts.

**Background:** The only customer vehicular access point to St. Charles Toyota is at an unrestricted intersection of Main Street with a private driveway easement that lies at the far east end of the St. Charles Toyota property. This private driveway easement is also accessible and shared with the proposed Dunkin Donut site. Because the peak traffic activity of St. Charles Toyota customers and Dunkin Donuts are likely to be similar, minimizing traffic conflicts at the Main Street intersection and within both sites are imperative objectives of St. Charles Toyota, and, undoubtedly Dunkin Donuts. For many years, in order to alleviate traffic conflicts and congestion at its Main Street entrance, St. Charles Toyota has cause all of its service customers to exit at the south end of its facility, thus avoiding any access issues at Main Street. The Dunkin Donut site is a part of larger development known as Stuart's Crossing. The primary ingress/egress to and from Stuart's Crossing with Main Street is at Lakeside Drive, which is a full access, signal-controlled intersection just east of the Dunkin Donut site. Consequently, the City's planning goal should be to foster safe and efficient traffic movements by encouraging Dunkin Donut customers to utilize Lakeside Drive and the signalized-controlled access to Main Street. Stuart's Crossing, including the Dunkin Donuts site, was approved by the City of St. Charles to use Lakeside Drive as the vehicular access point, not a subsidiary private driveway easement.

**Deficiencies of proposed site plan:** The site plan submitted by the Dunkin Donut's franchisee dated April 1, 2015 is deficient on several levels:

A. The drive-through lane lacks directional curbing to appropriately direct Dunkin Donut customer traffic movements toward Lakeside Drive and the traffic signaled intersection at Main Street/Lakeside Drive.

B. There is no proposed wording for the directional signage at the end of the customer drive-through lane to inform Dunkin Donut customers of a safe travel route to Lakeside Drive.

C. The site plan and Kolbrook Design letter does not include stormwater drainage specifications that will address surface water/ice ponding on the St. Charles Toyota site and private easement area.

**Solutions:** St. Charles Toyota respectfully suggests that the City of St. Charles duly consider the following professional recommendations from Coulter Transportation Consulting, LLC and Wills, Burke, Kelsey Associates:

**Traffic channelization:** The April 1st site plan relies only on generic signage to direct traffic exiting the Dunkin Donuts' parking lot and drive-thru lane east towards the signalized access at Lakeside Drive /Main Street. Directional guidance would be significantly more effective with the addition of curb modifications at the parking aisle and drive-thru exits that would physically channel traffic eastward. Attached is Coulter Transportation Consulting's suggested modifications to the site plan. Specifically, the drive-through lane needs to include a directional 'pork-chop' to guide vehicular traffic easterly toward Lakeside Drive. Additionally, the Coulter report recommends that the signage at the termination of the drive-through lane include an arrow with the language, "Exit to North Ave (Main St.)".

**Improved drainage along the access driveway:** In order to improve the safety of the private driveway easement serving both properties and to minimize storm and surface water ponding (ice in winter) within the drive lanes, the following improvements should be made:

(i) A trench drain shall be constructed where the entrance drive and access road meet.

(ii) The existing driveway and culvert shall be removed and the entire drainage swale evaluated to improve drainage conditions. The drainage swale may require regrading and may need an underdrain to facilitate proper drainage.

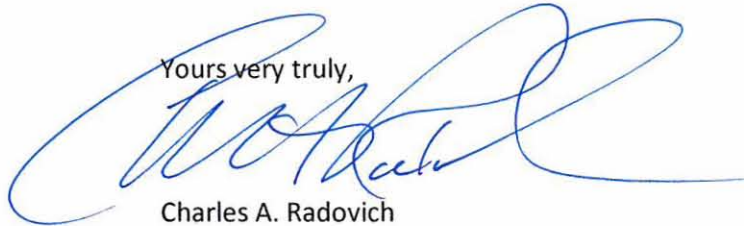
(iii) Evaluate the existing culvert under the shared access road at IL 64 to see if modifications can improve drainage condition of the shared access road.

(v) St. Charles Toyota acknowledges, and greatly appreciates, that the Dunkin Donuts franchisee has agreed to relocate the private easement access point to its south property line. Dunkin Donuts should be required to affirmatively commit to resolving all drainage issues which currently affect the private access easement and the St. Charles Toyota site. St. Charles Toyota requests that any site approval recommendation be conditioned on satisfactory resolution of the stormwater/surface water drainage from Stuart's Crossing on to the St. Charles Toyota site.

The full report memoranda of Coulter Transportation Consulting, LLC dated April 9, 2015 (Attachment "A") and Wills Burke Kelsey Associates dated February 14, 2015 (Attachment "B") are attached hereto for your use and information. St. Charles Toyota appreciates the time and consideration provided by City staff and the amicable discourse with the Dunkin Donut franchisee in trying to attain a site plan that will practically work for both businesses. However, St. Charles Toyota fervently trusts that the Planning and Development Committee will incorporate the recommendations made herein so that both St. Charles Toyota and Dunkin Donuts will have successful business ventures.

If you have any questions, please do not hesitate to contact me.

Yours very truly,



Charles A. Radovich

Enclosures

cc. Mayor Rogina ([mayor@stcharlesil.gov](mailto:mayor@stcharlesil.gov))

Russell Colby ([rcolby@stcharlesil.gov](mailto:rcolby@stcharlesil.gov))

Dennis Alf

Greg Chismark

Brent Coulter





**MEMO**

To: Mr. Chuck Radovich  
 Radovich Law Office, PC  
 From: Brent Coulter, PE, PTOE  
 Coulter Transportation Consulting, LLC  
 Date: 4/9/2015

cc: Dennis Alf, St. Charles Toyota

**Subject: Opinion on Current (1/15/2015) Dunkin Donuts Drive-Thru Site Plan (Adjacent to St. Charles Toyota), St. Charles, IL.**

I have received the revised Dunkin Donuts site plan (1/15/2015) for converting the vacant Qdoba restaurant space into a Dunkin Donuts drive-through facility as prepared by Kolbrook Design and submitted to the City of St. Charles. I am pleased to see that this current site plan incorporates many of the features that we have independently identified as desirable in our work for Dennis Alf, owner of St. Charles Toyota on the review of the initial Dunkin Donuts site plan and the operation of the shared access drive with Toyota, as discussed with Kolbrook Design in an earlier meeting at St. Charles Toyota.

In particular, the current site plan relocates the existing Qdoba access driveway to the rear of the property which will have the following safety and operational benefits:

- Eliminates an awkward existing offset internal intersection near the Toyota customer access driveway and reduces internal turning traffic conflict near the shared access drive intersection with IL 64 (Main Street), especially in light of the high daily and peak hour trip generations expected for the Dunkin Donuts drive-thru use.
- Provides a more direct and obvious route for Dunkin Donuts customer traffic to access the signalized access at Main St. further east where left-turn entry and exit to that high-volume arterial will be much safer, as I assume was the original goal of the shopping center/AMLI apartments design.

The current site plan, however, relies only on signing to direct traffic exiting the Dunkin Donuts parking lot and drive-thru lane east towards the signalized access at Main Street. Directional guidance would be significantly more effective with the addition of curb modifications at the parking aisle and drive-thru exits that would physically channel traffic eastward. *These considerations are important since the proposed use has the potential to be a significant morning peak hour traffic generator, with a projected 100 vehicles or more each inbound and outbound (see Table 1).*

Examples of such modifications are shown in the attached site plan mark-up (Figure 1), along with examples of directional and traffic control (regulatory) signing and striping. The parking aisle curb modifications must be designed with consideration of service and emergency vehicle maneuvering within the site. However, the drive-thru lane curb “channelization” as suggested, should pose no internal site plan circulation issues and would target the expected high-volume of drive-thru users.

Table 1. Projected Trip Generation – Proposed Dunkin Donuts adjacent to St. Charles Toyota.								
Land Use	ITE			Peak Hour Trip Generation (Vehicles per Hour)				Daily Trip Generation (In & Out)
	Code	Quantity	Unit	AM In	AM Out	PM In	PM Out	
Coffee/Donut Shop w/Drive-Thru	937	2.028	1000 S.F.	104	100	43	43	1661

Source: ITE Trip Generation Manual (9th Ed.)

Main St. (North Avenue)

Provide Dunkin Donut signing at the Main Street signal access drive.

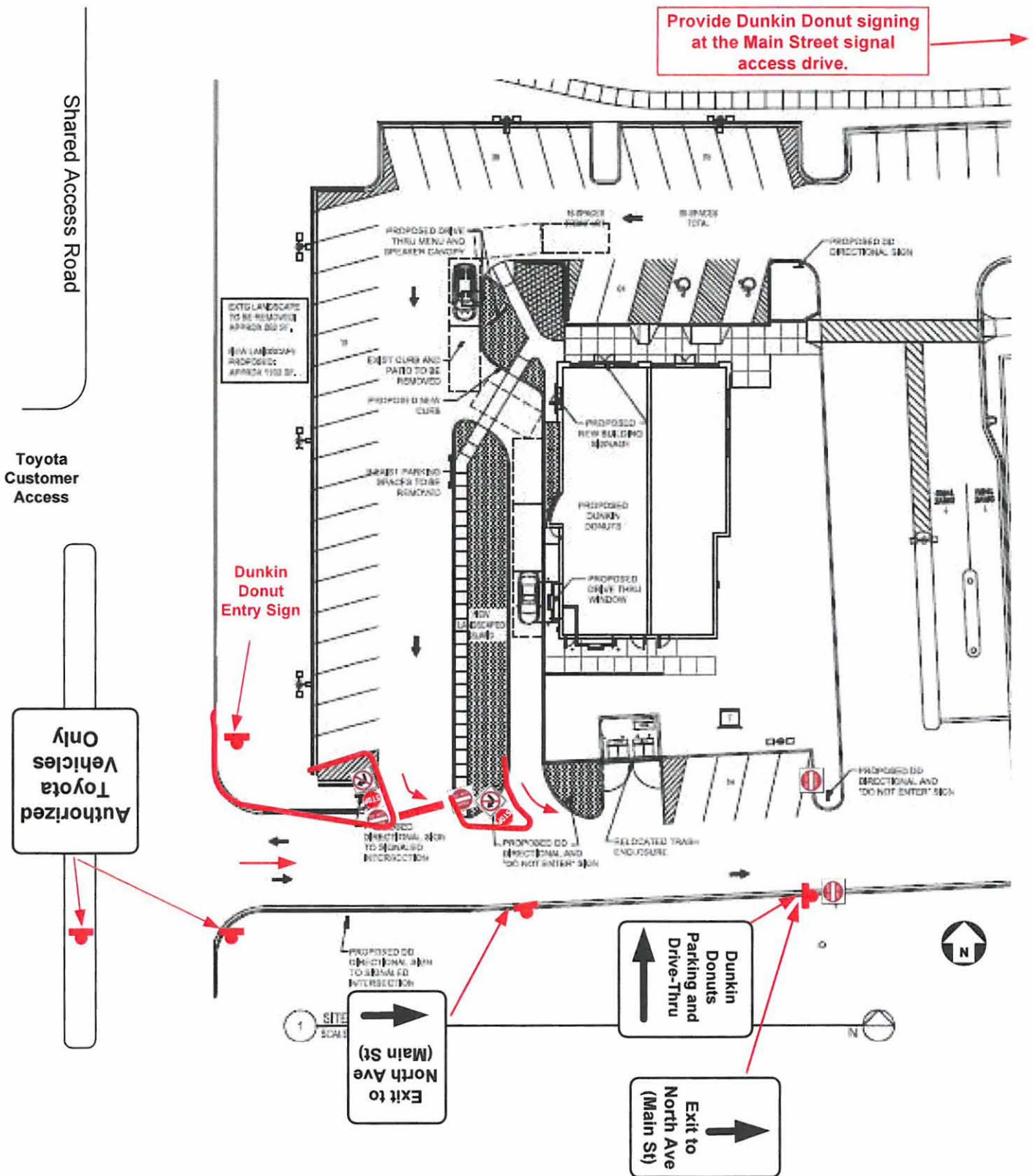


Figure 1. Suggested Modifications to the 1/15/2015 Dunkin Donuts Site Plan to Enhance Use of Signalized Access to Main St. (IL 64).



## MEMORANDUM

Date: February 14, 2015

To: Mr. Chuck Radovich, Radovich Law Office, PC

CC: Dennis Alf, St. Charles Toyota

From: Greg Chismark

Subject: Review of Dunkin Donuts Drive-Thru Site Plan (2701 East Main Street), St. Charles, IL.

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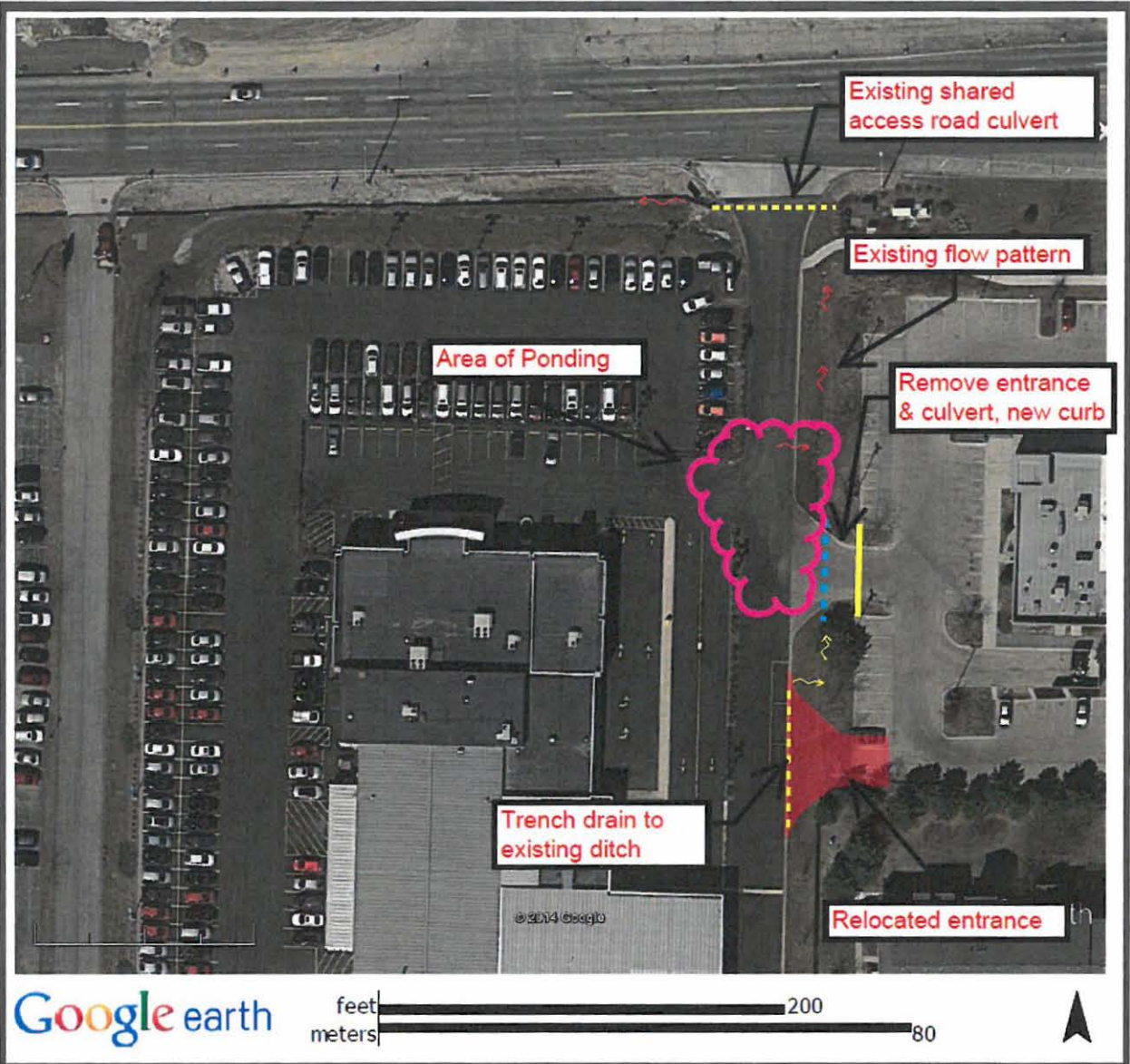
I am in receipt of the proposed Dunkin Donuts site plan at 2701 East Main Street, dated January 15, 2015 prepared by Kolbrook Design. The following memo is offered as a result of poor drainage conditions known to exist on the shared access road between the subject property and St. Charles Toyota. The poor drainage condition results in standing water and ice patches on the shared access road causing potential hazardous driving conditions.

It is noted that no existing or proposed grading information is depicted on the submittal by Kolbrook. Therefore it cannot be determined if this proposal will have a positive or negative impact on use of the shared access road. However, the following items / conditions are noted in the spirit of creating a safer and more functional access road for both adjacent land uses.

