

AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. TODD BANCROFT – CHAIRMAN
MONDAY, AUGUST 10, 2015 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. FIRE DEPARTMENT

- a. Recommendation to continue to withhold funding for one Fire Inspector (Fire Lieutenant) position within the Fire Department

4. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Historic Preservation Commission Recommendation to approve historic landmark designation for 502 S. 4th Ave., Long House.
- b. Plan Commission Recommendation to approve a Special Use for a Transportation Operations Facility for 300 N. Randall Rd. – Illinois Central School Bus.
- c. Plan Commission Recommendation to approve a Special Use for Planned Unit Development, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy.
- d. Plan Commission Recommendation to approve a Special Use for a Pet Care Facility for 2312 W. Main St. – Loyal Companions Animal Hospital.
- e. Plan Commission Recommendation to approve a Drive-Through Facility Stacking Space Reduction Request and recommendation to approve a Minor Change to PUD Preliminary Plan for 3875 E. Main St.
- f. Recommendation to Approve an Amendment to Chapter 5.14 Amusement Game Devices Regarding Amusement Game Device License Fees.
- g. Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Landscape Buffer Yards in the M-2 Limited Manufacturing District.

5. ADDITIONAL BUSINESS

6. EXECUTIVE SESSION

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining

7. ADJOURNMENT



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to continue to withhold funding for one Fire Inspector (Fire Lieutenant) position within the Fire Department

Presenter: Fire Chief Joseph Schelstreet

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development-(8/10/15)		City Council

Estimated Cost:	\$0	Budgeted:	YES		NO	
-----------------	-----	-----------	-----	--	----	--

If NO, please explain how item will be funded:

Executive Summary:

One additional Fire Inspector position was authorized for the Fire Department upon adoption of the FY 15/16 budget. Due to the uncertainty of the State of Illinois budget, and the impact of possible lost revenue, the decision was made to not fund this position until the adoption of the State of Illinois budget and clarification of any impacts to the revenue streams for the City of St. Charles. Under provisions of State statute and the collective bargaining agreement with the firefighter's union vacancies to existing positions must be filled within 90 days unless the position or positions cease to be funded or authorized. As the State of Illinois does not yet have a final budget, staff recommends that Council continue to withhold authorization for funding for this vacant position until the adoption of the budget or November 30, 2015.

Attachments: *(please list)*

Recommendation / Suggested Action *(briefly explain)*: Recommendation to continue to withhold funding for one Fire Inspector (Fire Lieutenant) position within the Fire Department through November 30, 2015.

For office use only:

Agenda Item Number: 3a



AGENDA ITEM EXECUTIVE SUMMARY

Title: Historic Preservation Recommendation to approve historic landmark designation for 502 S. 4th Ave., Long House

Presenter: Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (8/10/15)		City Council
	Public Hearing		

Estimated Cost: N/A Budgeted: YES NO

If NO, please explain how item will be funded:

Executive Summary:

Joseph Stuart has nominated his property at 502 S. 4th Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the nomination on 7/15/15. The Commission recommended approval of the landmark nomination with a vote of 5-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1852 and is an example of the National style. Dennis and Margaret Long were the first recorded purchasers of the property. Dennis Long worked as a mason in St. Charles.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

Attachments: *(please list)*

Historic Commission Resolution, Landmark Nomination

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve historic landmark designation for 502 S. 4th Ave., Long House

For office use only:

Agenda Item Number: 4a

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 9-2015

**A Resolution Recommending Approval for Landmark Designation
(502 S. 4th Avenue – Long House)**

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 502 S. 4th Avenue as a landmark; and

WHEREAS, the Historic Preservation Commission has made the following findings:

- 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.**

Dennis Long and his wife Margaret were the first recorded purchasers of this property, in 1852. Dennis Long was a mason who worked on the Illinois and Michigan Canal and moved to St. Charles after its completion, where he continued to work on masonry structures including the first St. Patrick's Church. Dennis Long lived in the house until his death around 1860. His son, John, was also a mason and was deeded the house in 1855. John, who enlisted in the Indiana Infantry during the Civil War, lived in the house with his wife and four daughters until his death in 1918. The house was passed on to John's daughter, Agnes, and then to Agnes' son, John. The house stayed in the Long family until the late 1940s.

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

-AND-

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

-AND-

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

The structure is an example of the National style. Constructed of limestone, the original structure has a simple rectangular, gable-front form. The gables are low pitched, with

gable end cornice returns. The structure consists of two stories and an English basement. The south wing was added prior to 1892, and possibly as early as 1875. The wing is also constructed of limestone, with a unique decorative red brick surround, two courses wide.

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

Current owner Joseph Stuart is committed to authentically preserving the structure.

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 property known as 502 S. 4th Avenue, as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Long House", with a construction date of circa 1852.

Roll Call Vote:

Ayes: Malay, Bobowiec, Pretz, Smunt, Norris

Nays: None

Absent: Gibson, Withey

Abstain: None

Motion Carried.

PASSED, this 15th day of July, 2015.

Chairman

Exhibit "A"
Legal Description

The northerly 50 feet of the west half of Block 8 of the Minard, Ferson and Hunt's Second Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

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.

Received Date
RECEIVED
St. Charles, IL

MAY - 4 2015

CDD
Planning Division

1. Property Information:	Parcel Number(s): 09-34-217-001	
	Property Name (Historic or common name of the property): Long House	
2. Applicant:	Name Joseph Stuart	Phone 630-723-4330
	Address 502 South 4th Ave. St. Charles, IL	Fax Email jstuart@elginacademy.org
3. Record Owner:	Name Joseph Stuart	Phone Fax Email jstuart@elginacademy.org
	Address 502 South 4th Ave. St. Charles, IL	
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).		
The northerly 50 ft. of the west half of Block 8 in Minard, Ferson and Hunt's Second Addition to St. Charles, in the City of St. Charles, Kane County, Illinois.		

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

a) Ownership:

- private
- public-local
- public-state

b) Category:

- building
- district
- site

c) Integrity:

- original site
- moved: date _____
- 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

e) Architecture:

Early Republic

- Federal
- Early Classical Revival

Mid-19th Century

- Greek Revival
- Gothic Revival
- Italian Villa
- National

Late 19th/20th 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

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

Late 19th and Early 20th 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.

	Foundation	Walls	Roof	Others
Wood				
Weatherboard, Clapboard				
Shingle			✓	
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				
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: Demmis Long
- b) Architect/ Builder: Demmis Long
- c) Significant Person(s): Long family
- d) Significant Dates (i.e., construction dates): 1852


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.

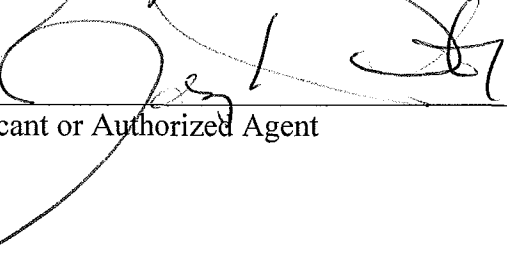
IV. Attachments

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 5/21/2015
Date



Applicant or Authorized Agent 5/21/2015
Date



502 South 4th. Ave. St. Charles, Illinois

Descriptive Statement for 502 South 4th. Ave.

Emigrating from Ireland in 1839 and arriving in St.Charles in 1843, Dennis Long and his wife Margaret were the first recorded purchasers of this property in 1852. There is research that suggests the property may have had this structure already on it due to the relative amount of money Dennis Long paid for it at the time of purchase. The building was constructed on the northerly half of block eight in the Minard, Ferson and Hunt second addition to St.Charles.

Dennis Long was a mason who worked on the Illinois and Michigan Canal and after it's completion moved to St.Charles to continue to work on masonry structures including the first St.Patrick's Church. Dennis Long lived in this house until his death around 1860. His son, John was also a mason and was deeded the house in 1855 where he lived with his wife and four daughters until his death in 1918. John lived most of his life at this residence with the exception of when he enlisted in the Indiana Infantry during the American Civil War. The house stayed in the Long family until the late 1940's passing on to John's daughter Anges and then to her son John. The building has stayed as a private residence through out its history.

The stone structure has a shallow gabled roof and was originally a simple rectangular footprint in layout. The building is of National style consisting of two stories over a high English basement. The south wing was added sometime before 1892 and very possibly by 1875. It is also of stone construction with a unique decorative red brick border of two courses width surrounding the addition.

PLAT OF SURVEY

THE NORTHERLY 50 FEET OF THE WEST HALF OF BLOCK 8 IN MINARD, FERSON AND HUNT'S SECOND ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 28TH DAY OF APRIL, A.D., 2010.

ILLINOIS LAND SURVEYOR NO. 1962

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

• = FOUND IRON STAKE
○ = SET IRON STAKE

ORDERED BY: BENDILL, RICK ORDER NO. 10.0.021 FILE

LAMBERT & ASSOCIATES
LAND SURVEYORS
320 SOUTH REPER ST. WHEATON, ILL. 60
PHONE: (630) 653-6331 FAX: (630) 653-6



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission Recommendation to approve a Special Use for a Transportation Operations Facility for 300 N. Randall Rd. – Illinois Central School Bus
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (8/10/15)		City Council
	Public Hearing		

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

If NO, please explain how item will be funded:

Executive Summary:

North Randall Road Partners, property owner, has applied for a Special Use for a Transportation Operations Facility for the Illinois Central School Bus (ICSB) facility at 300 N. Randall Rd. A Special Use for a Transportation Operations Facility at this location was approved in 2011 under Ordinance No. 2011-Z-17. A five year timeframe was placed upon the Special Use at that time. Therefore, the existing Special Use will terminate on August 15, 2016.

The applicant has requested the Special Use be extended a minimum of five additional years. No changes to the site are proposed as part of the request. The site will continue to be used by ICSB for office operations, dispatch, bus maintenance, and bus parking.

Plan Commission Review

The Plan Commission held a public hearing for the Special Use on 8/4/15. No members of the public spoke at the hearing. The Commission voted 6-0 to recommend approval of the Special Use for a Transportation Operations Facility, with the condition that the Special Use will terminate on August 15, 2021 (five years after the current termination date).

Should City Council approve the Special Use, staff plans to include the following condition in the ordinance:

1. The maximum number of buses located on the site shall be 175. The applicant shall notify the City if there is an increase in the number of buses.
2. The City reserves the right to require traffic observation and analysis of intersections in the vicinity of the site should bus routing change from the findings of the 2015 traffic analysis, or if the number of buses increases.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, Application for Special Use, Ordinance No. 2011-Z-17

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for a Transportation Operations Facility for 300 N. Randall Rd. – Illinois Central School Bus

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4b
-----------------------------	-------------------------------

City of St. Charles, Illinois
Plan Commission Resolution No. 10-2015

**A Resolution Recommending Approval of an Application for Special Use for
a Transportation Operations Facility, 300 N. Randall Road, Illinois Central
School Bus Facility (North Randall Road Partners, LLC)**

Passed by Plan Commission on August 4, 2015

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

WHEREAS, the Plan Commission has reviewed the Application for Special Use for a Transportation Operations Facility, 300 N. Randall Road, Illinois Central School Bus Facility (North Randall Road Partners, LLC); and

WHEREAS, the Plan Commission finds approval of said Application for Special Use for a Transportation Operations Facility, 300 N. Randall Road, Illinois Central School Bus Facility (North Randall Road Partners, LLC) to be in the best interest of the City of St. Charles based on the following:

FINDINGS OF FACT FOR SPECIAL USE

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

The special use will provide and attract employment to the St. Charles area. (150 plus employees) The added employment to the area will bring with it additional consumer spending to the surrounding businesses. Randall Road and Main Street will provide the use with the appropriate road infrastructure to reach its destinations quickly and efficiently. We believe that the school bus schedule will not negatively impact the surrounding community given the internal roadway allowing direct, ease of access to the main arterial roads. The buses should leave around 6:30 - 7:30AM and return throughout the morning till they leave around 1:30 - 2:30 PM to pick up students from school. These are ideal non heavy traffic times and we expect no inconvenience.

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

The existing facility has all the utilities necessary, drainage and retention also in place. Ownership has constructed a roadway on the existing easement to allow for access to their respective outlets.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and

enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The transportation facility shall not be harmful in any way to the surrounding properties. The parcel at 300 N Randall will be used for office operations, maintenance of the school buses and parking. In an effort to relive any congestion issues, ownership has constructed an internal roadway that will allow the school buses to exit the property with minimum impact upon neighboring properties at North and 17th Street. This exit follows a similar use to the manufacturing facility to the East. They will have very limited time of ingress / egress, once in the morning and once in the afternoon.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

We are in the fourth year of Ordinance No. 2011-Z-17 "Special Use for a Transportation Operations Facility" and do not believe that the normal and orderly development and improvement of the surrounding properties have been impeded. Ownership shall leave the 32,000 square foot building and associated parking lot available for future retail development along Randall Road.

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

The operation of the transportation facility will not be detrimental to the public health, safety, comfort or general welfare. The use will consist of an office, maintenance of the school buses and parking facility. We do not believe that the proximity of surrounding properties will classify the buses starting, stopping, etc. as noisy. The previous use of the property was a supplier of construction materials with forklifts and larger delivery trucks. We are not aware of any health and safety issues that they had.

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

The special use will conform to all existing Federal, State and Local codes.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of an Application for Special Use for a Transportation Operations

Resolution No. 10-2015

Page 3

Facility, 300 N. Randall Road, Illinois Central School Bus Facility (North Randall Road Partners, LLC), subject to the following condition:

1. That the Special Use shall expire on August 15, 2021.

Roll Call Vote:

Ayes: Wallace, Kessler, Holderfield, Macklin-Purdy, Pretz, Spruth

Nays:

Absent: Doyle, Frio, Schuetz

Motion Carried: 6-0

PASSED, this 4th day of August 2015.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Bancroft
 And Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Special Use for a Transportation Operations Facility – 300 N. Randall Rd. (Illinois Central School Bus)

DATE: August 5, 2015

I. APPLICATION INFORMATION:

Project Name: 300 N. Randall Rd.

Applicant: North Randall Road Partners, LLC

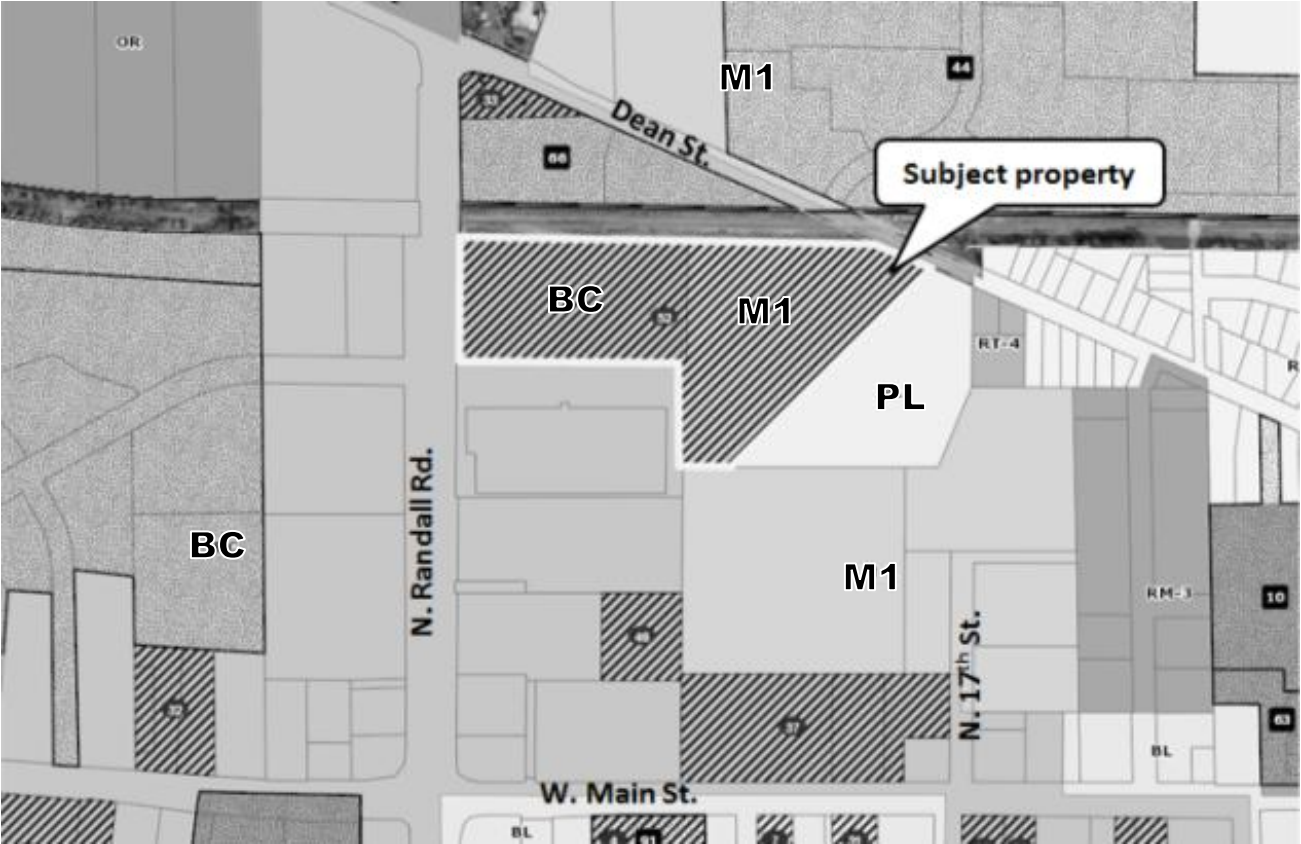
Purpose: Continue use of the subject property as a Transportation Operations Facility for Illinois Central School Bus Company

General Information:		
Site Information		
Location	300 N. Randall Rd.	
Acres	10.7 acres	
Applications	1) Special Use for a Transportation Operations Facility	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.16 Office/Research, Manufacturing & Public Lands Districts Ordinance No. 2011-Z-17	
Existing Conditions		
Land Use	Transportation Operations Facility	
Zoning	BC- Community Business (west half of property) M-1 Special Manufacturing (east half of property) Special Use for Transportation Operations Facility	
Zoning Summary		
North	BC- Community Business/PUD M-1 Special Manufacturing/PUD	Randall Crossing PUD Foundry Business Park PUD
East	PL- Public Land	St. Charles Township Facility
South	BC- Community Business	Commercial uses
West	BC- Community Business	Vacant land
Comprehensive Plan Designation		
Corridor/Regional Commercial & Industrial/Business Park		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

The subject property is the current site of the Illinois Central School Bus (ICSB) dispatch facility and bus storage yard. Prior to the ICSB facility, the property was used as a lumberyard.

In 2011, Ordinance No. 2011-Z-17 “An Ordinance Granting a Special Use for a Transportation Operations Facility (300 N. Randall Road)” was approved. This ordinance granted Special Use approval for a Transportation Operations Facility to operate at the subject property. The ordinance stipulates that the Special Use will terminate five years from the date of approval (August 15, 2016), but states that the applicant may re-apply for the Special Use at that time.

Proposal

North Randall Road Partners, LLC, property owner, has filed an application for a Special Use for a Transportation Operations Facility to allow the use to continue past the August 15, 2016 termination date. ICSB has open contracts with school districts that extend past this deadline. The applicant has requested the Special Use be extended a minimum of five years. No changes to the site are proposed as part of the Special Use request.

III. STAFF ANALYSIS

A. USE

The applicant proposes to continue use of the subject property as a Transportation Operations Facility. ICSB will use the facility for office operations, dispatch, bus maintenance, and bus parking. Approximately 270 people work out of the facility. A total of 175 buses and 38 company cars and vans are housed on the property.

“Transportation Operations Facility” is defined in the Zoning Ordinance as follows:
A facility which may include outdoor facilities and buildings, where buses, trains, taxicabs or other livery vehicles are stored and/or dispatched, where loading and unloading of passengers and freight may be carried on regularly.

The zoning of the subject property is split in two: the eastern portion is zoned BC Community Business District and the western portion is zoned M-1 Special Manufacturing District. Transportation Operations Facility is a Special Use in both districts and therefore requires Special Use approval to permit the use on the property.

B. OPERATIONS, SITE ACCESS & CIRCULATION

ICSB has contracts with the following school districts for the upcoming school year: Batavia Public School District 101, West Chicago Elementary School District 33, Community High School District 94 (West Chicago), Benjamin School District 25 (West Chicago), and Kaneland Community Unit School District 302. ICSB does not serve St. Charles Community Unit School District 303.

Buses leave the ICSB facility between 6:30 and 7:30 a.m. to take students to school and return throughout the morning. Buses leave again between 1:30 and 2:30 p.m. to pick up students from school and return later in the afternoon.

Buses utilize the following access points to enter and exit the subject property (see attached diagram):

- Right in, right out access to Randall Rd. from the ICSB facility entrance (300 N. Randall Rd.).
- Right in, right out access to Randall Rd. from 220 N. Randall Rd., south of the subject property. Buses are routed to this access point via a network of internal cross-access drives that run behind the commercial properties fronting Randall Rd. and W. Main St.
- Full access to W. Main St. from N. 17th St., accessed via the network of internal cross-access drives.

Traffic Study

A traffic study was conducted in May 2015 by HLR, Inc. to analyze how the facility has impacted the intersections in the surrounding area. Video recording was taken during the hours of 6:30 – 7:30 a.m. when buses typically leave the site, 8 – 9 a.m. when buses typically return to the site, 1:30 – 2:30 p.m. when buses leave to pick up students and 3:30 – 4:30 when buses return.

The following intersections were analyzed: Randall Rd. & Rt. 64; Randall Rd. & Dean St.; Randall Rd. & the ICSB driveway; Randall Rd. & 220 Randall Rd.; and Rt. 64 & 17th St.

Findings:

- The volume of buses has increased by about 50% over the past few years of operation.
 - Most of the additional bus volume leaves the ICSB site to the north on Randall Rd., turns left on Dean St., connects to Peck Rd. and comes back eastbound on Rt. 64.
 - Fewer buses exit from 17th St. to Rt. 64.
- For buses returning to the site, volume is more evenly distributed among right turns off Rt. 64 onto 17th St. and right turns off Randall Rd. at 220 N. Randall and the ICSB facility entrance.
- The increase in northbound left turns from Randall Rd. onto Dean St. could indicate that more time is needed to allow vehicles to make this left turn. However, capacity analyses indicate A or B Levels of Service. KDOT staff indicated they were not aware of any issues or concerns regarding the operation of this intersection.
- No capacity issues were identified in the study. The report states, “The surrounding intersections have accommodated the additional bus traffic with little or no noticeable impacts. If problems arise, it should be possible to mitigate them by re-timing the affected intersections.”

C. CONDITIONS OF APPROVAL FROM EXISTING SPECIAL USE ORDINANCE

The following conditions were placed upon approval of the Special Use in 2011, as specified in Ordinance No. 2011-Z-17. An update on each condition is provided in italics:

1. All improvements shown on the site plan shall be completed by December 31, 2011.

The site plan indicated creation of a parking lot behind the existing building for bus parking as well as extension of the internal cross-access road that runs behind the adjacent commercial properties to the subject property, in order to route buses to the access point at 220 N. Randall Rd. and 17th St. These improvements were completed by December 31, 2011.

2. The maximum number of buses located on the site shall be based upon the data used in the Traffic Analysis. (A total of 150 buses on site, approximately 125 in regular operation, approximately 100 buses leaving the site during peak hour operation). The applicant shall notify

the City if the number of buses is to be increased and the City reserves the right to require a further traffic analysis based on the increased number of buses. The applicant will be responsible for completing any improvements identified in a future traffic analysis as a condition of the increase in buses.

The facility currently contains approximately 175 buses. According to the 2015 traffic study, there does not appear to be more than 100 buses that enter and exit the site during peak hour operation.

3. The Special Use shall terminate five years from the date of the Special Use approval by the City Council, but the applicant may re-apply for the Special Use at that time.

The Special Use will terminate on August 15, 2016. Because the ICBS has contracts that extend past that date, the applicant has requested an extension of the Special Use. The applicant has requested a minimum of five additional years for the Special Use.

4. Traffic and Access:

- a. The traffic signal at IL Rt. 64 and Randall Rd. shall be re-timed as discussed in the HLR Technical Memorandum dated July 28, 2011. The applicant shall be responsible for any costs associated with analyzing and retiming the signals.

The referenced memo called for re-timing of the traffic signal for westbound left turns from Rt. 64 onto southbound Randall Rd. in order to avoid a projected poor Level of Service rating. File information indicates the traffic signal was re-timed in August 2011. However, the 2015 traffic study noted that virtually no buses currently make westbound left-turns at Rt. 64 and Randall Rd.

- b. Buses entering the site from Randall Rd. shall enter at the 220 N. Randall Rd. entrance.

According to the 2015 traffic study, more buses enter the site from Randall Rd. at the ICSB facility entrance than at 220 N. Randall Rd.

- c. Buses exiting the site shall primarily exit onto 17th St. and IL Rt. 64

According to the 2015 traffic study, buses exit the site primarily from the ICSB facility entrance onto northbound Randall Rd.

- d. The applicant shall make a good faith effort to petition the Illinois Commerce Commission to have the rail crossings on Randall Rd. and Dean St. posted as “Exempt.” The applicant shall be responsible for any costs associated with petitions for the “Exempt” status.

In September 2011, the Illinois Commerce Commission authorized the posting of “Exempt” signage at the railroad crossing on Randall Rd. and Dean St. so that buses did not need to stop at the crossing. The railroad has been abandoned and the crossing has been removed.

- e. The applicant shall grant a public access easement over the “Future” access drive onto Dean St. as shown on the Site Plan. This access easement may be relocated to an alternative location on the site if necessary, subject to the review and approval of the City.

A public access easement has been granted over the “Future” access drive, which is to connect the internal access drive and the subject property to Dean St. (Recorded as document #2013K043447.)

- f. Traffic observation and analysis of intersections in the vicinity of the site shall be conducted on an annual basis during each school academic year, prior to school summer break (approx. during April or May of 2012, 2013, 2014 and 2015). Based on the results of the analysis, the City may direct changes to the bus routing or require other improvements to ensure safe and efficient traffic flow in the vicinity of the site. The applicant shall be responsible for any costs associated with the analysis and any recommended improvements.

Traffic studies were conducted in May 2012, May 2013, and May 2015. No capacity issues were identified in any of the studies, nor were any changes or improvements recommended.

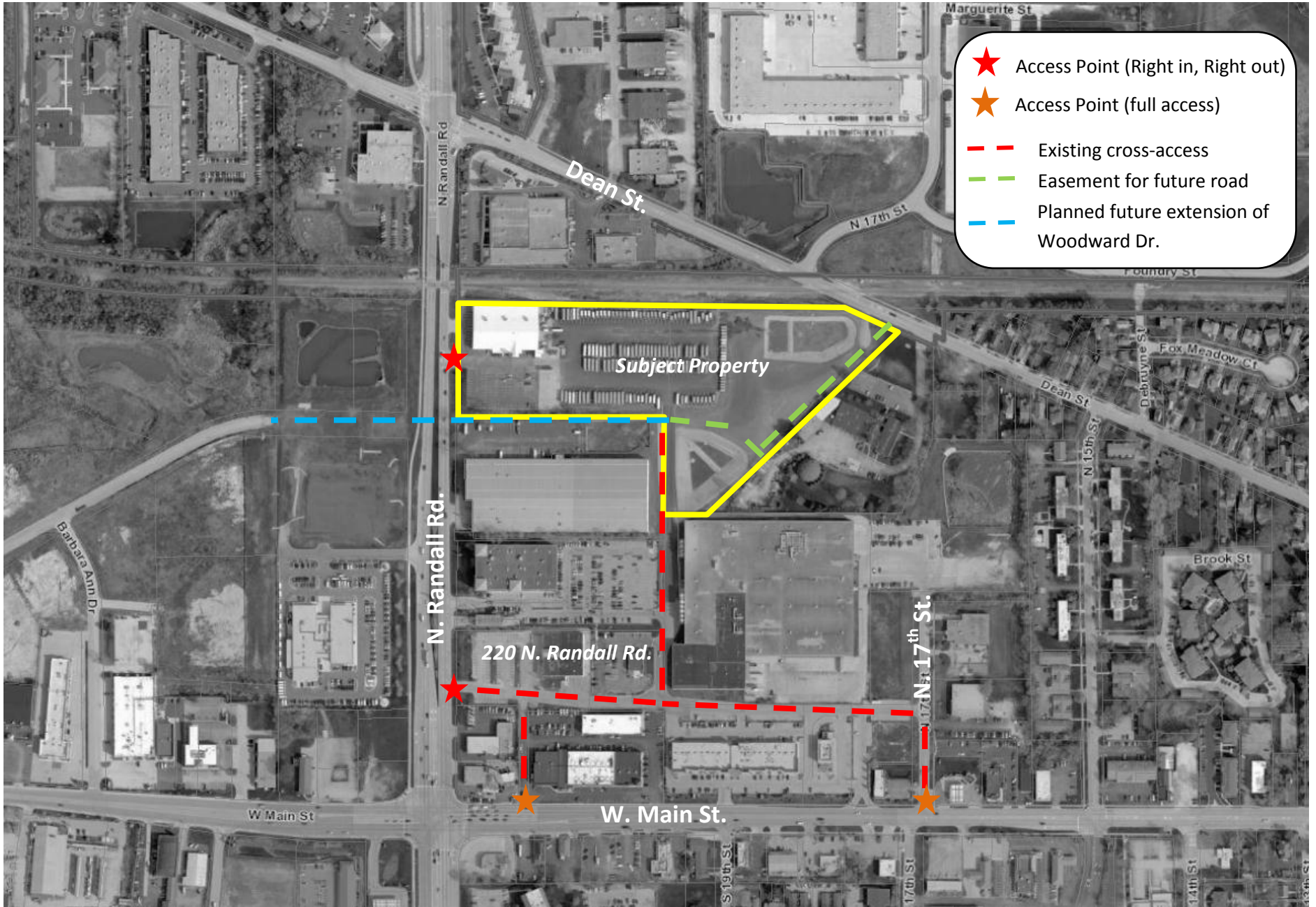
IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on the Special Use for Transportation Operations Facility on 8/4/15. The Commission voted 6-0 to recommend approval of the Special Use, with the condition that the Special Use will terminate on August 15, 2021 (five years after the current termination date).

V. ATTACHMENTS

- Diagram of Access Locations
- Application for Special Use; received 6/3/15
- ICSB Traffic Impact Study Memorandum from HLR; dated 6/11/15
- Ordinance No. 2011-Z-17
- Plat of Easement over future access to Dean St.

Access & Routing Options for ICSB Facility



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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	300 N. Randall Rd.
Project Number:	2011 -PR- 010
Application Number:	2015 -AP- 017



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

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

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

1. Property Information:	Location:	300 N. RANDALL ROAD, ST. CHARLES, IL 60184		
	Parcel Number (s):	0928351001 0928351021		
	Proposed Name:	300 NORTH RANDALL ROAD		
2. Applicant Information:	Name	NORTH RANDALL ROAD PARTNERS, LLC	Phone	630 587 5595
	Address	409 ILLINOIS AVE, SUITE 1C ST. CHARLES, IL 60184	Fax	630 587 0700
			Email	DAVE@PCWINVEST.COM
3. Record Owner Information:	Name	NORTH RANDALL ROAD PARTNERS, LLC	Phone	SAME
	Address	SAME	Fax	SAME
			Email	SAME

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** TRANSPORTATION OPERATIONS FACILITY
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

CURRENT ORDINANCE # 2011-Z-17

Information Regarding Special Use:

Comprehensive Plan designation of the property: CORRIDOR REGIONAL COMMERCIAL

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

What is the property's current zoning? BC, M-1 AND SPECIAL USE

What is the property currently used for? TRANSPORTATION OPERATIONS FACILITY

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

NONE - USE OF EXISTING FACILITIES

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

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

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

PLAT OF SURVEY:

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

FINDINGS OF FACT:

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**


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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

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

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

❑ **PLANS:**

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

Copies of Plans:

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


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

A plan or plans showing the following information:

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

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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


Record Owner _____ Date 5-29-15

Applicant or Authorized Agent Date

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

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



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

300 NORTH RANDALL ROAD
Project Name or Address

5/25/15
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

SEE ATTACHED
EXHIBIT ①

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

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

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

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

EXHIBIT ①

North Randall Road Partners, LLC

Findings of Fact Sheet-Special Use

Project Name: 300 North Randall Road

- A. The special use will provide and attract employment to the St. Charles area. (150 plus employees) The added employment to the area will bring with it additional consumer spending to the surrounding businesses. Randall Road and Main Street will provide the use with the appropriate road infrastructure to reach its destinations quickly and efficiently. We believe that the school bus schedule will not negatively impact the surrounding community given the internal roadway allowing direct, ease of access to the main arterial roads. The buses should leave around 6:30 - 7:30AM and return throughout the morning till they leave around 1:30 – 2:30 PM to pick up students from school. These are ideal non heavy traffic times and we expect no inconvenience.
- B. The existing facility has all the utilities necessary, drainage and retention also in place. Ownership has constructed a roadway on the existing easement to allow for access to their respective outlets.
- C. The transportation facility shall not be harmful in any way to the surrounding properties. The parcel at 300 N Randall will be used for office operations, maintenance of the school buses and parking. In an effort to relive any congestion issues, ownership has constructed an internal roadway that will allow the school buses to exit the property with minimum impact upon neighboring properties at North and 17th Street. This exit follows a similar use to the manufacturing facility to the East. They will have very limited time of ingress / egress, once in the morning and once in the afternoon.
- D. We are in the fourth year of Ordinance No. 2011-Z-17 “Special Use for a Transportation Operations Facility” and do not believe that the normal and orderly development and improvement of the surrounding properties have been impeded. Ownership shall leave the 32,000 square foot building and associated parking lot available for future retail development along Randall Road.
- E. The operation of the transportation facility will not be detrimental to the public health, safety, comfort or general welfare. The use will consist of an office, maintenance of the school buses and parking facility. We do not believe that the proximity of surrounding properties will classify the buses starting, stopping, etc. as noisy. The previous use of the property was a supplier of construction materials with forklifts and larger delivery trucks. We are not aware of any health and safety issues that they had.
- F. The special use will conform to all existing Federal, State and Local codes.