- Because the shared access road is a key element to the success of the proposed Dunkin Donuts use and site plan, the entire shared access road should be surveyed and documented from IL 64 to the relocated entrance to the Dunkin Donuts site. This includes all existing culverts, utilities and drainage swales.
- To the greatest extent possible the relocated entrance driveway to the Dunkin Donuts site shall drain east and away from the shared access road.
- A trench drain shall be constructed where the entrance drive and access road meet (see attached exhibit).
- The existing driveway and culvert shall be removed and the entire drainage swale evaluated to improve drainage conditions (see attached exhibit). The drainage swale may require regrading and may need an underdrain to facilitate proper drainage.
- Evaluate the existing culvert under the shared access road at IL 64 to see if modifications can improve drainage condition of the shared access road.

In closing, see the attached exhibit to further describe / define the items noted herein.







## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD)
Presenter:	Ellen Johnson

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		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 Glazier Corporation, applicant, is proposing to split the former TGI Friday’s building at 3875 E. Main St. into two units. The western unit will be used for a Noodles & Co. restaurant and the eastern unit will be available for another tenant. The property is located within the East Gate Commons PUD. The PUD Preliminary Plan for the subject property was approved under Resolution No. 2002-11 and modified under Resolution No. 2003-52.

The following modifications are proposed to the exterior of the building and the site:

- Replace one (1) window with a single door on the north elevation (side door for Noodles & Co.).
- Remove the canopy over the main entrance on the north elevation.
- Replace two (2) windows with a double door on the west elevation (main entrance for Noodles & Co.).
- Install fabric awnings over the Noodles & Co. windows (north and west elevations).
- Remove building foundation landscaping along the west elevation for use as an outdoor dining area.
- Paint the EIFS band a dark grey color around the entire building.
- New signage for the Noodles & Co. space.

A Minor Change to PUD Preliminary Plan is required to permit the proposed changes.

Staff has reviewed the submitted materials and determined that the proposal meets the applicable requirements of the Zoning Ordinance and PUD ordinance (Ordinance No. 2001-Z-32), upon resolution of the following staff comments:

1. That decorative pavers be used for the outdoor dining area where building foundation landscaping will be removed.
2. That one accessible parking space be relocated from the north side of the building to the west side near the Noodles & Co. entrance.

**Attachments:** *(please list)*

Application for Minor Change to PUD Preliminary Plan; Plan documents; Photos of existing building

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

Recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St., subject to resolution of outstanding staff comments.

<i>For office use only:</i>	<i>Agenda Item Number: 3C</i>
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# 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

## MINOR CHANGE TO PUD APPLICATION

<b>For City Use</b>	
Project Name:	3875 E. Main St. (East Gate Commons)
Project Number:	2015 -PR- 005
Application No.	2015 -AP- 010

Received Date  
**RECEIVED**  
**St. Charles, IL**  
**MAR 23 2015**  
**CDD**  
**Planning Division**

**Instructions:**

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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.

<b>1. Property Information:</b>	Location:	3875 N. Main Street
	Parcel Number (s):	5
	PUD Name:	East Gate Commons
<b>2. Applicant Information:</b>	Name	The Glazier Corporation
	Address	824 N. Racine - suite 200 Chicago, Illinois 60642
	Phone	312-208-2500
<b>3. Record Owner Information:</b>	Address	24121 Theodore Street, Unit 4b
	Phone	815-230-2600
	Fax	
	Email	dabdo71@aol.com
	Fax	
	Email	cdspropertygroup@att.net

**Information for proposed Minor Change:**

Name of PUD: East Gate Commons PUD

PUD Ordinance Number: 2001-Z-32

Ord. or Resolution(s) that approved the current plans: \_\_\_\_\_

**Identify Specific PUD Plans to be changed:**

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations
- Signs
- Other plans: \_\_\_\_\_

**Description of Proposed Changes:**

We will be painting the sign band of the facade, relocating storefront and adding doors as per the attached plans. We will replace any concrete slabs that are broken or not level. We will be demising a 2,600 sq ft fast casual restaurant as per the attached site plan.

**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. (\$200)

**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



## **PROJECT DESCRIPTION**

### **The Former TGIF Building – East Gate Commons**

The Glazier Corporation has been developing retail and medical office projects in and around the Chicago land area for over 20 years and has developed close to 40 retail projects. We have developed sites for several national retail tenants.

The Glazier Corporation is currently under contract to purchase the former TGIF building at 3875 N. Main Street in the East Gate Commons Shopping Center.

The building is approximately 6,600 sq ft. We have a national fast casual use that will be taking approximately 2,600 sq ft. of the western end cap. The tenant is requesting to use the existing sidewalk area for out door seating (see attached plans). We are in discussions with several tenants for the western portion of the building.

Our plans include replacing several windows with new door entrances and painting the sign band a dark grey color. We will be repairing sidewalks and restoring any exterior elements based on wear and tear as needed. We will be providing the tenants with an interior shell with all mechanical services.. Each tenant will submit plans for their interior build out.

At this time, we are not asking for any specific variances and are complying with all PUD requirements.

Thank you for your consideration and we look forward to providing a re-development that will have a positive impact on the community.

**OWNERSHIP DISCLOSURE FORM  
PARTNERSHIPS**

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Edward M Gerbaies, being first duly sworn on oath depose and say that I am a General Partner of Creeks Limited Partnership 2, an Illinois (General) (Limited) Partnership and that the following persons are all of the partners thereof:

- Edward M Gerbaies (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner
- \_\_\_\_\_ (General)(Limited) Partner

By: \_\_\_\_\_ (General)(Limited) Partner

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**  
Legal Description

Parcel 1:

Lot 4 in Plat of Resubdivision East Gate Commons, being a resubdivision of Lot 1 in Unit 1C, the "St. Charles" Illinois Industrial Development of the Central Manufacturing District, being a resubdivision in the east 1/2 of Section 25, Township 40 North, Range 8 East of the Third Principal Meridian, recorded in the office of the Recorder of Deeds of Kane County, Illinois on June 19, 2002 as document number 2002k076, in the City of St. Charles, in Kane County, Illinois.

Parcel 2: Non-exclusive easement for ingress, egress, parking and utilities for the benefit of Parcel 1 as described in and created by Operation and Easement Agreement dated October 16, 2001 and recorded November 6, 2001 as document number 2001K166517, amended by First Amendment to Operation and Easement Agreement recorded April 10, 2002, as document number 2002K048161, and amended by Second Amendment to Operation and Easement Agreement recorded April 10, 2002 as document number 2002K048170, by and between Target Corporation and Dalan/St. Charles II, LLC.

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ALTA Commitment (06/17/2006)

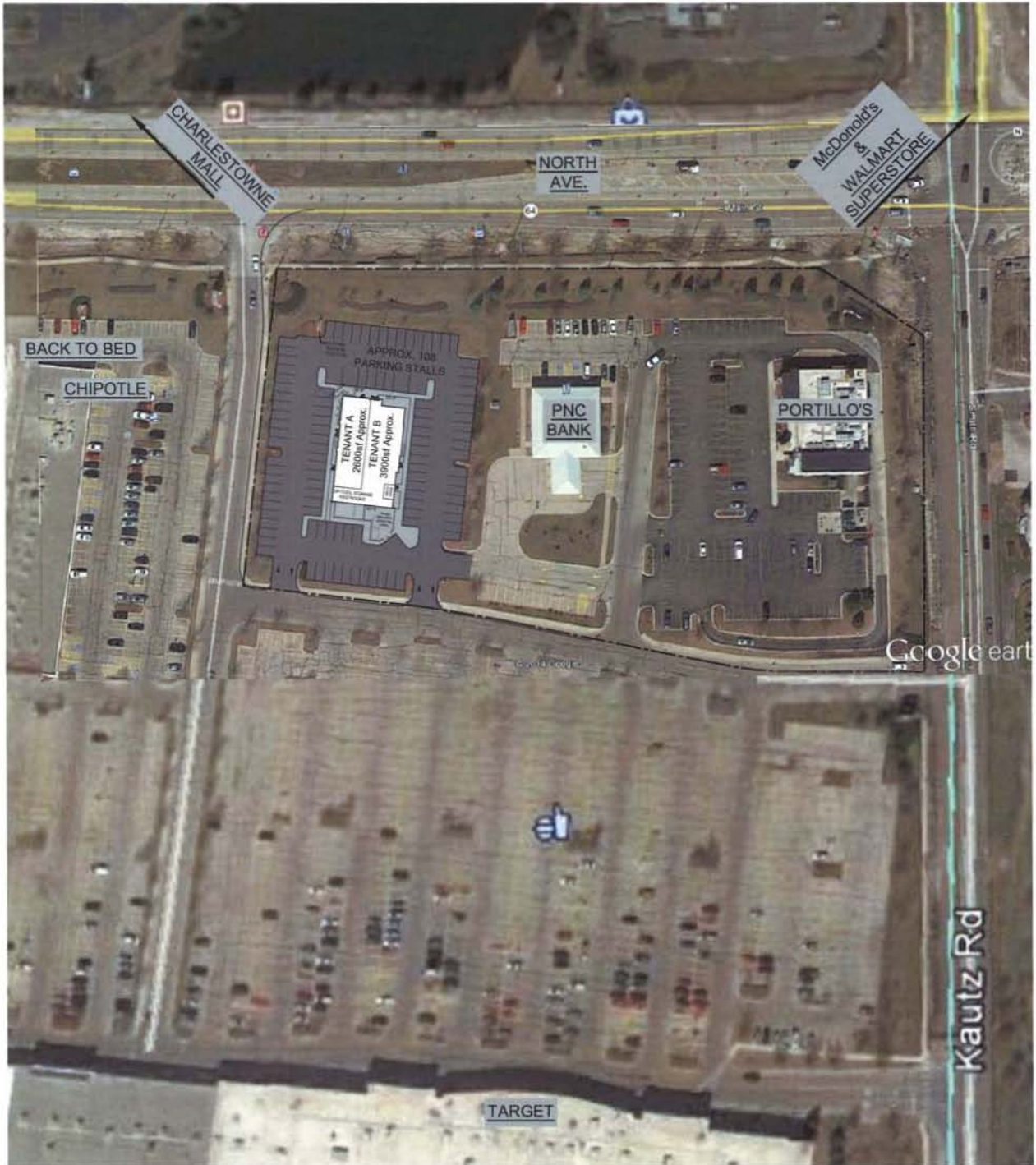
Page 3

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MAR 23 2015

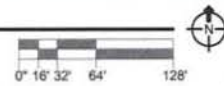


1 PROPOSED SITE PLAN  
K<sub>20</sub>" = 1'-0"

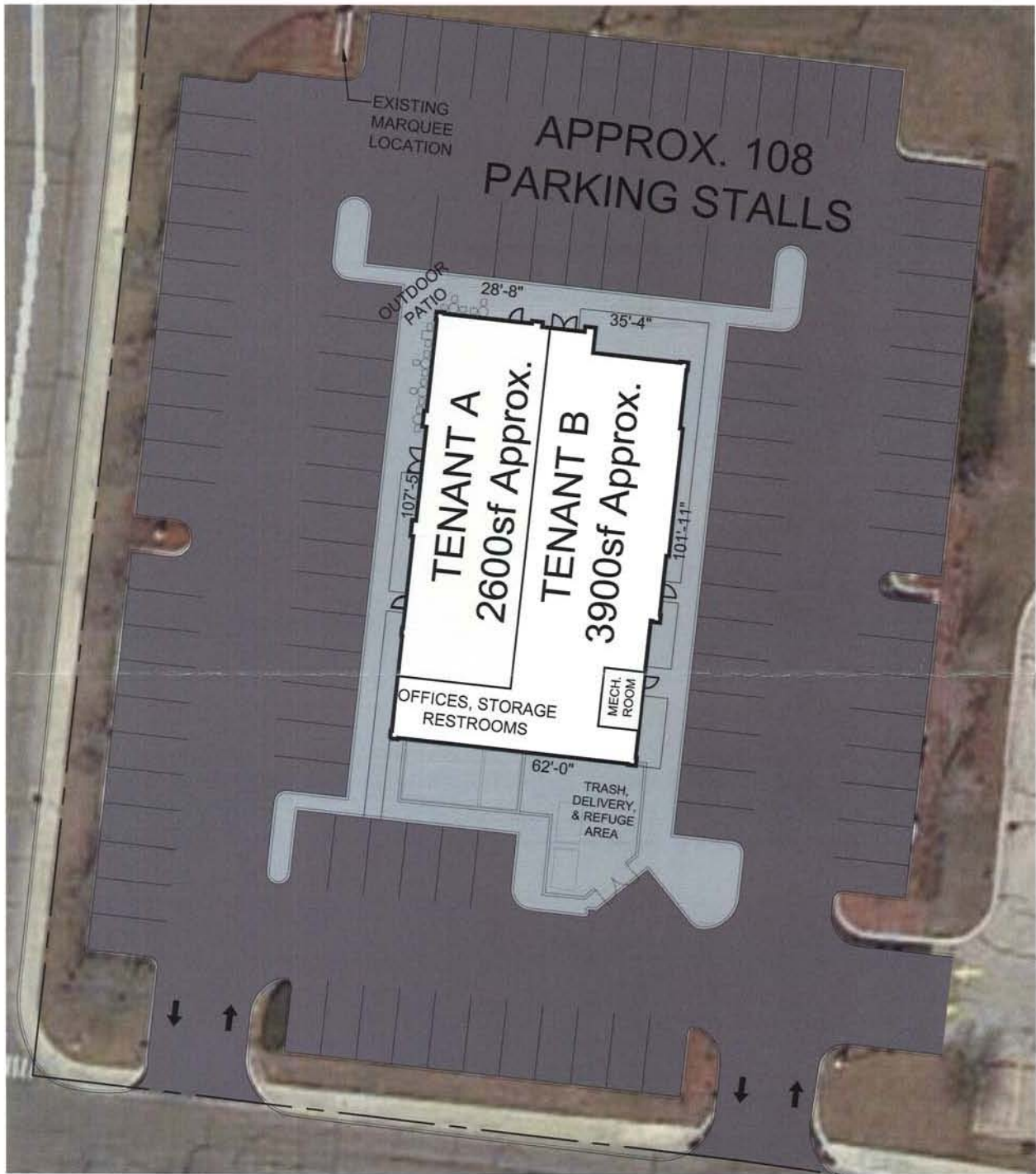
The GLAZIER Corp.

Gaspare inc.

St. CHARLES  
Site Layout Option A



March 9, 2015  
773.550.5565  
gpitrello@hotmail.com

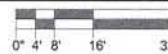


② PROPOSED SITE PLAN  
 1/2" = 1'-0"

The GLAZIER Corp.

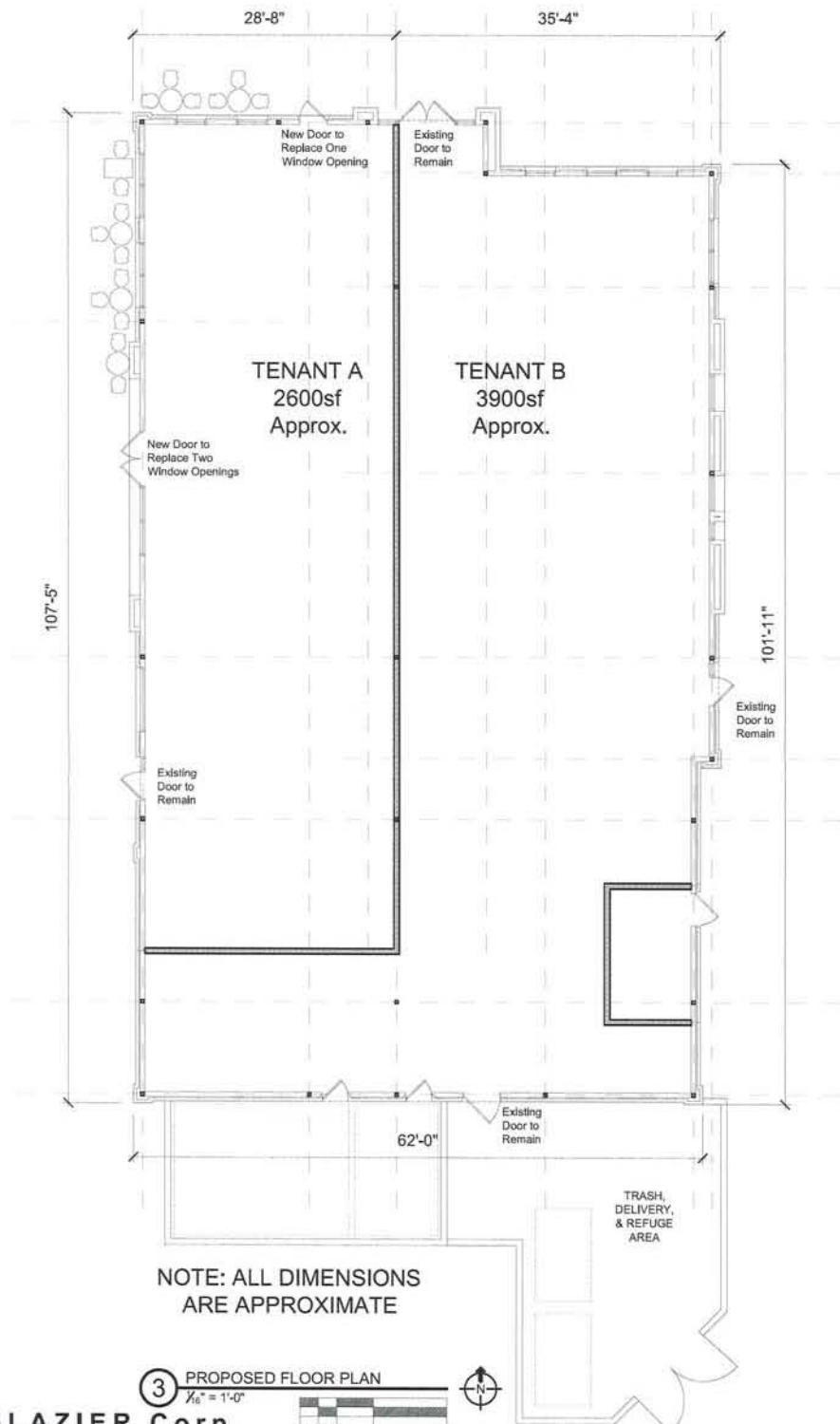
Gaspare inc.

St. CHARLES  
 Site Layout Option A



March 9, 2015  
 773.550.5565  
 gpitrello@hotmail.com





NOTE: ALL DIMENSIONS ARE APPROXIMATE



The GLAZIER Corp.

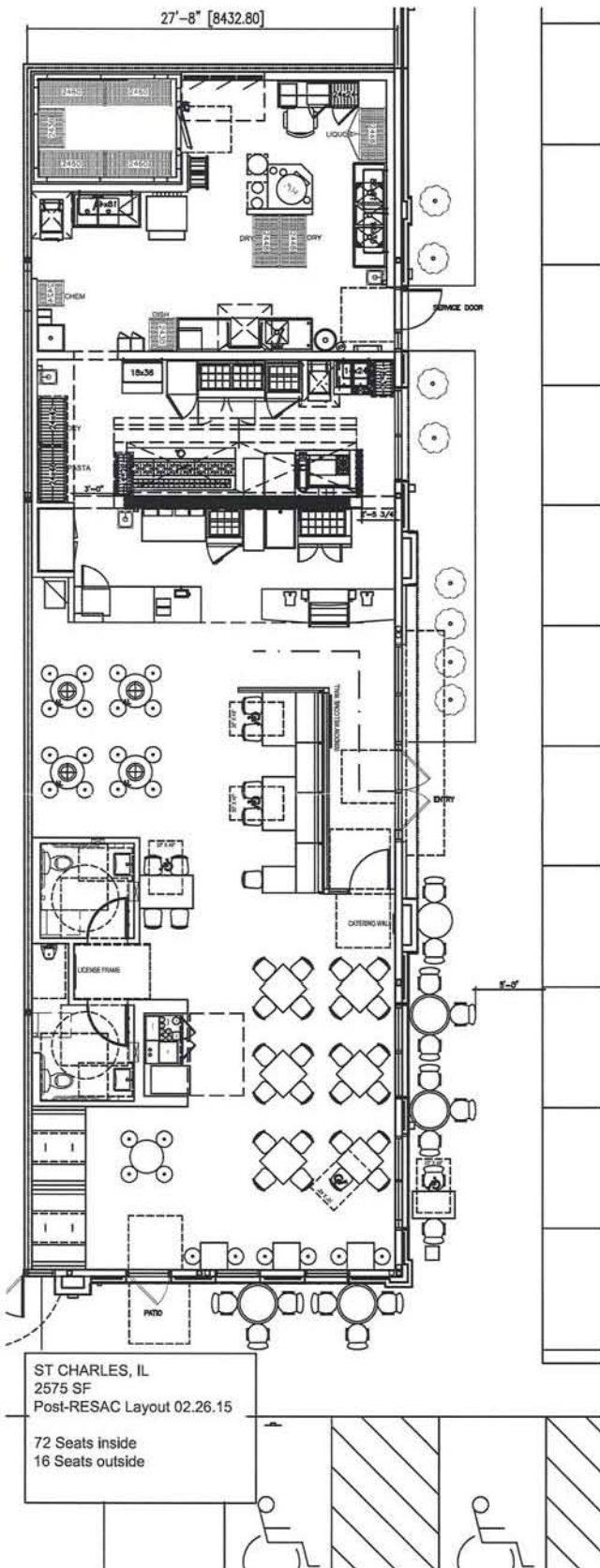
Gaspare inc.

St. CHARLES  
Site Layout Option A

March 9, 2015  
773.550.5565  
gpitrello@hotmail.com



27'-8" [8432.80]



ST CHARLES, IL  
2575 SF  
Post-RESAC Layout 02.26.15

72 Seats inside  
16 Seats outside



Sunbrella Jockey  
Red fabric

**NOODLES & COMPANY**  
Your World Kitchen

(1) existing window to  
be removed for door

(2) existing windows to  
be removed for door

existing flat black  
iron canopy

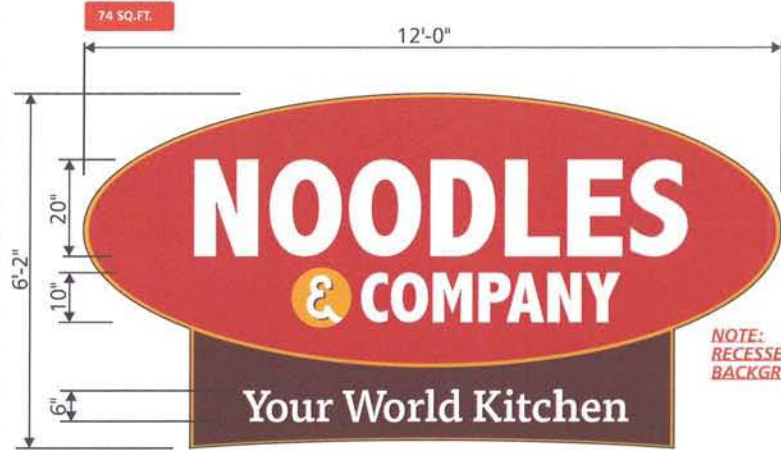
door to match  
existing storefront

St Charles, IL  
2.26.15

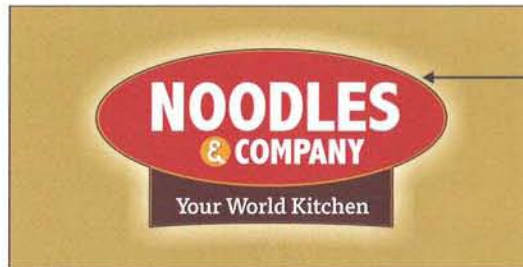




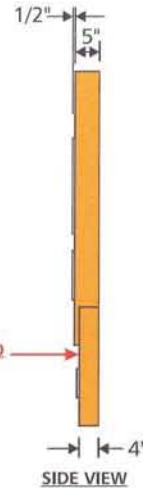
**Noodles #740** - South Queen Street, York, PA 17403



LED INTERNALLY ILLUMINATED / HALO LIT WALL SIGN  
SCALE: 3/8" = 1'

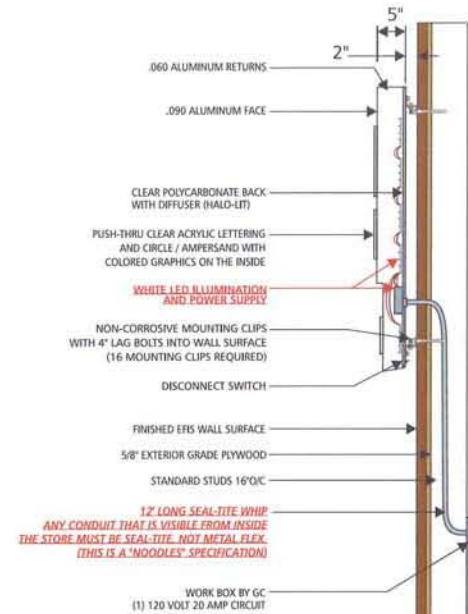


NOTE:  
RECESSED  
BACKGROUND



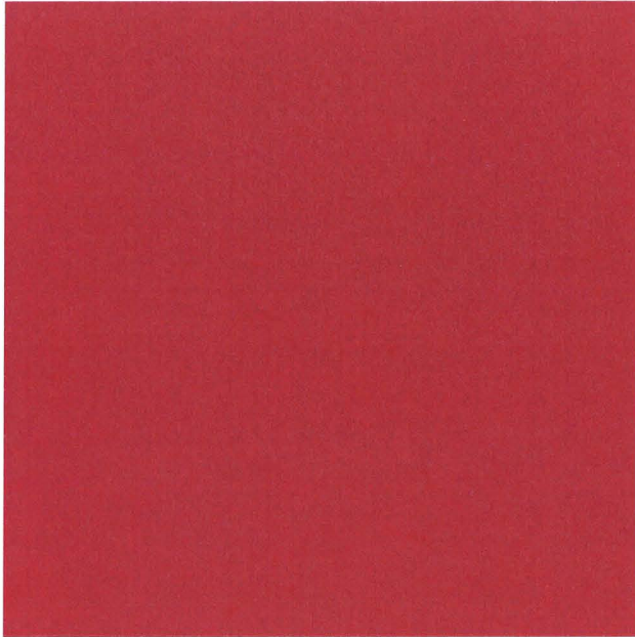
SIDE VIEW

**NDL-OVAL74YWK-PUSHTHRU**



SECTION VIEW / MOUNTING DETAILS  
NOT TO SCALE

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
<input checked="" type="checkbox"/> SINGLE FACE <input checked="" type="checkbox"/> ILLUMINATED <input checked="" type="checkbox"/> WALL	<p><b>LED HALO-LIT WALL SIGN WITH PUSH-THRU ACRYLIC GRAPHICS</b></p> <ul style="list-style-type: none"> <li>- FABRICATED ALUMINUM SIGN CABINET, 4" AND 5" DEEP, DECORATED WITH COLORS AS SHOWN.</li> <li>- 1/2" PUSH-THRU ACRYLIC LETTERING AND CIRCLE WITH AMPERSAND.</li> <li>- ALL LETTERING IS BACKED WITH WHITE DIFFUSER.</li> <li>- THE CIRCLE WITH AMPERSAND IS CLEAR ACRYLIC WITH PRINTED GRAPHICS.</li> <li>- INTERNAL WHITE LED ILLUMINATION.</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PMS 1805 RED</li> <li><input checked="" type="checkbox"/> PMS 123 YELLOW</li> <li><input checked="" type="checkbox"/> PMS 4625 BROWN</li> <li><input type="checkbox"/> WHITE</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> FACE TRIMS</li> <li><input type="checkbox"/> FASCIA COLOR</li> <li><input type="checkbox"/> RADIUS DIM.</li> <li><input type="checkbox"/> BUILDING DIM.</li> <li><input type="checkbox"/> FACADE ANGLE</li> <li><input type="checkbox"/> OTHER</li> </ul>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> PROVIDED</li> <li><input type="checkbox"/> REQUIRED</li> </ul> <p>If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.</p>
<p>FILENAME: YORK PA SIGN PKG - REV_7 DATE: 2/9/15</p>	<p>SCALE: AS NOTED DGNR: RTK SALES: SHEEHY</p>	<p>Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer &amp; landlord approvals.</p>	<p>CUSTOMER: _____ LANDLORD: _____ DATE: _____ DATE: _____</p>	<p><b>custom SIGN Center, Inc.</b> Full Service Sign Company 3200 Valleyview Drive PH: 614-279-6700 Columbus, OH 43204 FX: 614-279-7525</p> <p>This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2017 All rights reserved.</p>



**WIDTH:** 46" / 116.84 cm  
**REPEAT:** n/a  
**CONTENT:** 100% Sunbrella® Acrylic

**SELVEDGE POSITION:** Left / Right

**RECOMMENDED USES:**  
Biminis / Covers / Dodgers / Fixed Awnings / Retractable Awnings / Shade Sails / Tops / Umbrellas

**OTHER WIDTHS/FINISHES:**  
6003-0000 - 60" Jockey Red  
83003-0000 - 60" Jockey Red Clarity  
8403-0000 - 60" Jockey Red Plus

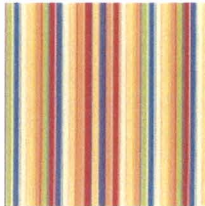
**SWATCH SIZE SHOWN ~**

**CARE AND CLEANING:**  
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit [www.sunbrella.com/cleaning](http://www.sunbrella.com/cleaning)

**WARRANTY:** 10-year  
For more information visit [www.sunbrella.com/warranty](http://www.sunbrella.com/warranty)

**46" Jockey Red**  
4603-0000

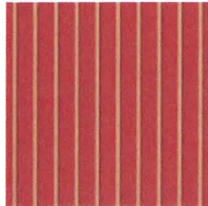
**UPHOLSTERY COORDINATES**



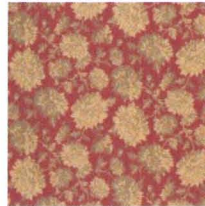
54" Castanet Beach  
5604-0000



54" Bravada Salsa  
5601-0000



54" Harwood Crimson  
5603-0000

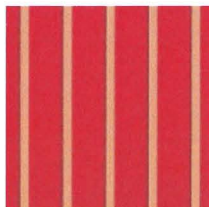


54" Newbury Sunset  
45399-0000

**AWNING COORDINATES**



46" Dubonnet Tweed  
4606-0000

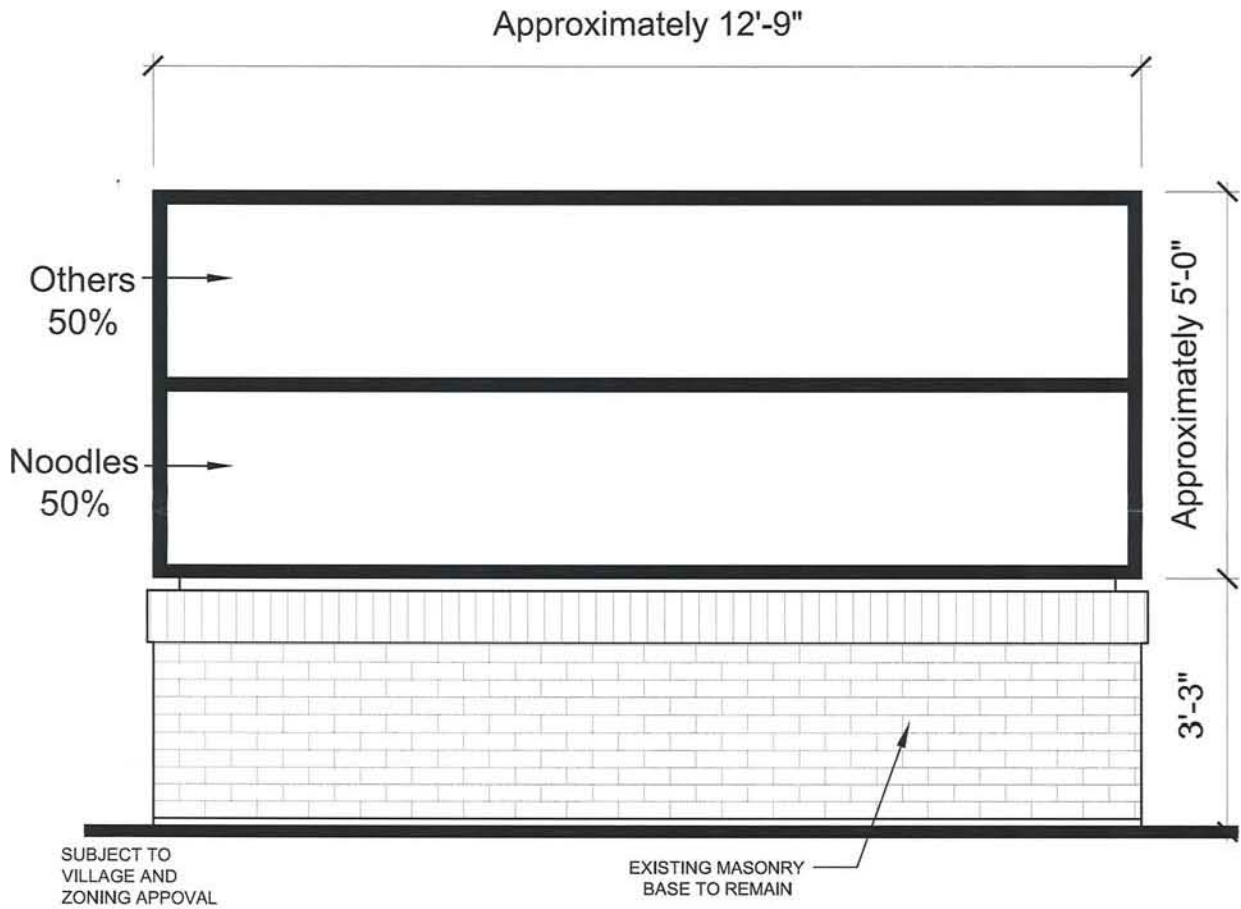


46" Manteo Cardinal  
4991-0000

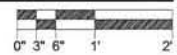
**DISCLAIMER**

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.;

Sunbrella® is a registered trademark of Glen Raven, Inc.