Memorandum

To: Russell Colby
Planning Division Manager, City of St Charles

From: Alexander S. Garbe, PE, PTOE

Date: 6/11/2015

Re: Illinois Central School Bus Operations Facility Traffic Impact Study

The Illinois Central School Bus (ICSB) operations facility opened in 2011 near the corner of Randall Road & IL Route 64 in St. Charles. This facility serves as a storage, service, and dispatch center for school buses travelling to/from Batavia, Geneva, and West Chicago. The City of St. Charles has asked Hampton, Lenzini & Renwick, Inc. (HLR), to perform an analysis to determine how the facility has impacted the surrounding area intersections. The findings of this analysis are presented in this technical memorandum.

Analysis

HLR hired Quality Counts to conduct video recordings at five key intersections near the ICSB site during four times of interest. The morning times of interest are 6:30 – 7:30 am and 8:00 – 9:00 am. The earlier period is when buses typically will be leaving the facility to begin the pick-up of students. The later period is when the buses typically return after dropping students off at school. The afternoon times of interest are 1:30 – 2:30 pm and 3:30 – 4:30 pm. These times again represent when the buses leave to collect students and when they return from their routes, respectively. The counts were taken in May 2015 before school was let out for the summer. The intersections analyzed were Randall Road & IL Route 64, Randall Road & Dean Street, Randall Road & the ICSB driveway, Randall Road & the Play It Again Sports driveway, and IL Route 64 & 17th Street. The recorded videos were observed to identify any potential issues with the additional bus traffic caused by the site. The videos were also observed to count turning movements of all school buses. The school bus counts are shown in Exhibit 1 attached to this memo.

Findings

After observing the recorded video, it was determined that there are no issues of concern with the bus traffic around the ICSB site. No excessive delay was observed at any intersections during the peak times.

When reviewing the bus count data, it was clear that the volume of buses has increased over the past few years of operation by roughly 50%. There has also been a shift in the distribution of the bus traffic. The additional bus volume mostly leaves the ICSB site to the north on Randall Road, makes a left turn on Dean Street, and then comes back eastbound on IL Route 64. The buses that had used the westbound left-turn lane at Randall Road and IL Route 64 have all but disappeared. Fewer buses exit using the southbound left from 17th Street to IL Route 64. As for buses returning to the site, the volume is more evenly distributed among the westbound right-turn at 17th Street and IL Route 64 and the northbound right-turns on Randall Road at the ICSB driveway and at the Play It Again Sports driveway.

Of the shifting bus volumes, only the increase in northbound left-turns at Randall Road and Dean Street seems to be concerning. About 65 buses make this movement during both the am and pm departure times. The potential concerns include servicing the bus traffic with reasonable delay while minimizing impact to other movements and avoiding queuing of buses from the left-turn lane into the northbound through lanes.

HLR reviewed data from the Kane County Division of Transportation (KDOT) that shows the utilization of each movement of their signalized intersections compared to the time available to those movements. The data showed full utilization of the time available to the northbound left for 20 to 30 minutes on a typical weekday at times aligning with the departure periods.

This utilization could indicate that more time is needed for the movement. However, capacity analyses prepared by HLR using Highway Capacity Software (HCS), which utilizes the current methodologies outlined in the Highway Capacity Manual for analyzing the capacity of signalized intersections, indicated A or B Levels of Service (LOS) for the northbound left with the buses added. The LOS found equates to about 10 to 15 seconds of delay per vehicle.

Further, HLR contacted KDOT staff to get their opinion of the operation of this intersection. KDOT staff indicated they were not aware of any issues or concerns regarding the operation of Randall Road and Dean Street. Should an operational concern arise at this intersection, sufficient capacity was found to support an increase in the available green time to the northbound left-turn movement.

Conclusions & Recommendations

Overall, the results of the analysis reveal no capacity issues associated with this site. The surrounding intersections have accommodated the additional bus traffic with little or no noticeable impacts. If problems arise, it should be possible to mitigate them by re-timing the affected intersections.

If you have any questions or concerns, please contact Alex Garbe at our Elgin office.

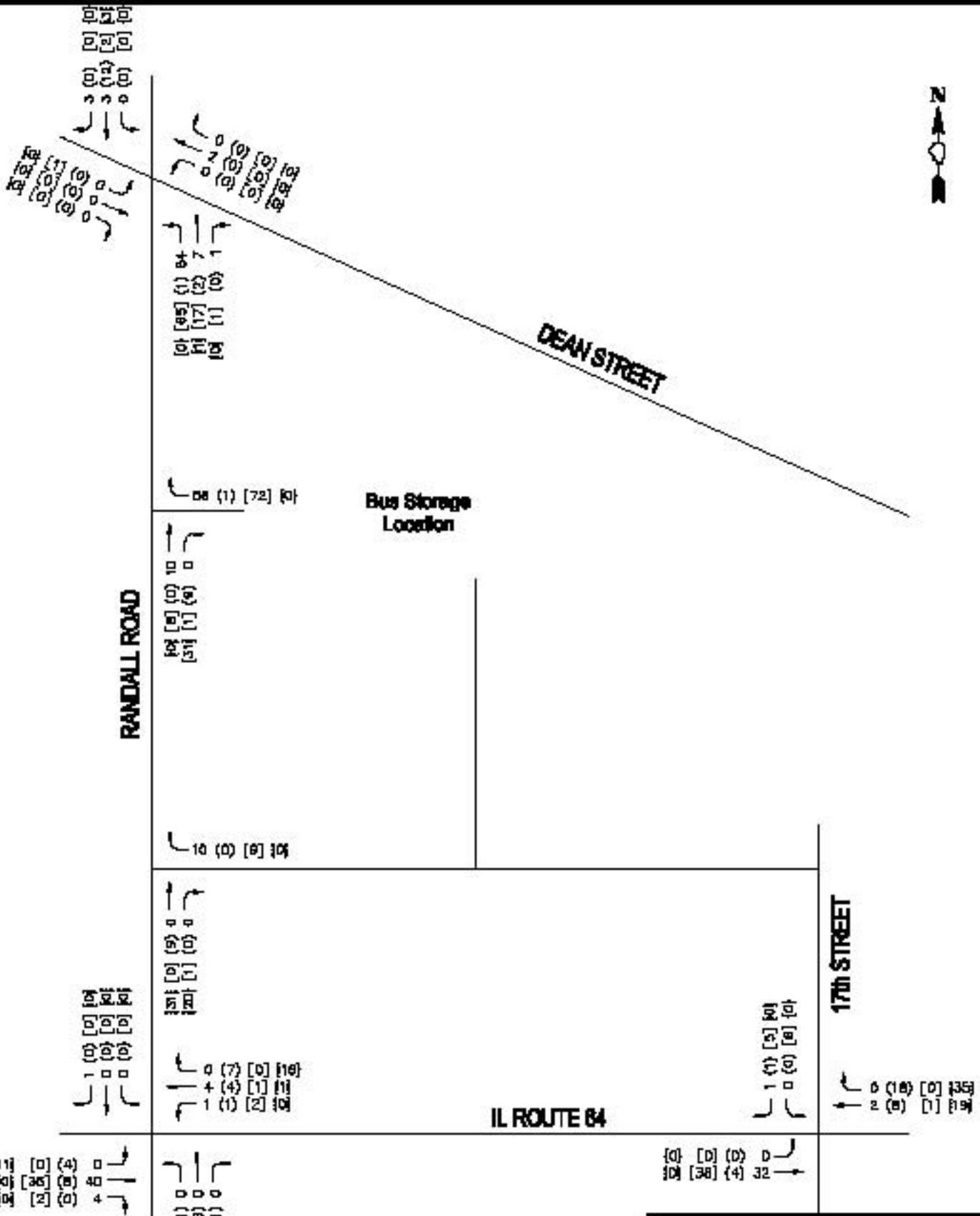
Respectfully submitted,



Alexander S. Garbe, PE, PTOE



Attachment: Exhibit 1 – School bus counts




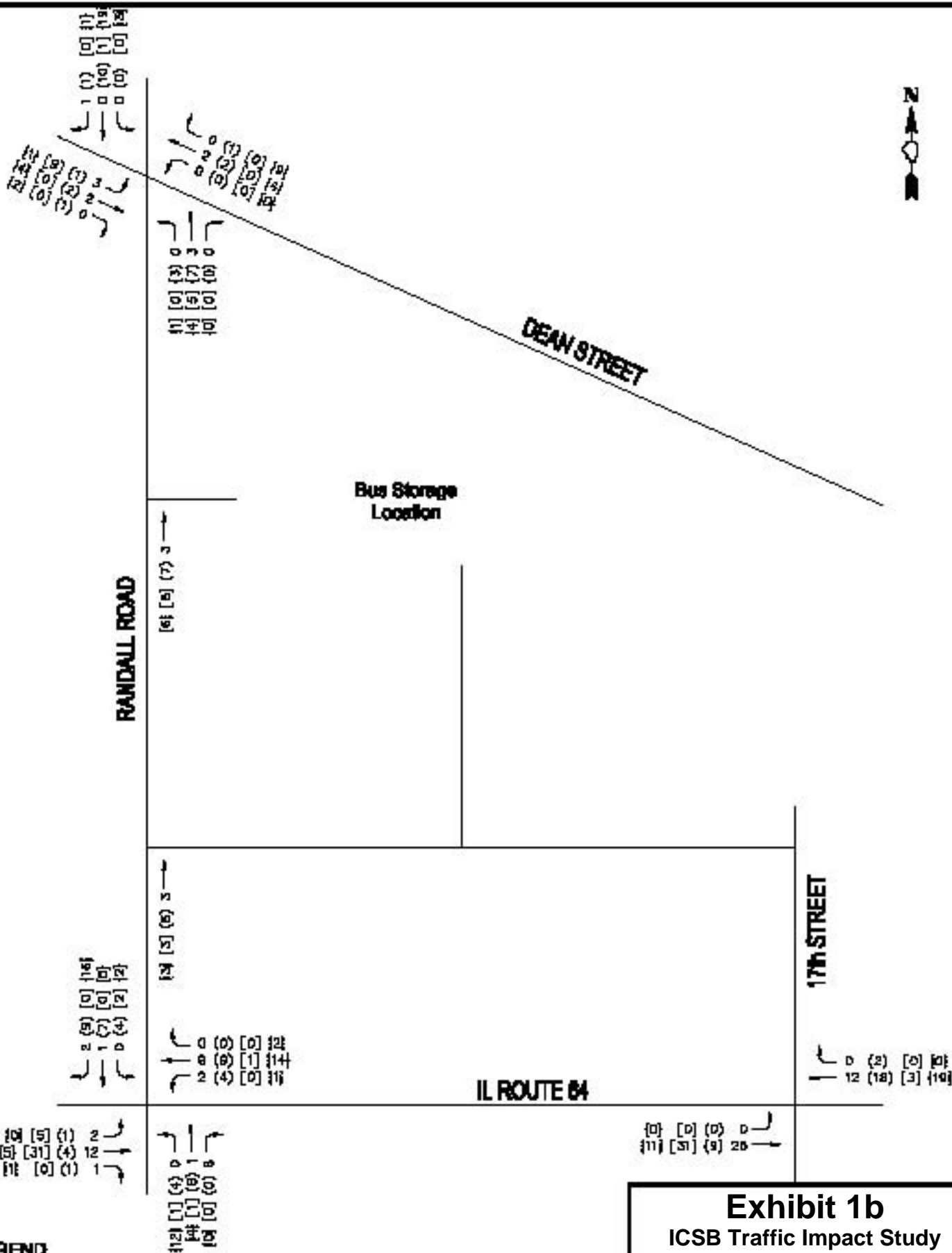
LEGEND

- AM 6:30 - 7:30 am
- AM (8) 8:00 - 8:00 am
- PM 1:30 - 2:30 pm
- PM 3:30 - 4:30 pm

Exhibit 1a
ICSB Traffic Impact Study
ICSB Buses

Hampton, Lenzini and Renwick, Inc.
 1300 North Park Road, Suite 200, Pequot Lakes, MN 55658
 TEL: 218-835-1100 FAX: 218-835-1101
 www.hlr-engineering.com



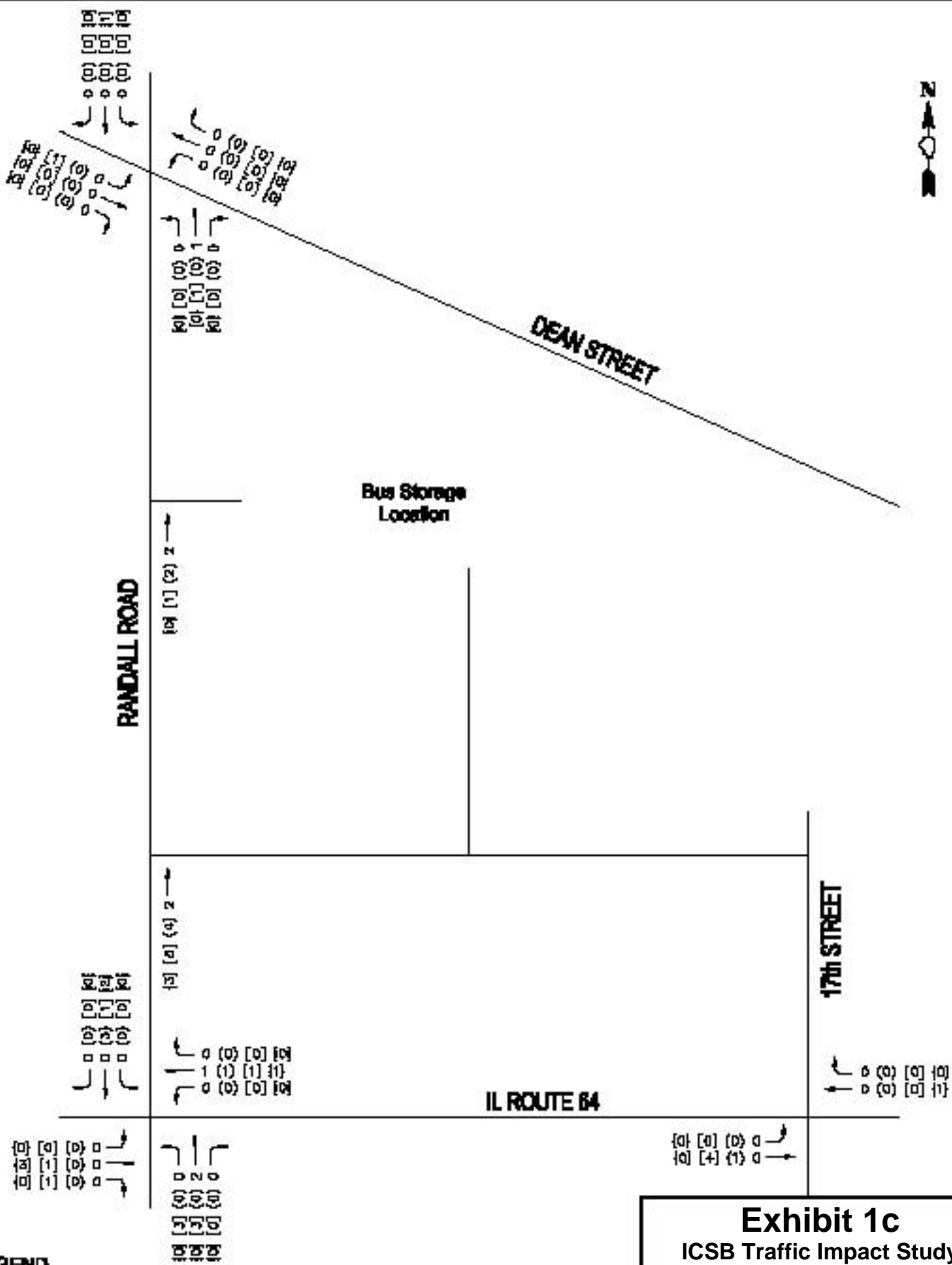


LEGEND

- # 6:30 - 7:30 am
- (#) 8:00 - 8:00 am
- [#] 1:30 - 2:30 pm
- [#] 3:30 - 4:30 pm

Exhibit 1b
ICSB Traffic Impact Study
District 303 Buses

Hampton, Lenzini and Remick, Inc.
 2000 Old State Road, Suite 100, Rockville, MD 20851
 (301) 981-1111
www.hamptonlenzini.com




LEGEND

- # 6:30 - 7:30 am
- (##) 8:00 - 8:00 am
- ### 1:30 - 2:30 pm
- #### 3:30 - 4:30 pm

Exhibit 1c
ICSB Traffic Impact Study
Other School Buses

Hampton, Lanzini and Renwick, Inc.
 Civil & Structural Engineers, Landscape Architects, Environmental Scientists
 2321 N. SPRINGFIELD ROAD, SUITE 100
 SPRINGFIELD, ILLINOIS 62761
 www.hlr-engineers.com



1998-2004 HLR, Inc. All Rights Reserved. HLR, Inc. is an Equal Opportunity Employer.

City of St. Charles, Illinois

Ordinance No. 2011-Z-17

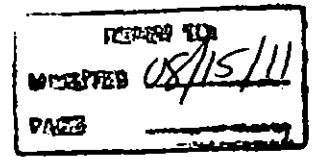
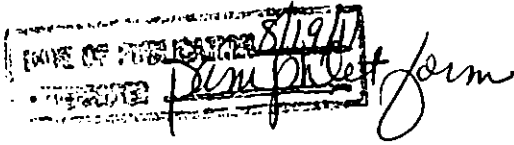
**Ordinance Granting a Special Use for a Transportation
Operations Facility (300 N Randall Road)**

**Adopted by the
City Council
of the
City of St. Charles
August 15, 2011**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, August 19, 2011**

Nancy Garrison
City Clerk





**City of St. Charles, IL
Ordinance No. 2011-Z-17**

**An Ordinance Granting a Special Use for a Transportation Operations Facility
(300 N. Randall Road)**

WHEREAS, on or about June 29, 2011, Gerard Keating of North Randall Road Partners LLC ("the Applicant") filed a petition to grant a Special Use for a Transportation Operations Facility on the real estate legally described in Exhibit "A" attached hereto (hereinafter referred to as "Subject Property") and,

WHEREAS, on or about August 2, 2011, Gerard Keating of North Randall Road Partners LLC ("the Applicant") filed a second petition to grant a Special Use for a Transportation Operations Facility on a portion of the subject property, legally described in Exhibit "B" attached hereto (" the 220 N. Randall Rd property"); and,

WHEREAS, Notice of Public Hearing on said petitions was published on or about July 1, 2011, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about July 19, 2011 and August 2, 2011, on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of the Application for a Special Use for Transportation Operations Facility for the Subject Property, excluding the 220 N. Randall Road property, on or about August 2, 2011; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the Application for a Special Use for Transportation Operations Facility for the Subject Property, excluding the 220 N. Randall Road property on or about August 8, 2011; and,

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

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact for special use:

FINDINGS OF FACT FOR SPECIAL USE:

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

The proposed School Bus facility use is needed to serve school districts within the area. The location has access to two multi-lane arterial roadways (IL Route 64 and Randall Road) that provide regional access for the bus facility.

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

The site is served by adequate utilities.

On-site, an existing access road network will be improved to provide access from the site to 17th Street and IL Route 64, as shown on the site plan dated 7/14/11. The site plan shows that portions of the site will be reserved for the future construction of an east-west access drive through the 300 N. Randall Road site linking Randall Road to Dean Street. An easement shall be granted to reserve this area of the site for this purpose. A Traffic Analysis conducted by HLR, in the Technical Memorandum dated 7/15/11, found no issues with on-site traffic circulation.

A Traffic Analysis was also conducted to assess off-site circulation and impacts to the surrounding road network (HLR Technical Memoranda dated 7/15/11 and 7/28/11). The analysis notes that the traffic generated by the use would avoid the heaviest peak traffic times in the area. The analysis finds that the use would not have a significant impact on the adjacent road network or the intersections of Randall Road/Dean Street and Randall Road/IL Route 64, if the following conditions are met:

- Buses will enter the site at the 220 N. Randall Road entrance, when available, to reduce potential congestion on Randall Road
- Traffic signals at Randall Road/IL Route 64 are re-timed to adequately clear the IL Route 64 westbound turn lanes to southbound Randall Road.

Additionally, the granting of "Exempt" status for the rail crossings on Randall Road and Dean Street would prevent buses from always needing to stop at these crossing.

A new detention facility will be constructed on the site in compliance with the Kane County Stormwater Ordinance.

3. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

This site is located in an area with a mix of commercial/service/office uses and industrial uses. To the south is a self-storage facility, to the east is an industrial building and the Township offices and road maintenance facility; to the north are office/retail/service uses adjacent to Randall Road and light industrial/office uses along Dean Street; to the west are vacant properties and an auto dealership.

The land uses in this area generate traffic and also benefit from visibility and access to the large volume of traffic using Randall Road, IL Route 64 and Dean Street, including commercial vehicles and trucks. The proposed Transportation Operations Facility use is compatible with the uses that surround the site and the addition of bus traffic to the street network in the area will not significantly impact the continued use of the roadways for the benefit of surrounding properties, as discussed under Finding #2, "Sufficient Infrastructure."

4. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The site has been vacant for a number of years and the condition of the property has deteriorated. The applicant testified during the public hearing that the Special Use will enable improvements to be made to the site. The site will be cleaned up and the deteriorated outbuildings and rail spur on the site will be removed.

The majority of the surrounding properties are already developed, although some are underutilized and may be redeveloped at some point in the future. The proposed site plan reserves an area to construct future access drives through the site linking a future Randall Road/Woodward Drive intersection to Dean Street, which would greatly improve access to this and surrounding properties. The provision of an easement for the access drive to Dean Street will insure that this connection can be constructed in the future.

Testimony during the public hearing included concerns that having a non-retail use on this site may have a negative impact on the long term viability of retail and service uses in the surrounding area. Based on this concern, it would be appropriate for the Special Use approval to include a time limitation so that the City has the ability to reassess whether the Special Use will continue to meet this finding at a point in the future.

Additionally, the applicant testified during the public hearing that the proposed use represents an interim use to occupy the property. The applicant stated that attempts to market the property to a retail user over the past two and a half years have been unsuccessful, and that interest in the site has been primarily from industrial businesses.

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

The location and surrounding businesses are automobile and truck-oriented and are located near the intersection of two high traffic volume arterial roads. The Special Use is compatible with most existing surrounding uses. Potential traffic impacts can be mitigated as discussed above under findings #2, "Sufficient Infrastructure."

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

Any improvements to the property will require building and/or site development permits from the City. The improvements must comply with all applicable provisions of the City Code, including the Zoning Ordinance, applicable Building and Life Safety Code, and the Kane County Stormwater Ordinance, and must also comply with the conditions of this Special Use approval.

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

1. That a Special Use is hereby granted with respect to the property legally described in Exhibit "A", excluding that portion of the subject property legally described in Exhibit "B" (the 220 N. Randall Road property) for a Transportation Operations Facility, in substantial compliance with the Site Plan dated 7/14/11 attached hereto and incorporated herein as "Exhibit C", subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code, and further subject to the conditions, requirements and restrictions hereinafter provided, all of which must be satisfied prior to establishment of the use or issuance of building permit.

2. That the Subject Realty may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and in accordance with the following specific conditions and restrictions:

- All improvements shown on the site plan shall be completed by December 31, 2011.
- The maximum number of buses located on the site shall be based upon the data used in the Traffic Analysis. (A total of 150 buses on site, approximately 125 in regular operation, approximately 100 buses leaving the site during peak hour operation). The applicant shall notify the City if the number of buses is to be increased and the City reserves the right to require a further traffic analysis based on the increased number of buses. The applicant will be responsible for completing any improvements identified in a future traffic analysis as a condition of the increase of buses.
- The Special Use shall terminate five years from the date of the Special Use approval by the City Council, but the applicant may re-apply for the Special Use at that time.

- **Traffic and Access:**
 - The traffic signal at IL Route 64 and Randall Road shall be re-timed as discussed in the HLR Technical Memorandum dated July 28, 2011. The applicant shall be responsible for any costs associated with analyzing and retiming the signals.
 - Buses entering the site from Randall Road shall enter at the 220 N. Randall Road entrance (after the access drive connecting to 300 N. Randall Road is constructed)
 - Buses exiting the site shall primarily exit onto 17th Street and IL Route 64.
 - The applicant, in cooperation with the City and County, shall make a good faith effort to petition the Illinois Commerce Commission to have the rail crossings on Randall Road and Dean Street posted as “Exempt”. The applicant shall be responsible for any costs associated with petitions for the “Exempt” status.
 - The applicant shall grant a public access easement over the “Future” access drive to Dean Street as shown on the Site Plan. This access easement may be relocated to an alternate location on the site if necessary, subject to the review and approval of the City.
 - Traffic observation and analysis of intersections in the vicinity of the site shall be conducted on an annual basis during each school academic year, prior to school summer break (approximately during April or May of 2012, 2013, 2014 and 2015). Based on the results of the analysis, the City may direct changes to the bus routing or require other improvements to ensure safe and efficient traffic flow in the vicinity of the site. The applicant shall be responsible for any costs associated with the analysis and any recommended improvements.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of August, 2011.


PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of August, 2011.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of August, 2011.

Ordinance No. 2011-Z-17

Page 3

ATTEST:

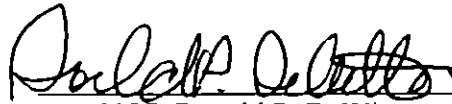

Nancy Garrison
CITY CLERK

COUNCIL VOTE:

AYES: 8

NAYS: 2

ABSENT:



MAYOR Donald P. DeWitte

EXHIBIT "A"

SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST MAIN STREET (ILLINOIS STATE ROUTE NO. 64) BEING 40.0 FEET NORMALLY DISTANT NORTHERLY FROM THE PRESENT CENTER LINE OF SAID STREET, WITH THE EASTERLY LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY LINE OF SAID WEST MAIN STREET 1932.11 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD HINES LUMBER COMPANY BY DEED RECORDED AS DOCUMENT 8800278; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO SAID NORTHERLY LINE ALONG THE EASTERLY LINE AND EASTERLY LINE EXTENDED OF SAID TRACT CONVEYED BY DOCUMENT 880278, 901.52 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.15 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 40 SECONDS WEST ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED 142.15 FEET TO THE CENTER LINE OF A RAILROAD SPUR TRACK; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG SAID CENTER LINE 209.23 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE BEING ALONG A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 478.34 FEET AN ARC DISTANCE OF 91.32 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE ST. CHARLES LUMBER AND FUEL COMPANY BY DOCUMENT 1043417; THENCE SOUTH 89 DEGREES 57 MINUTES 40 SECONDS EAST ALONG SAID SOUTHERLY LINE 18.69 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT; THENCE NORTH 0 DEGREES 02 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF SAID TRACT 342.54 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY LANDS; THENCE SOUTH 89 DEGREES 11 MINUTES 37 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 559.23 FEET TO THE SOUTHWESTERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 170.42 FEET TO A POINT WHICH IS 130.00 FEET NORTH 66 DEGREES 13 MINUTES 41 SECONDS WEST FROM THE WESTERLY LINE OF LOT 9 OF WILIAM BALIS SUBDIVISION, AS MEASURED ALONG THE SOUTHWESTERLY LINE OF DEAN STREET; THENCE SOUTH 45 DEGREES 51 MINUTES 57 SECONDS WEST, 812.89 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF STATE BOND ISSUE ROUTE 64 AND THE NORTH AND SOUTH CENTER LINE OF SECTION 28; THENCE

WESTERLY ALONG SAID NORTHERLY LINE OF STATE BOND ISSUE ROUTE 64 A DISTANCE OF 1932.11 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY THE IOWA DEVELOPMENT COMPANY TO THE EDWARD HINES LUMBER COMPANY BY A WARRANTY DEED DATED DECEMBER 10, 1958 AND RECORDED IN BOOK 1941 ON PAGE 247 AS DOCUMENT 880278 IN THE OFFICE OF THE RECORDER OF DEEDS OF KANE COUNTY, ILLINOIS; THENCE NORTHERLY ON THE EASTERLY LINE OF THE AFORESAID TRACT CONVEYED BY DOCUMENT 880278, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 1201.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ON THE LAST DESCRIBED COURSE A DISTANCE OF 343.21 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY AT AN ANGLE OF 89 DEGREES 09 MINUTES TO THE LEFT OF THE LAST DESCRIBED COURSE A DISTANCE OF 656.58 FEET; THENCE SOUTHERLY ALONG THE EASTERLY RIGHT OF WAY OF COUNTY HIGHWAY NO. 34 AT AN ANGLE OF 90 DEGREES 23 MINUTES TO THE LEFT OF THE LAST DESCRIBED COURSE OF 85.4 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY NO. 34, ON A CURVE TO THE LEFT, A RADIUS OF 49,070.7 FEET, A DISTANCE OF 267.46 FEET; THENCE EASTERLY AT AN ANGLE OF 90 DEGREES 28 MINUTES TO THE LEFT OF A PROLONGATION OF THE PENULTIMATE DESCRIBED COURSE A DISTANCE OF 658.64 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Address of property: 300 N. Randall Road
St. Charles, Illinois 60174
Permanent Index No. 09-28-351-021 and 09-28-351-001

Parcel 3:

Part of Southwest Quarter of Section 28, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the North and South Centerline of said Section 28 with the Northerly Right-of-Way Line of State Highway Route No. 64, being 40 feet normally distance North from the Centerline of said Highway; thence North 89 degrees 57 minutes 40 seconds West along said Northerly Right-of-Way Line, a distance of 2358.01 feet to the Southwest Corner of Main Street Commerce Condominium, as recorded as Document No. 1999K506411 in the Recorder's Office of Kane County, Illinois; thence North 0 degrees 15 minutes 33 seconds East along the West Line of said Main Street Commerce Condominium, a distance of 11.95 feet to the Point of Beginning of the hereinafter described tract of land; thence North 86 degrees 29 minutes 43 seconds West along said Northerly Right-of-Way Line, a distance of 27.29 feet to the East Line of Ehco Foundation Subdivision, a subdivision as recorded in the Recorder's Office of Kane County, Illinois; thence North 0 degrees 15 minutes 33 seconds East along the East Line of said Subdivision and the East Line of the property described in Document No. 2002K093870, as recorded in said Recorder's Office, a distance of 290.28 feet to the Northeast Corner of said property described in Document No. 2002K093870, said point being 11.86 feet North of the Northeast Corner of said Subdivision; thence North 89 degrees 57 minutes 40 seconds West parallel with the North Line of said Subdivision and along the North Lien of said property described in Document No. 2002K093870, a distance of 192.17 feet to the Easterly Right-of-Way Line of a public road designated Randall Road; thence North 0 degrees 35 minutes 44 seconds West along said Easterly Right-of-Way Line, a distance of 237.65 feet to the South Line of the property described in Book 2409 at page 301 in said Recorder's Office; thence South 89 degrees 57 minutes 40 seconds East along said South Line and the South Line of the property described in Document No. 2003K79543 as recorded in said Recorder's Office, a distance of 646.78 feet; thence South 0 degrees 02 minutes 20 seconds West perpendicular to the last described course and along the West Line of the property described in Document No. 2003K215043 and Document No. 2003K208516 as recorded in said Recorder's Office, a distance of 249.50 feet to the Northeast Corner of Main Street Commerce Condominium recorded as said Document No. 1999K50611; thence North 89 degrees 57 minutes 40 seconds West parallel with the Centerline of said State Highway Route 64 and along the North Line of said Main Street Commerce Condominium, a distance of 424.78 feet to the Northwest Corner of said Main Street Commerce Condominium; thence South 0 degrees 15 minutes 33 seconds West parallel with the East Line of said Ehco Foundation Subdivision and along the West Line of said Main Street Commerce Condominium, a distance of 280.07 feet to the Point of Beginning, containing 3.819 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record if any, all situated in the City of St. Charles, the County of Kane and the State of Illinois.