① PROPOSED MARQUEE ELEVATION  
1/2" = 1'-0"





**Existing Building – 3875 E. Main St.**

**North Elevation-**



**West Elevation-**





## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Plat of Vacation and Abrogation and Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		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 subject property is a group of commercial properties comprising 33.8 acres located north of E. Main St./Rt. 64 at Pheasant Run Drive. The eastern portion of the site was subdivided as the East Main Retail Subdivision in 1998. The property includes the Hilton Garden Inn, Culver’s and DuPage Expo.

The proposal is to consolidate and resubdivide all of the subject property into a single subdivision with a shared private access drive. An owner association would be established to manage the common elements, including maintenance of the shared access drives and the stormwater detention area.

New lots will be created for the existing buildings, along with new building lots for future development. As a part of the proposed subdivision, most of the existing public utility, drainage, and access easements will be abrogated (or removed) and rededicated on the new subdivision plat. No new public improvements are necessary at this time in connection with the subdivision; therefore no engineering plans are required.

Staff has found the application materials to be complete and the Final Plat to be substantially in compliance with all code requirements, subject to all outstanding staff comments being adequately addressed.

The Plan Commission recommended approval of the applications subject to resolution of outstanding staff comments on 3/17/15.

**Attachments:** *(please list)*

Staff Report, Applications for Preliminary and Final Plat of Subdivision

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

Recommendation to approve the Plat of Vacation and Abrogation and the Preliminary and Final Plat of Subdivision for Pheasant Run Crossing Subdivision, subject to resolution of all outstanding staff review comments prior to City Council action.

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

Community & Economic Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



**Staff Report**

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

**FROM:** Russell Colby  
 Planning Division Manager

**RE:** Pheasant Run Crossing Subdivision

**DATE:** April 3, 2015

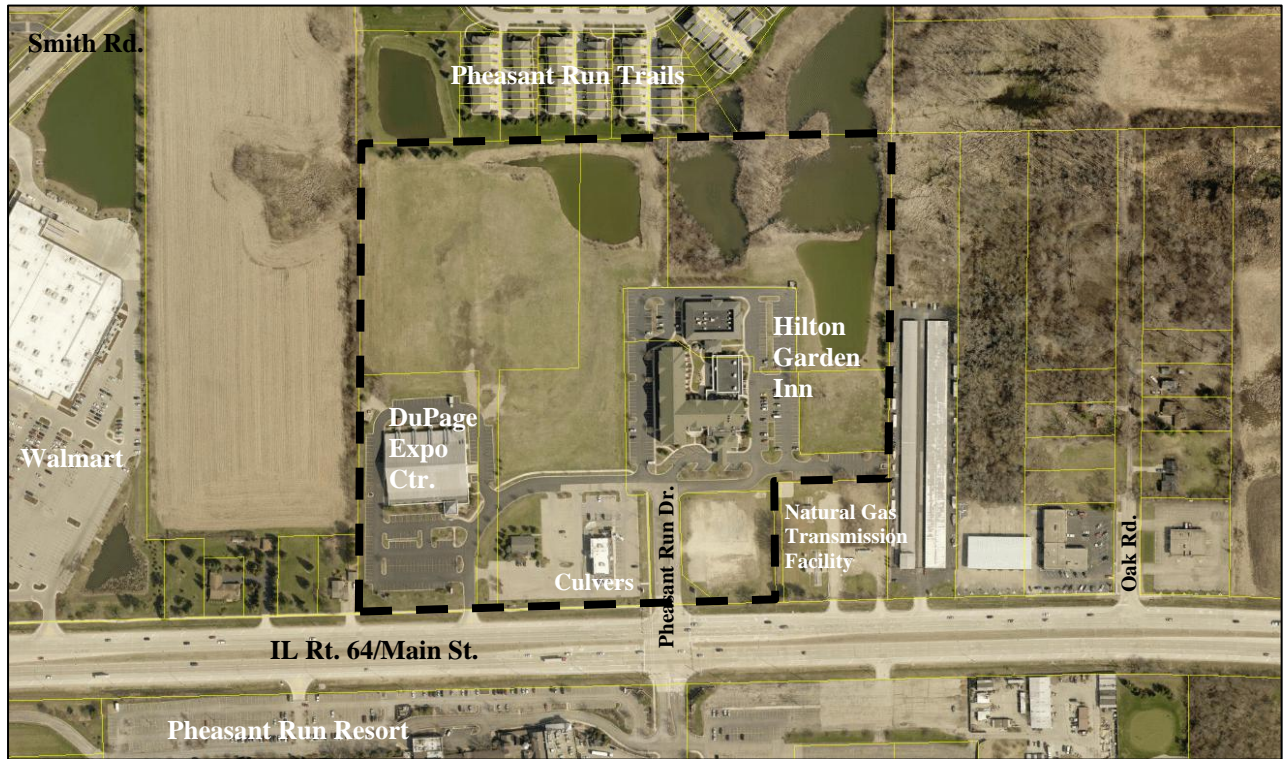
**I. APPLICATION INFORMATION:**

**Project Name:** Pheasant Run Crossing Subdivision  
**Applicant:** Oakbrook Properties, Inc.  
**Purpose:** Consolidation and re-subdivision of developed and vacant property around the Hilton Garden Inn and DuPage Expo building

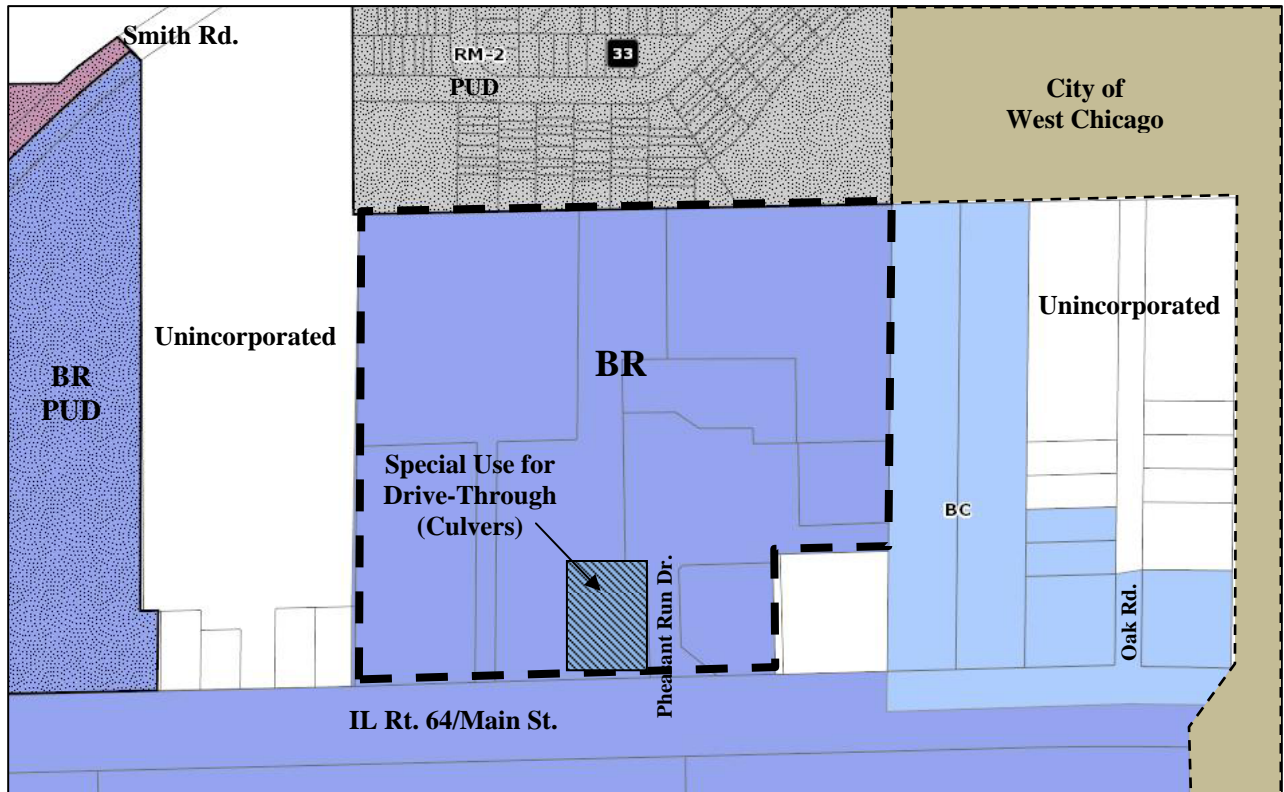
<b>General Information:</b>		
<b>Site Information</b>		
Location	4050-4072 E. Main St., North side of IL Rt. 64 at Pheasant Run Dr.	
Acres	33.8 acres	
Applications	Preliminary and Final Plat of Subdivision	
Applicable Zoning Code Sections/ Ordinances	Title 16, Subdivision Code Title 17, Zoning Code, Chapter 17.14 Business and Mixed Use Districts	
<b>Existing Conditions</b>		
Land Use	Commercial lots (hotel, restaurant, exposition center)	
Zoning	BR – Regional Business (Special Use for Culver’s Drive-Through Facility)	
<b>Zoning Summary</b>		
<b>North</b>	RM-2 PUD (Pheasant Run Trails townhomes)	<b>Current Land Uses</b> Residential Townhomes
<b>East</b>	BC-Community Business	Storage business
<b>South</b>	BR Regional Business, Special Use for Golf Course	Pheasant Run Resort and Golf Course
<b>West</b>	Unincorporated property	House and farmland
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial, Open Space (existing detention area)		



### Aerial Photograph



### Location and Surrounding Zoning



## **II. PROJECT OVERVIEW:**

### BACKGROUND

The subject property is a group of commercial properties comprising 33.8 acres located north of E. Main St./Rt. 64 at Pheasant Run Drive. The property was originally annexed into the City in the 1960s as a part of the Pheasant Run Resort. The property is partially subdivided and contains the Hilton Garden Inn hotel, Culver's Restaurant, and the DuPage Expo Center. A stormwater detention area exists at the northeast corner of the property.

The eastern portion of the site was subdivided as the East Main Retail Subdivision in 1998. The Hilton Garden Inn hotel was constructed soon thereafter. The private access drive, Pheasant Run Drive, and a traffic signal at Main St. were installed.

A Special Use for a Drive-Through Facility for the Culver's Restaurant was approved by the City in 2011.

The main portion of the DuPage Expo center building existed prior to the East Main Retail subdivision and was originally an accessory use to the Pheasant Run Resort. The DuPage Expo center and the vacant property to the north of the building are unsubdivided parcels of land.

In 2012-2013, Main St./ Route 64 was reconstructed and widened adjacent to the site. A landscape median, sidewalks, roadway lighting and a new traffic signal were installed as a part of the road construction.

### PROPOSAL

The proposal is to consolidate and resubdivide all of the subject property into a single subdivision with shared access. An owner association would be established to manage the common elements, including maintenance of the shared access drives and the stormwater detention area.

New lots will be created for the existing buildings, along with new building lots for future development. All of the lots will share a system of common access drives, including the existing Pheasant Run Drive access and a secondary right-in/right-out access in front of the DuPage Expo building.

Because the property has been developed on a piecemeal basis over many years, the easements across the site are not clearly defined and they exist in many separate documents. As a part of the proposed subdivision, most of the existing public utility, drainage, and access easements will be abrogated (or removed) and rededicated on the new subdivision plat.

No new public improvements are necessary at this time in connection with the subdivision; therefore no engineering plans are required. The site is already served with public utilities and access is provided to all lots over the common access easements. As buildings are proposed on each lot, any necessary utility extensions or connections will be provided. A stormwater detention area exists to serve the subdivision. This detention area can be enlarged if necessary as future development is proposed.



### III. ANALYSIS OF PLANS

#### ZONING COMPLIANCE

All of the proposed lots comply with the minimum required standards of the BR Regional Business District (including a minimum lot area of 1 acre).

The subdivision plat identifies an area for a sign easement at the northeast corner of Main St. and Pheasant Run Drive. The Zoning Ordinance permits a larger shared “Shopping Center sign” to be installed for a development that meets the definition of a shopping center:

***Shopping Center.** Two (2) or more retail stores and/or service establishments located on a parcel of four acres or more sharing customer parking areas, regardless of whether said stores and/or establishments occupy separate structures or are under separate ownership*

The proposed subdivision would meet this definition and the sign could be used to advertise uses located on all of the lots.

#### SUBDIVISION CODE COMPLIANCE

City staff has reviewed the Final Plat for compliance with Subdivision Code requirements. Most of the outstanding comments relate to the easements shown on the plat and these can be resolved without any changes to the subdivision layout.

#### Utility Easements

1. City Code requires a full 10 ft. public utility and drainage easement along the boundaries of all proposed lots. The combined 5 ft. and 5 ft. along a common lot line will not meet the City Code requirement.
2. The utility and access easement on the west lot line of Lot 5 / Lot 401 is shown as abrogated on adjacent new Lot 6. This entire easement should be maintained.
3. Lot 6 utility easement granted by R2012-07442 is shown as abrogated on the plat of vacation, but shown as “Granted by R2012-07442” on the new plat.
4. Some type of easement provisions should be included for the sign easement to clarify what lot owners have the right to utilize the sign easement and that the easement will be managed by an owner’s association.
5. The ingress-egress easements over Lot 9 and Lot 6 do not identify the right of other lot owners in the subdivision to utilize the easements. This should be clarified on the plat.
6. The ingress-egress easement to access Lot 8 needs to provide access to the City as well in the event the City needs to maintain the detention area.
7. There may be a need for a cross access and parking easement between Lots 1 and 2.

8. Easement provisions should be provided for the dumpster easement located on Lot 8.
9. The Public Works Department has reviewed the Final Plat in detail to ensure that all existing public utilities are located within appropriate easements. Comments have been provided to the applicant. Additional information is needed on the location of electric infrastructure on the property to insure adequate easements have been provided.

#### Signature Blocks

10. There are a couple of duplicate signature blocks (City Council, Clerk, Special Assessments).
11. In the signature blocks, “Director of Public Works” needs to be changed to “Director of Community and Economic Development”.
12. Relocate IDOT’s certificate to Sheet 5 or 6 with all other signature blocks.
13. It may be necessary for other utility providers to be signatories to the plat of vacation and abrogation (such as AT&T, Nicor, Comcast).

#### Other Comments

14. Public sidewalk is typically required along all street frontages and to access each lot in the subdivision. No public sidewalk exists along Rt. 64 along Lot 4 and no sidewalk exists to connect from Rt. 64 to Lot 3. These sidewalks should be provided when Lot 4 is developed.
15. Include a table on the plat of resubdivision that includes the following information:
  - a. Number all easements being granted on each individual lot.
  - b. Include the area for each easement being granted on each individual lot.
  - c. Include the square footage for each individual lot in the table as well.

#### **IV. RECOMMENDATION**

The Plan Commission reviewed and recommended approval of the Preliminary and Final Plat of Subdivision on 3/17/15.

Staff has found the application materials to be complete and the Final Plat to be substantially in compliance with the all code requirements, subject to all outstanding staff comments being adequately addressed.

Upon resolution of outstanding staff comments, staff recommends approval of the Final Plat of Subdivision.

#### **V. ATTACHMENTS**

- Application
- Proposed Plat of Vacation and proposed Final Plat of Subdivision

# CITY OF ST. CHARLES

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

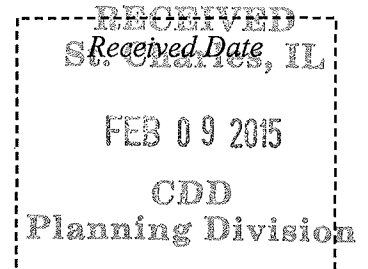


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## PRELIMINARY PLAT OF SUBDIVISION APPLICATION

<b>For City Use</b>	
Project Name:	Pheasant Run Crossing Subdv.
Project Number:	2015 -PR- 002
Application No.	2015 -AP- 005



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

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

*The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: North of IL RT 64, approximately 1/4 mile East of the intersection of Smith Road and IL RT 64.	
	Parcel Number (s): 01-30-102-024;025,029,030,031,032,033,034,035	
	Proposed Subdivision Name: Pheasant Run Crossing	
<b>2. Applicant Information:</b>	Name William Lackovic	Phone 630-443-4150
	Address Oakbrook Properties, Inc. 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email Bill@deercreekco.com
Responsible		
<b>3. Record Owner Information:</b>	Name American Lodging Corporation	Phone 630-584-6580
	Address 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email

**Please check the type of application:**

- Preliminary Plat of Subdivision (Final Plat of Subdivision to be filed later)
- Combined Preliminary-Final Review Process (Final Plat Application filed concurrently)

**This application is not required for:**

- **Minor Subdivision** – File only a Minor Subdivision - Final Plat application (Minor Subdivision per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)
- **Planned Unit Developments - PUD** (The PUD Preliminary Plan Application should be filed instead)

**Attachment Checklist:**

*For Combined Preliminary-Final Review or where multiple applications have been 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 A of the Subdivision Code. Refer to attached Schedule of Application Fees.

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**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
<u>2</u> 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:**

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner's behalf. 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.

**XX LEGAL DESCRIPTION:**

For entire subject property, on 8 1/2 x 11 inch paper

**XX 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.

**N/A  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.*

**N/A  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.*

**XX 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.

**XX SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

**N/A  PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans.

**N/A  STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached).



N/A  **TREE PRESERVATION PLAN:**

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

N/A  **DEPARTURES FROM SUBDIVISION CODE STANDARDS:**

List any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and reasons for requesting each departure.

N/A  **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

N/A  **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

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.

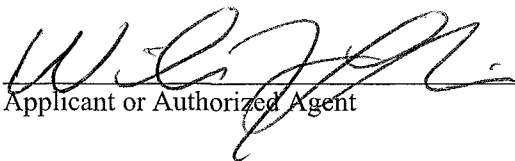
**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**



2015-02-06

Record Owner

Date



2-6-15

Applicant or Authorized Agent

Date

**OWNERSHIP DISCLOSURE FORM  
CORPORATION**

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY            )

I, Rodney A. Welty, being first duly sworn on oath depose and say that I am the  
Corporate Secretary Of American Lodging Corporation ~~France~~  
(Illinois) ( Delaware ) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation: (1)

David A. McArdle \_\_\_\_\_

Megan M. McArdle \_\_\_\_\_

Mark E. McArdle \_\_\_\_\_

Philip J. Held, as successor trustee of the Amelia C. McArdle Children's  
Trust U/D dated 3/18/95 \_\_\_\_\_

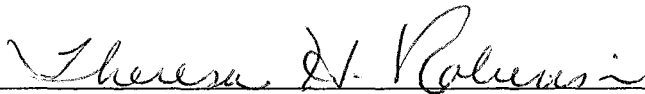
Philip J. Held, as successor trustee of the Abigail C. McArdle Children's  
Trust U/D dated 3/18/95 \_\_\_\_\_

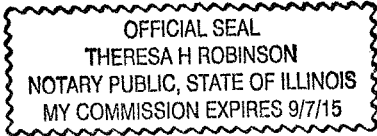
BY: 

TITLE: Corporate Secretary

Subscribed and Sworn before me this 6<sup>th</sup> day of

February, 20 15.

  
Notary Public



(1) American Lodging Corporation's sole shareholder is McArdle Ltd., a Delaware Corporation. The individuals listed are shareholders owning 7% or more of the common stock of McArdle Ltd.

**OWNERSHIP DISCLOSURE FORM  
LAND TRUST**

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

I, SHEILA DAVENPORT, being first duly sworn on oath depose and say that I am  
Trust Officer of Chicago Title Land Trust Company, and that the following  
persons are all of the beneficiaries of Land Trust No. 2151:

David A. McArdle, as Trustee of the Edward J. McArdle  
MRTL TR UAD June 21, 2007 as amended.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: Sheila Davenport, Trust Officer

Subscribed and Sworn before me this 28<sup>th</sup> day of  
January, 20 15.

Grace Marin

Notary Public





Chicago Title Land Trust Company

### ASSIGNMENT OF THE BENEFICIAL INTEREST

DATE: Sep 22, 2014

FOR VALUE RECEIVED, the undersigned assignor(s) hereby sell(s), assign(n), transfer(s) and set(s) over unto Edward J. McArdle MRTL TR U A D June 21, 2007, as amended, assignee(s), \_\_\_\_\_ percent ( 100 % ) of the assignor's rights, power, privileges and beneficial interest in and to that certain trust agreement dated May 29, 1991 and known as Chicago Title Land Trust Company Trust Number 2151 including all interest in the property held subject to said trust agreement.

The real property constituting the corpus of the land trust is located in the municipality(ies) of St. Charles in the county(ies) of DuPage, Illinois.

The power of direction shall be held by David A. McArdle

Signature of Assignor(s)

Signature

David A. McArdle, Successor Trustee of the Edward J. McArdle Trust U/A Dated June 21, 2007

Printed Name

Signature

Printed Name

### ACCEPTANCE BY ASSIGNEE

The undersigned assignee(s) accept the foregoing assignment subject to all the provisions of said trust agreement.

Signature(s) of Assignee(s)

Signature

David A. McArdle, Trustee of the Edward J. McArdle MRTL TR UAD June 21, 2007, as Amended

Printed Name

1600 E. Main St., Ste B, St. Charles, IL 60174

Address

City, State, Zip

630.549.3643

Phone

Signature

Printed Name

Address

City, State, Zip

Phone

### CONSENT OF COLLATERAL ASSIGNEE (if APPLICABLE)

Old Second National Bank

Name of Lender (please note successor information if applicable)

By: [Signature]

Its: 1st VP, Commercial Banking

Title

### RECEIPT BY TRUSTEE

Received and acknowledged the foregoing assignment and acceptance.

Date: DEC 17 2014

CHICAGO TITLE LAND TRUST COMPANY

By: [Signature]

Assistant Vice President

Date: DEC 17 2014  
This is to certify that the above and foregoing is a true and correct copy of the original now held in our files.

[Signature]  
CHICAGO TITLE LAND TRUST COMPANY

(Before lodging an executed copy of this assignment with the trustee, compliance should be had with the appropriate transfer tax regulations)

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

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

I, Rodney A. Welty, being first duly sworn on oath depose and say that I am  
Manager of St. Charles Hotel, 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.: (1)

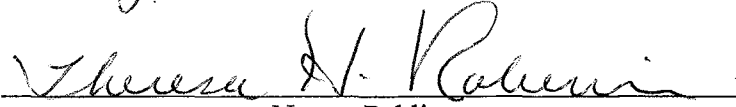
David A. McArdle \_\_\_\_\_

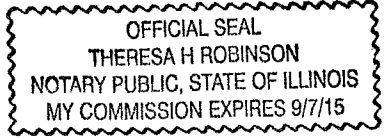
David A. McArdle as Trustee of the Edward J. McArdle MRTL TR UAD June 21, 2007

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: , Manager

Subscribed and Sworn before me this 6<sup>th</sup> day of  
February, 20 15.

  
Notary Public



(1) The manager of St. Charles Hotel, LLC is Oakbrook Properties, Inc. Rodney A. Welty is the Corporate Secretary of Oakbrook Properties, Inc.



# CITY OF ST. CHARLES

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

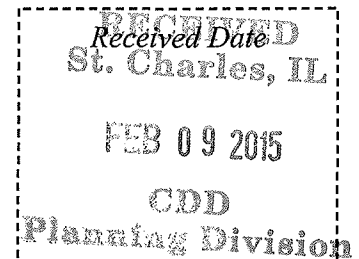


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## FINAL PLAT OF SUBDIVISION APPLICATION

<b>For City Use</b>	
Project Name:	<i>Pheasant Run Crossing Subdv.</i>
Project Number:	<i>2015 -PR- 002</i>
Application Number:	<i>2015 -AP- 006</i>



*To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.*

*When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.*

*The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: North of IL RT 64, approximately 1/4 mile East of the intersection of Smith Road and IL RT 64.	
	Parcel Number (s): 01-30-102-024; 025, 029, 030, 032, 033, 034, 035	
	Proposed Subdivision Name: Pheasant Run Crossing	
<b>2. Applicant Information:</b>	Name William Lackovic	Phone 630-443-4150
	Address Oakbrook Properties, Inc. 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email Bill@deercreekco.com
<b>3. Record Owner Information:</b>	Name American Lodging Corporateion	Phone 630-584-6580
	Address 1600 E. Main Street, Suite B St. Charles, IL 60174	Fax 630-584-6604
		Email

**Please check the type of application:**

**Subdivision:**

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

**Planned Unit Development (PUD):**

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

**Attachment Checklist:**

*For Combined Preliminary-Final Review or where multiple applications have been 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 A of the Subdivision Code. (\$300)

**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:**

Submit one of the following:

- 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.*

**✗ 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:**

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.

**✗ SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

**N/A**  **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

**N/A**  **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

**N/A**  **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

**N/A**  **STORMWATER REPORT**

**N/A**  **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

*A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.*

**N/A**  **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

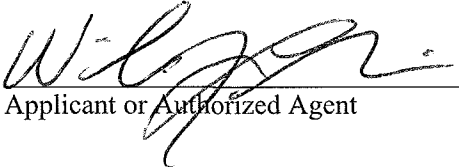
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

**✕ WORKSHEETS (Residential Development only)**

- PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- INCLUSIONARY HOUSING WORKSHEET

**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.**


2015-02-06  
 \_\_\_\_\_  
 Record Owner Date


2-6-15  
 \_\_\_\_\_  
 Applicant or Authorized Agent Date





# PLAT OF VACATION & ABROGATION

See Sheet 1 for Legal Descriptions

State of Illinois } s.e.  
County of Kane }

St. Charles Hotel, LLC, hereby certifies that it is the owner and title holder of Parcel 1 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

St. Charles Hotel, LLC as owner and title holder

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of St. Charles Hotel, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of \_\_\_\_\_ }

Old Second National Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

Old Second National Bank  
as holder of a certain mortgage

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of DuPage }

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

Collector of Special Assessments

State of Illinois } s.e.  
County of Kane }

American Lodging Corporation, hereby certifies that it is the owner and title holder of Parcels 2 and 3 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

American Lodging Corporation as owner and title holder

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of American Lodging Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of \_\_\_\_\_ }

J.P. Morgan Chase Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

J.P. Morgan Chase Bank  
as holder of a certain mortgage

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of J.P. Morgan Chase Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of DuPage }

I, \_\_\_\_\_, County Clerk of \_\_\_\_\_ 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 the Seal of the County Clerk,  
Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2011.

COUNTY CLERK

State of Illinois } s.e.  
County of Kane }

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee, hereby certifies that it is the owner and title holder of Parcel 4 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "Plat of Vacation and Abrogation".

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee as owner and title holder

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Chicago Title Land Trust Company, Trust Number 2151, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of \_\_\_\_\_ }

Old Second National Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D. 2015.

Old Second National Bank  
as holder of a certain mortgage

by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ }

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

State of Illinois } ss.  
County of Kane }

Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

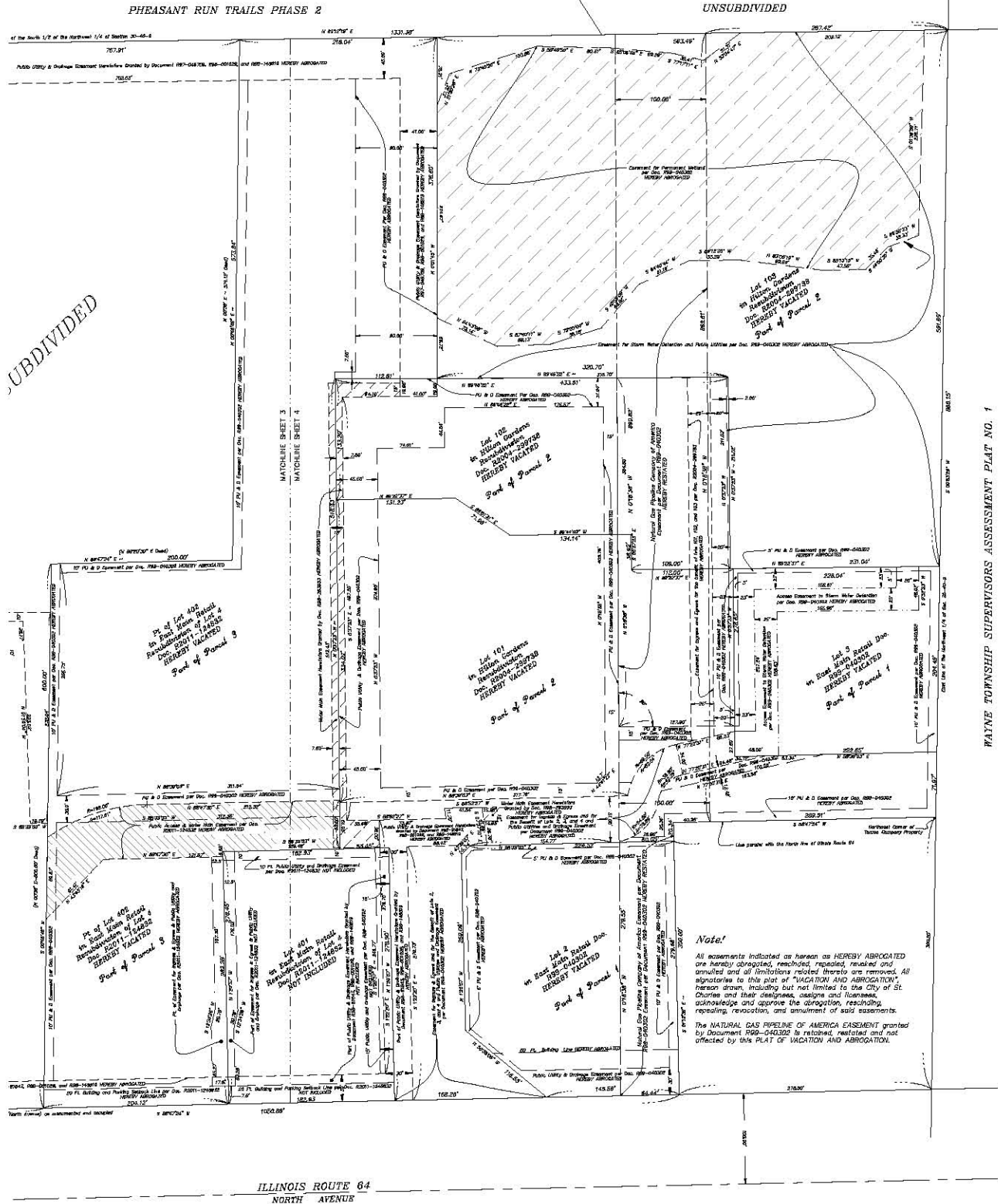
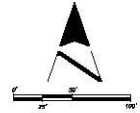
Mayor

ATTEN: City Clerk



# PLAT OF VACATION & ABROGATION

See Sheet 1 for Legal Descriptions



WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 1

**Note!**  
 All easements indicated as HEREBY ABROGATED are hereby abrogated, rescinded, repealed, revoked and annulled and all limitations related thereto are removed. All signatures to this plat of VACATION AND ABROGATION, hereon drawn, including but not limited to the City of St. Charles and their designees, assigns and licensees, acknowledge and approve the abrogation, rescinding, repealing, revocation, and annulment of said easements.  
 The NATURAL GAS PIPELINE OF AMERICA EASEMENT granted by Document 899-043302 is retained, restated and not affected by this PLAT OF VACATION AND ABROGATION.