PIN(s): 09-28-351-049 and 09-28-351-048
Commonly Address: 220 N. Randall Rd., St. Charles, IL

EXHIBIT "B"

220 N. RANDALL ROAD PROPERTY

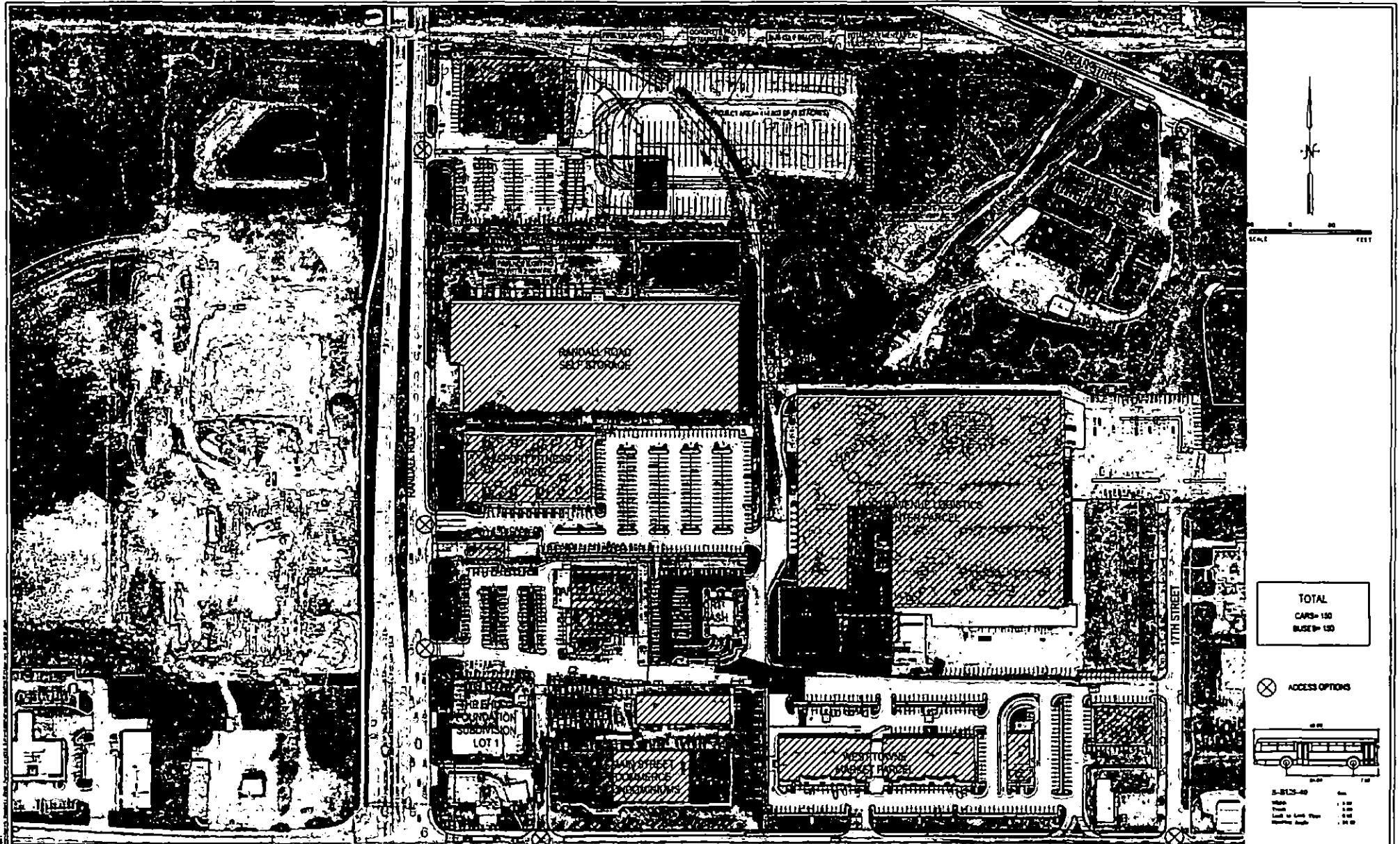
Part of Southwest Quarter of Section 28, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the North and South Centerline of said Section 28 with the Northerly Right-of-Way Line of State Highway Route No. 64, being 40 feet normally distance North from the Centerline of said Highway; thence North 89 degrees 57 minutes 40 seconds West along said Northerly Right-of-Way Line, a distance of 2358.01 feet to the Southwest Corner of Main Street Commerce Condominium, as recorded as Document No. 1999K506411 in the Recorder's Office of Kane County, Illinois; thence North 0 degrees 15 minutes 33 seconds East along the West Line of said Main Street Commerce Condominium, a distance of 11.95 feet to the Point of Beginning of the hereinafter described tract of land; thence North 86 degrees 29 minutes 43 seconds West along said Northerly Right-of-Way Line, a distance of 27.29 feet to the East Line of Ehico Foundation Subdivision, a subdivision as recorded in the Recorder's Office of Kane County, Illinois; thence North 0 degrees 15 minutes 33 seconds East along the East Line of said Subdivision and the East Line of the property described in Document No. 2002K093870, as recorded in said Recorder's Office, a distance of 290.28 feet to the Northeast Corner of said property described in Document No. 2002K093870, said point being 11.86 feet North of the Northeast Corner of said Subdivision; thence North 89 degrees 57 minutes 40 seconds West parallel with the North Line of said Subdivision and along the North Lien of said property described in Document No. 2002K093870, a distance of 192.17 feet to the Easterly Right-of-Way Line of a public road designated Randall Road; thence North 0 degrees 35 minutes 44 seconds West along said Easterly Right-of-Way Line, a distance of 237.65 feet to the South Line of the property described in Book 2409 at page 301 in said Recorder's Office; thence South 89 degrees 57 minutes 40 seconds East along said South Line and the South Line of the property described in Document No. 2003K79543 as recorded in said Recorder's Office, a distance of 646.78 feet; thence South 0 degrees 02 minutes 20 seconds West perpendicular to the last described course and along the West Line of the property described in Document No. 2003K215043 and Document No. 2003K208516 as recorded in said Recorder's Office, a distance of 249.50 feet to the Northeast Corner of Main Street Commerce Condominium recorded as said Document No. 1999K50611; thence North 89 degrees 57 minutes 40 seconds West parallel with the Centerline of said State Highway Route 64 and along the North Line of said Main Street Commerce Condominium, a distance of 424.78 feet to the Northwest Corner of said Main Street Commerce Condominium; thence South 0 degrees 15 minutes 33 seconds West parallel with the East Line of said Ehico Foundation Subdivision and along the West Line of said Main Street Commerce Condominium, a distance of 280.07 feet to the Point of Beginning, containing 3.819 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record if any, all situated in the City of St. Charles, the County of Kane and the State of Illinois.

PIN(s): 09-28-351-049 and 09-28-351-048
Commonly Address: 220 N. Randall Rd., St. Charles, IL

EXHIBIT "C"

SITE PLAN



TOTAL
CARS= 150
BASE= 150

X ACCESS OPTIONS



8-8125-40
 150
 150
 150

ESI ESI CONSULTANTS, LTD
 1001 E. 11th Street
 St. Charles, MO 63304
 Phone: 636-421-1111

NORTH RANDALL ROAD PARTNERS LLC
 P.O. BOX 2970
 ST. CHARLES, MO 63074
 636-421-8282

NO.	DESCRIPTION	DATE	BY	REVISIONS
1	PRELIMINARY	10/15/10	ESI	
2	REVISED	11/15/10	ESI	
3	REVISED	12/15/10	ESI	
4	REVISED	01/15/11	ESI	
5	REVISED	02/15/11	ESI	
6	REVISED	03/15/11	ESI	
7	REVISED	04/15/11	ESI	
8	REVISED	05/15/11	ESI	
9	REVISED	06/15/11	ESI	
10	REVISED	07/15/11	ESI	
11	REVISED	08/15/11	ESI	
12	REVISED	09/15/11	ESI	
13	REVISED	10/15/11	ESI	
14	REVISED	11/15/11	ESI	
15	REVISED	12/15/11	ESI	
16	REVISED	01/15/12	ESI	
17	REVISED	02/15/12	ESI	
18	REVISED	03/15/12	ESI	
19	REVISED	04/15/12	ESI	
20	REVISED	05/15/12	ESI	
21	REVISED	06/15/12	ESI	
22	REVISED	07/15/12	ESI	
23	REVISED	08/15/12	ESI	
24	REVISED	09/15/12	ESI	
25	REVISED	10/15/12	ESI	
26	REVISED	11/15/12	ESI	
27	REVISED	12/15/12	ESI	
28	REVISED	01/15/13	ESI	
29	REVISED	02/15/13	ESI	
30	REVISED	03/15/13	ESI	
31	REVISED	04/15/13	ESI	
32	REVISED	05/15/13	ESI	
33	REVISED	06/15/13	ESI	
34	REVISED	07/15/13	ESI	
35	REVISED	08/15/13	ESI	
36	REVISED	09/15/13	ESI	
37	REVISED	10/15/13	ESI	
38	REVISED	11/15/13	ESI	
39	REVISED	12/15/13	ESI	
40	REVISED	01/15/14	ESI	
41	REVISED	02/15/14	ESI	
42	REVISED	03/15/14	ESI	
43	REVISED	04/15/14	ESI	
44	REVISED	05/15/14	ESI	
45	REVISED	06/15/14	ESI	
46	REVISED	07/15/14	ESI	
47	REVISED	08/15/14	ESI	
48	REVISED	09/15/14	ESI	
49	REVISED	10/15/14	ESI	
50	REVISED	11/15/14	ESI	
51	REVISED	12/15/14	ESI	
52	REVISED	01/15/15	ESI	
53	REVISED	02/15/15	ESI	
54	REVISED	03/15/15	ESI	
55	REVISED	04/15/15	ESI	
56	REVISED	05/15/15	ESI	
57	REVISED	06/15/15	ESI	
58	REVISED	07/15/15	ESI	
59	REVISED	08/15/15	ESI	
60	REVISED	09/15/15	ESI	
61	REVISED	10/15/15	ESI	
62	REVISED	11/15/15	ESI	
63	REVISED	12/15/15	ESI	
64	REVISED	01/15/16	ESI	
65	REVISED	02/15/16	ESI	
66	REVISED	03/15/16	ESI	
67	REVISED	04/15/16	ESI	
68	REVISED	05/15/16	ESI	
69	REVISED	06/15/16	ESI	
70	REVISED	07/15/16	ESI	
71	REVISED	08/15/16	ESI	
72	REVISED	09/15/16	ESI	
73	REVISED	10/15/16	ESI	
74	REVISED	11/15/16	ESI	
75	REVISED	12/15/16	ESI	
76	REVISED	01/15/17	ESI	
77	REVISED	02/15/17	ESI	
78	REVISED	03/15/17	ESI	
79	REVISED	04/15/17	ESI	
80	REVISED	05/15/17	ESI	
81	REVISED	06/15/17	ESI	
82	REVISED	07/15/17	ESI	
83	REVISED	08/15/17	ESI	
84	REVISED	09/15/17	ESI	
85	REVISED	10/15/17	ESI	
86	REVISED	11/15/17	ESI	
87	REVISED	12/15/17	ESI	
88	REVISED	01/15/18	ESI	
89	REVISED	02/15/18	ESI	
90	REVISED	03/15/18	ESI	
91	REVISED	04/15/18	ESI	
92	REVISED	05/15/18	ESI	
93	REVISED	06/15/18	ESI	
94	REVISED	07/15/18	ESI	
95	REVISED	08/15/18	ESI	
96	REVISED	09/15/18	ESI	
97	REVISED	10/15/18	ESI	
98	REVISED	11/15/18	ESI	
99	REVISED	12/15/18	ESI	
100	REVISED	01/15/19	ESI	

RANDALL ROAD PROPERTIES
 ST. CHARLES, KANE COUNTY, IL

ICSB BUS STORAGE FACILITY

SCALE

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

Certificate

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

I further certify that on August 15, 2011, the Corporate Authorities of such municipality passed and approved Ordinance No. 2011-Z-17, entitled

"Ordinance Granting a Special Use for a
Transportation Operations Facility (300 N Randall
Road),"

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

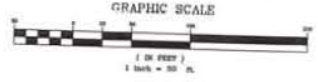
The pamphlet form of Ordinance No. 2011-Z-17, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on August 19, 2011, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 15th day of August 2011.



Nancy Garrison
Municipal Clerk

PLAT OF EASEMENT

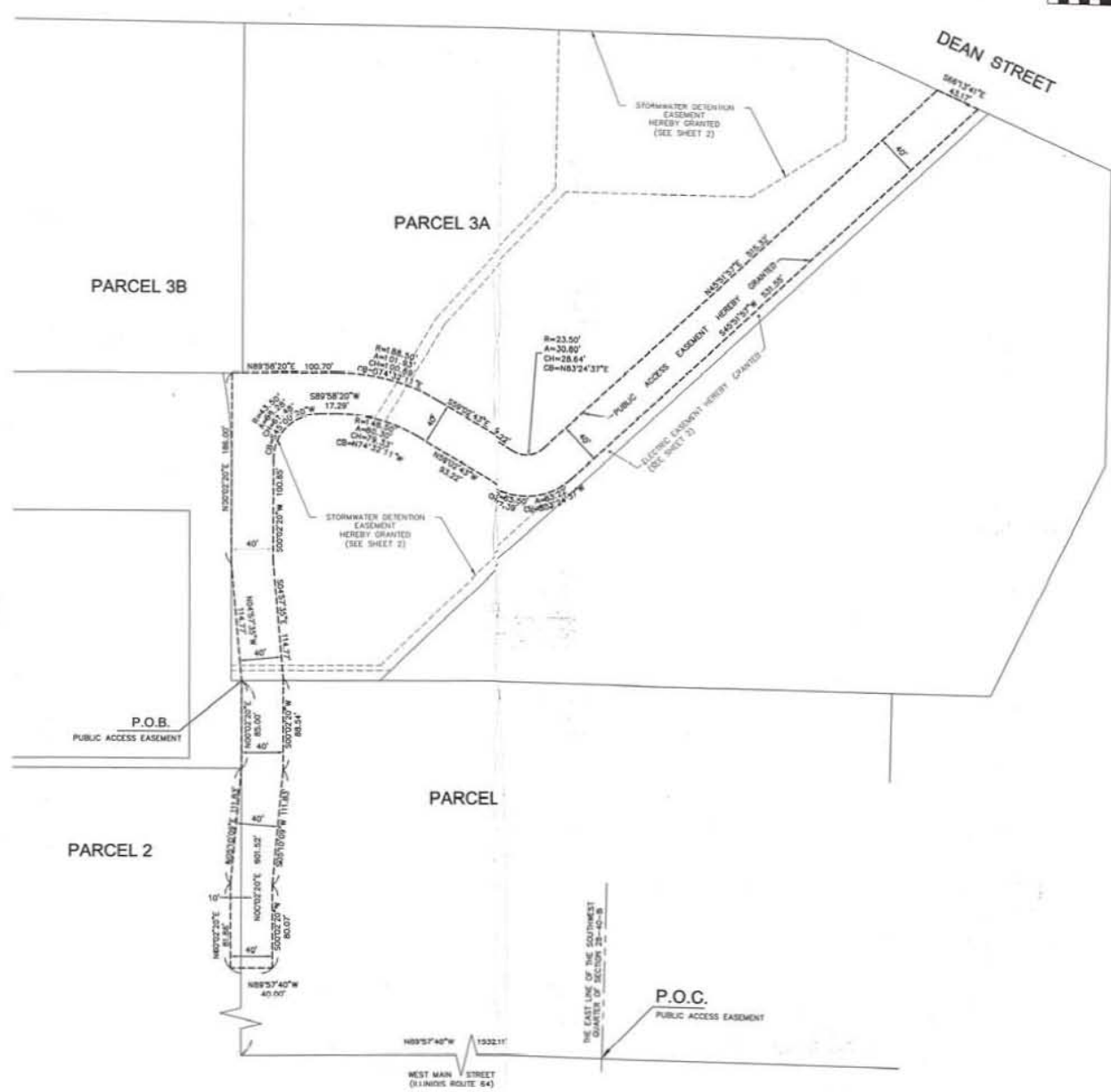


20130043447
SANDY WIGMAN
RECORDER - KANE COUNTY, IL
RECORDED 01/20/13 11:29:49
REC. FEE: 7.100
PAGE 4

LEGAL DESCRIPTION

PUBLIC ACCESS EASEMENT

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST MAIN STREET (ILLINOIS STATE ROUTE 64) BEING 450 FEET NORMALLY DISTANT NORTHERLY FROM THE PRESENT CENTER LINE OF SAID STREET, WITH THE EASTERLY LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 86 DEGREES 57 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY LINE OF SAID WEST MAIN STREET 1832.11 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO EDWARD HINE LUMBER COMPANY BY DEED RECORDED AS DOCUMENT 8800798; THENCE NORTH 02 DEGREES 02 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO SAID NORTHERLY LINE ALONG THE EASTERLY LINE AND EASTERLY LINE EXTENDED OF SAID TRACT CONVEYED BY DOCUMENT 8800798, A DISTANCE OF 80.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 57 MINUTES 35 SECONDS WEST, 114.77 FEET TO THE CENTER LINE OF A RAILROAD SPIR TRACK, THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE AND THE NORTHERLY EXTENSION OF SAID CENTERLINE, 178.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 58 SECONDS EAST, 100.70 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 188.50 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 32 MINUTES 11 SECONDS EAST, A CHORD LENGTH OF 100.69 FEET, AN ARC LENGTH OF 101.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 59 DEGREES 02 MINUTES 43 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 33.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG A CURVE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 23.50 FEET, A CHORD BEARING OF NORTH 83 DEGREES 24 MINUTES 27 SECONDS EAST, A CHORD LENGTH OF 28.84 FEET, AN ARC LENGTH OF 30.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 43 DEGREES 51 MINUTES 57 SECONDS EAST, TANGENT TO THE LAST DESCRIBED COURSE, 215.32 FEET TO THE SOUTHWESTERLY LINE OF DEAN STREET; THENCE SOUTH 88 DEGREES 13 MINUTES 41 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 43.13 FEET; THENCE SOUTH 49 DEGREES 51 MINUTES 57 SECONDS WEST, 621.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 83.50 FEET, A CHORD BEARING OF SOUTH 83 DEGREES 34 MINUTES 37 SECONDS WEST, A CHORD LENGTH OF 77.39 FEET, AN ARC LENGTH OF 83.22 FEET TO A POINT OF TANGENCY; THENCE NORTH 28 DEGREES 02 MINUTES 47 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 93.22 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 148.50 FEET, A CHORD BEARING OF NORTH 74 DEGREES 32 MINUTES 11 SECONDS WEST, A CHORD LENGTH OF 79.33 FEET, AN ARC LENGTH OF 80.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 58 MINUTES 20 SECONDS WEST, TANGENT TO THE LAST DESCRIBED COURSE, 17.29 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, SOUTHWESTERLY AND NORTHERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 43.50 FEET, A CHORD BEARING OF SOUTH 49 DEGREES 02 MINUTES 20 SECONDS WEST, A CHORD LENGTH OF 84.48 FEET, AN ARC LENGTH OF 88.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03 DEGREES 02 MINUTES 30 SECONDS WEST, 100.85 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 35 SECONDS EAST, 114.77 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 30 SECONDS WEST, 88.47 FEET; THENCE SOUTH 03 DEGREES 02 MINUTES 30 SECONDS WEST, 80.07 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 58 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 45.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 81.88 FEET; THENCE NORTH 03 DEGREES 02 MINUTES 30 SECONDS EAST, 171.83 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 20 SECONDS EAST, 83.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



AREA SUMMARY
PUBLIC ACCESS EASEMENT
56,604 SQUARE FEET OR 1.300 ACRES

DATE	BY WHOM	CHECKED BY	BOOK	PAGE	BY WHOM

PROPERTY: Redshift Road Properties
1/10/13, New
CLEARED
CITY OF ST. CHARLES
1/20/13, IL 2013

COMPASS SURVEYING LTD.
ALEX SURVEYER & TORONTO OFFICE • CO-OPERATION IN PLANNING
3811 GARDNER ROAD, #207, MISSISSAUGA, ONT. L4X 1L8
PHONE: (905) 276-0808 FAX: (905) 276-1988

SCALE: 1" = 30'
3 OF 4



ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a Special Use for Planned Unit Development, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (8/5/15)		City Council

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

If NO, please explain how item will be funded:

Executive Summary:

TCM Illinois, applicant, is proposing to redevelop the vacant bank property located at 1500 Rt. 38/Lincoln Hwy for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The property is part of the St. Charles Commercial Center PUD. The applicant is proposing to amend the PUD to establish new development standards for the property. The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13, 225 sf CVS store with drive-through and 72 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.

The proposal necessitates applications for Special Use for PUD to amend the St. Charles Commercial Center PUD and replace it with a new PUD ordinance, approval of a PUD Preliminary Plan, and a Preliminary/Final Plat of Subdivision.

Plan Commission Recommendation:

The Plan Commission held a public hearing on 8/4/15 and voted 6-0 to recommended approval of the applications, subject to resolution of staff comments prior to City Council action.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, Applications, Plans

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Special Use for PUD, PUD Preliminary Plan, and Preliminary/Final Plat of Subdivision for 1500 Rt. 38 – CVS Pharmacy

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4C
-----------------------------	-------------------------------

City of St. Charles, Illinois
Plan Commission Resolution No. 11-2015

A Resolution Recommending Approval of an Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC)

Passed by Plan Commission on August 4, 2015

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC); and,

WHEREAS, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
- 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed CVS Pharmacy Building and adjoining commercial/retail building will result in an attractive development and will become an integral part of the community. CVS Pharmacy provides a valuable service to the community allowing patrons to fill prescriptions from their vehicle by utilizing the drive-through facility. This convenience is particularly important to older adults, parents traveling with children and for everyone in the general public during inclement weather.

With respect to the land use, it is important to point out that Applicant's proposed PUD replaces an existing PUD granted to State Bank of St. Charles. Applicant is tearing down an outdated abandoned bank building and is investing considerable capital through brand new construction activities with two new buildings. Because the use and intensity of a bank is similar to that of a pharmacy in terms of pedestrian and vehicular traffic, Applicant's proposed PUD will constitute a harmonious mix of land uses as compared to the prior PUD. In sum, the nature of the property use will essentially be the same and will not result in Applicant destroying any native mix of vegetation. Applicant's proposed use will have no environmental impact that is different than the prior PUD and its buildings will be constructed in accordance with current codes and standards.

Applicant's project will generate tax revenue. The project will provide jobs and stimulate economic development as compared to the current abandoned building. Further, the presence of CVS Pharmacy typically will bring additional retailers to the area who regularly follow CVS developments. The proposed development may also serve to spur redevelopment in the adjoining areas.

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

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

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

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

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

The proposed PUD will house a brand new development that will provide brand new retail and office amenities and services within the community not currently being offered on the site. Applicant's proposed PUD provides superior landscaping, buffering and high quality architectural design and elevations. Applicant will adhere to all applicable stormwater ordinances and all applicable building and safety codes. The proposed development and PUD will not impact natural areas, wildlife or historic buildings in any manner more intensely than the prior PUD granted in the 1980's. The new PUD essentially is a redevelopment and reinvigoration of an abandoned bank site that contains old and outdated construction with no viable commercial users. The new development will attract new businesses and patrons to St. Charles and will stimulate the local economy and tax base.

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

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

As outlined in Applicant's Rider to Application for Development Approvals (Exhibit "A"), the public will be served by the full-service CVS Pharmacy® retail store complete with drive-through facility as well as the adjacent retail-office building to be constructed on lot two of Applicants proposed subdivision.

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

Applicant's buildings, roadways, and stormwater drainage system will strictly adhere to applicable codes and ordinances and are provided as part of the overall Planned Unit Development. Also see Exhibit "A".

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

Applicants proposed Planned Unit Development replaces an existing planned unit development, from the 1980's housing an abandoned bank building. The proposed PUD will not be injurious to the surrounding community and will encourage further economic development. Also see Exhibit "A".

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed economic development is consistent with the prior PUD and will not impede the normal and orderly development in the area. The proposed development is not inconsistent with the 2013 City of St. Charles Comprehensive Plan. Also see Exhibit "A".

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

Applicant's proposed PUD will not endanger the health, welfare, or safety of the surrounding area given that Applicant's proposed use is consistent with the prior PUD and will provide a benefit to the surrounding community. Also see Exhibit "A".

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

Applicant will adhere to all applicable codes. See also departures set forth within Exhibit "A".

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

Applicant is redeveloping an existing PUD housing an abandoned bank building. The new PUD will house a brand new CVS Pharmacy® building complete with drive-through facility. In addition Applicant proposes to develop on lot two a 4,620 square foot office/retail building. These new developments will increase tax revenue to the City of St.

Charles and encourage further economic development in the vicinity as well as further the economic well-being of the city. Also see Exhibit "A".

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

In accordance with the City of St. Charles, Illinois 2013 Comprehensive Plan prepared in conjunction with Planning Consultant Houseal Lavigne Associates, LLC, the Subject Property is designated within the "*Neighborhood Commercial*" land use designation. Pursuant to the Comprehensive Plan, areas designated as Neighborhood Commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, small office uses, convenience and specialty retailers, and more are appropriate. (See 2013 Comprehensive Plan at p. 46).

Applicant proposes pharmacy, retail, and small office uses on the Subject Property. These proposed uses for the Subject Property are compatible with the Comprehensive Plan of the City of St. Charles and satisfy the long-term objectives clearly outlined in the 2013 Comprehensive Plan.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for CVS Pharmacy, 1500 Rt. 38 (TMC Illinois, LLC); subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Wallace, Kessler, Holderfield, Macklin-Purdy, Pretz, Spruth

Nays:

Absent: Doyle, Frio, Schuetz

Motion Carried: 6-0

PASSED, this 4th day of August 2015.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning & Development Committee

FROM: Russell Colby, Planning Division Manager

RE: 1500 Rt. 38 – CVS Pharmacy (St. Charles Commercial Center PUD)

DATE: August 7, 2015

I. APPLICATION INFORMATION:

Project Name: 1500 Rt. 38 – CVS

Applicant: TCM Illinois, LLC

Purpose: To redevelop the site for a CVS Pharmacy and multi-tenant retail building.

General Information:		
Site Information		
Location	1500 Rt. 38 (northwest corner of Rt. 38 and S. 14th St.)	
Acres	2.73 acres	
Applications	Special Use (Amendment to PUD) PUD Preliminary Plan Preliminary & Final Plat of Subdivision	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 17 Subdivisions and Land Improvement Ordinance 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”	
Existing Conditions		
Land Use	Commercial (vacant office/former bank building)	
Zoning	BR- Regional Business (PUD)	
Zoning Summary		
North	BR- Regional Business (PUD)	Commercial
East	RM-3 General Residential & BC Community Business (PUD)	Carriage Oaks, undeveloped farmland
South	BR- Regional Business (PUD)	Commercial
West	BR- Regional Business (PUD)	Commercial
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



I. BACKGROUND

Property History

The subject property, 1500 Rt. 38 (Lincoln Hwy) is located at the northwest corner of Rt. 38 and S. 14th St. The property contains a vacant bank/office building.

The property is located within the St. Charles Commercial Center PUD. As such, development of the property is regulated under Ordinance No. 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”.

A PUD Preliminary Plan to develop the property as a drive-through bank was approved in 1988 under Resolution No. 1988-32 “Resolution Approving the Preliminary Plan for St. Charles Commercial Center Unit No. 7 (First National Bank of Geneva)”. The existing building was constructed as a drive-through bank in 1989. It has most recently been used for office space, but is currently vacant.

Proposal

TCM Illinois, LLC, applicant, is proposing to redevelop the site for the purpose of constructing a CVS Pharmacy and a multi-tenant commercial building. The applicant is also proposing to establish new PUD development standards for the subject property. A subdivision is also proposed to divide the property into two lots.

The proposal includes the following:

- Demolish the existing structure.
- Subdivide the lot into two lots.
- Proposed Lot 1 will contain a 13,225 sf CVS store with drive-through and 71 parking spaces.
- Proposed Lot 2 will contain a 4,620 sf, retail building with up to four units and 19 parking spaces.
- Landscaping throughout the site.
- New freestanding sign.

II. STAFF ANALYSIS

The applicant is proposing to create new PUD development standards for the subject property. Therefore, staff has performed an analysis of the submitted PUD Preliminary Plan to identify compatibility with the Zoning Ordinance, Title 17 of City Code. The following is a description of staff’s analysis.

A. PROPOSED USES

Retail Sales is a permitted use in the BR zoning district. The pharmacy use would be considered Retail Sales under the Zoning Ordinance. Specific tenants have not been identified for the retail building.

The proposed CVS store includes a drive-through pharmacy. A Drive-Through Facility is a Special Use in the BR zoning district and would therefore require Special Use approval to operate on the site. However, the applicant is proposing to include “Retail Pharmacy/Drug Store with Drive-Through Facility” as a permitted use on proposed Lot 1, as well as Multi-Tenant Retail/Office as a permitted use on proposed Lot 2.

B. ZONING STANDARDS

The table below compares the submitted plans vs. the requirements of the BR zoning district only. Current PUD requirements are not included due to the applicant’s request to create new PUD standards for the subject property. Deviations from the zoning district requirements that are being requested as part of the proposal are indicated in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (retail bldg.)
Min. Lot Area	1 acre	2.17 acre	<i>0.55 acre</i>
Lot Width	None	-	-
Building Coverage	30%	14%	19%
Building Height	40 ft.	22’4”	20’4”
Building Setbacks:			
<i>Front (14th St.)</i>	20 ft.	138.8 ft.	20 ft.
<i>Interior side</i>	15 ft.	<i>6 ft.</i> (north side)	39 ft. (south side)
<i>Exterior side</i>	20 ft.	75ft. (Rt. 38)	32 ft. (north side)
<i>Rear (west side)</i>	30 ft.	115 ft.	52 ft.
Parking Setbacks:			
<i>Front (14th St)</i>	20 ft.	20 ft.	20 ft.
<i>Interior side</i>	None	None (north side)	None (south side)
<i>Exterior side</i>	20 ft.	20 ft. (Rt. 38)	27 ft. (north side)
<i>Rear (west side)</i>	None	30 ft.	None
Parking Stall Size	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’x18’ & 9’x18.5’	9’x18’ & 9’x18.5’
Drive-Aisle Width	12’ (One Way), 24’ (Two Way)	30’ & 30.5’	30’ & 30.5’
[*] T e Parking Requirement	53 spaces (Lot 1) 18 spaces (Lot 2) (Retail: 4 spaces per 1,000 sf)	72 spaces	19 spaces

Staff Comments:

- The applicant is requesting deviations from the lot size requirement for Lot 2 and the interior side yard building setback for Lot 1.
- The applicant is also proposing parking stall size and drive-aisle width in excess of the zoning requirements. This is permitted, however it increases the impervious area of the site and reduces space available for landscaping.

C. DRIVE-THROUGH FACILITY REQUIREMENTS

A Drive-Through Facility is proposed for the CVS Pharmacy. The table below represents staff’s review of the relevant standards of **Ch. 17.24.100 Drive-Through Facilities**.

Category	Zoning Ordinance Standard	Proposed
Required Stacking Spaces- General Drive-Through	5	Adequate space for 7 spaces
Required Stacking Space Size	9' x 20'	Stacking spaces are not dimensioned on the site plan
Screened from Public Street	Concealed from view from public streets to greatest extent possible, by their orientation, design, or screening	Concealed due to location at interior side of the building
Stacking Space Obstruction of Required Parking Spaces	Cannot obstruct access to required parking spaces	No parking spaces are obstructed

Staff Comments:

- The five required drive-thru stacking spaces, 9 ft. x 20 ft. in size, must be dimensioned on the site plan. There is adequate space to fit the required number of stacking spaces.

D. LANDSCAPING

A landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**. Deviations from the zoning ordinance standards that would be required to accommodate the development as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed	
		Lot 1 (CVS)	Lot 2 (Retail Bldg)
Overall Landscape Area	15%	29%	
Interior Parking Lot Landscape Area	10%	<i>8.4% - Deviation Requested</i>	
Bldg. Foundation Landscaping			
<i>Front wall (public entrance)</i>	75% of wall length	<i>None</i>	<i>None</i>
<i>Remaining walls</i>	50% of wall length	<i>None</i>	<i>Does not meet</i> (some foundation landscaping is shown on north and 14 th St. sides, but does not satisfy the requirement)
<i>Width of planting beds</i>	8 ft.	<i>N/A</i>	<i>Does not meet</i> (some foundation landscaping is provided, but is less than 8 ft. wide)
Public Street Frontage Landscaping	75%	Rt. 38: Meets requirement 14 th St.: Meets requirement	
Parking Lot Screening	50% to a height of 30 in.	Rt. 38: Meets requirement 14 th St.: Meets requirement	
Street Frontage Trees	1 tree per 50 lineal ft. (Rt. 38: 8 trees 14 th St.: 8 trees)	Rt. 38: 8 trees 14 th St.: 10 trees	
Interior Parking Lot Shade Trees	# of required shade trees = area of required interior parking lot landscaping / 160	28 tree required, <i>14 trees provided- Deviation requested</i>	
Monument Sign Landscaping	3 ft. around sign	Meets requirement- minimum 9 ft. around sign	N/A

Staff Comments:

- A significant amount of landscaping is shown both north and west of the CVS building. This landscaping is adjacent to the parking lot, but cannot be counted as within the interior parking lot area. If this landscaping were to be included, the interior parking lot landscaping requirements would likely be met.
- Staff has made the applicant aware that the Building Foundation Landscaping requirement could be met, or closely met, by reducing the width of all drive aisles down to the minimum requirement of 24 ft. for a two lane drive aisle. However, the applicant is not supportive of this change.
- Trash enclosures are proposed at the rear of the CVS and near the southwest corner of Lot 2. Trash enclosures must be designed to meet the requirements of **Ch. 17.26.120.A Refuse Dumpsters and Recycling Containers**. The Plan Commission suggested that the applicant work with staff to determine an alternate location for the Lot 2 trash enclosure.
- West of the subject site, a sidewalk exists on the south side of the private drive labelled as “Vanderbuilt Drive”. Extension of this sidewalk to 14th St. should be considered.
- A 4 ft. wide sidewalk is suggested along the west side of the retail building where a grass strip is currently shown.

E. BUILDING ARCHITECTURE

Building elevations have been submitted for the CVS and retail building.

The table below compares the submitted plans for CVS to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed CVS
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<i>Does not meet</i> (requirement applies to Rt. 38 side)
Architectural Features #1	50% of façade comprised of architectural features	Appears to meet, calculation TBD (requirement applies to Rt. 38 & 14 th St. sides)
Architectural Features #2	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement (requirement applies to Rt. 38 & 14 th St. sides)
Window Transparency	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	<i>Does not meet</i> (requirement applies to Rt. 38 & 14 th St. sides)
Public Entrance	Public entrance must face primary street frontage	Meets; entrance angled to face corner of Rt. 38 & 14 th St.
Entrance Articulation	Public entrances must be articulated from building	Meets; entrance is set at an angle and articulated with a canopy and accent feature
Roof Design	Roof mounted mechanical equipment must be screened	Parapet provided
Building Materials	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is brick and split face CMU (permitted). Proposed EIFS <i>Does not meet</i> requirement.

Staff Comments:

- Staff suggested using the taller windows shown on the 14th St. elevation (or alternately providing spandrel glass panels to create windows openings of the same size). The applicant is not supportive of this change.

The table below compares the submitted plans for the retail building to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed Lot#2 Retail Bldg.
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	N/A
Architectural Features #1	50% of façade comprised of architectural features	14 th St. and south sides meet, <i>does not meet</i> for north side. (requirement applies to 14 th St., south and north sides)
Architectural Features #2	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Will meet on 14 th St. and south sides if glass is transparent; <i>does not meet</i> for north side. (requirement applies to 14 th St., south, and north sides)
Window Transparency	60% of façade from a height of 18 in. to 7 ft. covered with transparent windows.	Meets requirement (requirement applies to 14 th St. and south sides)
Public Entrance	Public entrance must face primary street frontage	<i>Does not meet</i> ; primary street frontage is 14 th St. and entrances faces Rt. 38
Entrance Articulation	Public entrances must be articulated from building	Meets; entrances are articulated with canopies
Roof Design	Roof mounted mechanical equipment to be screened	Parapet provided, meets requirement.
Building Materials	A list of approved & prohibited materials is provided. *EIFS may not cover more than 10% of any building wall	Primary building material is structural brick (permitted). Proposed EIFS <i>Does not meet</i> requirement.

Staff Comments:

- Most of the building design deviations are due to the site layout, which places the back of the proposed building against the private drive. The back of the building will be visible from 14th St. The other visible elevations meet or exceed the design requirements.
- The applicant stated at the Plan Commission meeting that the EIFS material would be replaced with fiber cement panels. Staff has requested revised elevations for review.

F. SIGNAGE

A freestanding sign is proposed at the corner of Rt. 38 and 14th St. Sign materials are not indicated on the rendering, but it appears to be EIFS.

Per the requirements of **Ch. 17.28 Signs**, four wall signs are permitted on the CVS building (based on four street frontages). Four wall signs are shown, the sizes of which meet the square footage requirement.

A total of four wall signs are permitted for the Lot #2 retail building. Eight wall signs are shown (two per tenant).

G. LIGHTING

A photometric plan has been submitted. The plan meets the light intensity regulations of **Ch. 17.22.040 Site Lighting**. The applicant will need to provide specification information on the lighting fixtures selected for the buildings and site to ensure compliance with this chapter.

H. ENGINEERING REVIEW

Engineering review comments have been provided.

Staff comments:

- Additional information regarding the underground stormwater vault has been requested.
- Some revisions to the on-site stormwater drainage design have been requested.
- Watermain is shown less than 10 ft. from the north wall of the Lot 2 retail building, which is less than the required separation.
- The sanitary sewer service connection for the CVS building should be relocated to an existing manhole that was not shown on the engineering plans.
- Sanitary sewer services require inspection manholes within 10 ft. of the building.
- The electric service design will need to account for the existing switch gear at the north end of the site and transformer(s) to serve the buildings. Easements for electric facilities will be required later and do not need to be shown on the Final Plat.

I. FINAL PLAT OF SUBDIVISION

Subdivision of the property into two lots is proposed, one lot for the CVS (“Lot 1”) and one lot for the retail building (“Lot 2”). The applicant has requested a combined Preliminary-Final Plat of Subdivision review process.

Staff Comments:

- 10 ft. perimeter utility easements are required along the perimeter of the subdivision, but are not necessary along the common Lot 1/Lot 2 property line. Utility easements exist on the north and south perimeter, but not the east and west perimeter of the subdivision. (The existing utility easement along the south property line is labelled with an incorrect recording number).
- Easements need to be added for stormwater facilities.
- Easements need to be added for reciprocal access and parking.
- An existing parking easement granted by 2008K008716 should be abrogated.

J. SITE TRIP GENERATION

The applicant has provided an analysis comparing the trip generation of the previous development vs. the proposed development. The analysis concludes that the surrounding roadway network is adequate for the proposed use.

III. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on 8/4/15 and voted 6-0 to recommended approval of the applications, subject to resolution of staff comments prior to City Council action.

IV. ATTACHMENTS

- Application for Special Use for PUD; received 7/10/15
- Application for PUD Preliminary Plan; received 7/10/15
- Application for Preliminary Plat of Subdivision; received 7/10/15
- Application for Final Plat of Subdivision, received 7/31/15
- PUD Preliminary Plans, dated 7/1/15
- Landscape Plan, dated 8/4/15
- Final Plat of Subdivision, dated 7/6/15
- Building Elevations, retail building- dated 6/1/15; CVS- 7/31/15
- Sign Renderings, dated 7/31/15
- Trip Generation Comparison

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



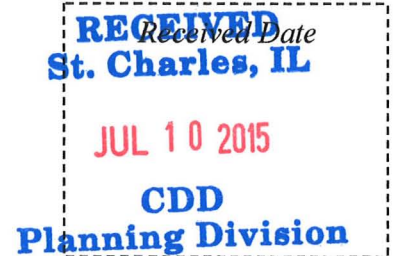
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>1500 Rt. 38 - CVS</u>
Project Number:	<u>2015 -PR- 013</u>
Application Number:	<u>2015 -AP- 023</u>



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

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

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

1. Property Information:	Location: 1500 Route 38, St. Charles, Illinois 60174	
	Parcel Number (s): 09-33-329-054	
	Proposed Name: 1500 Route 38 Planned Unit Development	
2. Applicant Information:	Name TMC Illinois, LLC, an Indiana Limited Liability Company	Phone c/o Andrew E. Kolb, Esq. (630) 513-9800
	Address c/o Andrew E. Kolb, Esq. Vanek, Larson, & Kolb, LLC 200 W. Main St. St. Charles, Illinois 60174	Fax (630) 513-9802
		Email akolb@vklawfirm.com
3. Record Owner Information:	Name 1500 Lincoln Highway, LLC an Illinois Limited Liability Company	Phone c/o David Meek, Esq. (847) 433-2442, Ext 153
	Address c/o David Meeks, of Counsel Becker Gurian, 513 Central Ave. Suite 400 Highland Park, IL 60035-3266 with copy to: Keating Resources, 719 Shady Ave., Geneva, IL 60134, attn: Gerard I. Keating	Fax (847) 433-2025
		Email david@beckergurian.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** 1500 Route 38 Planned Unit Development
 - New PUD
 - Amendment to existing PUD- Ordinance #: N/A
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** N/A
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: N/A

Information Regarding Special Use: See attached Rider

Comprehensive Plan designation of the property: See Attached Development Rider

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

What is the property's current zoning? B-3 Service Business District with Special Use as a Planned Unit Development per ordinance 1982-2-6

What is the property currently used for? Vacant

If the proposed Special Use is approved, what improvements or construction are planned?
See attached Development Rider

For Special Use Amendments only:

Why is the proposed change necessary?
N/A

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

Note for existing buildings:

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

Attachment Checklist:

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

❑ APPLICATION FEE:

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

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

❑ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

❑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

❑ PLAT OF SURVEY:

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

❑ FINDINGS OF FACT:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

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

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

❑ **PLANS:**

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

Copies of Plans:

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

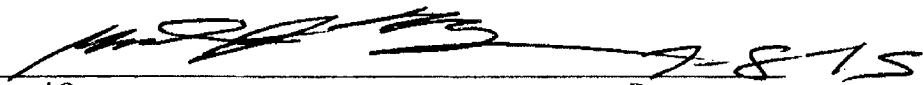
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

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

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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


Record Owner _____ Date 7-8-15


Applicant or Authorized Agent _____ Date 7/8/15

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

1500 Lincoln Highway Planned Unit Development

7/8/15

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

See Exhibit A incorporated herein and attached hereto.

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

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

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

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

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

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

As outlined in Applicant's Rider to Application for Development Approvals (incorporated herein), the public will be served by the full-service CVS Pharmacy® retail store complete with drive-through facility as well as the adjacent retail-office building to be constructed on lot two of Applicants proposed subdivision. See also Exhibit A incorporated herein.

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

Applicant's buildings, roadways, and stormwater drainage system will strictly adhere to applicable codes and ordinances and are provided as part of the overall Planned Unit Development. See also Exhibit A incorporated herein.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

Applicants proposed Planned Unit Development replaces an existing planned unit development, from the 1980's housing an abandoned bank building. The proposed PUD will not be injurious to the surrounding community and will encourage further economic development. See also Exhibit A incorporated herein.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed economic development is consistent with the prior PUD and will not impede the normal and orderly development in the area. The proposed development is not inconsistent with the 2013 City of St. Charles Comprehensive Plan. See also Exhibit A incorporated herein.

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

Applicant's proposed PUD will not endanger the health, welfare, or safety of the surrounding area given that Applicant's proposed use is consistent with the prior PUD and will provide a benefit to the surrounding community. See also Exhibit A incorporated herein.

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

Applicant will adhere to all applicable codes. See also departures set forth within Exhibit A incorporated here in. See also Rider to Application for Development Approvals.

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

Applicant is redeveloping an existing PUD housing an abandoned bank building. The new PUD will house a brand new CVS Pharmacy® building complete with drive-through facility. In addition Applicant proposes to develop on lot two a 4,620 square foot office/retail building. These new developments will increase tax revenue to the City of St. Charles and encourage further economic development in the vicinity as well as further the economic well-being of the city. Applicant hereby incorporates the Rider to Application for Development Approvals.

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

See Exhibit B attached.

Exhibit A

Background:

The property that is the subject of this Application is approximately 2.7267 acres in dimension and is located at the Northwest Corner of Lincoln Highway (Illinois Route 38) and 14th Street in the Municipality of St. Charles, Illinois. The underlying property is currently owned by 1500 LINCOLN HIGHWAY, LLC, an Illinois limited liability company (the “**Property Owner**”) and will be leased to the operator HIGHLAND PARK CVS, L.L.C. an Illinois limited liability company pursuant to separate Ground Lease. The Ground Lease will govern only Lot 1 as depicted on Applicant’s Preliminary Plat of Subdivision. The Subject Property currently is vacant and the current building located on the Subject Property is not occupied.

The underlying zoning classification of the Subject Property where the proposed CVS Pharmacy® is to be located is within the BR Regional Business District (formerly B-3 Service Business District) with a Special Use as a Planned Unit Development in accordance with Ordinance No. 1982-Z-6 (“**Ordinance 1982-Z-6**”, recorded on April 19, 1982 as Document No. 1614145, and including amendments 1983-Z-8, 1987-Z-2 and 1988-Z-4).

In accordance with Ordinance 1982-Z-6, the Subject Property was re-zoned to BR Regional Business with a special use as a Planned Unit Development filed by the State Bank of St. Charles as Trustee under Trust No. T-303. The State Bank of St. Charles no longer operates on the Subject Property and the building is vacant.

The Subject Property is comprised currently of a single lot. Applicant proposes to subdivide the existing property into two separate lots of record by gaining approval of and recording a Final Plat of Subdivision. The lot depicted on Applicant’s Preliminary Plat of Subdivision as “Lot 1” will house the proposed future newly constructed CVS Pharmacy® building. The existing building located on Lot 1 (formerly the State Bank of St. Charles) will be demolished in its entirety and accommodate the newly constructed CVS Pharmacy® store complete with drive-through facility.

The remaining lot (depicted as “**Lot 2**”) on Applicant’s Preliminary Plat of Subdivision will house a proposed future retail/office mixed-use building. Lot 2 will not be subject to a lease with CVS Pharmacy® and will be retained by the underlying property owner, 1500 Lincoln Highway, LLC, an Illinois limited liability company (the “Property Owner”). The Property Owner proposes to develop Lot 2 with a single story 4,620 sf multi-tenant retail/office building with up to four tenants in 1,128 square feet of leased premises.

Applicant proposes to eliminate the existing Planned Unit Development on the property (previously established by Ordinance 19982-Z-6) with a new Planned Unit Development allowing: (a) “Retail Pharmacy / Drug Store with Drive-Through Facility” as an enumerated permitted use on Lot 1 of the Subject Property and (b) Multi-Tenant Retail / Office as an enumerated permitted use on Lot 2 of the Subject Property.

Exhibit B

In accordance with the City of St. Charles, Illinois 2013 Comprehensive Plan prepared in conjunction with Planning Consultant Houseal Lavigne Associates, LLC, the Subject Property is designated within the “*Neighborhood Commercial*” land use designation. Pursuant to the Comprehensive Plan, areas designated as Neighborhood Commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses. Grocery stores, gasoline service stations, pharmacies, personal and financial services, small office uses, convenience and specialty retailers, and more are appropriate. (See 2013 Comprehensive Plan at p. 46).

Applicant proposes pharmacy, retail, and small office uses on the Subject Property. These proposed uses for the Subject Property are compatible with the Comprehensive Plan of the City of St. Charles and satisfy the long-term objectives clearly outlined in the 2013 Comprehensive Plan.

**RIDER TO APPLICATION
FOR DEVELOPMENT APPROVALS**

Applicant, TMC ILLINOIS 2, LLC, an Indiana limited liability company (“**Applicant**”), together with the underlying property owner 1500 LINCOLN HIGHWAY, LLC, an Illinois limited liability company, for their Application for Development Approvals, states as follows:

I. General Background.

- 1.1 The property that is the subject of this Application is approximately 2.7267 acres in dimension and is located at the Northwest Corner of Lincoln Highway (Illinois Route 38) and 14th Street in the Municipality of St. Charles, Illinois (the "**Subject Property**" legally described as set forth within Exhibit A attached hereto). The underlying property is currently owned by 1500 LINCOLN HIGHWAY, LLC, an Illinois limited liability company (the "**Property Owner**") and will be leased to the operator HIGHLAND PARK CVS, L.L.C. an Illinois limited liability company pursuant to separate Ground Lease. The Ground Lease will govern only Lot 1 as depicted on Applicant’s Preliminary Plat of Subdivision. The Subject Property currently is vacant and the current building located on the Subject Property is not occupied.
- 1.2 The underlying zoning classification of the Subject Property where the proposed CVS Pharmacy® is to be located is within the BR Regional Business District (formerly B-3 Service Business District) with a Special Use as a Planned Unit Development in accordance with Ordinance No. 1982-Z-6 (“**Ordinance 1982-Z-6**”, recorded on April 19, 1982 as Document No. 1614145, and including amendments 1983-Z-8, 1987-Z-2 and 1988-Z-4).

In accordance with Ordinance 1982-Z-6, the Subject Property was re-zoned to BR Regional Business with a special use as a Planned Unit Development filed by the State Bank of St. Charles as Trustee under Trust No. T-303. The State Bank of St. Charles no longer operates on the Subject Property.

- 1.3 The Subject Property is comprised currently of a single lot. Applicant proposes to subdivide the existing property into two separate lots of record by gaining approval of and recording a Final Plat of Subdivision. The lot depicted on Applicant’s Preliminary Plat of Subdivision as “Lot 1” will house the proposed future newly constructed CVS Pharmacy® building. The existing building located on Lot 1 (formerly the State Bank of St. Charles) will be demolished in its entirety and accommodate the newly constructed CVS Pharmacy® store complete with drive-through facility.

The remaining lot (depicted as “**Lot 2**”) on Applicant’s Preliminary Plat of Subdivision will house a proposed future retail/office mixed-use building. Lot 2 will not be subject to a lease with CVS Pharmacy® and will be retained by the underlying property owner, 1500 Lincoln Highway, LLC, an Illinois limited liability company (the “Property Owner”). The Property Owner proposes to develop Lot 2 with a single story 4,620 sf multi-tenant retail/office building with up to four tenants in 1,128 square feet of leased premises.

Applicant proposes to eliminate the existing Planned Unit Development on the property (previously established by Ordinance 19982-Z-6) with a new Planned Unit Development allowing: (a) “Retail Pharmacy / Drug Store with Drive-Through Facility” as an enumerated permitted use on Lot 1 of the Subject Property and (b) Multi-Tenant Retail / Office as an enumerated permitted use on Lot 2 of the Subject Property.

1.4 Applicant proposes to develop Lot 1 of the Subject Property with an approximate 13,225 square foot CVS Pharmacy® building with a Drive-Through window offering, among others, for up to 24 hours per day, the following goods and services and engaging in the following activities:

- a) The sale of pharmaceuticals;
- b) The sale of grocery products;
- c) The sale of health care and cosmetics products;
- d) The sale of alcoholic beverages as otherwise allowed under the City’s liquor ordinance;
- e) The sale of cameras and camera supplies;
- f) The providing of film processing services;
- g) The sale of other products and the rendering of other services customarily sold or rendered in a full-service, modern drug store.

II. Development Requests

Applicant seeks the following development approvals and variances at this time. With respect to any variances pertaining to signage, Applicant incorporates herein its Sign Package and the measurements contained therein.

- (a) Application for a Special Use as a Planned Unit Development.** Applicant requests a Special Use for a Planned Unit Development in accordance with Sections 17.04.400 - 17.04.430 of the Zoning Ordinance of the City of St. Charles, Illinois. Applicant proposes to eliminate the existing Planned Unit Development on the property (previously established by Ordinance 19982-Z-6) and proposes to replace the prior PUD with a new Planned Unit Development allowing within the body of the Ordinance granting the new PUD: (a) “Retail Pharmacy / Drug Store with Drive-Through Facility” as an enumerated permitted use on Lot 1 of the Subject Property; and (b) Multi-Tenant Retail / Office as an enumerated permitted use on Lot 2 of the Subject Property.
- (b) PUD Preliminary Plan Application Approval** – Applicant requests PUD Preliminary Plan Application approval in accordance with Sections 17.04.400 - 17.04.430 of the Zoning Ordinance of the City of St. Charles, Illinois. Applicant proposes to eliminate the existing Planned Unit Development on the property (previously established by Ordinance 19982-Z-6) and proposes to replace the prior PUD with a new Planned Unit Development allowing: (a) “Retail Pharmacy / Drug Store with Drive-Through Facility” as an enumerated permitted use on Lot 1 of the Subject Property and (b) Multi-Tenant Retail / Office as an enumerated permitted use on Lot 2 of the Subject Property.
- (c) Preliminary Plat of Subdivision Approval** – Applicant requests approval of its Preliminary Plat of Subdivision and Final Plat of Subdivision Approval in accordance with Sections 16.04.070 and 16.040.080 of the Municipal Code of the City of St. Charles.
- (d) Planned Unit Development Departures** – Section 17.04.400(B) of the Municipal Code of the City of St. Charles states that “Unless otherwise approved in accordance with this Chapter, Development of the PUD shall conform to the requirements applicable to the underlying zoning district or districts in which the PUD is located, and all Land Improvements shall be designed and constructed in accordance with the provisions of Title 16, Subdivisions and Land Improvement, of the St. Charles Municipal Code. PUD’s, however, may allow for relief from the minimum requirements applicable to the underlying zoning district and subdivision ordinance in situations where the City Council finds that:

- a) Conforming to the requirements would inhibit creative design that serves community goals; and
- b) Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Applicant requests the following “departures” or “relief” from the requirement that Applicant’s PUD conform to the zoning and subdivision ordinances of the City of St. Charles. In addition to the departures listed below, Applicant requests all additional departures or relief that may be subsequently identified as necessary for the proposed development:

- (a) **Departure (Lot 1) (Interior Side Yard Requirement – Building Set-Backs)** - Applicant requests relief from Section 17.14.030 (Table 17.14.-2) of the Municipal Code of the City of St. Charles. This Section and Table require a 15’ Building Set-Back. Applicant proposes a 6’ building set-back (equating to a 9’ deficiency as compared to code which mandates 15’).

Basis: The proposed two-lot subdivision contains interior lot lines between Lots 1 and 2 that are positioned in points of shared access between these lots. The imposition of building set-back between Lots 1 and 2 will interrupt the flow of traffic between the lots and prohibit shared access. Further, given that the subdivision is positioned on a corner and given that Lot 2 has no access to Route 38, uninterrupted shared access is critical to the commercial success of Lot 2. The imposition of interior building set-backs will interrupt the natural flow of the proposed site and will negatively impact access to Lot 2 from Route 38.

The site also is unique and presents a difficult challenge to Applicant given the existing 20’ utility easement shifts Applicant’s proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement. The Property Owner proposes to develop Lot 2 with a single story 4,620 sf multi-tenant retail/office building with up to four tenants in 1,128 square feet of leased premises. The benefits of a two lot subdivision with two viable uses will generate significant tax revenue for the City of St. Charles, will provide jobs to the community and will outweigh the detriment of mandating 15’ building-set back along the interior lot lines.

- (b) **Departure (Lots 1 and 2) (Building Foundation Landscaping)** – Applicant requests relief from Section 17.26.080 of the Municipal Code of the City of St. Charles. Applicant proposes to eliminate the required 8’ strip of foundation landscaping per code. Pursuant to Section 17.26.080, the minimum width of planting beds for building foundation landscaping shall be eight feet (8’) measured perpendicular to the building. Applicant proposes to eliminate the requirement of foundation landscaping entirely given the site dimension and presence of the 20’ public utility easement. Applicant proposes to eliminate this requirement for all proposed structures located on both Lot 1 and Lot 2.

Basis: Applicant proposes to completely eliminate the requirement of building foundation landscaping. The site also is unique and presents a difficult challenge to Applicant given the existing 20’ utility easement shifts Applicant’s proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement. The imposition of the required 8’ strip of foundation landscaping will prohibit Applicant’s proposed development as Applicant will need to reduce the number of parking spaces or alternatively reduce the size of its prototype building to accommodate the 8’ strip

surrounding the CVS Pharmacy® building. The benefits of a two lot subdivision with two viable uses will generate significant tax revenue for the City of St. Charles, will provide jobs to the community and will outweigh the detriment of eliminating foundation landscaping. Parking in the manner and form presented by Applicant is a critical function of obtaining corporate approvals.

- (c) **Departure (Lots 1 and 2) (Interior Parking Lot Landscaping)** – Applicant request relief from Section 17.26.090 of the Municipal Code of the City of St. Charles. Section 17.26.090(c)(2)(a) of the Municipal Code requires a minimum of (10%) of the interior area of the parking lot shall be devoted to landscaping. (10% of interior parking area of 44,861 sf required equates to 4,486 sf of landscaping per code). Applicant proposes 3,769 square feet resulting in a square footage deficiency of 717. Applicant seeks to reduce the required square footage of interior parking lot landscape areas (including landscaping islands and other required interior landscape area) by approximately 717 square feet in accordance with Applicant’s Landscape Plan.

Basis: The site is unique and presents a difficult challenge to Applicant given the existing 20’ utility easement shifts Applicant’s proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement and needs to take full advantage of every available space for parking to accommodate the proposed retail use. Additionally, given that Lot 2 is set back considerably from Route 38 with an access from a private drive, visibility to Lot 2 is critical to potential retail users necessitating the reduction in parking lot landscaping. Reducing landscaping requirements will not negatively impact the look of the site. The benefits of a two lot subdivision with two viable uses will generate significant tax revenue for the City of St. Charles, will provide jobs to the community and will outweigh the detriment of reducing landscaping requirements.

- (d) **Departure (Lots 1 and 2) (Interior Parking Lot Shade Trees)** – Applicant requests relief from Section 17.26.090 of the Municipal Code of the City of St. Charles. Applicant seeks to reduce the required number of shade trees to be located within the interior parking lot. Per code, Applicant is required to provide 28 shade trees (4,486 sf required for interior parking lot landscaping/160 = 28). Applicant is proposing 14 new shade trees and proposes to leave 2 existing shade trees thereby leaving a deficiency of 12 shade trees.

Basis: The site is unique and presents a difficult challenge to Applicant given the existing 20’ utility easement shifts Applicant’s proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement and needs to take full advantage of every available space for parking to accommodate the proposed retail use. Additionally, given that Lot 2 is set back considerably from Route 38 with an access from a private drive, visibility to Lot 2 is critical to potential retail users necessitating the reduction in parking lot landscaping.

With respect to the proposed development, the number of required shade trees will reduce visibility of both the CVS Pharmacy® building and the commercial building within Lot 2. Motorists traveling along Route 38 need to be able to view both commercial / retail buildings from the primary arterial roadway. Reducing landscaping requirements will not negatively impact the look of the site.

- (e) **Departure (Lot 2) – Minimum Lot Size.** Applicant requests relief from the requirement set forth in Table 17.14.-2 of the Municipal Code of the City of St. Charles which requirement mandates a Minimum Lot Size of 1 acre. With respect to Lot 2, the proposed acreage is .5521 acres.

Basis: The site is unique and presents a difficult challenge to Applicant given the existing 20' utility easement shifts Applicant's proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement and needs to take full advantage of every available space. The Property Owner proposes to develop Lot 2 with a single story 4,620 sf multi-tenant retail/office building with up to four tenants in 1,128 square feet of leased premises. The benefits of a two lot subdivision with two viable uses will generate significant tax revenue for the City of St. Charles and will provide jobs to the community. The benefits of Applicant's proposed subdivision outweigh the negative aspect of Lot 2 being smaller than one acre. Further, because of the layout of Lot 1 and Lot 2 and the shared access, there is a seamless connection between the two lots in the subdivision reducing concerns regarding the dimension of Lot 2.

- (f) **Departure (Lot 1 and Lot 2) – Distance between Landscape Islands.** Section 17.27.090 of the Code provides "the maximum distance between landscape islands should be approximately 60 to 100 feet. Applicant proposes 107 feet in accordance with Applicant's site plan submitted herewith resulting in a deviation of 7'.

Basis: The site is unique and presents a difficult challenge to Applicant given the existing 20' utility easement shifts Applicant's proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement and needs to take full advantage of every available space. The Property Owner proposes to develop Lot 2 with a single story 4,620 sf multi-tenant retail/office building with up to four tenants in 1,128 square feet of leased premises. Given that the proposed development is upon multiple lots, a seamless transition between lots is critical.

The imposition of additional landscape islands to accommodate the minimum distances will reduce the number of available parking spaces and further the additional landscaping will obstruct the view of building proposed on Lot 2 from IL Route 38. Applicant proposes only a 7' deviation to this requirement.

- (g) **Departure (Lot 1) – EIFS.** Section 17.06.030(E)(2) itemizes prohibited materials which include Exterior Insulated Finished Systems (EIFS) comprised of polystyrene foam panels, regardless of base or finish coat or treatment, located less than ten (10') feet above grade, or over more than ten percent (10%) of any building wall. Applicant needs no departure regarding the requirement that its EIFS be located more than 10' above grade. Applicant requests departures for each façade of the CVS Building regarding the square footage of the EIFS per façade in accordance with the following calculations:

EIFS PERCENTAGES:

SOUTHWEST ELEVATION: 594 SQFT EIFS/2914 SQFT TOTAL=20.4%
SOUTHEAST ELEVATION: 522 SQFT EIFS/1939 SQFT TOTAL=26.9%
NORTHEAST ELEVATION: 472 SQFT EIFS/2457 SQFT TOTAL=19.2%
NORTHWEST ELEVATION: 396 SQFT EIFS/1497 SQFT TOTAL=26.5%
DRIVE-THRU AREA: 63 SQFT EIFS/ 724 SQFT TOTAL=8.7%

In support of its request for a Departure to exceed the 10% maximum requirement pertaining to EIFS, Applicant states that the use of EIFS is primarily located behind existing signage in order to boost visibility of the CVS signage. The only other use of the EIFS is in the front of the building on the ladder above the front entrance which serves only as an architectural design feature. EIFS is also located along the Cornice as an additional architectural feature and coats the steel structure. The EIFS provides a contemporary offset.

With respect to signage, the EIFS acts as a uniform surface backdrop for the CVS® lettering to be easily and safely identified by passing motorists. Signage is a critical element to the project. The site is unique and presents a difficult challenge to Applicant given the existing 20' utility easement shifts Applicant's proposed parking lot and CVS Pharmacy® building to the North and to the East along both 14th Street and Illinois Route 38. Applicant is losing the benefit of a considerable portion of the developable lot based upon the easement and needs to take full advantage of every available space for parking to accommodate the proposed retail use.

- (h) **Additional Departures** – Applicant requests all additional Departure as are necessary to comport Applicant's site plan, elevations, engineering drawings, plat of subdivision and submission materials to all applicable codes and ordinances of the City of St. Charles, Illinois.

III. Submission Materials

Along with the filing of its Application, and in support thereof, the Applicant has submitted to the City of St. Charles a binder (the “**Binder**”) containing the following materials (collectively the “**Development Submittals**”). The following table indicates the Tabs of the Binder at which the various Development Submittals may be found:

TAB	DESCRIPTION OF DEVELOPMENT SUBMITTAL
1	Cover Letter
2	Rider to Application for Development Approvals
3	Special Use Application – Planned Unit Development
4	PUD Preliminary Plan Application
5	Preliminary Plat of Subdivision Application
6	City of St. Charles Reimbursement of Fees Agreement
7	Criteria for Planned Unit Development (PUDs)
8	Non-Residential Zoning Compliance Table
9	Trip Generation Comparison Letter – Proposed CVS/Pharmacy
10	Kane-DuPage Soil and Water Conservation District Land Use Opinion
11	List of Property Owners within 250 Feet
12	Chicago Title Insurance Company – Title Commitment
13	Endangered Species Consultation Report
14	CVS Sign Package
15	ALTA/ACSM Land Title and Topographic Survey
16	Preliminary Plat of Subdivision
17	Site Plan – Preliminary Layout and Paving Plan
18	Preliminary Engineering / Landscaping Plans
19	CVS Building Elevations
20	Retail Building Elevations
21	Photometric Plan
22	Preliminary Stormwater Report
23	Drawing Requirements Checklist
24	Electronic Files

III. PUD Criteria

Applicant incorporates herein the Criteria for Planned Unit Developments (PUDs) at Tab #7 of Applicant's Development Binder.

IV. Miscellaneous.

Applicant requests that copies of all notices given to Applicant hereunder (or in connection with the actions requested to be taken herein) be sent to the following parties:

TMC Illinois 2, LLC
c/o Tom Crowley
President
T.M. Crowley & Associates, Inc.
1165 N. Clark St., Suite 305
Chicago, Illinois 60610

with additional copy to:

Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, Illinois 60174
Phone: 630-513-9800
Fax: 630-513-9802

akolb@vklawfirm.com

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: CVS/Retail – NWC of Rte. 38 and S. 14th Street

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #:	
Minimum Lot Area	1 Ac.		2.17 Ac. (Lot 1) 0.55 Ac. (Lot 2)
Minimum Lot Width	None		-
Maximum Building Coverage	30%		14% (Lot 1) 19% (Lot 2)
Maximum Gross Floor Area per Building	None		-
Maximum Building Height	40 ft		22'-4" (Lot 1) 20'-4" (Lot 2)
Front Yard	20 ft (Building and Paving)		20 ft (Lots 1&2) (Bldg and Paving)
Interior Side Yard	15 ft (Building) None (Paving)		6 ft (Lot 1) 39 ft (Lot 2)
Exterior Side Yard	20 ft (Building and Paving)		55' (Lot 1) 32' (Lot 2)
Minimum Rear Yard	30 ft (Building) None (Paving)		115' (Lot 1) 52' (Lot 2)
Landscape Buffer Yard ²	None		-
% Overall Landscaped Area	15%		29% (Lots 1 & 2)
Building Foundation Landscaping	8' wide		None (Lot 1) 4' N, 3' W (Lot 2)
% Interior Parking Lot Landscaping	10% (4,486 sf)		3,769 sf (Lots 1 & 2)
Interior Parking Lot Shade Trees	4,486/160=28 trees		16 trees (Lots 1 & 2)
# of Parking spaces	53 Spaces (Lot 1) 19 Spaces (Lot 2)		72 Spaces (Lot 1) 19 Spaces (Lot 2)
Parking Stall Dimensions	9'x18'		9'x18'
Drive-through Stacking Spaces (if applicable)	5 spaces (Lot 1) 0 Spaces (Lot 2)		7 spaces (Lot 1) 0 Space (Lot 2)

²Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>1500 Rt. 38 - CVS</u>
Project Number:	<u>2015 -PR- 013</u>
Application Number:	<u>2015 -AP- 021</u>



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

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

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

1. Property Information:	Location: 1500 Route 38, St. Charles, Illinois 60174	
	Parcel Number (s): 09-33-329-054	
	Proposed PUD Name: 1500 Route 38 Planned Unit Development	
2. Applicant Information:	Name TMC Illinois, LLC, an Indiana Limited Liability Company	Phone c/o Andrew E. Kolb, Esq. (630) 513-9800
	Address c/o Andrew E. Kolb, Esq. Vanek, Larson, & Kolb, LLC 200 W. Main St. St. Charles, Illinois 60174	Fax (630) 513-9802
		Email akolb@vlklawfirm.com
3. Record Owner Information:	Name 1500 Lincoln Highway, LLC an Illinois Limited Liability Company	Phone c/o David Meek, Esq. (847) 433-2442, Ext 153
	Address c/o David Meeks, of Counsel Becker Gurian, 513 Central Ave. Suite 400 Highland Park, IL 60035-3266 with copy to: Keating Resources, 719 Shady Ave., Geneva, IL 60134, attn: Gerard I. Keating	Fax (847) 433-2025
		Email david@beckergurian.com

Please check the type of application:

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

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.

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

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**

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

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

□ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

□ **PLAT OF SURVEY:**

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

□ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

□ **ENDANGERED SPECIES REPORT:**

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

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

□ **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 for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

□ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

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

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

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

□ **ARCHITECTURAL PLANS:**

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

□ **TREE PRESERVATION PLAN:**

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

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

□ **STORMWATER MANAGEMENT:**

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

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

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

□ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

□ SCHEDULE: Construction schedule indicating:

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

□ PARK AND SCHOOL LAND/CASH WORKSHEETS

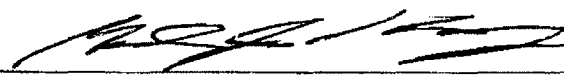
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

□ INCLUSIONARY HOUSING 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.