PREPARED BY:  
 SURVEY SYSTEMS OF AMERICA, INC.  
 PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 8174  
 Elgin, Illinois 60121-8174  
 Phone: (847) 428-3775  
 BRNO NO. 153-1463 A-9.VC

**Note!**  
 Chicago Title and Trust is recording the plot hereon drawn.

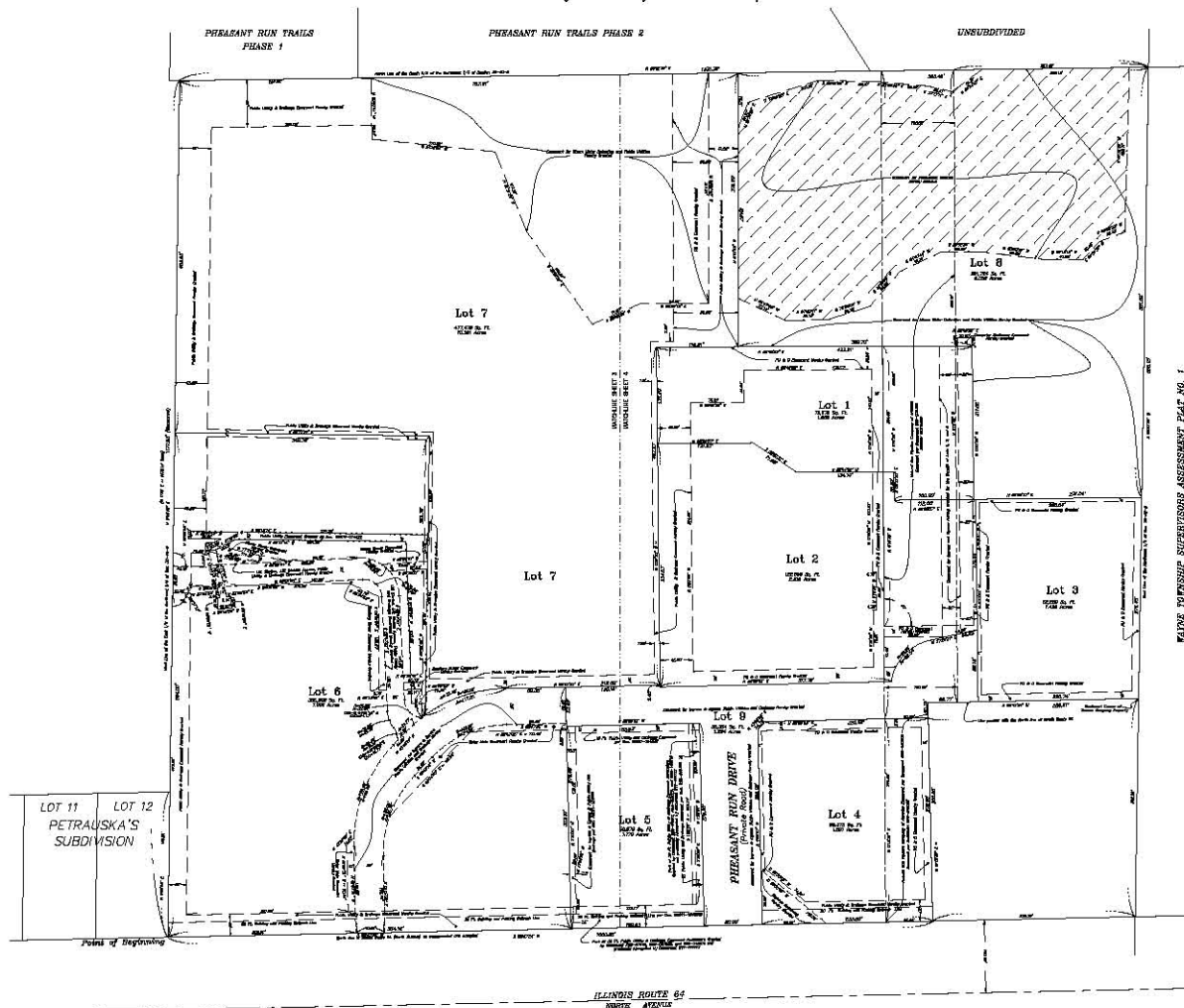
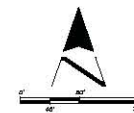
FOR REVIEW ONLY 01/22/2019



# PHEASANT RUN CROSSING

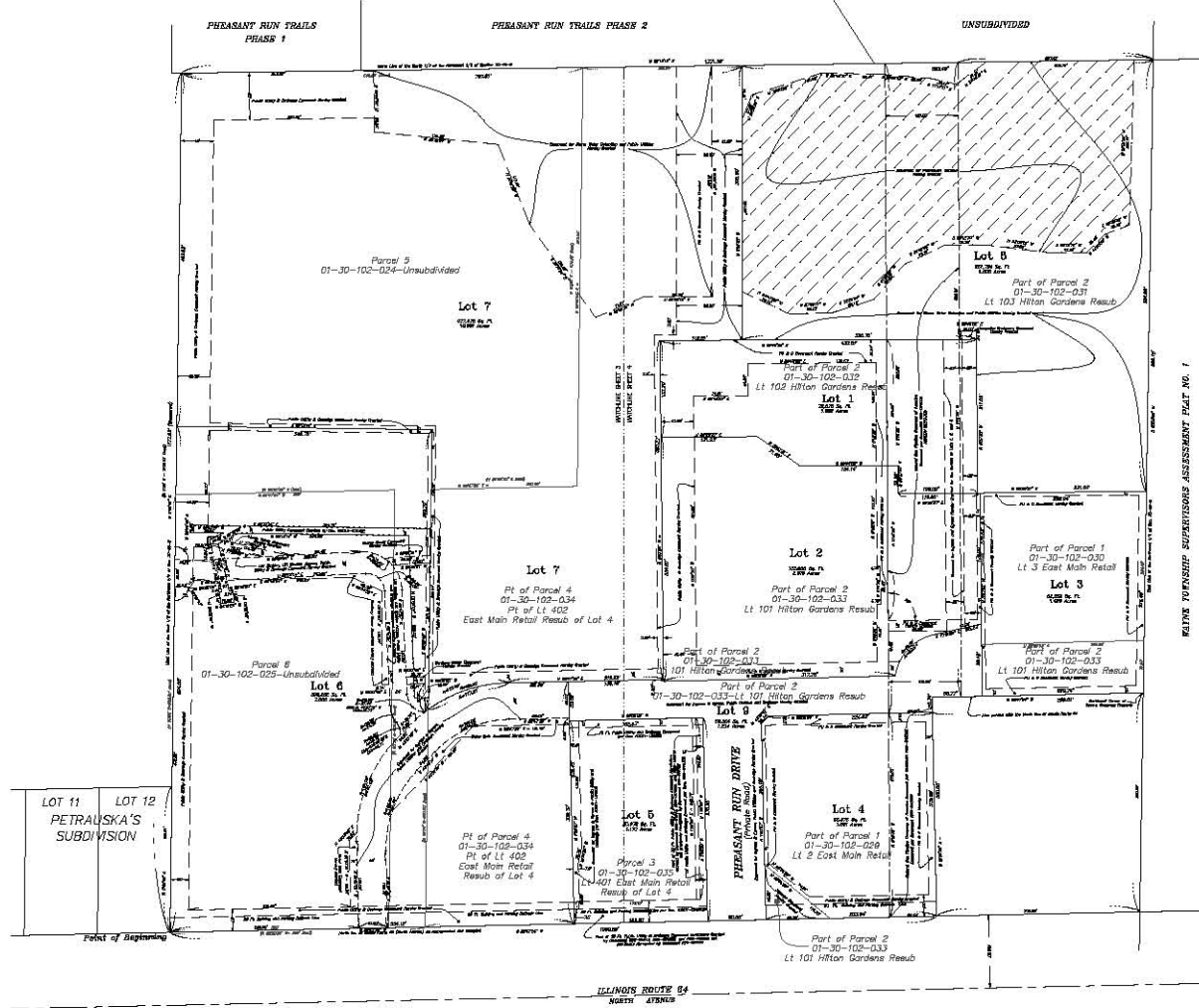
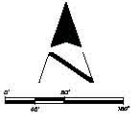
BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

See Sheet 2 for Legal Description



# PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



KANE TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 1

State of Illinois ) s.s.  
County of Kane )  
SURVEY SYSTEMS OF AMERICA, INC. Illinois Professional Land Surveyors, hereby certifies that the survey and subdivision of the following described property to wit: . . . . .

**Parcel 1**  
Lots 2, and 3, (inclusive), in the EAST MAIN RETAIL SUBDIVISION, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-04302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-04302 and R99-053989.

Together with  
**Parcel 2**  
Lots 101, 102, and 103, (inclusive), in HILTON GARDENS RESUBDIVISION, being a subdivision of Lot 1 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-04302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said HILTON GARDENS RESUBDIVISION recorded November 29, 2004 as Document R2004-059229, in Wayne Township, DuPage County, Illinois. Excepting therefrom the easement granted to Natural Gas Pipeline Company of America by aforementioned Documents R99-04302 and R99-053989 and restricted by said Document R2004-059229.

Also together with  
**Parcel 3**  
Lot 401 in EAST MAIN RETAIL RESUBDIVISION OF LOT 4, being a subdivision of Lot 4 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-04302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said EAST MAIN RETAIL RESUBDIVISION OF LOT 4, recorded October 19, 2011 as Document R2011-124832, in Wayne Township, DuPage County, Illinois.

Also together with  
**Parcel 4**  
Lots 402 in EAST MAIN RETAIL RESUBDIVISION OF LOT 4, being a subdivision of Lot 4 in East Main Retail Subdivision, being a subdivision of part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded February 18, 1999 as Document R99-04302 and by Certificate of Correction recorded March 4, 1999 as Document R99-053989, according to the plat of said EAST MAIN RETAIL RESUBDIVISION OF LOT 4, recorded October 19, 2011 as Document R2011-124832, in Wayne Township, DuPage County, Illinois.

Also together with  
**Parcel 5**  
That part of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of State Route 64; thence North 88 Degrees, 20 Minutes, 30 Seconds East along the said north line of State Route 64; (a distance of) 350 feet; thence North 0 Degree, 38 Minutes East, 800 feet; thence North 88 Degree 20 Minutes, 30 Seconds East, 200 feet; thence North 0 Degree, 38 Minutes East, 574.15 feet to the north line of said Northwest Quarter; thence South 88 Degree, 45 Minutes, 38 Seconds West, along said north line, 548.88 feet to the west line of the East Half of said Northwest Quarter; thence South 0 Degree, 38 Minutes West, along said west line, 1178.14 feet to the place of beginning; in DuPage County, Illinois.

Except that part falling in the following described property:  
That part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of North Avenue (State Route 84); thence North 0 Degree, 38 Minutes East, along said west line, 600 feet; thence North 88 Degree, 20 Minutes, 30 Seconds East, parallel with the north line of North Avenue (State Route 84), 300 feet; thence South 0 Degree, 38 Minutes West, 600 feet to the north line North Avenue (State Route 84); thence South 88 Degree, 20 Minutes, 30 Seconds West along said north line, 300 feet to the point of beginning; in DuPage County, Illinois.

Also together with  
**Parcel 6**  
That part of the South Half of Lot 1 (according to the Government Survey) of the Northwest Quarter of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the west line of the East Half of said Northwest Quarter with the north line of North Avenue (State Route 84); thence North 0 Degree, 38 Minutes East, along said west line, 600 feet; thence North 88 Degree, 20 Minutes, 30 Seconds East, parallel with the north line of North Avenue (State Route 84), 300 feet; thence South 0 Degree, 38 Minutes West, 600 feet to the north line North Avenue (State Route 84); thence South 88 Degree, 20 Minutes, 30 Seconds West along said north line, 300 feet to the point of beginning; in DuPage County, Illinois.

. . . . . as been prepared by an Illinois Professional Land Surveyor and that the plat hereon drawn is a correct representation of said survey and subdivision.

All distances are shown in feet and decimal parts thereof and are corrected to a temperature of 68 degrees Fahrenheit. Distances shown on curved lines are arc measurements.

It is further certified that the property shown hereon lies within the corporate limits of the City of St. Charles, which has adopted a City Plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

It is further certified that, to the best of our knowledge, all regulations enacted by the City Council of the City of St. Charles relative to plats and subdivisions have been complied with in the preparation of this plat.

It is also certified that the property covered by this subdivision falls within Zone "C" as identified by the National Flood Insurance Program, Flood Insurance Rate Map, Community Panel No. 170330 0002 C, effective date: September 2, 1991.

- Notes:**
- There shall be no direct access to Il. Route 84 from Lots 4, and 5
  - P.U. & D - Public Utility and Drainage.

Area in Subdivision = 1,474,711 Sq.Ft.  
( 33.855 Acres ), more or less

**SUBDIVIDER:**  
Name: Oakbrook Properties, LLC  
Address: 1600 East Main Street  
St. Charles, Illinois 60174  
Phone: (630) 443-4190



Elgin, Illinois. Dated this 27th day of MONTH, A.D. 2015.  
**FOR REVIEW ONLY** 02/09/2015  
By: Robert E. Soaska I.P.S. No. 2484  
SHEET 2 OF 6

PREPARED BY:  
**SURVEY SYSTEMS OF AMERICA, INC.**  
PROFESSIONAL LAND SURVEYORS  
Professional Design Firm—License No. 184-002797  
P.O. Box 6174  
Elgin, Illinois 60121-6174  
Phone: (847) 428-5776  
ORDER NO. 153-1483C.PS

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to 82 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 to State Highways will be required by the Department.

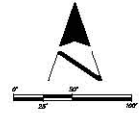
Deputy Director of Highway  
Region 1 Engineer





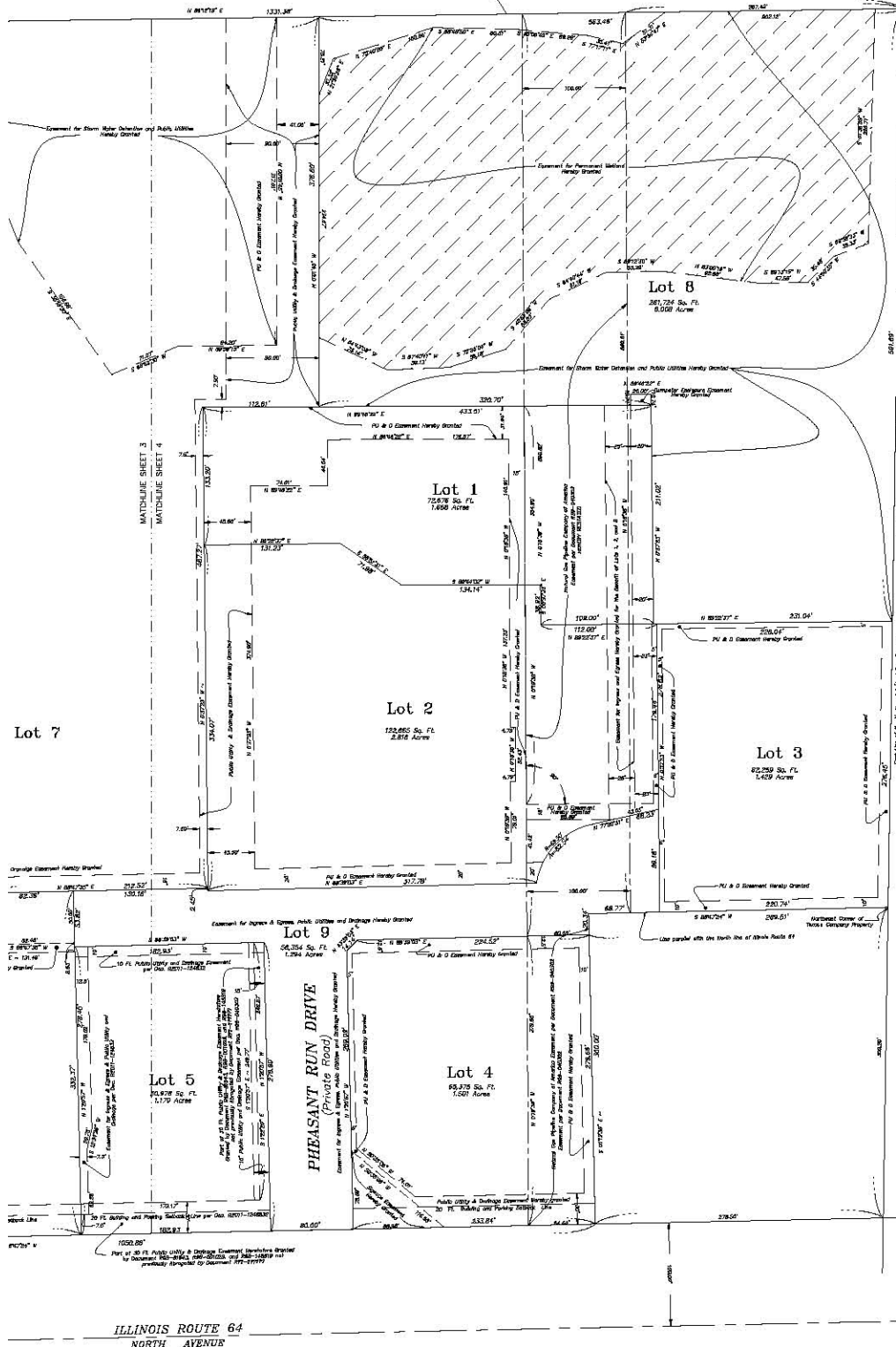
# PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.



ANT RUN TRAILS PHASE 2

UNSUBDIVIDED



WAYNE TOWNSHIP SUPERVISORS ASSESSMENT PLAT NO. 1

ILLINOIS ROUTE 64  
NORTH AVENUE

# PHEASANT RUN CROSSING

BEING A CONSOLIDATION, RESUBDIVISION AND SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAINE TOWNSHIP, DU PAGE COUNTY, ILLINOIS.

See Sheet 2 for Parcel Legal Descriptions

State of Illinois } s.s.  
County of Kane }  
St. Charles Hotel, LLC, hereby certifies that it is the owner and title holder of Parcel 1 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.