 7/8/15
Record Owner Date

 7/8/15
Applicant or Authorized Agent Date

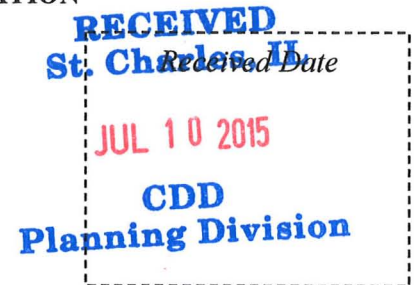
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PRELIMINARY PLAT OF SUBDIVISION APPLICATION



For City Use	
Project Name:	<u>1500 Rt. 38 - CVS</u>
Project Number:	<u>2015 -PR- 013</u>
Application No.	<u>2015 -AP- 022</u>

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.

1. Property Information:	Location: 1500 Route 38, St. Charles, Illinois 60174	
	Parcel Number (s): 09-33-329-054	
	Proposed Subdivision Name: 1500 Route 38 Planned Unit Development	
2. Applicant Information:	Name TMC Illinois, LLC, an Indiana Limited Liability Company	Phone c/o Andrew E. Kolb, Esq. (630) 513-9800
	Address c/o Andrew E. Kolb, Esq. Vanek, Larson, & Kolb, LLC 200 W. Main St. St. Charles, Illinois 60174	Fax (630) 513-9802
		Email akolb@vlklawfirm.com
3. Record Owner Information:	Name 1500 Lincoln Highway, LLC an Illinois Limited Liability Company	Phone c/o David Meek, Esq. (847) 433-2442, Ext 153
	Address c/o David Meeks, of Counsel Becker Gurian, 513 Central Ave. Suite 400 Highland Park, IL 60035-3266 with copy to: Keating Resources, 719 Shady Ave., Geneva, IL 60134, attn: Gerard I. Keating	Fax (847) 433-2025
		Email david@beckergurian.com

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
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, 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.

❑ **LEGAL DESCRIPTION:**

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

❑ **PLAT OF SURVEY:**

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

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

❑ **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.

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

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

❑ **PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

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

❑ **STORMWATER MANAGEMENT:**

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

☐ 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".

☐ 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.

☐ 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 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.

 7-8-15
Record Owner Date

 7/8/15
Applicant or Authorized Agent Date

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

For City Use	
Project Name:	_____
Project Number:	_____ -PR- _____
Application Number:	_____ -AP- _____

<i>Received Date</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.

1. Property Information:	Location: 1500 Route 38, St. Charles, Illinois 60174	
	Parcel Number (s): 09-33-329-054	
	Proposed Subdivision Name: 1500 Route 38 Planned Unit Development	
2. Applicant Information:	Name TMC Illinois 2, LLC, an Indiana Limited Liability Company	Phone c/o Andrew E. Kolb, Esq. (630) 513-9800
	Address c/o Andrew E. Kolb, Esq. Vanek, Larson & Kolb, LLC 200 W. Main Street St. Charles, Illinois 60174	Fax (630) 513-9802
		Email akolb@vklawfirm.com
3. Record Owner Information:	Name 1500 Lincoln Highway, LLC, an Illinois Limited Liability Company	Phone c/o David Meeks, Esq. (847) 433-2442 Ext. 153
	Address c/o David Meeks, Of Counsel, Becker Gurian 513 Central Avenue, Suite 400, Highland Park, IL 60035 with copy to: Keating Resources, 719 Shady Ave., Geneva, IL 60134 ; Attn: Gerard Keating	Fax (847) 433-2025
		Email david@beckergurian.com

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.

❑ **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

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

❑ **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

❑ **STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

❑ **STORMWATER REPORT**

❑ **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.

❑ **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.

<i>Corey J. Kandy</i>	7/31/15
Record Owner	Date
<i>Andrew Lee</i>	7/31/15
Applicant or Authorized Agent	Date

OWNER'S CONSENT TO DEVELOPMENT APPLICATION

To: City of St. Charles, Illinois

Re: Development Application no. _____

Applicant / Petitioner: TMC Illinois 2, LLC

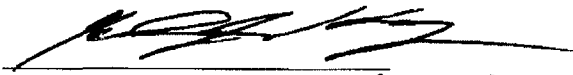
Property: The property that is the subject of this Application is approximately 2.7267 acres in dimension (i.e. including Lot 1 and Lot 2) and is located at the Northwest Corner of Lincoln Highway (IL. Route 38) and 14th Street in the Municipality of St. Charles, Illinois.

The undersigned, acting on behalf of the property owners, 1500 Lincoln Highway, LLC, an Illinois limited liability company, being the owner of record of the property which is the subject of the above-referenced Development Application ("**Subject Property**"), hereby consent to the filing and processing of the said Development Application by the applicant, TMC Illinois 2, LLC ("**Applicant**").

Dated: July 8, 2015

OWNER:

1500 LINCOLN HIGHWAY, LLC
an Illinois limited liability company

By: 
Name: Gerard Keating
Its: Manager

State of Indiana)
County of Hamilton) ss.

To: City of St. Charles, Illinois

CERTIFICATION OF IDENTITY OF APPLICANT'S OFFICERS AND MEMBERS

The undersigned, Thomas M. Crowley, being first duly sworn on oath, states that the following are the all of the managers and members of the Applicant, TMC Illinois 2, LLC, an Indiana limited liability company:

Names of Members Having Greater Than a 7.5% Interest

TMC FFS Developers 2, LLC, an Indiana limited liability company, being the 100% member of TMC Illinois 2, LLC (the Applicant).

<u>Name of Manager of TMC FFS Developers 2, LLC</u>	<u>Address of Manager</u>	<u>Telephone # of Manager</u>
TMC Managers, Inc. an Indiana corporation	501 Pennsylvania Pkwy, Suite 160 Indianapolis, Indiana 46280	317-574-7332

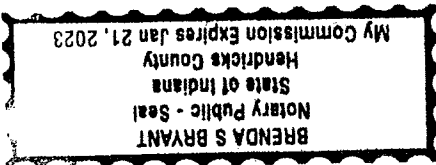
Dated this 9th day of July, 2015

TMC Illinois 2, LLC
By: TMC Managers, Inc.

By: Christine Daumeyer
Christine Daumeyer

Subscribed and sworn to
before me this
9th day of July, 2015

Brenda S. Bryant
Notary Public



PRELIMINARY ENGINEERING PLANS
FOR

CVS/pharmacy

LINCOLN HIGHWAY / IL RT 38 & 14TH STREET
ST. CHARLES, ILLINOIS

PROJECT TEAM

DEVELOPER

T.M.C. Illinois 2 LLC
501 Pennsylvania Parkway, Suite 160
Indianapolis, IN 46280
(312) 636 5630 voice
(317) 574 7336 fax
Contact: Charlie Haapala

ENGINEER

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
(630) 724 9200 voice
(630) 724 9202 fax

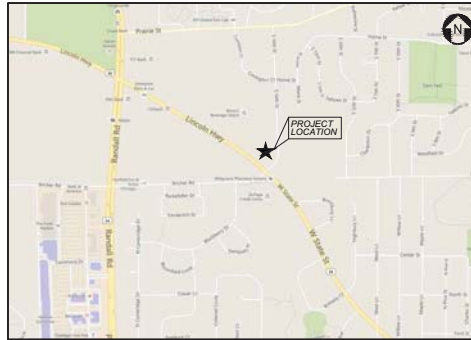
Project Manager : Brad Prischman, P.E., LEED AP
Project Engineer: Steven Kranenborg

ARCHITECT

NORR, LLC
719 Griswold Street, Suite 1000
Detroit, Michigan 48226
(313) 324 3100 voice
(313) 324 3111 fax
Contact: Ashley Dawson

LANDSCAPE ARCHITECT

Daniel Weinbach & Partners
53 W. Jackson Boulevard, Suite 250
Chicago, Illinois 60604
(312) 427 2888 voice
(312) 427 7648 fax
Contact: Wendy Schulenberg



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

- C-0.0 PRELIMINARY TITLE SHEET
- C-1.0 PRELIMINARY LAYOUT AND PAVING PLAN
- C-2.0 PRELIMINARY GRADING / EROSION CONTROL PLAN AND DETAILS
- C-3.0 PRELIMINARY UTILITY PLAN
- C-4.0 PRELIMINARY CONSTRUCTION DETAILS
- C-4.1 PRELIMINARY CONSTRUCTION DETAILS

- L-1.0 LANDSCAPE PLAN
- L-2.0 LANDSCAPE DETAILS
- LT-1.0 TREE PRESERVATION PLAN



NEW NORTHERN - 13,225 B

STORE NUMBER: 10660
LINCOLN HWY / IL RT 38 &
14TH STREET
KANE COUNTY
ST. CHARLES, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 85081

ENGINEER:



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:

ARCHITECT
NORR, LLC
719 GRISWOLD STREET, SUITE 1000
DETROIT, MICHIGAN 48226
PHONE: (313) 324-3100

LANDSCAPE CONSULTANTS
DANIEL WEINBACH & PARTNERS
53 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:

T.M.
CROWLEY
& ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
PHONE: 317.705.8800
FAX: 317.574.7336

SEAL:

REVISIONS/ SUBMITTALS:

1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-06-15

DRAWING BY: DB

DATE: JULY 1, 2015

JOB NUMBER: 07188.149

TITLE: PRELIMINARY TITLE SHEET

SHEET NUMBER: C-0.0

COMMENTS

NOT RELEASED FOR CONSTRUCTION



Call 48 hours before you dig

SOURCE

BENCHMARKS ESTABLISH VIA TRIMBLE VRS NETWORK DATUM IS NAVD83 GROUND SCALE FACTOR: 1.000576768
STATION DESIGNATION: IL KANE 18 38 8 (PID A3J012) ELEVATION: 708 (PUBLISHED), 707.90 (MEASURED) DATUM: NAVD83
DESCRIPTION: THE STATION IS LOCATED 200 FT WEST OF CENTERLINE OF KANEVILLE RD, 61.6 FT NORTH OF FABYAN PARKWAY CENTERLINE, 168.4 FT EAST OF A 48 INCH MAPLE TREE, 115 FT NORTHEAST TO THE CORNER OF A GUARDRAIL CROSSING MILL CREEK, 300 FT EAST OF THE CENTERLINE OF MILL CREEK, 190 FT NORTH OF PK NAIL IN POWER POLE, AND 2 FT SOUTH OF ORANGE FIBERGLASS WITNESS POST. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.45 FT BELOW CAP.

STATION DESIGNATION: IL KANE 20 40 8 (PID A3J022) ELEVATION: 771 (PUBLISHED), 770.83 (MEASURED) DATUM: NAVD83
DESCRIPTION: STATION IS LOCATED 85 FT SOUTH OF CENTERLINE OF CRANE RD, 56 FT WEST OF CENTERLINE OF RANDALL RD, 155 FT SOUTHWEST OF POWER POLE, 122 FT SOUTH SOUTHWEST OF PP, 85 FT NORTHEAST OF PP, 34 FT EAST OF FENCE LINE, 4.4 FT EAST OF CONCRETE DITCH, 53 FT SOUTH SOUTHWEST OF 24 INCH CONCRETE CULVERT, AND 2 FT EAST OF ORANGE FIBERGLASS WITNESS. NOTE - ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.57 FT BELOW CAP.

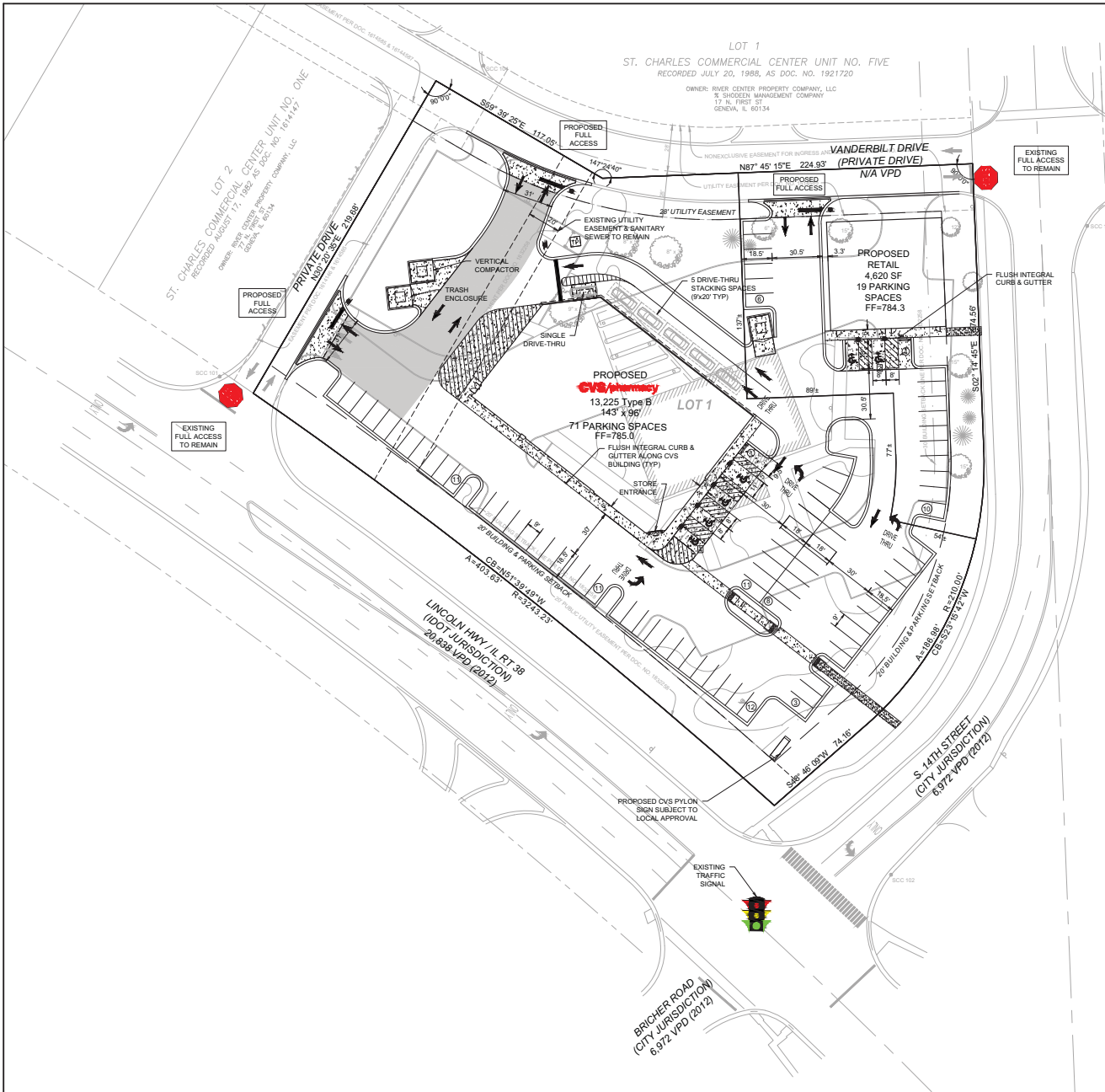
BENCHMARKS

SITE

STATION DESIGNATION: SBM #1 ESTABLISHED BY: V3 DATE: 03-31-15 ELEVATION: 782.03 (MEASURED) DATUM: NAVD83
DESCRIPTION: TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF 14TH STREET, 15% SOUTHERLY FROM NORTHEAST CORNER OF SURVEYED PROPERTY.

STATION DESIGNATION: SBM #2 ESTABLISHED BY: V3 DATE: 03-31-15 ELEVATION: 782.66 (MEASURED) DATUM: NAVD83
DESCRIPTION: TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF 14TH STREET, NEAR SOUTHEAST CORNER OF SURVEYED PROPERTY.

STATION DESIGNATION: SBM #3 ESTABLISHED BY: V3 DATE: 03-31-15 ELEVATION: 786.00 (MEASURED) DATUM: NAVD83
DESCRIPTION: NORTHWESTERLY FLANGE BOLT ON FIRE HYDRANT ON WEST SIDE OF ENTRANCE TO SMALL PARKING LOT AT NORTHWEST CORNER OF SURVEYED PROPERTY.



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE 66.12 UNLESS OTHERWISE NOTED.
5. REFER TO UTILITY PLAN FOR PROPOSED EASEMENTS.
6. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH M.U.T.C.D.
7. WITHIN GREENSPACE AREAS WITHIN RIGHT-OF-WAY, CVS GENERAL CONTRACTOR SHALL GRADE DISTURBED AREAS TO POSITIVELY DRAIN, DISPOSE OF SURPLUS EXCAVATION SPOILS OFFSITE, RESTORE DISTURBED AREAS WITH TOPSOIL MATERIAL AND SEEDED BLANKET PER THE LANDSCAPE PLAN(S) AND SPECIFICATIONS, CITY SPECIFICATIONS AND/OR ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT) SPECIFICATIONS.

PAVING LEGEND
(PAVEMENT THICKNESSES TO BE DETERMINED BY GEOTECHNICAL ENG.)

	REGULAR BITUMINOUS PAVEMENT 1.5" HOT MIX ASPHALT SURFACE COURSE, M.X.D. N60 2" HOT MIX ASPHALT BINDER COURSE, 1.5" N60 PRIMECOAT PER ARTICLE 4.4 OF DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 4" AGGREGATE BASE COURSE
	HEAVY DUTY BITUMINOUS PAVEMENT 1.5" HOT MIX ASPHALT SURFACE COURSE, M.X.D. N60 2" HOT MIX ASPHALT BINDER COURSE, 1.5" N60 PRIMECOAT PER ARTICLE 4.4 OF DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 4" AGGREGATE BASE COURSE
	CONCRETE PAVEMENT (REINFORCED) 6" P.C. CONCRETE PAVEMENT WITH 6# W2 3@12.0 W/WF 4" AGGREGATE BASE COURSE (CA-6)
	PRIVATE CONCRETE SIDEWALK w/ INTEGRAL CURB (REINFORCED) - ALONG CVS BUILDING ONLY 6" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE (CA-6)
	PUBLIC CONCRETE SIDEWALK (REINFORCED) 6" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE (CA-6)
	FULL DEPTH PAVEMENT PATCH MATCH EXISTING ASPHALT PAVEMENT SECTION

LEGEND

	EXISTING		PROPOSED	DESCRIPTION
				RIGHT-OF-WAY LINE PROPERTY LINE (EXTERIOR) LOT LINE (INTERIOR)
				EASEMENT LINE FENCE LINE
				CENTERLINE CURB & GUTTER
				DEPRESSED CURB & GUTTER

CURB LEGEND

	STANDARD PITCH 66.12 CONCRETE CURB AND GUTTER
	REVERSED PITCH 66.12 CONCRETE CURB AND GUTTER
	66.12 CONCRETE DEPRESSED CURB AND GUTTER

SITE SUMMARY

ZONING	BR - REGIONAL BUSINESS DISTRICT
SITE AREA	TOTAL 2.7287 AC. CVS 2.1064 AC. RETAIL 0.6021 AC.
PARKING SUMMARY	PROVIDED: CVS PHARMACY 47 ACCESSIBLE SPACES 17 STANDARD SPACES 71 TOTAL CVS SPACES RETAIL SITE 2 ACCESSIBLE SPACES 17 STANDARD SPACES 19 TOTAL RETAIL SPACES REQUIRED MINIMUM (4 SPACES PER 1,000 SF) CVS PHARMACY 63 TOTAL CVS SPACES RETAIL SITE 19 TOTAL RETAIL SPACES

NEW NORTHERN - 13,225 B
STORE NUMBER: 10660
LINCOLN HWY / ILL RT 38 & 14TH STREET
KANE COUNTY
ST. CHARLES, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 85081

ENGINEER:

V3 Companies
7325 Jones Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:

ARCHITECT
NORR, LLC
719 ORISWOLD STREET, SUITE 1000
DETROIT, MICHIGAN 48226
PHONE: (313) 264-3100

LANDSCAPE CONSULTANTS
DANIEL WEINBACH & PARTNERS
53 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:

T.M.
CROWLEY
& ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
PHONE: 317.705.8800
FAX: 317.574.7336

SEAL:

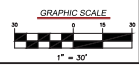
REVISIONS/ SUBMITTALS:

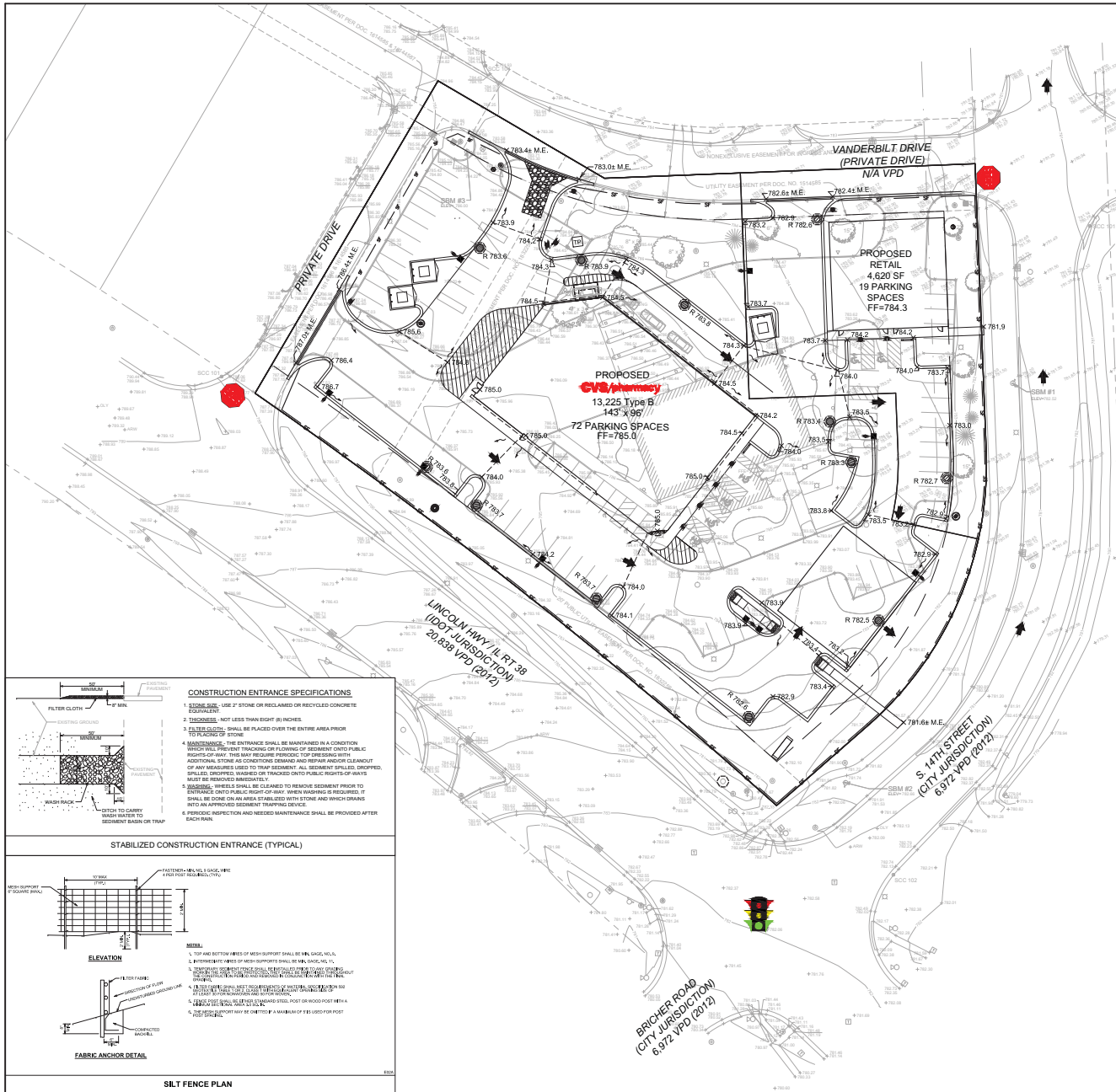
1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-31-15

DRAWING BY: DB
DATE: JULY 1, 2015
JOB NUMBER: 07188.149
TITLE: **PRELIMINARY LAYOUT AND PAVING PLAN**
SHEET NUMBER:

C-1.0

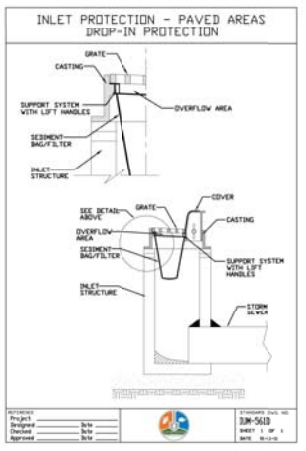
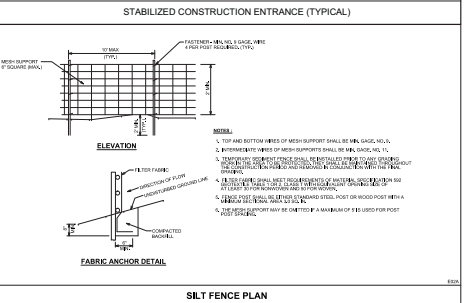
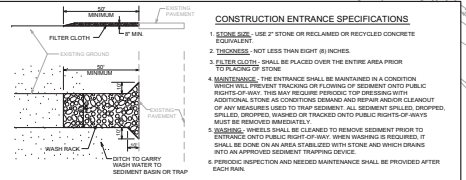
COMMENTS
NOT RELEASED FOR CONSTRUCTION





- GENERAL NOTES:**
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURBS AND GUTTERS REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
 3. PROVIDE 1.5% MAX (1.0% MIN) CROSS SLOPE AND 4.0% MAX LONGITUDINAL SLOPE ON ALL SIDEWALKS TO COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE.
 4. MINIMUM OF 6" OF TOPSOIL SHALL BE RESPIRED IN ALL DISTURBED AND NON-PAVED AREAS. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS. GREENSPACE AREA SUBGRADE SHALL BE COMPACTED A MINIMUM OF 91% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
 5. EXISTING GRADING AND UTILITY INFORMATION SHOWN IS BASED ON BEST AVAILABLE RECORDS AT THIS TIME. SITE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS BEFORE ORDERING MATERIALS OR STARTING WORK.
 6. SEE GEOTECHNICAL SUBSURFACE REPORT BY ECS MIDWEST, LLC, DATED APRIL 13, 2015 FOR RECOMMENDATIONS.
 7. BUILDING SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) 3,000+ PSI BEARING (MINIMUM). CONTRACTOR TO IMPORT FILL BENEATH BUILDING PAD; IF REQUIRED, FILL SHALL BE IMPORTED FROM LOCAL QUARRY OR SUPPLIER (CONTRACTOR TO IDENTIFY MATERIAL SOURCE AND AT LEAST ONE ALTERNATE SOURCE IN BID). MATERIAL SHALL BE FROST RESISTANT.
 8. PAVEMENT SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) 3,000+ PSI BEARING (MINIMUM).
 9. WITHIN GREENSPACE AREAS WITHIN RIGHT-OF-WAY, CVS GENERAL CONTRACTOR SHALL GRADE DISTURBED AREAS TO POSITIVELY DRAIN. DISPOSE OF SURPLUS EXCAVATION SOILS OFF-SITE, AND RESTORE DISTURBED AREAS WITH TOPSOIL MATERIAL AND SPECIFICATIONS AND/OR CITY / KANE COUNTY SPECIFICATIONS.
 10. EROSION CONTROL TO BE PROVIDED AND MAINTAINED PER KANE COUNTY, EPA AND CITY REQUIREMENTS.

EXISTING	PROPOSED	DESCRIPTION
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		CONTOUR
		SPOT ELEVATION
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE



CVS pharmacy
 NEW NORTHERN - 13,225 B
 STORE NUMBER: 10660
 LINCOLN HWY / IL RT 38 & 14TH STREET
 KANE COUNTY
 ST. CHARLES, ILLINOIS
 DEAL TYPE: NEW
 CS PROJECT NUMBER: CS# 85081

ENGINEER:

 V3 Companies
 7325 Jones Avenue
 Woodridge, IL 60017
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

CONSULTANT:
 ARCHITECT
 NORR, LLC
 719 ORISWOLD STREET, SUITE 1000
 DETROIT, MICHIGAN 48226
 PHONE: (313) 354-3100
 LANDSCAPE CONSULTANTS
 DANIEL WEINBACH & PARTNERS
 53 W. JACKSON BLVD., SUITE 250
 CHICAGO, ILLINOIS 60604
 PHONE: (312) 427-2888

DEVELOPER:
 T.M.
CROWLEY & ASSOCIATES
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 PHONE: 317.705.8800
 FAX: 317.574.7398

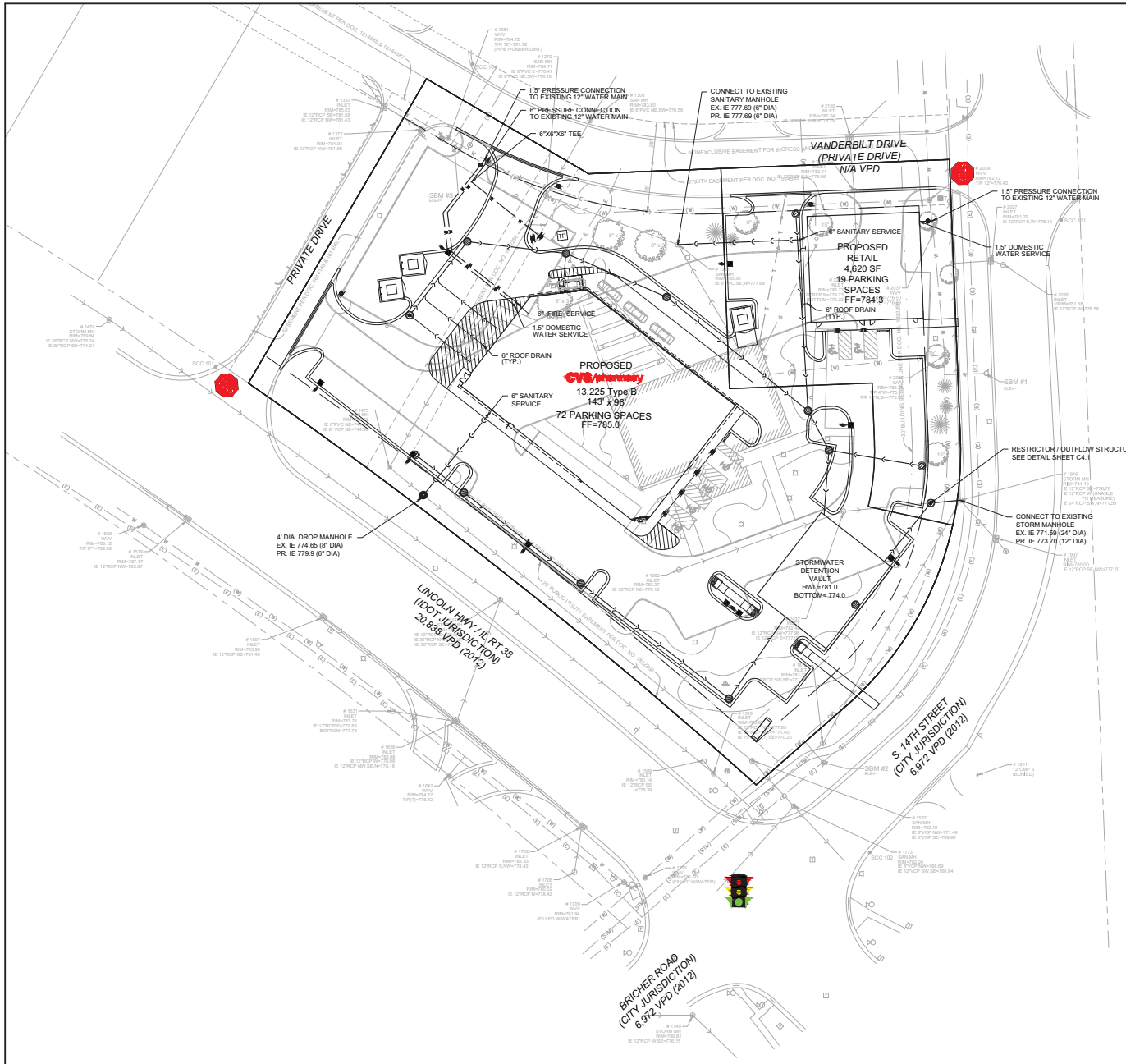
SEAL:

REVISIONS/ SUBMITTALS:

1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-06-15

DRAWING BY: DB
 DATE: JULY 1, 2015
 JOB NUMBER: 07188.149
 TITLE: PRELIMINARY GRADING / EROSION CONTROL PLAN & DETAILS
 SHEET NUMBER: C-2.0

COMMENTS
 NOT RELEASED FOR CONSTRUCTION



NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. SITE CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS DURING CONSTRUCTION.
- UNDERGROUND UTILITY INFORMATION IS BASED ON SURVEY DOCUMENTS PREPARED BY V3 COMPANIES, ATLAS INFORMATION AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR TO CALL LULULE, HOTLINE (81 OR 1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- FOR PROPOSED STRUCTURES ALONG CURB LINE REFER TO MANHOLE LOCATION DETAIL IN CONSTRUCTION DETAILS.
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2504 OR APPROVED EQUAL AND FRAME AND CLOSED LID STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1713 OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL ALSO CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
- STORM AND SANITARY STRUCTURES SHALL BE TYPE "A" UNLESS OTHERWISE NOTED.
- SEE LANDSCAPE PLAN FOR PROPOSED TREE LOCATIONS.
- ALL STRUCTURE LIDS SHALL BE MARKED "STORM SEWER", "SANITARY SEWER" OR "WATER MAIN" AS APPROPRIATE.
- SEE SITE ELECTRICAL PLANS BY NORR, LLC FOR ELECTRICAL ROUTING AND DETAILS.
- THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, AND PLUGS FOR ALL PROPOSED WATER MAIN.
- ALL WATER MAIN SHALL BE DUCTILE-IRON PIPE CLASS 52 WITH PUSH-ON TYPE JOINTS UNLESS OTHERWISE SPECIFIED.
- CVS GENERAL CONTRACTOR TO RESTORE OFF-SITE EXCAVATION LIMITS DISTURBED BY UTILITY COMPANIES INSTALLING SERVICES FOR THE CVS DEVELOPMENT PER THE TURF RESTORATION REQUIREMENTS NOTED ON APPLICABLE LANDSCAPE DRAWINGS. CVS GENERAL CONTRACTOR SHALL GRADE DISTURBED AREAS TO POSITIVELY DRAIN, DISPOSE OF SURPLUS EXCAVATION SPOOLS OFF SITE, AND RESTORE DISTURBED AREAS WITH TOPSOIL MATERIAL AND SEEDING BLANKET PER THE LANDSCAPE PLANS) AND SPECIFICATIONS. CITY SPECIFICATIONS AND/OR DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- POLYETHYLENE ENCLOSURE SHALL BE PROVIDED FOR ALL WATER MAIN IMPROVEMENTS.
- ALL STORM SEWER SHALL BE 12" RCP UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE 8" PVC UNLESS OTHERWISE NOTED.

EXISTING		PROPOSED		DESCRIPTION
—	—	—	—	SANITARY SEWER
—	—	—	—	SANITARY FORCE MAIN
—	—	—	—	STORM SEWER
—	—	—	—	COMBINED SEWER
W	W	W	W	WATER MAIN
FO	FO	FO	FO	UNDERGROUND FIBER OPTIC
E	E	E	E	UNDERGROUND ELECTRIC
T	T	T	T	UNDERGROUND TELEPHONE
OHE	OHE	OHE	OHE	OVERHEAD ELECTRIC
OHT	OHT	OHT	OHT	OVERHEAD TELEPHONE
OHW	OHW	OHW	OHW	OVERHEAD WIRE
○	○	○	○	UTILITY STRUCTURE WITH CLOSED LID
○	○	○	○	CURB INLET
○	○	○	○	DRAINAGE STRUCTURE WITH OPEN LID
○	○	○	○	FIRE HYDRANT
○	○	○	○	VALVE IN VALVE BOX
○	○	○	○	GATE VALVE IN VALVE VAULT
○	○	○	○	GATE END SECTION (F.E.S.)
○	○	○	○	LIGHT STANDARD
○	○	○	○	OVERHEAD UTILITY POLE

CVS pharmacy
 NEW NORTHERN - 13,225 B
 STORE NUMBER: 10660
 LINCOLN HWY II RT 38 & 14TH STREET
 KANE COUNTY
 ST. CHARLES, ILLINOIS
 DEAL TYPE: NEW
 CS PROJECT NUMBER: CS# 85081

ENGINEER:

 V3 Companies
 7325 James Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

CONSULTANT:
 ARCHITECT
 NORR, LLC
 719 ORISWOLD STREET, SUITE 1000
 DETROIT, MICHIGAN 48226
 PHONE: (313) 264-5100
 LANDSCAPE CONSULTANTS
 DANIEL WEINBACH & PARTNERS
 53 W. JACKSON BLVD., SUITE 250
 CHICAGO, ILLINOIS 60604
 PHONE: (312) 427-2888

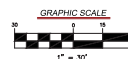
DEVELOPER:
 T.M.
CROWLEY & ASSOCIATES
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 PHONE: 317.705.8800
 FAX: 317.574.7336

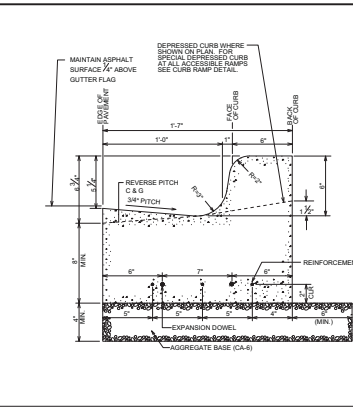
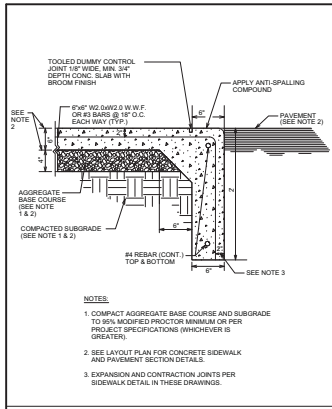
SEAL:

REVISIONS/ SUBMITTALS:	
1 OWNER REVIEW	07-01-15
2 PUD REVIEW	07-06-15

DRAWING BY:	DB
DATE:	JULY 1, 2015
JOB NUMBER:	07188.149
TITLE:	PRELIMINARY UTILITY PLAN
SHEET NUMBER:	C-3.0

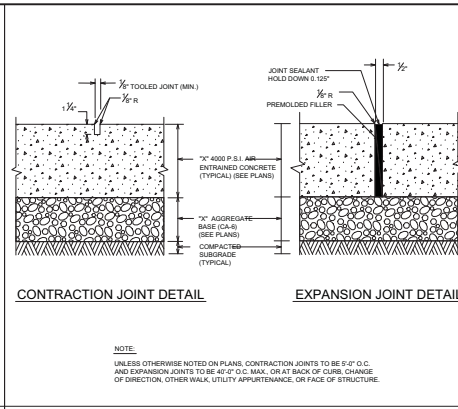
COMMENTS
 NOT RELEASED FOR CONSTRUCTION



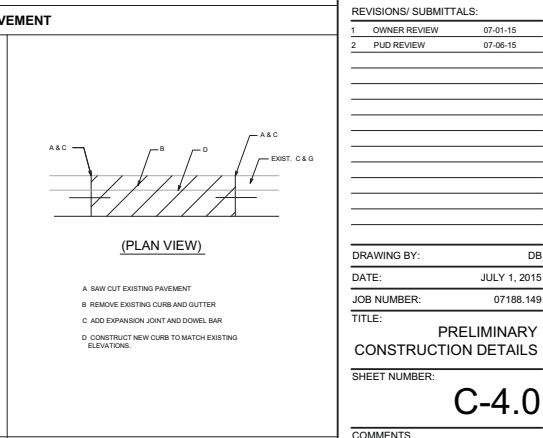
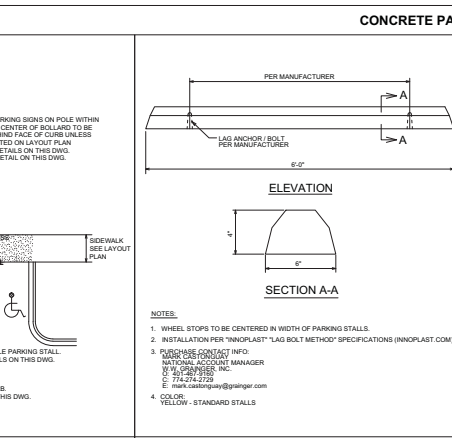
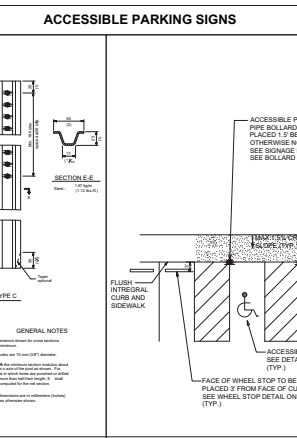
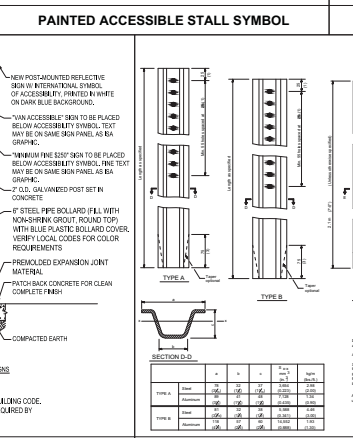
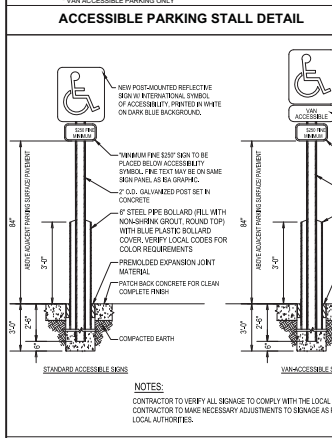
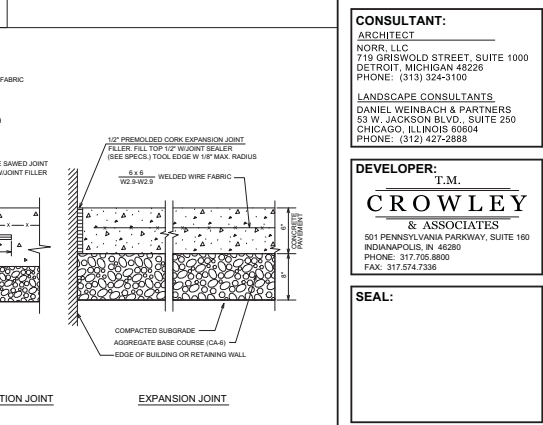
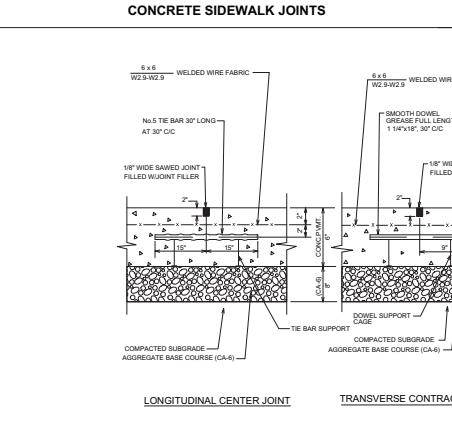
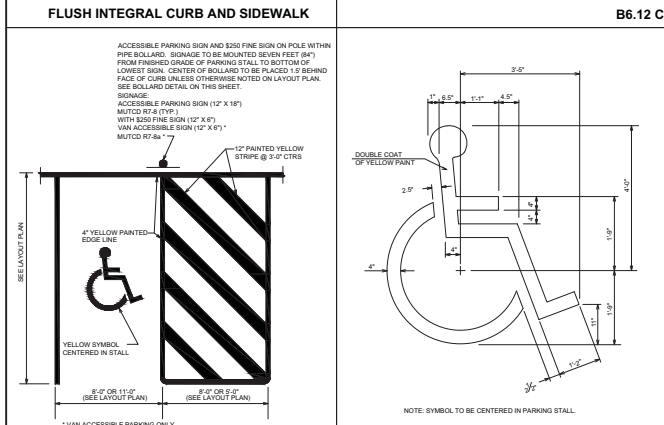


RELATIVE ELEVATIONS	REVERSE PITCH	
	STANDARD PITCH	REVERSE PITCH
E.P.	0.00	0.00
GUTTER FLAG	+1"	+1"
FLOW LINE	+1"	+1"
T.C.	+2"	+2"

- NOTES:
1. REINFORCEMENT: PROVIDE 3 N6S STEEL BARS, 10' LONG, CENTERED OVER ALL TRANSVERSE CROSSINGS.
 2. EXPANSION JOINT: PLACE AT ENDS OF ALL BARRIS, 5' ON EACH SIDE OF DRAINAGE STRUCTURES AND AT 45' MAX. INTERVALS IN STRAIGHT CURBS & GUTTERS. PROVIDE NO. 6 1/2" LONG SMOOTH STEEL DOWN BARS WITH 1" DIA. GREASE CAP THRU EXPANSION JOINTS. USE 1" THICK STAINLESS STEEL MATERIAL.
 3. CONTRACTION JOINT: PROVIDE 2" DEEP CONTRACTION JOINTS AT 5' INTERVALS.
 4. 2'-4" LONG THE BAR ON 2'-4" CENTERS SHALL BE PROVIDED WHEN CURB IS ADJACENT TO P.C. PAVEMENT.
 5. PROVIDE 2 NO. 6 1/2" LONG THE BARS TO CONNECT EXISTING AND NEW CURB AND GUTTER.



NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 4'-0" O.C. MAX. ON R. BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.



BOLLARD WITH ACCESSIBLE PARKING SIGN

NOTES:
CONTRACTOR TO VERIFY ALL SIGNAGE TO COMPLY WITH THE LOCAL BUILDING CODE.
CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS TO SIGNAGE AS REQUIRED BY LOCAL AUTHORITIES.

METAL POSTS FOR SIGNS, MARKERS & DELINEATORS

GENERAL NOTES:
1. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR ALL DETAILS AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE AS MANUFACTURED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
4. ALL SURFACES SHALL BE FINISHED AND PAINTED UNLESS OTHERWISE NOTED.

FLUSH INTEGRAL CURB & SIDEWALK AT ACCESSIBLE PARKING DETAIL

NOTES:
1. WHEEL STOPS TO BE CENTERED IN WIDTH OF PARKING STALLS.
2. INSTALLATION PER "INNOVAST" LAG BOLT METHOD SPECIFICATIONS (INNOVAST.COM)
3. PURCHASER CONTACT INFO:
NATIONAL ACCOUNT MANAGER
N.W. GRANSEE, INC.
C: 774.274.2729
E: mark@nwgransee.com@nwgransee.com

CVS: POLYMER WHEEL STOP

CURB AND GUTTER REMOVAL AND REPLACEMENT



NEW NORTHERN - 13,225 B
STORE NUMBER: 10660
LINCOLN HWY ILL RT 38 & 14TH STREET
KANE COUNTY
ST. CHARLES, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 85081

ENGINEER:
V3 Companies
7325 James Avenue
Woodridge, IL 60097
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:
ARCHITECT:
NORR, LLC
719 ORISWOLD STREET, SUITE 1000
DETROIT, MICHIGAN 48226
PHONE: (313) 324-3100
LANDSCAPE CONSULTANTS:
DANIEL WEINBACH & PARTNERS
53 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:
T.M.
CROWLEY
& ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
PHONE: 317.705.8800
FAX: 317.574.7308

SEAL:

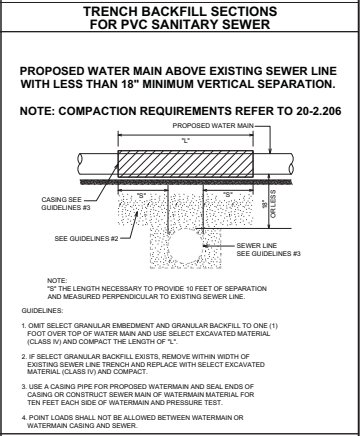
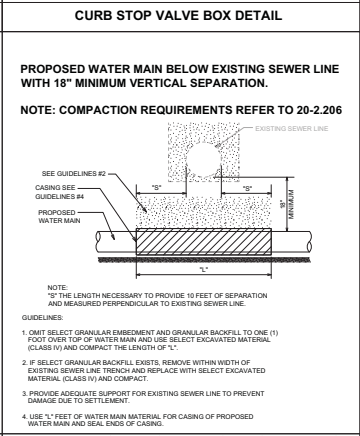
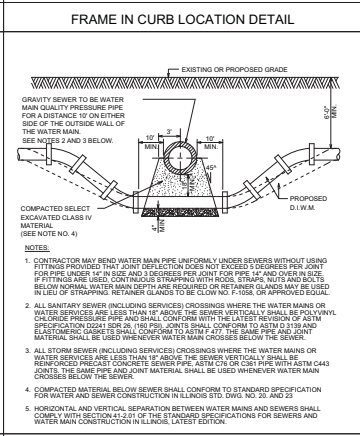
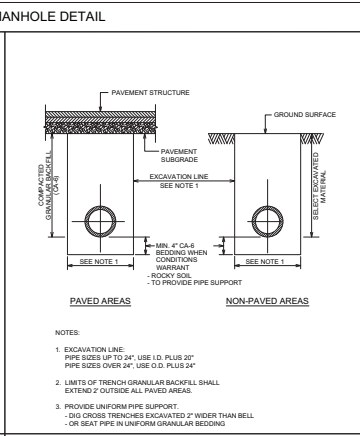
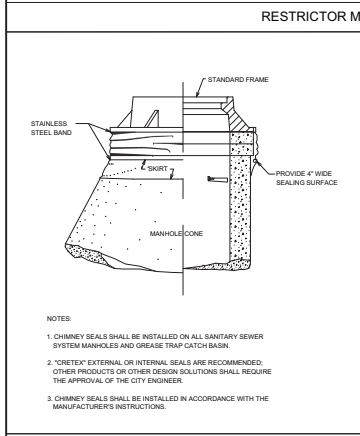
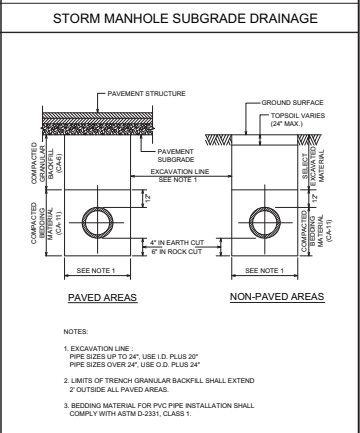
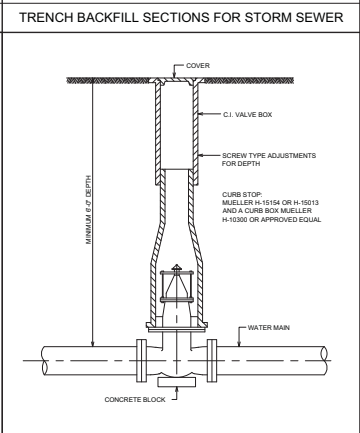
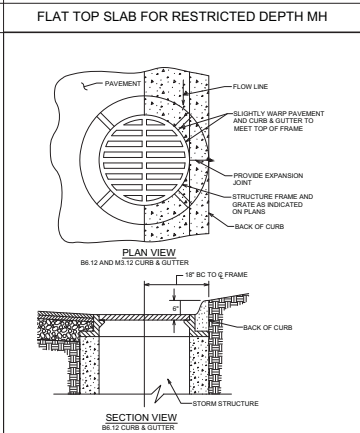
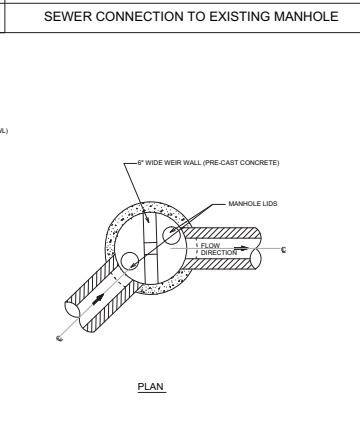
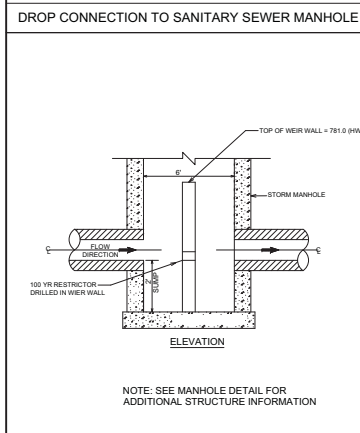
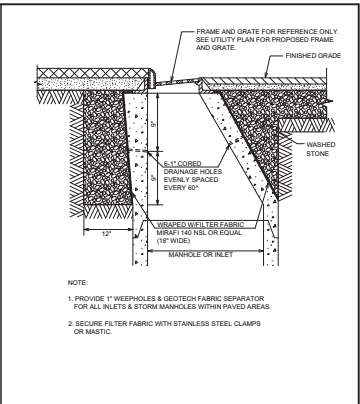
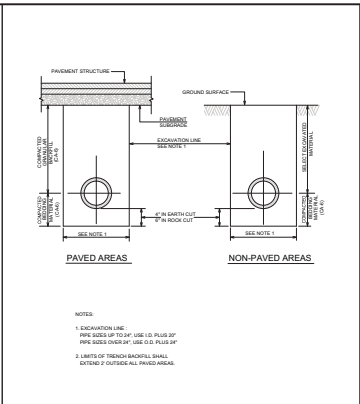
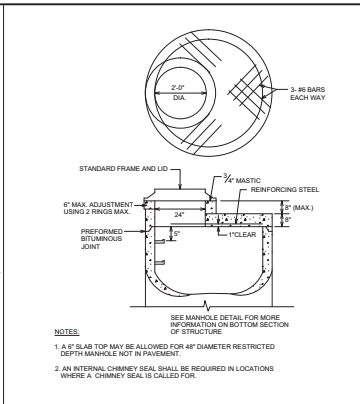
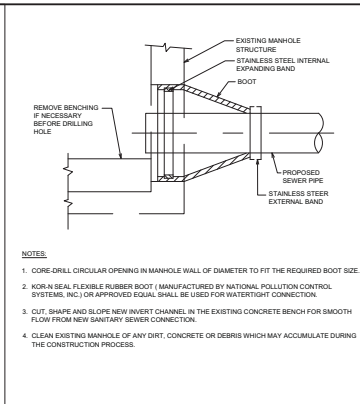
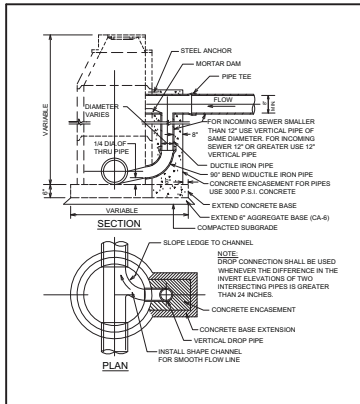
REVISIONS/ SUBMITTALS:

NO.	DESCRIPTION	DATE
1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-06-15

DRAWING BY: DB
DATE: JULY 1, 2015
JOB NUMBER: 07188.149
TITLE: PRELIMINARY CONSTRUCTION DETAILS
SHEET NUMBER:

C-4.0

COMMENTS
NOT RELEASED FOR CONSTRUCTION



CVS pharmacy

NEW NORTHERN - 13,225 B

STORE NUMBER: 10660
LINCOLN HWY ILL RT 38 & 14TH STREET
KANE COUNTY
ST. CHARLES, ILLINOIS
DEAL TYPE: NEW
CS PROJECT NUMBER: CS# 85081

ENGINEER:

V

V3 Companies
7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

CONSULTANT:

ARCHITECT
NORR, LLC
719 ORISWOLD STREET, SUITE 1000
DETROIT, MICHIGAN 48226
PHONE: (313) 264-3100

LANDSCAPE CONSULTANTS
DANIEL WEINBACH & PARTNERS
53 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60604
PHONE: (312) 427-2888

DEVELOPER:

T.M.
CROWLEY & ASSOCIATES
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IN 46280
PHONE: 317.705.8800
FAX: 317.574.7336

SEAL:

REVISIONS/ SUBMITTALS:

1	OWNER REVIEW	07-01-15
2	PUD REVIEW	07-06-15

DRAWING BY: DB

DATE: JULY 1, 2015

JOB NUMBER: 07188.149

TITLE: PRELIMINARY CONSTRUCTION DETAILS

SHEET NUMBER: C-4.1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

Lum#	Label	X	Y	Z *	Orient	Tilt
1	A	847	273	28	177.709	0
2	A	646	353	28	40.236	0
3	B	658	136	28	90	0
4	B	567	136	28	90	0
5	B	494	136	28	90	0
6	D90	767	320	28	38.167	0
7	F	502	254	28	0	0
8	G2	783	188	28	0	0
9	OB	578	283	9.33	0	0
10	OB	580	281	9.33	0	0
11	OB	582	287	9.33	0	0
12	OB	584	285	9.33	0	0
13	OC	704.2	195.7	18	0	0
14	S2	591.72	288.73	16.66	0	0
15	S6	656.84	193.12	16.66	0	0
16	S6	703.73	288.73	16.66	0	0
17	S6	706.91	244.26	16.66	90	0
18	S6	666.33	265.62	16.66	45	0
19	S6	670.58	269.86	16.66	45	0
20	S6	674.83	274.1	16.66	45	0
21	S6	679.07	278.35	16.66	45	0
22	S6	683.29	282.57	16.66	45	0
23	S6	687.54	286.84	16.66	45	0
24	S6	691.73	288.73	16.66	0	0
25	S6	691.73	288.73	16.66	0	0
26	S6	685.73	288.73	16.66	0	0
27	S6	679.73	288.73	16.66	0	0
28	S6	673.73	288.73	16.66	0	0
29	S6	667.73	288.73	16.66	0	0
30	S6	661.73	288.73	16.66	0	0
31	S6	655.73	288.73	16.66	0	0
32	S6	649.73	288.73	16.66	0	0
33	S6	643.73	288.73	16.66	0	0
34	S6	637.73	288.73	16.66	0	0
35	S6	631.73	288.73	16.66	0	0
36	S6	625.73	288.73	16.66	0	0
37	S6	619.73	288.73	16.66	0	0
38	S6	613.73	288.73	16.66	0	0
39	S6	607.73	288.73	16.66	0	0
40	S6	601.73	288.73	16.66	0	0
41	S6	595.73	288.73	16.66	0	0
42	S6	706.91	250.26	16.66	90	0
43	S6	706.91	256.26	16.66	90	0
44	S6	706.91	262.26	16.66	90	0
45	S6	706.91	268.26	16.66	90	0
46	S6	706.91	274.26	16.66	90	0
47	S6	706.91	280.26	16.66	90	0
48	S6	706.91	286.26	16.66	90	0
49	S6	650.84	193.12	16.66	0	0
50	S6	644.84	193.12	16.66	0	0
51	S6	638.84	193.12	16.66	0	0
52	S6	632.84	193.12	16.66	0	0
53	S6	626.84	193.12	16.66	0	0
54	S6	620.84	193.12	16.66	0	0
55	S6	614.84	193.12	16.66	0	0
56	S6	608.84	193.12	16.66	0	0
57	S6	602.84	193.12	16.66	0	0
58	S6	596.84	193.12	16.66	0	0
59	S6	590.84	193.12	16.66	0	0
60	S6	584.84	193.12	16.66	0	0
61	S6	578.84	193.12	16.66	0	0
62	S6	572.84	193.12	16.66	0	0
63	S6	566.84	193.12	16.66	0	0
64	WP	584.2	207.2	12'	180	0
65	WP	584.2	232.2	12'	180	0
66	WP	584.2	257.2	12'	180	0
67	WS	707.1	200	7	315	0
68	WS	700	193	7	315	0

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

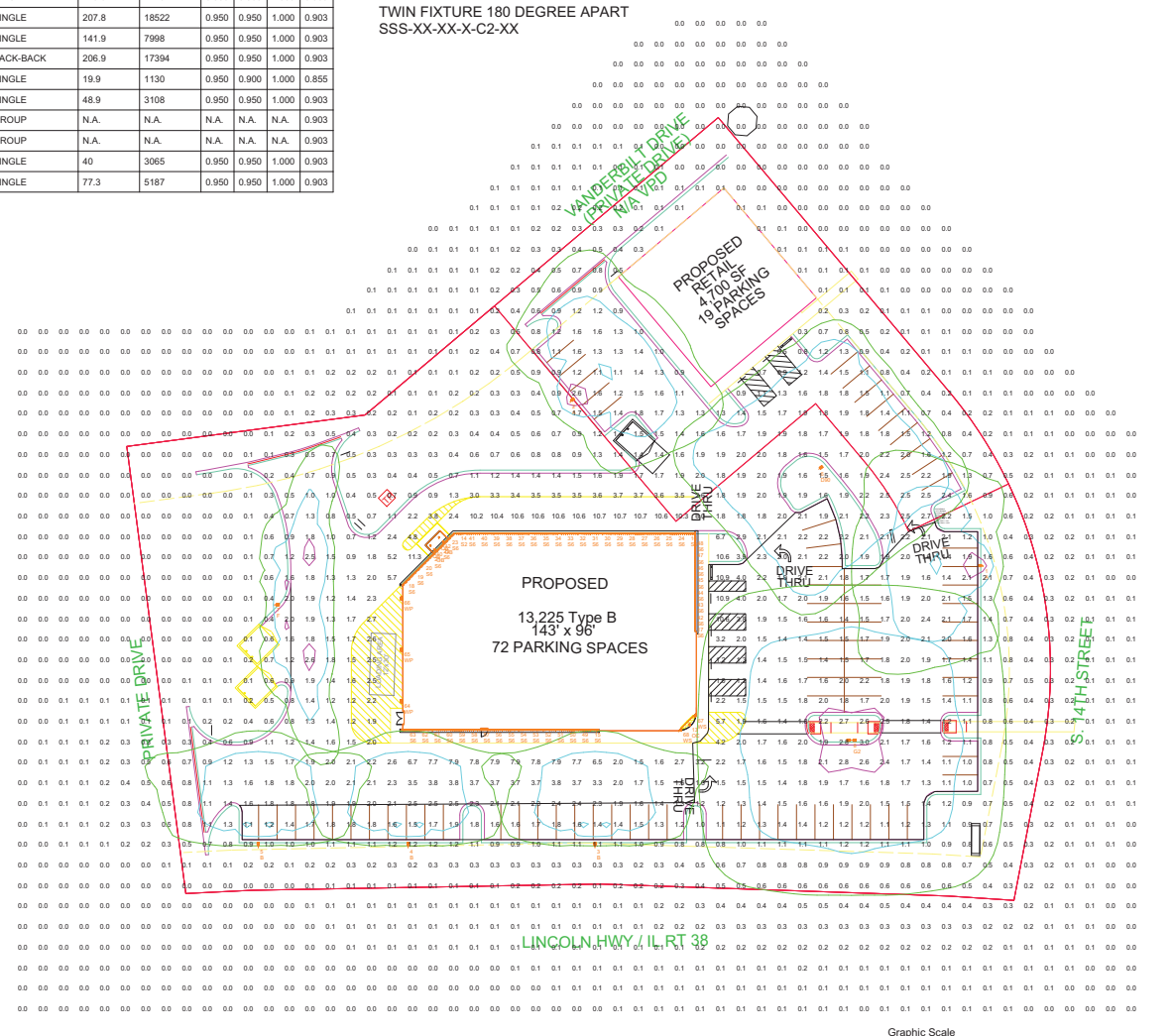
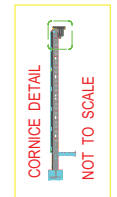
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
[Symbol]	A	2	CL1-60L-4K-4 (Hubbell Ltg)	SINGLE	141	12036	0.950	0.950	1.000	0.903
[Symbol]	B	3	CL1-60L-4K-3-BC (Hubbell Ltg)	SINGLE	143.5	7728	0.950	0.950	1.000	0.903
[Symbol]	D90	1	CL1-90L-4K-5M (Hubbell Ltg)	SINGLE	207.8	18522	0.950	0.950	1.000	0.903
[Symbol]	F	1	CL1-60L-4K-2-BC (Hubbell Ltg)	SINGLE	141.9	7998	0.950	0.950	1.000	0.903
[Symbol]	G2	1	QTY 2 - CL1-90L-4K-5W N2 (Hubbell Ltg)	BACK-BACK	206.9	17394	0.950	0.950	1.000	0.903
[Symbol]	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
[Symbol]	OC	1	EVO 41/29 8AR 120	SINGLE	48.9	3108	0.950	0.950	1.000	0.903
[Symbol]	S2	1	ECVXLXWET-2-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
[Symbol]	S6	49	ECVXLXWET-6-120-4K-2780	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.903
[Symbol]	WP	3	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
[Symbol]	WS	2	AZ-8L-LED75-4K-(2)E8U-BB-CTB-8Z	SINGLE	77.3	5187	0.950	0.950	1.000	0.903

POLE SPEC FOR CIMARRON:

SINGLE FIXTURE
SSS-XX-XX-X-A2-XX

TWIN FIXTURE 180 DEGREE APART
SSS-XX-XX-X-C2-XX

Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min
CVS PARKING	1.0 FC MINIMUM	Fc	1.90	10.9	1.0	1.90	10.90



FOR PRICING CONTACT
NESCO
40 Hudson Rd
Canton, MA 02021
Tel: 781-828-9494
Fax: 781-575-1398
E-Mail: CVSpans@nescoweb.com

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD SURVEYING MAY REVEAL ANY AFFECTS TO PERFORMANCE. OWNER TO HUBBELL LIGHTING. SITE INFORMATION: PROJECTIONS, COORDINATES, SITE INFORMATION: POLE & LOCATION, ORIENTATION, MOUNTING HEIGHT, ETC. SHALL BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LIABILITY DESIGN IS LIMITED TO THE DESIGN OF THE LUMINAIRE UNDER NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DATE	DESCRIPTION
05/24/2015	REVISED PER OWNER COMMENTS
05/24/2015	REVISED PER OWNER COMMENTS

CVS #10660
ST. CHARLES, IL

1575265





DANIEL WEINBACH & PARTNERS, LTD.
 Landscape Architects

93 W. Jackson Blvd.
 Suite 200
 Chicago, IL 60604
 312.427.0000
 www.dwp.com

LANDSCAPE CALCULATIONS

INTERIOR PARKING LOT LANDSCAPE

SP OF INTERIOR PARKING AREA REQUIRED
 4728 SF INTERIOR PARKING AREA
 4781 SF INTERIOR LANDSCAPE REQUIRED
 3284 SF INTERIOR LANDSCAPE PROVIDED