State of Illinois } s.s.  
County of Kane }  
American Lodging Corporation, hereby certifies that it is the owner and title holder of Parcel 2 and 4 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.

State of Illinois } s.s.  
County of Kane }  
D.J. Properties LLC, hereby certifies that it is the owner and title holder of Parcel 3 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.

State of Illinois } s.s.  
County of Kane }  
Chicago Title Land Trust Company Trust Number 2151, Successor Trustee, hereby certifies that it is the owner and title holder of Parcel 5 described hereon and that it has caused the said property to be plotted as shown hereon for the uses and purposes set forth as allowed and provided by statute and that as such owner and title holder does hereby adopt the same under style and title of "PHEASANT RUN CROSSING".  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.

St. Charles Hotel, LLC as owner and title holder  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

American Lodging Corporation as owner and title holder  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

D.J. Properties, LLC as owner and title holder  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

Chicago Title Land Trust Company Trust Number 2151, Successor Trustee as owner and title holder  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of St. Charles Hotel, LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of American Lodging Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of D.J. Properties LLC, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Chicago Title Land Trust Company Trust Number 2151, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

Notary Public

Notary Public

Notary Public

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
Old Second National Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
Old Second National Bank  
as holder of a certain mortgage  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
JP Morgan Chase Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
JP Morgan Chase Bank  
as holder of a certain mortgage  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
Northwest Bank of Rockford, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
Northwest Bank of Rockford  
as holder of a certain mortgage  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
Old Second National Bank, as holder of a certain mortgage recorded in the Recorder's Office of Kane County, Illinois as Document No. \_\_\_\_\_, does hereby consent to the survey and subdivision as shown on the plat hereon drawn.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
Old Second National Bank  
as holder of a certain mortgage  
by: \_\_\_\_\_ attest: \_\_\_\_\_  
\_\_\_\_\_  
President Secretary

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of JP Morgan Chase Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Northwest Bank of Rockford, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

State of Illinois } ss.  
County of \_\_\_\_\_ } ss.  
I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_, President and \_\_\_\_\_, Secretary of Old Second National Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as President and \_\_\_\_\_, Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation and that said \_\_\_\_\_, Secretary did also then and there acknowledge that (s)he, as custodian of the Corporate Seal of said Corporation, did affix the said Corporate Seal of said Corporation to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.  
Given under my hand and Notarial Seal this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
My Commission expires: \_\_\_\_\_

Notary Public

Notary Public

Notary Public

Notary Public

State of Illinois } ss.  
County of DuPage } ss.  
I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any other financial obligations that have not been apportioned against the tract of land included in the plat.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2014.  
Collector of Special Assessments

State of Illinois } ss.  
County of DuPage } ss.  
I, \_\_\_\_\_, County Clerk of \_\_\_\_\_ 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 the Seal of the County Clerk,  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2011.

State of Illinois } ss.  
County of DuPage } ss.  
I, the undersigned, as an authorized representative of the City of St. Charles, a Municipal corporation hereby release and abrogate all rights of the easements within the property shown and described hereon and identified as HEREBY ABROGATED.  
Dated this \_\_\_ day of \_\_\_\_\_, A.D. 2015.  
Director of Public Works - City of St. Charles

State of Illinois } ss.  
County of Kane } ss.  
Approved this \_\_\_ day of \_\_\_\_\_, A.D. 2014.  
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS  
Mayor

PROVIDED BY  
SURVEY SYSTEMS OF AMERICA, INC.  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 8174  
Eglin, Illinois 60121-8174  
Phone: (847) 428-5778  
www.ssa 153-1483C FS

COUNTY CLERK

ATTEN: City Clerk







## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve historic landmark designation for Camp Kane and the Jones Law Office
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (4/13/15)		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:**

On 11/17/14, the City Council voted to direct staff to file a historic landmark nomination for Camp Kane and the Jones Law Office. The property proposed for landmark designation is a portion of Langum Park, which is City owned and located at the northeast corner of IL Rt. 25/Riverside Ave. and Devereaux Way, adjacent to the City’s Public Works Facility.

The nomination would designate two landmarks:

- Camp Kane site, a Civil War training ground, covering a portion of Langum Park.
- The Stevens S. Jones Law Office building, which was relocated to the proposed Camp Kane site in 2014.

The proposed boundaries of the landmark designation area are shown on the attached aerial photo. The boundaries roughly include the southern half of the Riverside Ave. frontage of Langum Park, extending to the existing fence line west of the Public Works Facility.

Within the boundaries of a Historic District or Landmark site, a Historic Preservation Certificate of Appropriateness (COA) is required prior to the issuance of any building permit for exterior alterations to a building or site. Should the landmark nomination be approved, a COA will be required prior to any site improvements at the property or for any modifications to the Jones Law Office building.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 4/1/15. The Commission recommended approval of the landmark nomination in a 4-0 vote, with two members abstaining due to their affiliation with the Camp Kane Heritage Foundation.

When the nomination was discussed by the Committee in November 2014, there were comments that the Committee may wish to designate a smaller portion of the site than is currently proposed. At the Committee’s recommendation, staff can modify the legal description to reduce the area of the proposed landmark site.

**Attachments:** *(please list)*

Historic Commission recommendation, Landmark Nomination with map/aerial photo

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

Recommendation to approve historic landmark designation for Camp Kane and the Jones Law Office.

*For office use only:*

*Agenda Item Number: 3e*



## City of St. Charles, Illinois

### Historic Preservation Commission Resolution No. 3-2015

#### **A Resolution Recommending Approval for Landmark Designation (Camp Kane & Stevens S. Jones Law Office – Northeast corner of Riverside Ave. & Devereaux Way)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of Camp Kane and the Stevens S. Jones Law Office (northeast corner of Riverside Ave. and Devereaux Way) as landmarks; and

WHEREAS, the Historic Preservation Commission has made the following findings of fact for Camp Kane:

- 1. That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

After the start of the Civil War, Congressman John F. Farnsworth requested permission from President Lincoln to commission the 8<sup>th</sup> Illinois Cavalry and train them in St. Charles. President Lincoln approved the commission on August 11, 1861 and called the 8<sup>th</sup> Illinois Cavalry “Farnsworth’s Big Abolitionist Regiment”, reflecting area residents’ active participation in the abolitionist movement. Farnsworth used property he owned to develop Camp Kane as a Civil War training camp. Camp Kane became home to both the 8<sup>th</sup> Illinois and 17<sup>th</sup> Illinois Cavalries. The 8<sup>th</sup> Illinois Cavalry officially gathered in Camp Kane on September 18, 1861 with 1,164 men. Camp Kane remained active until 1864. Approximately one in six men from St. Charles served in the 8<sup>th</sup> and 17<sup>th</sup> Illinois Cavalries.

- 2. That the property is the site of a significant local, county, state or national event.**

Camp Kane was a Civil War training camp from 1861 to 1864. The 8<sup>th</sup> Illinois Cavalry which trained at Camp Kane saw action in many Civil War battles, including the Battles of Manassas, Williamsburg, Mechanicsville, Alexandria, Antietam, Fredericksburg, Chancellorsville, and Gettysburg. Lt. Marcellus Jones of the 8<sup>th</sup> Illinois Cavalry is

credited with firing the first shot in the Battle of Gettysburg. In April 1865, the 8<sup>th</sup> Illinois Cavalry took part in the search for President Lincoln's assassin, John Wilkes Booth. The regiment also served as the Honor Guard for President Lincoln's funeral train.

**3. That the property is identified with a person who significantly contributed to the development of the community, county, or nation.**

Prominent St. Charles citizen John F. Farnsworth established Camp Kane on property he owned along the banks of the Fox River in 1861. Farnsworth first moved to St. Charles to establish a law office in the 1840s. He served in the U.S. Congress from 1857-1860 and 1863-1872. An abolitionist and personal friend of Abraham Lincoln, Farnsworth nominated Lincoln for the presidency at the Republican Party Convention in 1860. At the start of the Civil War, Farnsworth was commissioned as the 8<sup>th</sup> Illinois Cavalry's first colonel, followed by Brigadier General in 1862.

**4. That the property has a unique location or physical characteristics that makes it a familiar visual feature.**

Camp Kane is located in Langum Park, a public park owned by the City of St. Charles. Langum Park/Camp Kane is highly visible to the community due to its location on Riverside Ave. (State Rt. 25) and proximity to the Fox River Trail.

**5. That the property is suitable for preservation or restoration.**

The City of St. Charles is committed to Langum Park's long-term use as public open space and the preservation and recognition of the park's history as the site of Camp Kane.

WHEREAS, the Historic Preservation Commission has made the following findings of fact for the Stevens S. Jones Law Office:

**1. That the property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

The Law Office was constructed at the northeast corner of 5<sup>th</sup> Ave. and Main St. shortly after Stevens S. Jones purchased the property on April 8, 1843. The Law Office was used as a holding cell for war deserters during the Civil War.

**2. That the property is identified with a person who significantly contributed to the development of the community, county, or nation.**

Stevens S. Jones, born in Vermont, arrived in Charleston, Illinois in 1838 and was the first attorney in the Fox Valley. In 1839, Jones brought to the founder's attention that a

town called Charleston already existed in Illinois and suggested calling the settlement St. Charles.

**3. That the property is suitable for preservation or restoration.**

Efforts have been made since the 1980s to preserve the structure. In 1987 Jane Dunham had the building relocated to the Dunham Hunt Museum located at 304 Cedar Ave. On August 26, 2014 the City of St. Charles had the building relocated to the site of Camp Kane in Langum Park. Local preservation groups and the City of St. Charles have worked to restore and maintain the property.

WHEREAS, the Historic Preservation Commission finds approval of said Landmark Designation application to be in the best interest of the City of St. Charles based on the historical and architectural significance as described in these findings;

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the properties located at the northeast corner of Riverside Ave. and Devereaux Way, as legally described in the application, be designated as Landmarks, and that they be referred to as "Camp Kane" and the "Stevens S. Jones Law Office".

Roll Call Vote:

Ayes: Gibson, Pretz, Smunt, Withey

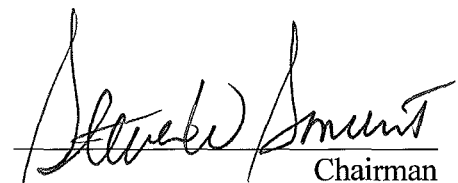
Nays: None

Absent: Norris

Abstain: Bobowiec, Malay

Motion Carried.

**PASSED**, this 1st day of April, 2015.

  
Chairman





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: March 4, 2015 03:44 PM



0 115 230 Feet

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Powered by Precision GIS

## **St. Charles Zoning Ordinance – Criteria for Landmark Designation**

### **17.32.060.C**

The Commission shall evaluate the property's eligibility for landmark designation based on its historic and/or architectural significance, the integrity of its design, workmanship, materials, location, setting and feeling, and the extent to which it meets one (1) or more of the following criteria:

1. Has character, interest or value which is part of the development, heritage or cultural character of the community, county, state or nation.
2. Is the site of a significant local, county, state or national event.
3. Is identified with a person who significantly contributed to the development of the community, county, state or nation.
4. Embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. Is identified with the work of a master builder, designer, architect or landscape architect whose work has influenced the development of the area, the county, the state or the nation.
6. Embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.
7. Embodies design elements that make it structurally or architecturally innovative.
8. Has a unique location or physical characteristics that make it a familiar visual feature of the community.
9. Is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
10. Is suitable for preservation or restoration.
11. Is included in the Illinois or National Register of Historic Places.
12. Has yielded, or is likely to yield, information important to prehistory, history or other areas of archaeological significance.



**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

**HISTORIC LANDMARK NOMINATION**

*Instructions:*

*To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.*

*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.*



<b>1. Property Information:</b>	Parcel Number(s): 09-34-426-001	
	Property Name (Historic or common name of the property): Camp Kane and Stevens S. Jones Law Office, Langum Park, NE corner of Riverside Ave. & Devereaux Way	
<b>2. Applicant:</b>	Name City Of St. Charles	Phone 630-377-4443
	Address 2 E. Main St. St. Charles IL 60174	Fax
		Email
<b>3. Record Owner:</b>	Name City of St. Charles	Phone 630-377-4443
	Address 2 E. Main St. St. Charles IL 60174	Fax
		Email

**4. Legal Description of Property:** The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).

That part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian Lying Northeasterly of the Southwesterly Line of Riverside Avenue and North of the North Line of the Tract of Land Conveyed to Moses T. Bliss by Deed Dated May 31, 1843 and Recorded July 1, 1843 In Book 3, Page 412, In the City of St. Charles, Kane County, Illinois, and excluding the easterly 225 ft. thereof.

**I. Classification of Property (Check all that apply):**

a) Ownership:

private  
 public-local  
 public-state

b) Category:

building  
 district  
 site

c) Integrity:

original site Camp Kane  
 moved: date Law Office: Aug. 26, 2014  
 unaltered

d) Function or Use:

Historic/Current

/  agriculture  
 /  commercial  
 /  educational  
 /  government  
 /  entertainment

Historic/Current

/  industrial  
 /  military  
 /  museum  
 /  private residence  
 /  park

Historic/Current

/  religious  
 /  scientific  
 /  transportation  
 /  other(specify  
 Law Office  
 Artifact

e) Architecture:

Early Republic

Federal  
 Early Classical  
 Revival

Mid-19<sup>th</sup> Century

Greek Revival  
 Gothic Revival  
 Italian Villa  
 National

Late 19<sup>th</sup>/20<sup>th</sup> Century Revivals

Beaux Arts  
 Colonial Revival  
 Classical Revival  
 Tudor Revival  
 Late Gothic Revival  
 Dutch Colonial Revival  
 English Cottage  
 Italian Renaissance  
 French Renaissance  
 Spanish/Mission

Regional Origin

Vernacular (describe)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Other (describe)  
 \_\_\_\_\_  
 \_\_\_\_\_

Late Victorian

2<sup>nd</sup> Gothic Revival  
 Italianate  
 Second Empire  
 Queen Ann  
 Stick/Eastlake  
 Shingle Style  
 Romanesque  
 Renaissance  
 Folk Victorian

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century

(American Movements)  
 Princess Ann  
 Homestead  
  
 (Amer. Arts & Crafts Movement)  
 Craftsman  
 Bungalow  
 Foursquare  
 Prairie School

Modern Movement

Modern  
 Art Deco  
 International Style  
 Ranch

**II. Building Materials:**

Please mark the appropriate boxes listing the materials that exist on the building.

	<b>Foundation</b>	<b>Walls</b>	<b>Roof</b>	<b>Others</b>
Wood				
Weatherboard, Clapboard		x		
Shingle			x	
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate				
Brick				
Metal				
Iron				
Copper				
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	x			
Adobe				
Ceramic Tile				
Glass				
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				

**III. Significance of Property:**

Please indicate source of documentation, if available.

- a) Original Owner: Law Office - Stevens S. Jones
- b) Architect/ Builder: Unknown
- c) Significant Person(s): Law Office-Stevens S. Jones, Camp Kane- Gen John F. Farnsworth
- d) Significant Dates (i.e., construction dates): Camp Kane - Sept 18, 1861

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

Property is the site of a significant local, county, state, or national event.

Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.

Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.

Structure embodies design elements that make it structurally or architecturally innovative.

Property has a unique location or physical characteristics that make it a familiar visual feature.

Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

Property is suitable for preservation or restoration.

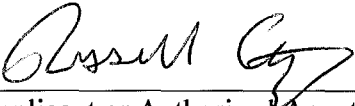
Property is included on the \_\_\_ Illinois and/or \_\_\_ National Register of Historic Places.

Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

**IV. Attachments**

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property.
2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing.
3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.

**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
	3/10/15
Applicant or Authorized Agent	Date





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: March 4, 2015 03:44 PM



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## **Descriptive Statement for Camp Kane**

In the mid 1800's Illinois was an active part of the Abolitionist movement, St. Charles was a very active part of that movement. Congressman John F. Farnsworth, St. Charles resident was a well-known abolitionist, was a personal friend to Abraham Lincoln, an advisor to Lincoln during the Lincoln Douglas debates and was the person who nominated Lincoln for President in 1860.

After the start of the Civil War, John F. Farnsworth requested permission from President Lincoln to commission the 8<sup>th</sup> Illinois Cavalry and train them in St. Charles. President Lincoln approved that commission on August 11, 1861 and called the 8<sup>th</sup> Illinois Cavalry "Farnsworth's Big Abolitionist Regiment" while making John F. Farnsworth a Colonel and later in 1862 a Brigadier General.