REQUIRED INTERIOR SHADE TREES
 4781 SF / 150 = 32
 30 SHADE TREES REQUIRED
 1 SHADE TREE PROVIDED

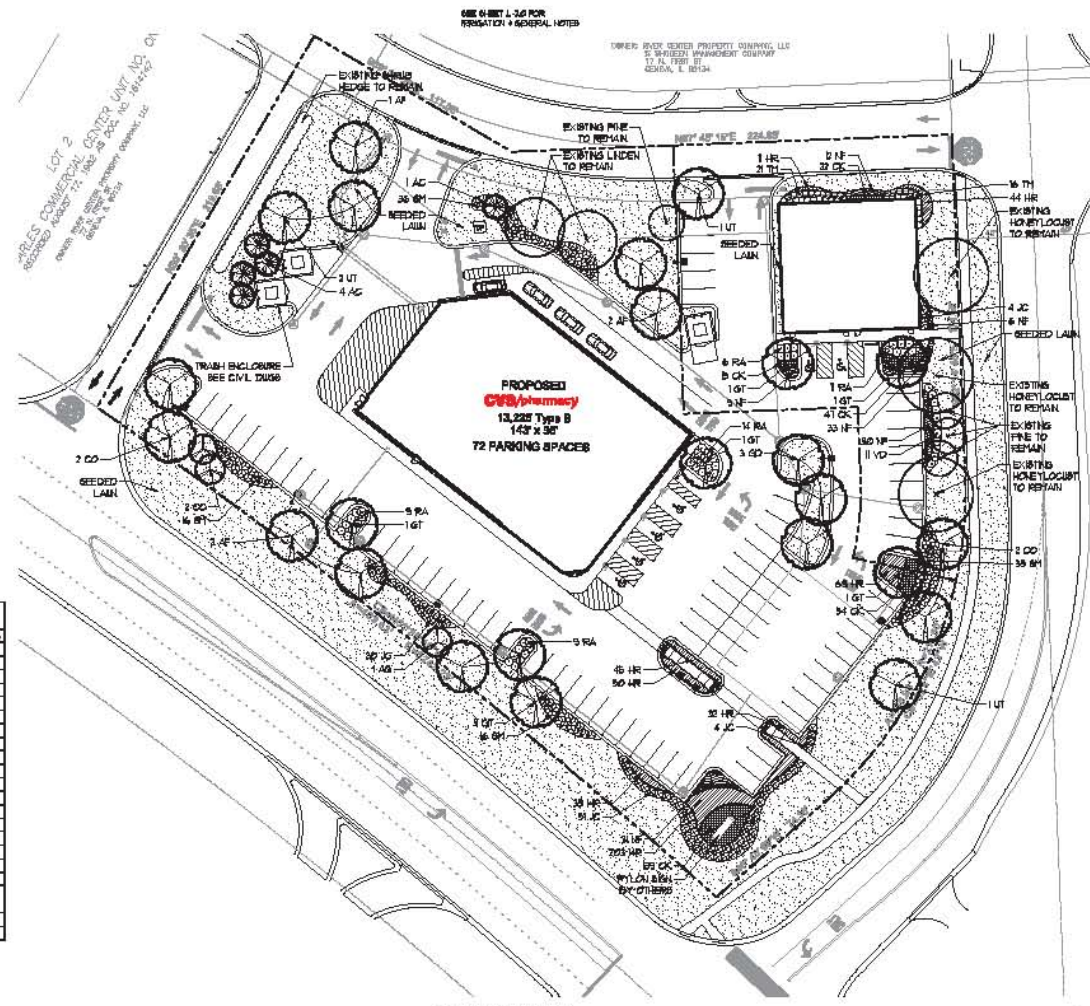
PUBLIC STREET FRONTAGE & PARKING LOT LANDSCAPING

REQUIRED TREES = 1 SHADE, EVERGREEN OR ORNAMENTAL TREE REQUIRED
 FOR EVERY 50 LF OF PUBLIC STREET FRONTAGE
 1500 LF INT / 5 LF INT SP FRONTAGE = 300 LF
 8 TREES REQUIRED
 5 TREES PROVIDED

& WITH STREET FRONTAGE = 46 LF
 5 TREES REQUIRED
 5 TREES PROVIDED (5 PROPOSED, 0 EXISTING)

PLANT LIST

CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES - SINGLE ITEM						
AF	ACER FRATERNANS 'AURUM BLAZE'	AURUM BLAZE MAPLE	12" CAL.	B/B	6	BRANCHED UP 6'
CO	CELTIS OCCIDENTALIS	HICKORY	12" CAL.	B/B	4	BRANCHED UP 6'
GO	GYMNOCADUS DIGNA	KENTUCKY COFFEETREE	12" CAL.	B/B	3	BRANCHED UP 6'
QT	QUERCUS 'BRACALATHOS NEREIS WCYLNI'	SKYLINE HONEYLOCUST	12" CAL.	B/B	8	BRANCHED UP 6'
UT	ULMUS X 'MORISON GLOBOS'	TRIUMPH ELM	12" CAL.	B/B	4	BRANCHED UP 6'
EVERGREEN TREES						
AC	LAGERSTROMIA	WHITE FIR	6' HT.	B/B	6	
ORNAMENTAL TREES						
AG	ACHILLEA 'LANCEOLATA' & 'AURUM BRILLIANCE'	JAPANESE SPIDERBERRY	6' HT.	B/B	1	CLUMP PONY
CC	CERCIS CANADENSIS	REDBUD	6' HT.	B/B	2	
DECIDUOUS AND EVERGREEN SHRUBS						
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24" HT & 3" SP	B/EV/CONT.	75	
RA	RHUS AROMATICA 'GRS-LOW'	GRS-LOW SUMAC	3 GAL.	B/EV/CONT.	19	
BH	BUTYRACIA 'VITIFOLIA' 'PALLIDUS'	CLUMP KORMORAN LILAC	36" HT & 6" SP	B/EV/CONT.	65	
TH	THUNBERGIA 'REDDA' 'FABRIONI'	TAUNTON YEW	24" HT & 6" SP	B/EV/CONT.	51	
VD	VIBURNUM 'DEBENTARY' 'CARANTON'	BLUE YEFFEN VIBURNUM	30" HT & 6" SP	B/EV/CONT.	11	
PERENNIALS						
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	493	SPACED W/ OC.
	HEMEROCALLIS 'LITTLE BLUE CUP'	LITTLE BLUE CUP DAYLILY	1 GAL.	CONT.	271	EVENLY MIXED
OK	CALYPOGONIA A. 'KARL FORBSTER'	FEATHER REED GRASS	1 GAL.	CONT.	61	
NF	HEMERA X 'FAVORITI'	FAVORITI CATYRANT	1 GAL.	CONT.	61	



LANDSCAPE PLAN
 SCALE: 1"=30'-0"

Numbers	
6.	
7.	
8.	
9.	
4.	
3. ISSUES FOR REVIEW	08/09/16
2. ISSUES FOR REVIEW	05/07/16
1. CITY SUBMITTAL	02/09/16
Pages	

CVS PHARMACY

LINCOLN HWY / ILL. RT. 58 & 16TH STREET
 ST. CHARLES, ILL. 62208

LANDSCAPE PLAN

Date	Project No.
05/20/16	1500-15-146
REVISED	Sheet No.
Drawn By	
ES	
Approved	
WJ	
	L-1.0




STATE OF ILLINOIS
 WENDY J. SCHREIBER
 No. 157-000448
 Exp. 08-31-2019
 Landscape Architect
Wendy J. Schreiber



**DANIEL WEINBACH
&
PARTNERS, LTD.**
Landscape Architects

83 W. Jackson Blvd.
Suite 200
Chicago, IL 60604
312.457.0288
www.dwp.com

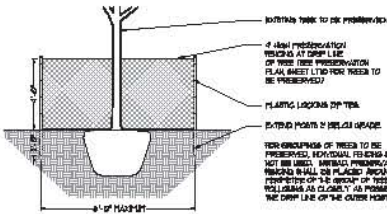
LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  TREE PROTECTION FENCING

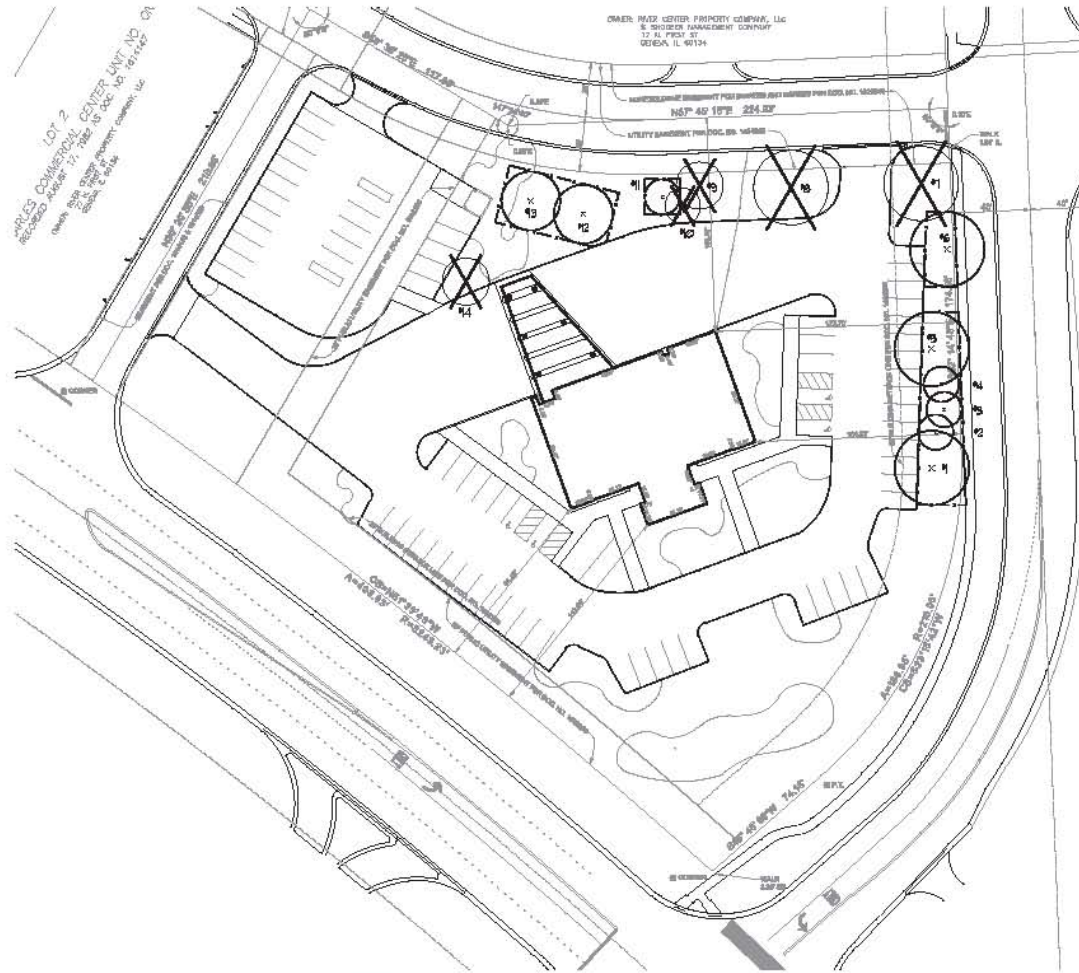
TREE SURVEY

TREE NO.	SPECIES	SIZE	CONDITION
1	HONEYLOCUST	5' CAL.	GOOD
2	PINE	14' CAL.	GOOD
3	PINE	12' CAL.	GOOD
4	PINE	12' CAL.	GOOD
5	HONEYLOCUST	14' CAL.	GOOD
6	HONEYLOCUST	16' CAL.	GOOD
7	HONEYLOCUST	14' CAL.	GOOD - REMOVE
8	HONEYLOCUST	5' CAL.	GOOD - REMOVE
9	BIRCH	6' x 4 CAL.	GOOD - REMOVE
10	PINE	10' CAL.	GOOD - REMOVE
11	PINE	14' CAL.	GOOD
12	LINDEN	8' x 3 CAL.	GOOD
13	LINDEN	8' x 5 CAL.	GOOD
14	LINDEN	8' x 3 CAL.	GOOD - REMOVE

MARKERS SHALL BE LOCATED AS SHOWN ON THE TREE PRESERVATION PLAN. FENCES SHALL BE PLACED SO THAT THEY PROTECT THE TREE. OTHER MARKERS AT ALL POINTS TOUCHING THE FENCE SHOULD BE PLACED TO PREVENT COLLISION. MARKERS SHALL BE PLACED AT MINIMUM OF 8" ON CENTER. MARKER HEIGHT SHALL BE 4 INCHES. CONSTRUCTION SHOULD BE SHOWN TOP DRAWING PLAN. FENCES SHALL BE 4' LOW HEAVY DUTY GALVANIZED STEEL TUBING SET TO A DEPTH OF 2' BELOW GRADE. POST SHALL NOT BE DRIVEN INTO CORNER. CORNER LOCATIONS SHALL BE 4' PLASTIC LOCATIONS 2" DIA. 4' HIGH. ANY ALTERATION TO THE FENCE & LOCATIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT.



3 TREE PRESERVATION DETAIL - BRUSH MESH FENCING
NOT TO SCALE



1 TREE PRESERVATION PLAN
SCALE: 1/8" = 1'-0"

Numbers
8.
7.
6.
5.
4.
3.
2.
1.

**CVS
PHARMACY**

LINDEN (777) 78.001 30 S. 10TH STREET
ST. CHARLES, ILLINOIS

**TREE
PRESERVATION
PLAN**

Date: 03/20/18	Project No.: 1800-18-146
Drawn By: AS NOTED	Sheet No.:
Checked By: E3	LT-1.0
Approved By:	

STATE OF ILLINOIS
WENDY J. SCHREIBER
No. 187.000448
Exp. 08/31/2019
Wendy J. Schreiber

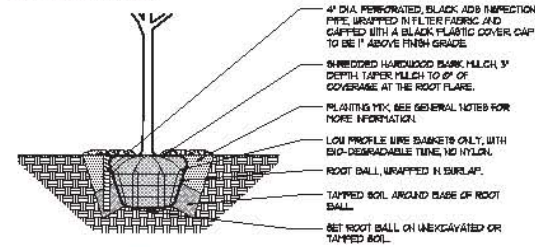


**DANIEL WEINBACH
&
PARTNERS, LTD.**

Landscape Architects

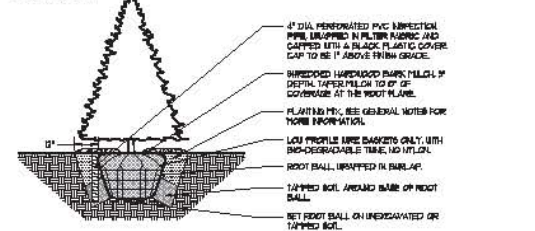
10 W. Jackson Blvd.
Suite 200
Chicago, IL 60604
312.457.0000
www.dwl.com

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARDED BRANCHES AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 8' HEIGHT, REMOVE APPROXIMATELY 25-30% OF THE OVERALL BRANCHING. FOR TREES OVER 4" CALIPER OR 8' HEIGHT, REMOVE APPROXIMATELY 25-30% OF THE OVERALL BRANCHING. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING PIT THOROUGHLY, UNTIL KEEPING THE TREE PLUMP. STRAIGHTEN TREE IF BENTLING OCCURS. CONTRACTORS TO UNLIE AND REMOVE TUNE FROM AROUND ROOT FLARE OF TREE AT THE END OF THE WARRANTY PERIOD.



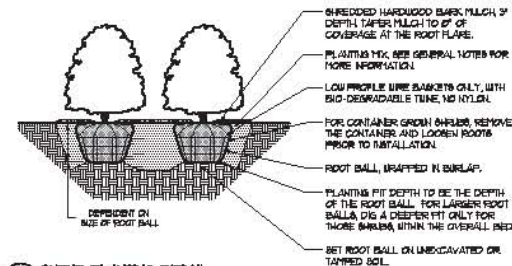
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARDED BRANCHES AND REMOVE ANY DOUBLE LEADERS. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING PIT THOROUGHLY, UNTIL KEEPING THE TREE PLUMP. STRAIGHTEN TREE IF BENTLING OCCURS. CONTRACTORS TO UNLIE AND REMOVE TUNE FROM AROUND ROOT FLARE AT THE END OF THE WARRANTY PERIOD.



2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. SHRUB PIT WIDTH TO BE EXTENDED 1" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST SHRUB PIT FOR DRAINAGE PRIOR TO INSTALLING SHRUB. PRUNE OFF ALL DEAD, BROKEN OR SCARDED BRANCHES AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING PIT THOROUGHLY, UNTIL KEEPING THE SHRUB PLUMP. STRAIGHTEN SHRUB IF BENTLING OCCURS. MULCH LIMITS FOR SHRUBS TO EXTEND TO ALL EDGES OF PLANTING MEDIA. SEE PLANTING MEDIA LAYOUTS. CONTRACTOR TO UNLIE AND REMOVE TUNE FROM AROUND ROOT FLARE AT THE END OF PLANTING.



3 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL / GROUNDCOVER BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 1" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITED FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANTING LIST FOR PLANT SPECIES. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



4 PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

IRRIGATION NOTES

1. A PLASTIC, AUTOMATIC, TRENCH-ACTIVATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR LAWN AREAS, PLANT BEDS AND TREES. LAWN AREAS SHALL BE ON A SEPARATE ZONE THAN PLANT BEDS.
2. PROVIDE LAWN APPLICATION RATE (GAL/INCH) AND PUMP FLOW-RATE/HEAD AS APPROPRIATE FOR THE PARTICULAR SIZE AND SHAPE OF LAWN AREA WITH AVOID LEAD TO HEAD SPACING. THERE SHALL BE NO OVER SPRAY ON BUILDINGS, ROADS OR SIDEWALKS. PROVIDE DREN LINE PROTECTION FOR PLANT BEDS.
3. PROVIDE WATER CONNECTIONS, BACKFLOW PREVENTERS AND REGULATION CONTROLLING LEADS TO THE BUILDING.
4. SIZE BACKFLOW PUMP, IF REQUIRED, TO PROVIDE 50 GPM AND 40 PSI AT THE RETICULATOR HEADS.
5. PROVIDE 3/8\"/>

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
3. QUANTITY AND SIZE OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUEST TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. QUANTITIES SHOWN ON THE DRAWINGS AND IN THE PLANT LIST ARE PROVIDED ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE NUMBER OF PLANTS SPECIALLY MARKED ON THE DRAWINGS APPLICABLE ALL QUANTITIES PROVIDED. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES ON THE DRAWINGS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS PER THE PLANT SPECIFICATIONS SHOWN ON THE DRAWINGS.
5. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE ENCOUNTERED TO CORRECT WITH ORIGINAL PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREAS, FENCES, BITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN RISK. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL, MOVED AS NEEDED, AND BE REFINISHED WITH SOIL. REFINISHED PERENNIAL PLANTS AND BEDS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
7. PROVIDE POSITIVE DRAINAGE AT ALL TRENCH. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERN.
8. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FEASIBLE LOAM OR SANDY LOAM, COMPOSED OF BETWEEN 20% AND 80% SILT, 20-30% CLAY, AND 50% AND 80% SAND. THE PH LEVEL SHALL BE BETWEEN 6.5 AND 7.5 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 5% AND 8%. TOPSOIL SHALL BE FREE OF ROCKS, BRUSH, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A PILE. EXCEPT FOR SPECIAL CONDITION, CONTRACTOR SHALL PROVIDE A PRESENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUESTED ABOVE. IF TESTED TOPSOIL REQUIRES FERTILIZER TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL JET THE TOPSOIL, RE-TEST AND REANALYZE THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
9. EXISTING TOPSOIL FROM AN AREA THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING A SOIL TEST ANALYSIS AND ADJUSTING FERTILIZERS AS NEEDED SO THAT THE SOIL COMPLES WITH THE REQUIREMENTS.
10. LAWN KEEPING SHALL BE A TALL FESCUE BLEND, SUCH AS PHOENIX/TALL FESCUE (90% OR BLACK BEARD), AVAILABLE FROM CENTRAL BOD FURNISH. BLUEGRASS BLEND BEING IN NOT ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL FURNISH GUARANTEED SEEDING OR COMPOSITION OF MIXTURE AND PERCENTAGE OF Purity AND COMPLETION OF SEED VARIETY.
11. ALL PLANT MATERIAL SHALL BE SPECIES QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL CANE AND HEALTHY FOLIAGE. PLANTS THAT ARE NOT SPECIES QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE LOCALLY GROWN AT A NORTHERN ILLINOIS NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE, AND THAT HAS BEEN INSPECTED AND CERTIFIED BY THE ILLINOIS DEPARTMENT OF AGRICULTURE FOR THE CURRENT YEAR.
12. ALL DECIDUOUS TREES AND ALL SHRUBS THAT ARE 18\"/>

Numbers	Revisions
1.	
2.	
3.	
4.	
5.	REVISED FOR REVIEW 08/09/16
6.	REVISED FOR REVIEW 08/09/16
7.	CITY SUBMITTAL 08/09/16

Page#

**CVS
PHARMACY**

LINCOLN HWY 7.811.001 ON 10TH STREET
ST. CHARLES, ILLINOIS

Sheet Title

**LANDSCAPE
DETAILS**

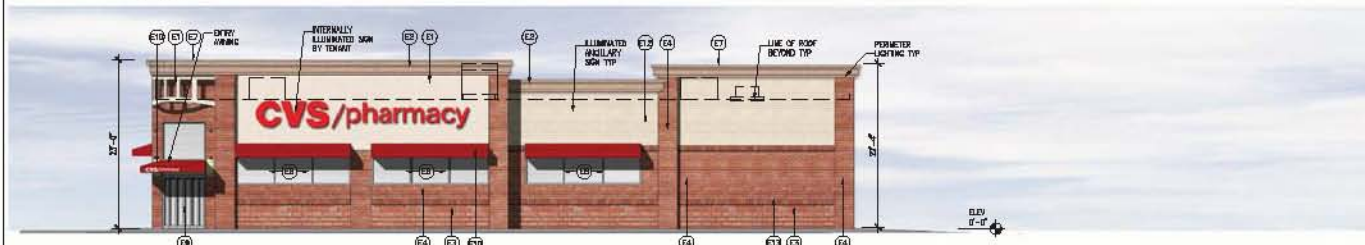
Date: 8/22/16	Project No.: 16007-16-146
Revised: NOT TO SCALE	Sheet No.:
Drawn By: Wendy J. Schlemberg	L-2.0
Approved: WJ	

STATE OF ILLINOIS
WENDY J. SCHLEMBERG
No. 157200446
Exp. 06/30/2018
Wendy J. Schlemberg



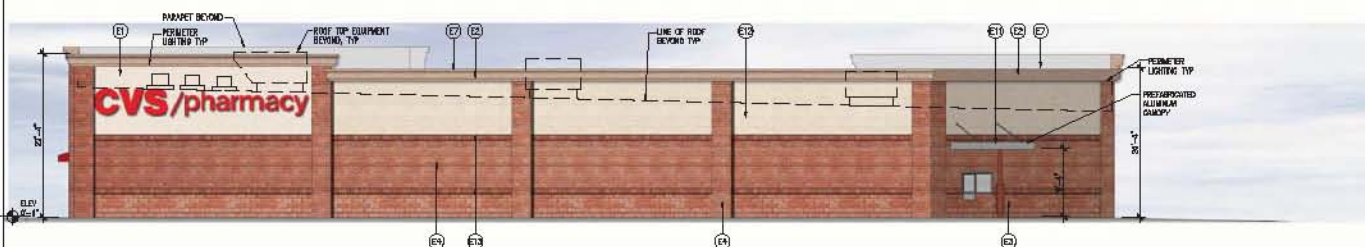
SOUTHWEST ELEVATION - LINCOLN HWY/IL RT38

SCALE: 1/8"



SOUTHEAST ELEVATION - SOUTH 14TH STREET

SCALE: 1/8"



NORTHEAST ELEVATION

SCALE: 1/8"



NORTHWEST ELEVATION

SCALE: 1/8"

EXTERIOR FINISH SCHEDULE				
NO	MATERIAL / DESCRIPTION	APPL / STYLE / CAT. NO.	COLOR	NOTES
(E1)	EPS / SIGS	810 LUTLEBAN SYSTEM (BY STOUT) LOTUSBAN 1.5	FACE-0025 REACHY BEIGE	INSTALLED PER MANUF. SPECIFICATIONS
(E2)	EPS	810 LUTLEBAN SYSTEM (BY STOUT) LOTUSBAN 1.5	W/MS-0001 PATELITAL	CORNER
(E3)	SPUT FACE CMU	BLOCKABLE ARCHITECTURAL	A-206-R DARK	HOLDEN DOWNSIDE NOTING ORAL
(E4)	STRUCTURAL BRICK	BLOCKABLE ARCHITECTURAL	A-206-R DARK	HOLDEN DOWNSIDE NOTING ORAL
(E5)	PAINT	BEH-A-MOR 8000E	2174-30 SEBOMA CLAY	HOLDEN INT. DOWNSIDE/FRANKL DOWNPOUTS
(E6)	BOLLARD COVER	BEW-0001 BELLADONNA BOLLS OR BOLLS	YELLOW	TYP FOR ALL PIPE BOLLARDS
(E7)	PREPARED METAL CANOPY		EXTERIOR TYP MATCH TYP EPS	
(E8)	ALUM STOREFRONT		CLEAR ANODIZED	
(E9)	ALUM AUTOMATIC DOOR	STANLEY DURAGUARD 5300	CLEAR ANODIZED	
(E10)	FABRIC AWNING	SUNBELLA AWNINGS	DOME-GOLD LINED RED	SUPPLIED & INSTALLED BY GC
(E11)	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	CLASS 1 CLEAR ANODIZED	
(E12)	STRUCTURAL BRICK ACCENT	BLOCKABLE ARCHITECTURAL	A-206-R DARK	HOLDEN DOWNSIDE NOTING HARMED YELLOW
(E13)	SP INSD BLOCKED CMU	BLOCKABLE ARCHITECTURAL	A-206-R DARK	HOLDEN DOWNSIDE NOTING ORAL

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANDED AS REQUIRED.

LEGEND
 (E) - NO. EXTERIOR FINISH SCHEDULE

FIELD SIGNAGE EPS COLOR TO MATCH THE BUILDING EPS COLOR.

BSF PERIMETERS:
 SOUTHWEST ELEVATION: 341 SQFT EPS/2911 SQFT TOTAL=3270
 SOUTHEAST ELEVATION: 1022 SQFT EPS/1022 SQFT TOTAL=1022
 NORTHEAST ELEVATION: 472 SQFT EPS/472 SQFT TOTAL=472
 NORTHWEST ELEVATION: 388 SQFT EPS/388 SQFT TOTAL=388
 DRIVE-THRU AREA: 43 SQFT EPS/ 758 SQFT TOTAL=801

CVS STORE #10660/ CS #85881, LINCOLN HWY RT 38 & 14TH STREET ST. CHARLES, IL

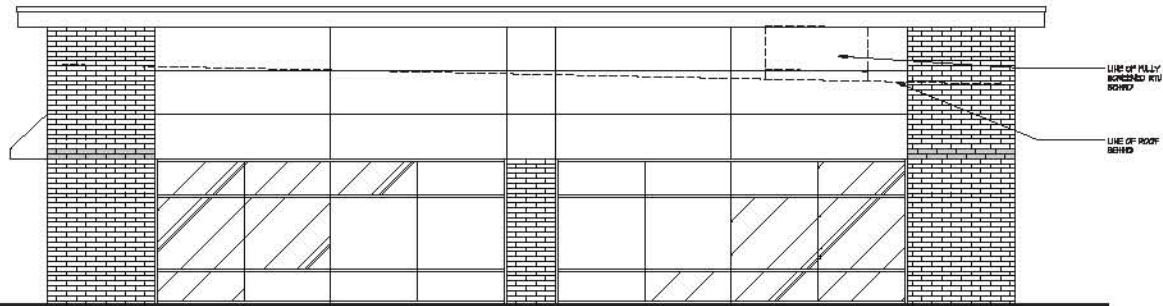
CVS/pharmacy



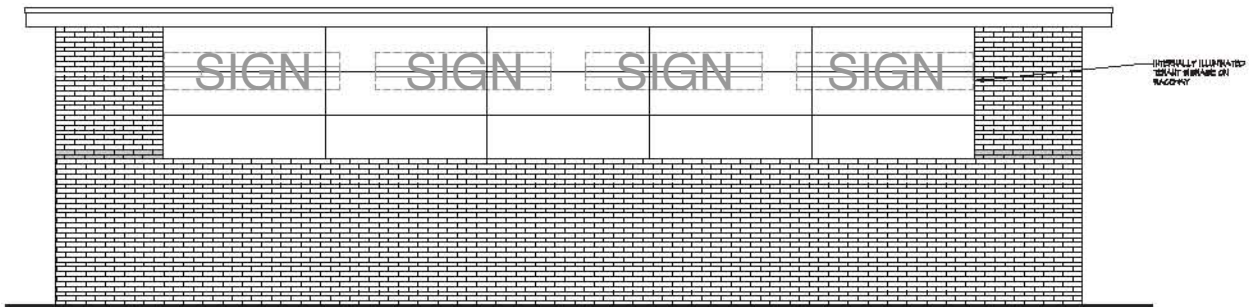
NORR
 ARCHITECTS ENGINEERS PLANNERS
 150 West Jefferson
 Suite 1100
 Detroit, MI 48226
 www.norr.com



1 SOUTH ELEVATION (FACING LINCOLN HWY / RTE 38)
SCALE: 1/8" = 1'-0"



2 EAST / WEST ELEVATION (FACING 10TH ST. SHOWN)
SCALE: 1/8" = 1'-0"

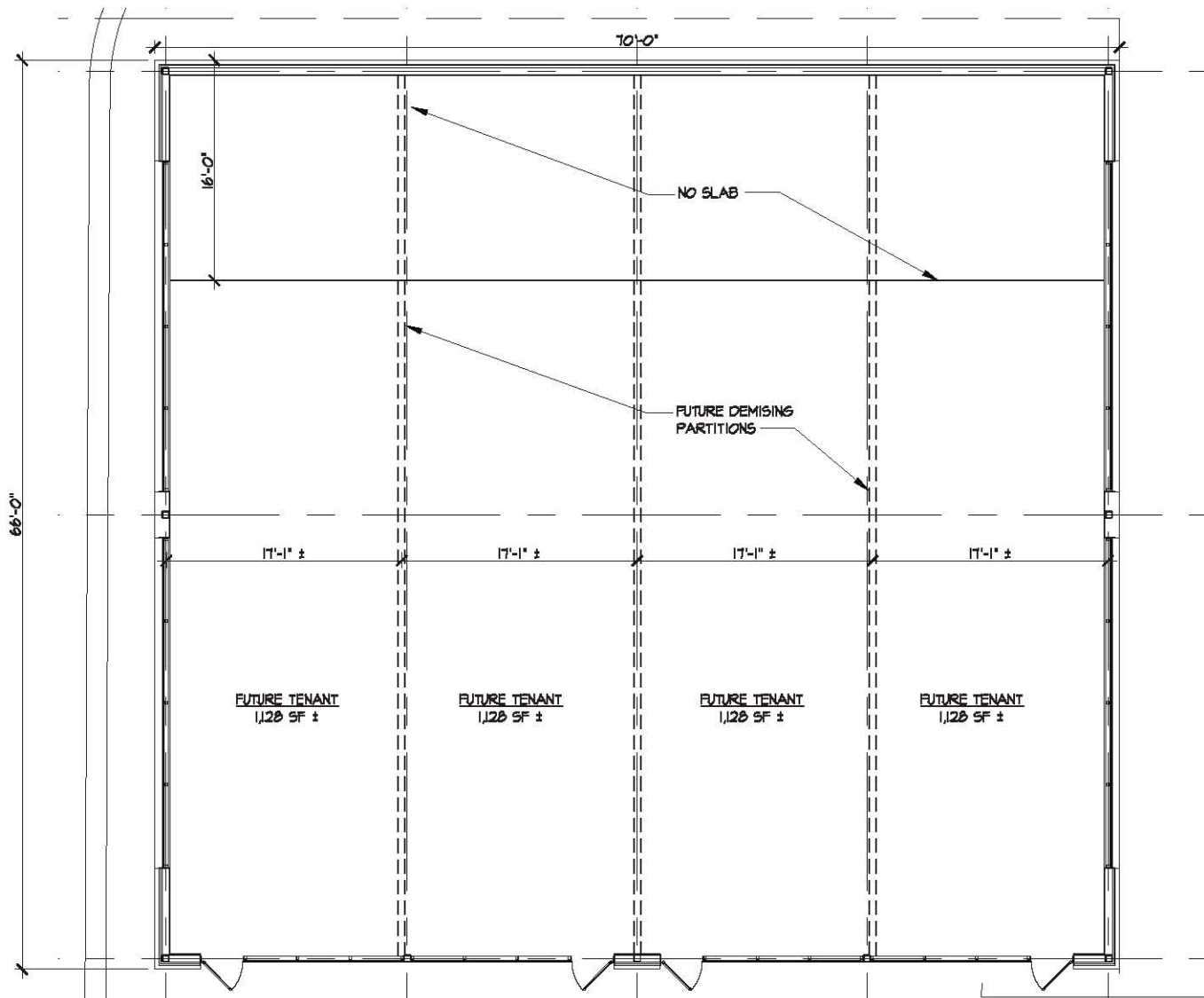


3 NORTH ELEVATION (FACING VANESSA BLVD.)
SCALE: 1/8" = 1'-0"



NO.	REVISION	DATE

PROJECT #	048
DRAWN BY	DL
CHECKED BY	SPB
START DATE	08/03/20
PROJECT TITLE	OUTLOT BUILDINGS
SHEET NUMBER	



CONCEPT FLOOR PLAN (APPROX. 4,620 SF.)
 DD.1 SCALE: 1/8" = 1'-0"



THESE DRAWINGS ARE THE PROPERTY OF SORCE ARCHITECTURE, P.C. THEY CONTAIN COPYRIGHTED & PROPRIETARY INFORMATION. ANY USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN CONSENT OF RONALD P. SORCE, AIA & SORCE ARCHITECTURE, P.C. IS PROHIBITED.