By August 20, 1861 the first company was formed. Many members of this unit were employees of the Chicago Tribune including the company's captain William Medill, brother of Joseph Medill, Chicago Tribune editor and owner. Joseph Medill and Farnsworth were strong political allies and Medill supported Farnsworth's efforts. Many articles were published in the Chicago Tribune on the formation of the 8<sup>th</sup> Illinois Cavalry which helped fill the ranks of the regiment with members from all around Illinois and surrounding states

As stated in the book "History of the Eighth Cavalry Regiment" written by Dr. Abner Hard, surgeon for the 8<sup>th</sup> Illinois Cavalry, Colonel Farnsworth used the property that he owned that is now commonly known as Langum Park to develop Camp Kane, the Civil War Training Camp that would become the home of the 8<sup>th</sup> Illinois and 17<sup>th</sup> Illinois Cavalries. This was the only Civil War training camp in Kane County. The 8<sup>th</sup> Illinois Cavalry officially mustered in at Camp Kane with 1,164 men on September 18, 1861 and Camp Kane remained active until early 1864.

The 8<sup>th</sup> Illinois Cavalry's honors include battles such as Mechanicsville, Antietam, Fredericksburg and most notably Gettysburg, where it was the 8<sup>th</sup> Illinois Cavalry's Lt. Marcellus Jones who fired the first shot of that famous battle. Confederate Colonel John S. Mosby "The Grey Ghost" called the 8<sup>th</sup> Illinois "The best cavalry regiment in the Army of the Potomac". The 8<sup>th</sup> Illinois Cavalry also had tragic honors of participating in the hunt for President Lincoln's assassin and serving as the Honor Guard for President Lincoln's Funeral Train.





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[Langum Park, South 7th Avenue](#) ([View on map](#))

The current location of Langum Park once served as a training ground for soldiers of the 8th and 17th Illinois Cavalry regiments during the Civil War.

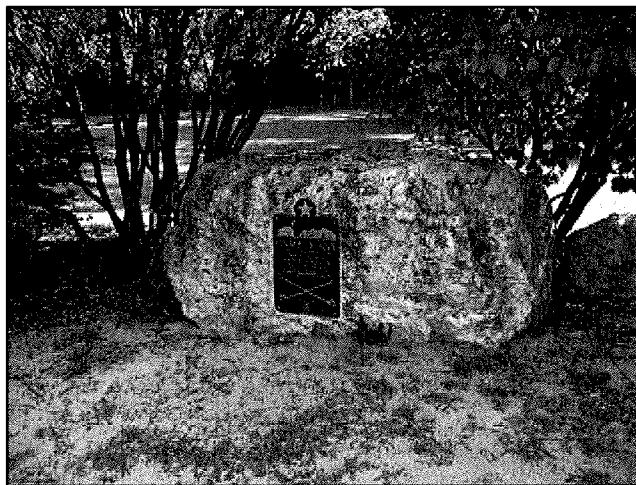


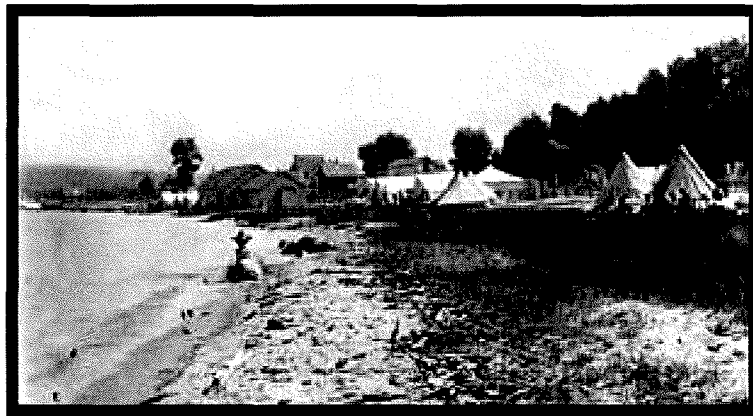
Image Credit: St. Charles Public Library

John Franklin Farnsworth established Camp Kane in 1861 on property he owned that extended from the Fox River to 7th Avenue.

Born in Canada, Farnsworth was a surveyor and studied law in Michigan before moving to St. Charles to establish a law office in the 1840s. He served in the United States Congress from 1857-1860, and from 1863-1872. Farnsworth was an abolitionist and a personal friend of Abraham Lincoln, and nominated Lincoln for the office of U.S. President at the Republican Party Convention in 1860.

John Farnsworth played a particularly significant role in the establishment and training of both the 8th and the 17th Illinois Cavalry regiments during the Civil War. He gained authorization from President Lincoln to form a volunteer cavalry regiment soon after the Civil War began in 1861, and successfully fulfilled the 1,200 man quota. Approximately one in six men from St. Charles served in the regiments. Recruits also came from as far as Indiana, Iowa, and Michigan.

The 8<sup>th</sup> Illinois Cavalry was mustered into service on September 18, 1861, with Col. Farnsworth in command. The 8th Illinois Cavalry trained at Camp Kane until October 14, 1861, when the regiment marched from Camp Kane to Geneva and boarded a train to Washington D.C. to join forces with the Army of the Potomac. President Lincoln called the 8<sup>th</sup> Illinois Cavalry "Farnsworth's Big Abolition Regiment."



*Located on the eastern banks of the Fox River, Camp Kane was the training ground for the 8th Illinois Cavalry.*

Image Credit: [St. Charles Heritage Center](#)

The 8th Illinois Cavalry Regiment saw action in many Civil War battles, most notably the Battles of Manassas, Williamsburg, Mechanicsville, Alexandria, Antietam, Fredericksburg, Chancellorsville, and Gettysburg. Lieutenant Marcellus Jones of the 8<sup>th</sup> Illinois Cavalry is credited with firing the first shot in the Battle of Gettysburg on July 1, 1863. John Farnsworth's nephew, Elon Farnsworth, was killed in action in Gettysburg on July 3, 1863 while in command of Company L, 1<sup>st</sup> Vermont Battalion during a battle at Big Round Top.

In April 1865, the 8<sup>th</sup> Illinois Cavalry took part in the search for Abraham Lincoln's assassin, John Wilkes Booth. The regiment also guarded the President's body as it lay in state in Springfield, Illinois.

While the 8<sup>th</sup> Illinois Cavalry was serving its second year in the Union Army, John Farnsworth organized the new 17<sup>th</sup> Illinois Cavalry Regiment on September 11, 1863. Farnsworth was promoted to Brigadier General on December 5, 1862, but he resigned his commission in early 1863 to take his seat in the U.S. Congress representing the 2<sup>nd</sup> Illinois District. The 17<sup>th</sup> Illinois Cavalry trained at Camp Kane under the command of Col. John Beveridge from November 1863 until May of 1864 when they were ordered to move the regiment to Missouri. Major John Lourie Beveridge, a native of Evanston who later became a Governor of Illinois, was a member of the 8<sup>th</sup> Illinois Cavalry from 1861-1863. He was named Colonel of the 17<sup>th</sup> Illinois Cavalry on January 28, 1864. The 17<sup>th</sup> Illinois Cavalry fought many skirmishes in Missouri and helped defend Jefferson City from attack by Major General Sterling Price's Confederate forces in October of 1864. The 17<sup>th</sup> Illinois Cavalry was mustered out of service in November and December of 1865 in Leavenworth, Kansas.

John Farnsworth



Image Credit: Library of Congress

Nearly five hundred St. Charles men joined various military regiments during the Civil War. The 127<sup>th</sup> Illinois Infantry Company E was recruited in St. Charles, but did not train at Camp Kane. Frederick Dyer reported in his book, **A Compendium of the War of the Rebellion** (Part 3, pp. 1026-7) that the Illinois 8<sup>th</sup> Cavalry lost a total of 250 men during the Civil War; 7 officers and 68 enlisted men in battle, one officer and 174 enlisted men to disease.

Today, a plaque, erected in Langum Park on June 13, 1982, commemorates the significance of Camp Kane in both local and national history.

**For additional photographs see:**



**St. Charles Illinois, p. 60, 61, 62, 63**

**St. Charles on Parade, p. 46, 47**

### **See also:**

St. Charles Heritage Center - **Camp Kane and the Civil War**□

Illinois Digital Archives - **Civil War Documents**

### **Sources:**

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- Bochar, Jack. **St. Charles in the Civil War.** St. Charles, IL: St. Charles Historical Society, 1992.
- "Civil War Memories—8<sup>th</sup> Illinois Rode With Pride." *Kane County Chronicle* 17 October 1990.
- Davis, Alice. **The Settlement and Growth of St. Charles.** 1940. p. 33.
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<http://www.nps.gov/archive/gett/getttour/sidebar/farns>
- "8<sup>th</sup> Illinois 'Stood Hell Fire,' Rode on to Glory." *Kane County Chronicle* 28 March 1992.
- Hard, Abner. **History of the Eighth Cavalry Regiment, Illinois Volunteers.** Dayton, Ohio: Press of Morningside Bookshop, 1984.
- Illinois Adjutant General's Report. Regimental and Unit Histories Containing Reports for the Years 1861-1866. (See: **The Illinois Civil War Muster and Descriptive Rolls database**)
- **Roster of the Eighth Illinois Veteran Cavalry.** Geneva, Illinois, Kane County Genealogical Society, 1982?.
- **St. Charles on Parade: 150 Years, 1834-1984.** St. Charles: Sesquicentennial Commission, 1994. p. 46-48

### **Descriptive Statement for Stevens S. Jones Law Office**

In Mid 1838 Stevens S. Jones arrived in Charleston IL. He was the first attorney in the Fox Valley. In 1839, Jones brought to the founders' attention that there already was a town called Charleston in southern Illinois. He made the suggestion to call the settlement St. Charles.

Jones purchased the property on the Northeast corner of 5<sup>th</sup> Ave and Main St. on April 8, 1843. A small 14X18 structure was added shortly after. That structure was Jones's law office. It is believed the porch was added in 1860. During the Civil War the Law Office served as a holding cell for war deserters.

Some think that the 14X18 structure could actually be the original Kane County Court House that was abandoned in 1843 after the new court house was constructed. No one seems to know what happened to that structure and the descriptions of both those buildings are very similar but there is no proof that this is the case.

In 1987 Jane Dunham had the building relocated to the Dunham Hunt Museum at 304 Cedar Ave. It remained there until August 26, 2014 when the City of St. Charles had the building relocated to Camp Kane.

## Notes on **Stevens S. JONES (St. Charles)** by **Adam D. Gibbons [2015]**

Stevens S. JONES bought land in St. Charles from Ira MINARD for \$100 on 13 May 1842 [KCDB 11: 13] and for \$1000 (this land in Block 8, Lots 3-6) on 8 April 1843 [KCDB 11: 19]. This land consisted of the west half of the block and was directly east of the Public Square. Because of this price, there must have been a structure on the lots at the time (the only pre-1860 structure was at the south end of the lots).

From Joslyn: Judge Richard N. BOTSFORD (881) was born in CT in 1830. Came to St. Charles in 1851; taught, then practiced law after 1856 with D. L. EASTMAN. After DLE's death, BOTSFORD became a partner w/ S. S. JONES, who was later the editor of the Religio-Philosophical Journal of Chicago.

John STEWART arrived in Illinois in 1848, and "secured employment with a lawyer, S. S. JONES" (27) at St. Charles, and was paid \$10/month.

From P&P: S. S. JONES was a practicing attorney in the days of Robert MOODY, who was elected in 1840 (250). JONES almost always opposed B. F. FRIDLEY.

S. S. JONES came from Vermont (226).

From the "Albany Law Journal" from 1877: "Stevens S. JONES, the editor of the Chicago spiritualist newspaper, The Religio-Philosophical Journal, who was recently killed in that city, was formerly a lawyer of considerable promise. He was admitted to the bar in Vermont, and subsequently removed to Illinois, where he established a successful practice. He was twice Judge of the Kane County Court."

From "The Golden Rule" from 7 November 1846: Stevens S. JONES was a Mason, "of No. 14, G. M."

From Andreas' History of Chicago, 1871-1885: Stevens S. JONES was born in Barrie, VT on 22 July 1813; his father was a farmer and "liberal-minded man." He was admitted to the bar at age 19, and moved to St. Charles in the spring of 1838. He was interested in the railroads in the early days. He was a Universalist when younger, and presided at various Universalist State Conventions. In May 1865 he established the Religio-Philosophical Journal. His office was entirely destroyed in 1871 (in the fire) but he purchased new equipment in NYC and was soon back in business. He was successful, until on 15 March 1877, "he was foully murdered in his office at No. 394 Dearborn Street." He was married in Hyde Park, VT to Lavinia M. CAMP, daughter of Philo, on 1 May 1838. They had two children – Mary E. JONES, w/o John C. BUNDY; and Clara M. JONES, w/o Robert B. FARSON of Chicago (882).

John C. BUNDY, son-in-law of SSJ, was born in St. Charles on 16 February 1841, s/o Ashael & Betsy (MINARD) BUNDY. He was a clerk in MINARD & OSGOOD's store in 1860, but when the war broke out he recruited men for service. He was elected 2<sup>nd</sup> Lieutenant of a Cavalry company (under C. B. DODSON). He marched thru Arkansas, and was promoted to Lieutenant-Colonel. He became ill, and returned home to recover. He retired from the army in 1863 b/c of health. In 1866 he became the business manager of the Religio-Philosophical Journal, and became editor and manager upon the death

of SSJ. On 19 August 1862 he married Mary E. JONES, and they had a daughter, Gertrude M. BUNDY. Her brother George M. BUNDY "was killed by a base ball on October 22, 1870, while watching other children playing in the street."

Biographical sketch appears in 19<sup>th</sup> Century Miracles by Britten from 1884: Stevens S. JONES died on 15 March 1877, at his publishing house building, 127 Fourth Avenue, Chicago, by two pistol wounds, one to the head and one through the right shoulder. He was shot by William C. PIKE – it was malicious, and was found to be First Degree Murder. His wife Genevieve was an accessory to the murder, and was to be held without bail. JONES' friends asked for a strong sentence, but one "short of the death penalty." Mrs. Cora RICHMOND presided at SSJ's funeral, and gave an eloquent address (448). SSJ was shot from behind without warning; his murderer turned himself in at the Harrison Street Police Station.

From The World's Sages by D. R. M. BENNETT: SSJ was the only son of his parents, and also wrote "The Little Bouquet" a monthly magazine for children. Stevens' health was very delicate in childhood. Nine days after his wedding, he departed VT for IL. He was converted to spiritualism by Andrew Jackson Davis of Poughkeepsie, a clairvoyant who used magnetic healing. His murderer was William C. PIKE, a lecturer on phrenology. He shot SSJ at the base of the brain, and was later found not guilty by reason of insanity (902). Another source says he was found guilty, and was sent to an Insane Asylum.

1877 newspapers claim that jealousy was the cause of the murder, but none except the husband and wife thought this was possible. SSJ had supposedly seduced PIKE's wife. In reality the wife was a medium and she and her husband owed JONES many months' rent.

From Samuel W. Durant, 1881: Stevens S. JONES was from Washington County, VT, and arrived in St. Charles on 7 June 1838. He "has been credited with suggesting the name 'St. Charles' when it was found necessary to change the first one adopted." He was a Democrat in politics, then a Free Soiler, and later (1854+) a Republican. He was elected probate justice in 1843 and for several years owned and managed the Kane County Democrat (1850-60). He was instrumental in securing the village charter in 1849. Mrs. JONES resided "in the old homestead in St. Charles during the summer, and with her daughter in Chicago during the winter." (71)

From Pliny A. DURANT, 1903: Stevens S. JONES' parents removed from NH to VT "at an early period." His home "was on the east side, on Main street opposite the park, and his law office stood just north of his home." He was a good citizen, and after he was shot by a cowardly assassin, that man "was at length confined in the asylum for the insane at Elgin." His son-in-law, Col. John C. BUNDY, died "a few years ago." A daughter, Mrs. R. B. FARSON, "has long been prominent in women's club work. During her younger years she was a prime favorite in St. Charles society, and has never lost the prestige." (173)

From the IL Deaths & Stillbirths Index: Mary (JONES) BUNDY died on 22 September 1933 in Evanston. She was born in St. Charles on 11 November 1839, and was a housewife. Her father was born in VT, and her mother's name was Lavina CAMPBELL.

Buried in the North Cemetery, St. Charles: George H. BUNDY, 8 September 1863 – 22 October 1870. His parents are buried there as well.

1857 St. Charles Directory – “JONES, S. S. president of Iowa central air line railroad, Main cor 5<sup>th</sup>.” (184)  
1860 shows S. S. JONES at NE corner, park on block to west.

From Pearson’s Reflections of St. Charles: Steven [sic] S. Jones of Vermont “opened a law office in 1839 in a small frame building which remains on 5<sup>th</sup> Avenue today, just north of Main Street. The office was originally attached to the large home on the corner, which JONES erected in 1839. This house was occupied later by his daughter, Mrs. R. B. FARSON, a prominent clubwoman, and today is a commercial establishment” (22).

From the Chicago Tribune (24 September 1933) – Mary E. BUNDY’s funeral was held in St. Charles “in the same home in which she was born.” Member of Chicago Woman’s Club for 51 years.



Stevens S. JONES of Chicago in 1875



Photo showing Jones Law Office building at original location-  
NE corner of E. Main St. & N. 5th Ave.