SORCE ARCHITECTURE

2008 SALT CREEK LANE, SUITE 102, ARLINGTON HEIGHTS, IL 60005 PHONE: 847.268.9888 FAX: 847.268.6878 WWW.SORCEARCHITECTURE.COM

RETAIL / OFFICE
1500 LINCOLN HWY
St. CHARLES, ILLINOIS

DATE: 06.17.2015
DD.1

Permit Package

7/31/2015

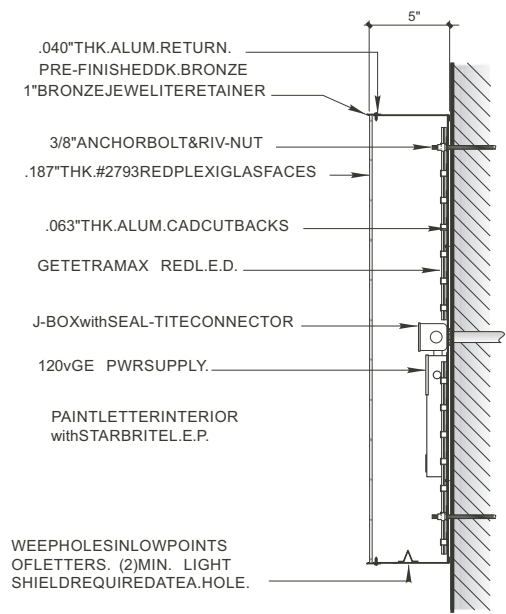
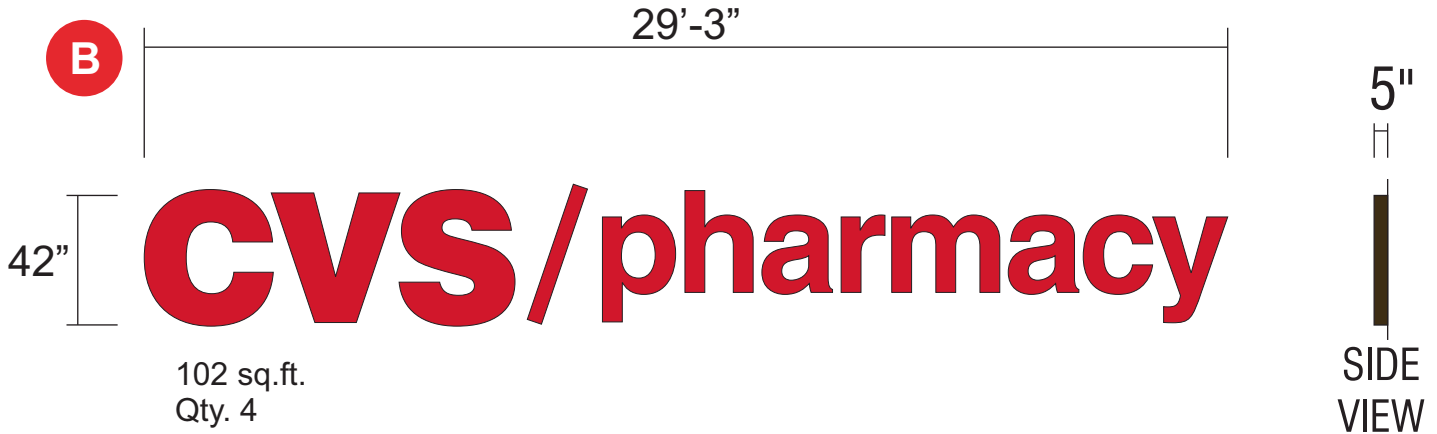


CVS CS 85881
NWC Lincoln Hwy & S 14th
St. Charles, IL

Prepared for CVS By:

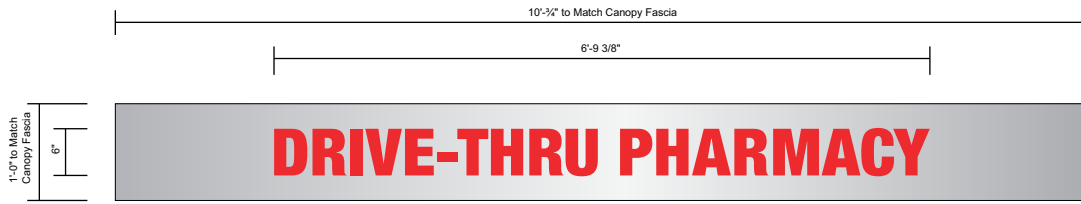


1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

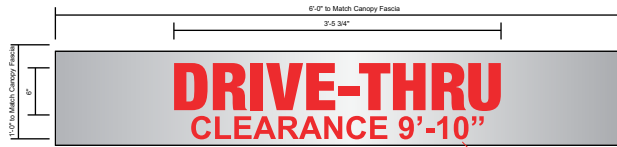


L.E.D.LETTERSECTION
N.T.S.

B7



B8



For Reference Only
Final Clearance Height TBD per Specific Site Location



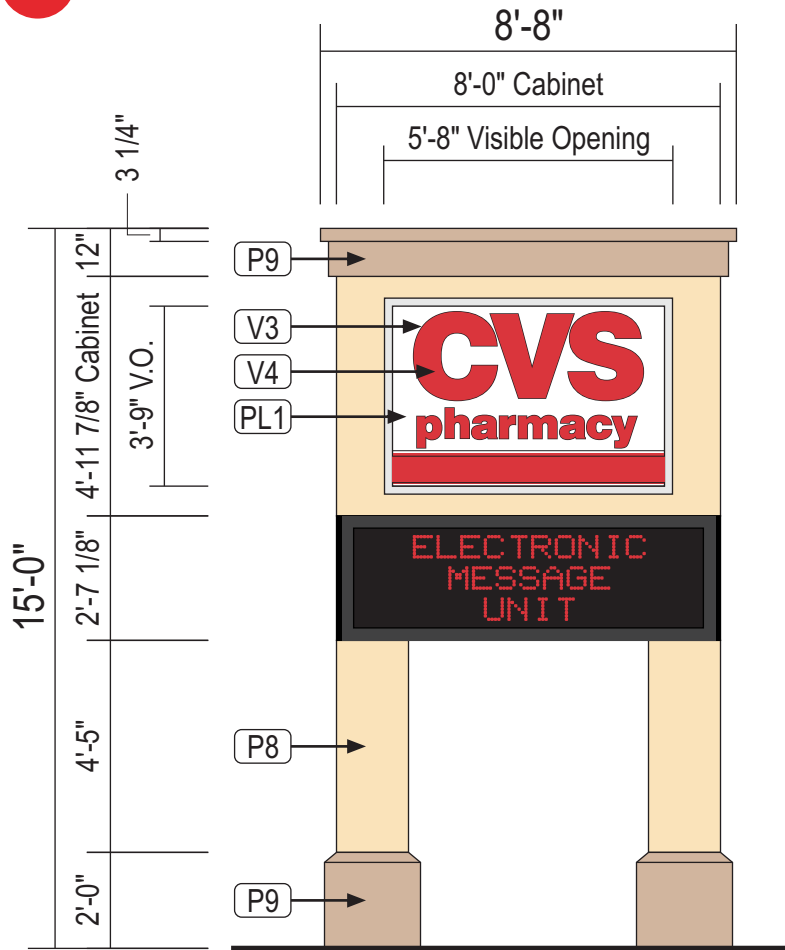
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

**CVS CS 85881
NWC Lincoln Hwy & S 14th
St. Charles, IL**

Date: 7/6/2015

Revisions:

A1



Qty. 1
43.0 Sq. Ft.



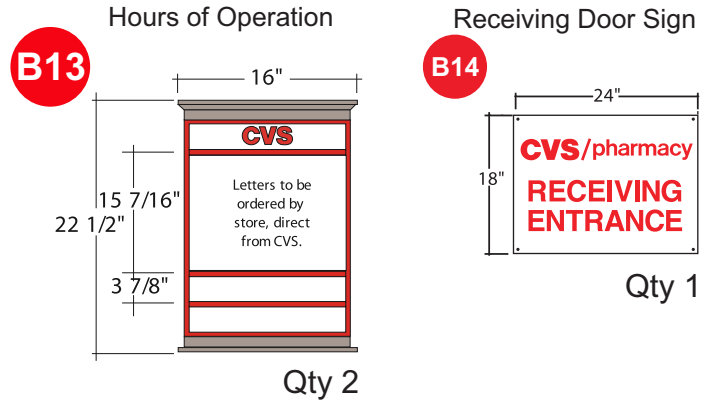
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS CS 85881
NWC Lincoln Hwy & S 14th
St. Charles, IL

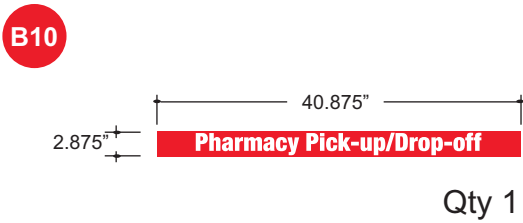
Date: 7/6/2015

Revisions:

Window and Door Signs

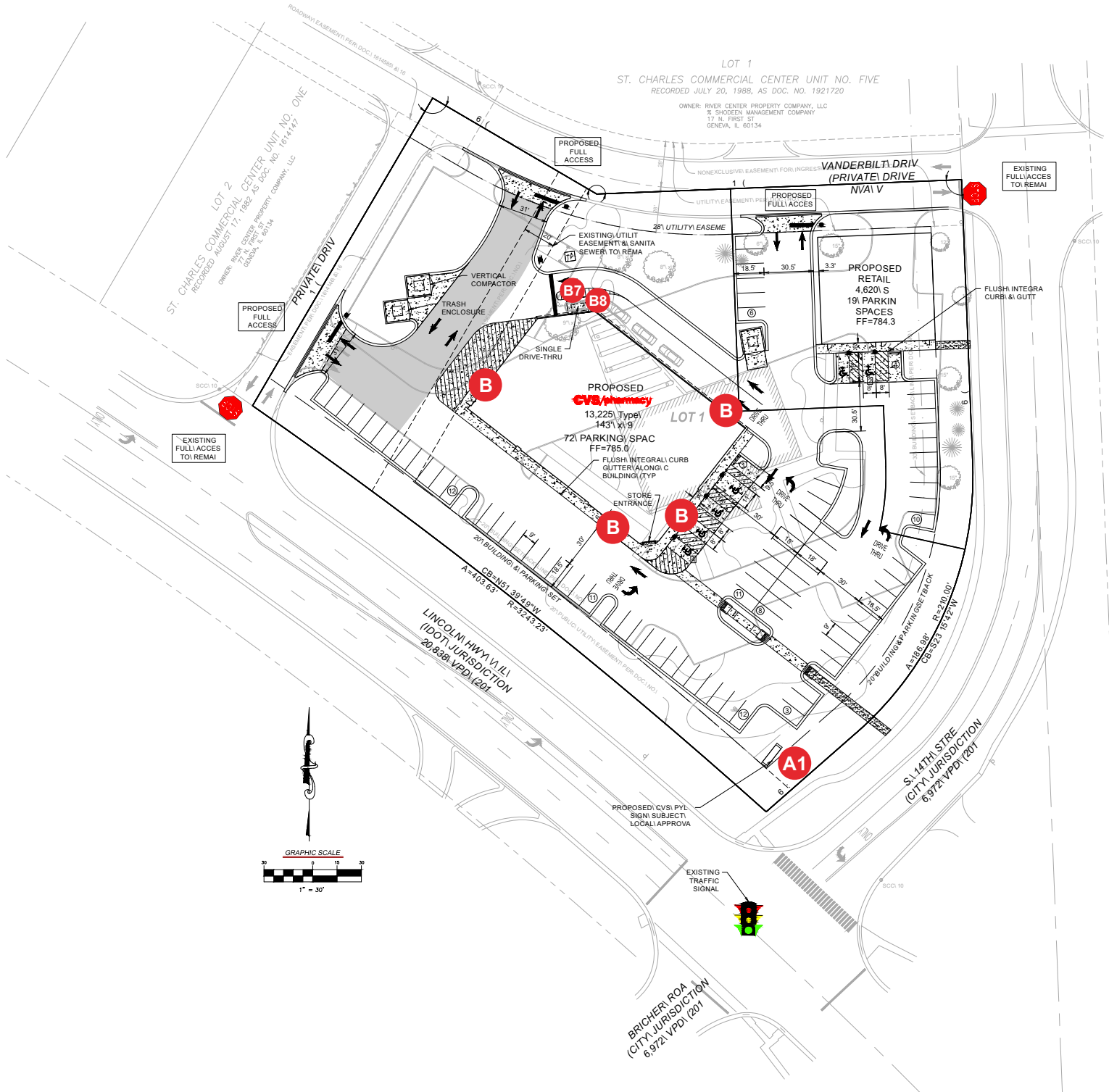


Drive Thru Signs



Temporary Signs





* Site plan is for general sign location only.



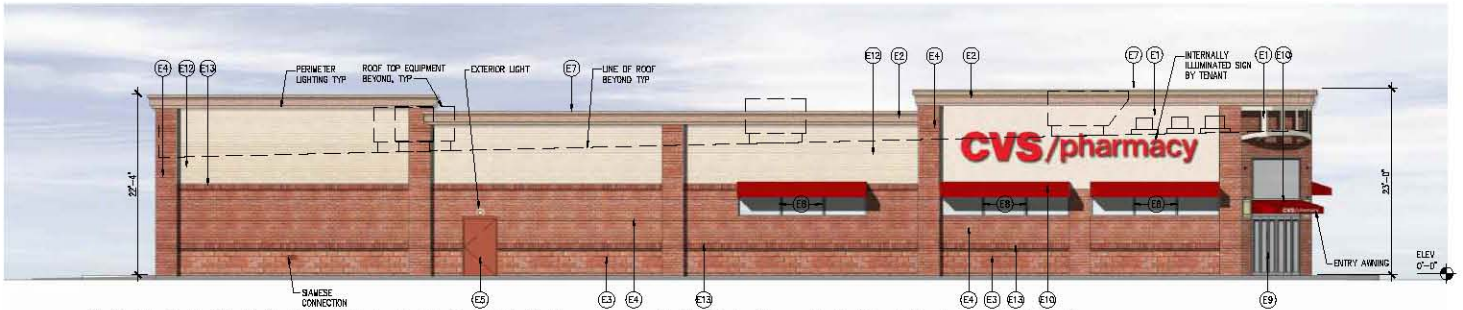
1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS CS 85881

NWC Lincoln Hwy & S 14th St. Charles, IL

Date: 7/6/2015

Revisions:



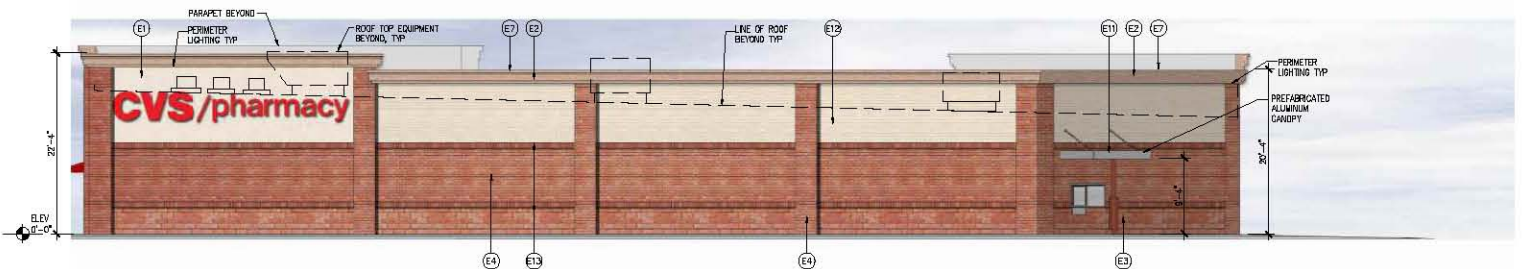
SOUTHWEST ELEVATION - LINCOLN HWY/IL RT 38

SCALE: 1/8"



SOUTHEAST ELEVATION - SOUTH 14TH STREET

SCALE: 1/8"



NORTHEAST ELEVATION

SCALE: 1/8"



NORTHWEST ELEVATION

SCALE: 1/8"

* Elevations are for general sign location only. Building materials and design details may not be reflected.



1418 Elmhurst Rd.
Elk Grove Village
Illinois 60007

CVS CS 85881
NWC Lincoln Hwy & S 14th
St. Charles, IL

Date: 7/6/2015

Revisions:



TRIP GENERATION COMPARISON LETTER

PROPOSED CVS/PHARMACY #10660
Northwest Corner of Lincoln Highway (IL 38) and 14th Street
St. Charles, Illinois

Prepared by:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

Peter Reinhofer, P.E.

Prepared for:

T.M. Crowley & Associates
501 Pennsylvania Parkway, Suite 250
Indianapolis, IN 46280

Submitted to:

City of St. Charles

July 7, 2015

Introduction

CVS is proposing to redevelop the property at the northwest corner of the intersection of Lincoln Highway/IL 38 and 14th Street in the City of St. Charles, Illinois. The purpose of this letter is to compare the vehicle trip generation estimates of the proposed development to the existing land uses.

Existing Conditions

The site has an existing two story building of approximately 16,000 square feet with a drive-through and is currently vacant. For the purposes of this analysis, it is assumed that the ground floor was a drive-in bank of approximately 6,575 square feet and the remaining area office space of approximately 9,425 square feet. The site is currently accessed by three full access driveways, two driveways on Vanderbilt Drive and a third driveway on the shared roadway to the west. Table 1 illustrates the trip generation of the existing drive-in bank and office space utilizing the trip rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 9th Edition*.

Table 1 – Existing Trip Generation

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
General Office	710	9,425	SF	104	13	2	15	2	12	14
Drive-In Bank	912	6,575	SF	974	45	34	79	80	80	160
TOTAL				1,078	58	36	94	82	92	174

Proposed Development

The proposed improvements include demolition of the existing two story building and drive-through and the construction of a 13,225 square foot CVS/Pharmacy with drive-through and a 4,620 square foot retail building. Access to the proposed development will remain the same with the two full access driveways on Vanderbilt Drive and a full access on the shared roadway to the west but with slight modifications to the locations and widths. It is anticipated that the CVS/Pharmacy and retail building will be constructed and occupied by summer 2016. Table 2 illustrates the trip generation of the proposed development.

Table 2 – Proposed Development Trip Generation

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Pharmacy/Drugstore with Drive-through	710	13,225	SF	1,282	24	22	46	66	65	131
Shopping Center	820	4,620	SF	197	2	2	4	8	9	17
TOTAL				1,479	26	24	50	74	74	148

Trip Generation Comparison

The trip generation for the drive-in bank and office land uses was compared to the CVS/Pharmacy and retail building in order to determine the difference in trip generation for the proposed development. Table 3 illustrates the comparison in trip generation of the existing site and the proposed development.

Table 3 – Trip Generation Comparison

Development Scenario	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Existing (Drive-in bank and office)	1,078	58	36	94	82	92	174
Proposed Development (Pharmacy and retail)	1,479	26	24	50	74	74	148
DIFFERENCE	401	-32	-12	-44	-8	-18	-26

As shown in Table 3, the proposed redevelopment of the site to a CVS/Pharmacy and retail building will result in an additional 401 vehicle trips throughout the day. However, during the weekday peak hours when traffic is highest on the adjacent roadway network, the proposed

land uses will generate 44 less trips during the am peak hour and 26 less trips during the pm peak hour when compared to the drive-in bank and office uses.

Conclusions

CVS is proposing to redevelop the property at the northwest corner of the intersection of Lincoln Highway/IL 38 and 14th Street in the City of St. Charles, Illinois. The site currently consists of a vacant drive-in bank and office space. The proposed improvements will include the construction of a 13,225 square foot CVS/Pharmacy with a drive-through window and a 4,620 square foot retail building, which is anticipated to be open in summer 2016.

Using the trip rates from the latest version of ITE's *Trip Generation Manual*, the proposed development will generate an additional 401 vehicle trips throughout the day, but will generate 44 less trips during the weekday am peak hour and 26 less trips during the weekday pm peak hour, when travel volumes are highest on the adjacent roadway network. The proposed access plan for the CVS/Pharmacy and retail building will remain the same as the existing site with three full access driveways.

Based on the results of this analysis, the traffic generated by the proposed development will not significantly impact the surrounding roadway network when compared to the existing land uses particularly during the weekday am and pm peak hours when the redevelopment will generate fewer trips than the existing site.

land uses will generate 44 less trips during the am peak hour and 26 less trips during the pm peak hour when compared to the drive-in bank and office uses.

Conclusions

CVS is proposing to redevelop the property at the northwest corner of the intersection of Lincoln Highway/IL 38 and 14th Street in the City of St. Charles, Illinois. The site currently consists of a vacant drive-in bank and office space. The proposed improvements will include the construction of a 13,225 square foot CVS/Pharmacy with a drive-through window and a 4,620 square foot retail building, which is anticipated to be open in summer 2016.

Using the trip rates from the latest version of ITE's *Trip Generation Manual*, the proposed development will generate an additional 401 vehicle trips throughout the day, but will generate 44 less trips during the weekday am peak hour and 26 less trips during the weekday pm peak hour, when travel volumes are highest on the adjacent roadway network. The proposed access plan for the CVS/Pharmacy and retail building will remain the same as the existing site with three full access driveways.

Based on the results of this analysis, the traffic generated by the proposed development will not significantly impact the surrounding roadway network when compared to the existing land uses particularly during the weekday am and pm peak hours when the redevelopment will generate fewer trips than the existing site.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission Recommendation to approve a Special Use for a Pet Care Facility for 2312 W. Main St. – Loyal Companions Animal Hospital
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (8/10/15)		City Council
	Public Hearing		

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

If NO, please explain how item will be funded:

Executive Summary:

Dr. Vicki Petsche, applicant and owner of Loyal Companions Animal Hospital, has applied for a Special Use for a Pet Care Facility at 2312 W. Main St. The business will utilize the existing vacant commercial building.

The business will offer the following services:

- Veterinary care
- Dog daycare
- Dog training
- Overnight boarding
- Grooming

Two outdoor exercise areas will be added behind the building. These areas will be screened with an 8 ft. privacy fence and will be used only between the hours of 7:00 a.m. and 7:00 p.m.

Plan Commission Review

The Plan Commission held a public hearing for the Special Use on 7/21/15. The Commission voted 9-0 to recommend approval of the Special Use for a Pet Care Facility.

Staff requested the applicant prepare a letter based on their public hearing testimony stating the noise mitigation measures that will be taken pertaining to the outdoor play areas. The applicant has provided a letter, dated 8/6/15, regarding noise mitigation.

Attachments: *(please list)*

Plan Commission Resolution, Letter from Applicant (dated 8/6/15), Staff Report, Application for Special Use

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Special Use for a Pet Care Facility for 2312 W. Main St. – Loyal Companions Animal Hospital

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4d
-----------------------------	-------------------------------

City of St. Charles, Illinois
Plan Commission Resolution No. 8-2015

**A Resolution Recommending Approval of an Application for a Special Use for
a Pet Care Facility, 2312 W. Main Street, Loyal Companions Animal Hospital
(Loyal Companions, P.C.)**

Passed by Plan Commission July 21, 2015

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a Special Use for a Pet Care Facility, 2312 W. Main Street, Loyal Companions Animal Hospital (Loyal Companions, P.C.); and

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

FINDINGS OF FACT FOR SPECIAL USE

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

This special use of a Pet Care Facility will provide area residents with the opportunity to have care providers for their dogs at the same location as their veterinarian.

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

This site already has adequate utilities, access roads and drainage. No infrastructure improvements are necessary.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The use as a Pet Care Facility will not be injurious to the use and enjoyment of other property owners. It is located in a commercial area far away from residential development and is part of a commercial veterinary business. All activity will be contained on the premises. The dog exercise area will be fully fenced in with a privacy fence.

Resolution 8-2015

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

There will be no negative impact to the development and improvement of the surrounding property. This proposal is for a commercial/retail use in an existing commercial retail area.

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

There will be no detrimental affect or danger to the public health, safety, comfort or general welfare. All dogs will be cared for inside and when outside in the fenced in dog exercise area, the dogs will be supervised by an employee at all time.

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

The proposed special use will conform with all applicable laws and ordinances. The request for this special use does not conflict with any additional Federal, State, or local legislations.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for a Pet Care Facility, 2312 W. Main Street, Loyal Companions Animal Hospital (Loyal Companions, P.C.); and based upon the above Findings of Fact, and subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

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

Nays:

Absent:

Motion carried: 9-0

PASSED, this 21st day of July 2015.

Chairman
St. Charles Plan Commission



ARIANO HARDY RITT
NYULI RICHMOND LYTLE & GOETTEL P.C.

Lisa M. Nyuli *
Scott G. Richmond
Aaron J. Lytle **
Karrsten Goettel
Jennifer L. Stallings
Laura A. Dzielski

2000 McDONALD ROAD
SUITE 200
SOUTH ELGIN, IL 60177-3324
(847) 695-2400

Facsimile (847) 695-2401
or
E-Mail: SGR@attorneys-illinois.com

Huntley Office
American Community Bank & Trust
10101 North State Route 47, Suite 200
PO Box 857
Huntley, IL 60142

Ralph C. Hardy (*Of Counsel*)
Norbert C. Ritt (*Of Counsel*)
Frank V. Ariano (*Retired*)

**Fellow of the American
Academy of Matrimonial Lawyers*

***Licensed in Illinois & Wisconsin*

August 6, 2015

Via Email

City of St. Charles
Attn. Ms. Ellen Johnson, Planner
2 E. Main St.
St. Charles, IL 60174-1984

**Re: Loyal Companions, P.C.
2312 W. Main Street, St. Charles, IL
Special Use Application – Pet Care Facility**

Dear Ms. Johnson:

Since the Plan Commission meeting, my client has acted further to analyze the concerns over noise emanating from the facility by dogs in the outdoor play areas. Given that an 8' fence is permitted, same will be constructed on the site. After further analysis, it has been determined that the acoustical panels placed around the fence are not necessary.

First and foremost, my client does not anticipate nor is it likely that there will be significant noise from dogs barking while being exercised in the outdoor play areas. The business will staff the outdoor play areas with 1 person per 10-15 dogs and there will always be a minimum of 2 people outside so that if a dog needs to be attended to one person may do so without leaving the dogs alone outside. Dogs that are entertained do not bark. Moreover, dogs of similar size will be kept together which further reduces barking.

Second, the 8' high fence will deflect the majority of any noise which may occur by a dog barking. Moreover, as shown in the attached photos, there are a significant amount of mature trees surrounding the outdoor play area which will remain in place. The trees further block the sound. In fact, the tree growth is so extensive that you can hardly see the Mercedes dealership from the site and vice versa. Even during the winter the Mercedes dealership is so far away from where the outdoor play areas will be that noise will not be an issue. Any noise that would make it past the fence and the trees will dissipate prior to reaching the Mercedes dealership.

Re: Loyal Companions – Sound issues

August 5, 2015

Page 2

I have attached correspondence from Heather Lewis of Animal Arts which designs animal care facilities across the nation. Pursuant to the letter, it describes how sound will be deadened by the fence and trees to where it will not be an issue with the surrounding properties. Again, due to the existence of the fence and trees and the physical distance to the dealership, this should not be a concern for the City.

Third, the ongoing noise of traffic along Randall Road and Main Street will further suppress any occasional dog barking from Loyal Companions as far as the Mercedes dealership is concerned. If you note the Fydoland property is much closer to the Honda dealership and only has a 6' fence with virtually no trees between the Fydoland and the Honda car dealership. As noted in the Plan Commission hearing, there have been no complaints by surrounding businesses or residents regarding the Fydoland business.

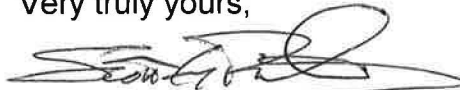
The sum and substance is that dog barking noise is not going to be a problem at this location. The fence and trees combined are sufficient enough to suppress any occasional barking which may occur.

As for your other request to write in a condition limiting how many dogs may be out at any one time, it is very hard to do so. The occupancy of the veterinary hospital and dog day care will vary over time. The business plan is to have one person outside minimum for every 10-15 dogs with a minimum of two people outside at all times there are dogs outside. There may be times that this ratio increases slightly due to staffing and unforeseen circumstances and therefore, my client is hesitant to guaranty staffing levels will always match this exactly. Again, the existing noise ordinance of St. Charles should adequately address this issue if necessary.

Loyal Companions, PC is going to operate a professional veterinary practice and a luxury pet care facility. Excessive dog barking will not be tolerated and business practices to cater to the pet owners will prevent this from ever becoming a problem. It is important to keep in mind that it is bad for the business to have barking dogs, so the owners will continue to take action to avoid same. Further, the business wants to be a good neighbor to all of the other businesses around it and is poised to do so.

Should you need anything else, please do not hesitate to contact me.

Very truly yours,



Scott G. Richmond, Esq.

SGR/os

Enc.

cc: Vicki Petsche

August 5, 2015

Ellen Johnson, City Planner
City of St. Charles
2 East Main Street
Saint Charles, Illinois 60174

Dear Ms. Johnson,

I am writing to address the noise concerns that were recently brought to your attention. Animal Arts is a recognized leader in the design of animal care facilities. We have worked on hundreds of veterinary and boarding facilities across the nation.

We understand there may be community concerns about the noise generated in the outdoor spaces at Loyal Companions. However, it is our professional opinion that there will be no issue with noise on the hospital grounds.

The Loyal Companions business is operated in such a way that excessive noise from barking dogs is unlikely. The dogs that will visit the boarding facility are owned, happy, and socialized dogs that are fully supervised during their stay.

Providing an eight foot fence, in conjunction with the existing trees between Loyal Companions and their neighbors will help mitigate any noise concerns. Wood fences typically reduce noise by six to 10 decibels. To the human ear, every 10 decibel reduction sounds half as loud as the previous sound. This means the first 10 decibel reduction reduces the perceived sound by 50 percent, the next 10 reduces it by 25 percent and the next 10 reduces it another 12.5 percent.

Principals:

Tony L. Cochrane, AIA
Heather E. Lewis, AIA, NCARB
Vicki J. Pollard, AIA, CVT
Ashley M. Shoults

4520 Broadway Street
Suite E
Boulder, CO 80304

P 303.444.4413
800.332.4413
F 303.444.1759

Understanding the decay rate of sound will also help. Sound decays at a rate of six decibels for every doubling of distance it travels. This can add up to a significant decrease in sound by the time it reaches a neighboring property.

We recognize that there are limitations with a fence of any kind. Noise can travel through it or go around it, but it will help significantly by providing a sound barrier and a visual barrier for the dogs which will reduce stimulation, a significant cause of barking.

With the trees as a barrier, the inclusion of the eight-foot wood fencing, and the conscientious business practices of Loyal Companions, it is our professional opinion that dog noise should not be an issue for the surrounding businesses and the Saint Charles community.

Thank you for your time.

Sincerely,

A handwritten signature in black ink that reads "Heather E. Lewis". The signature is written in a cursive, flowing style.

Heather E. Lewis, AIA





Fydoland

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Bancroft
 And Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Special Use for a Pet Care Facility – 2312 W. Main St. (Loyal Companions Animal Hospital)

DATE: August 4, 2015

I. APPLICATION INFORMATION:

Project Name: 2312 W. Main St. – Loyal Companions

Applicant: Loyal Companions, P.C.

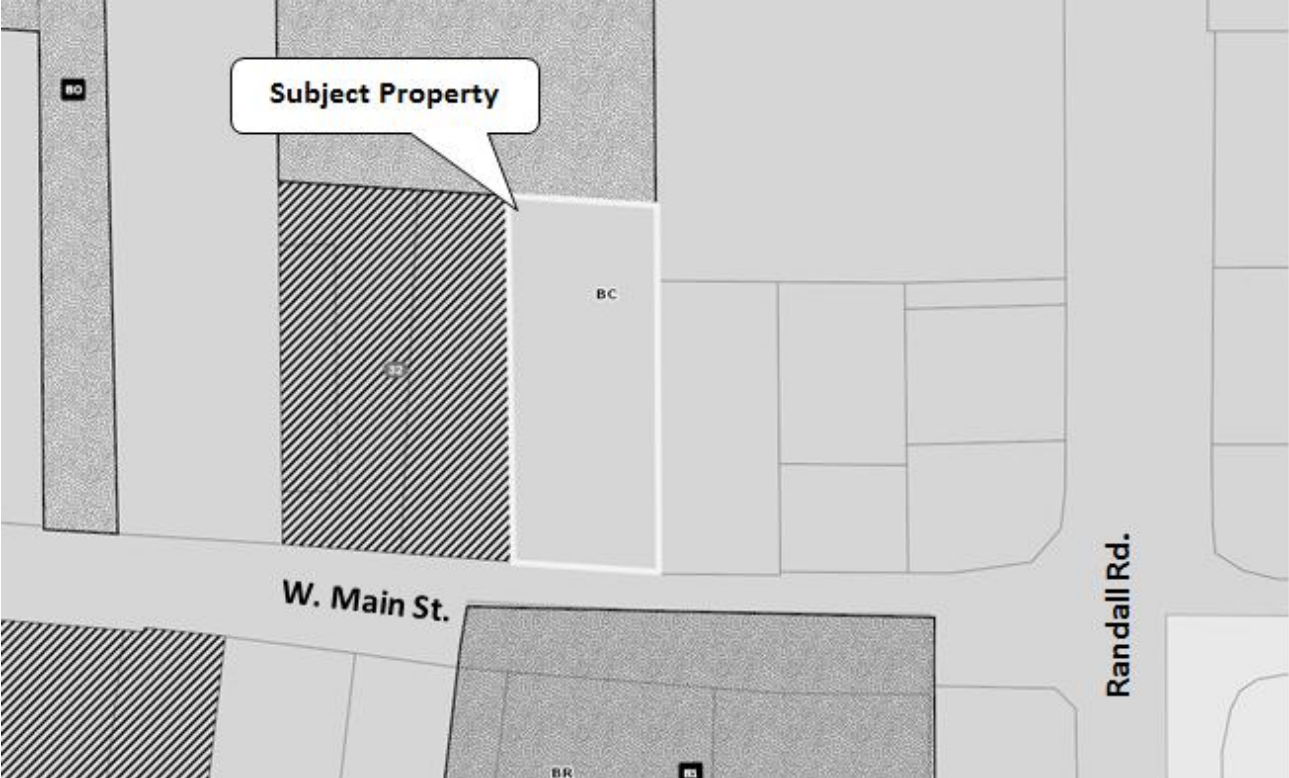
Purpose: Permit a Special Use for a Pet Care Facility at 2312 W. Main St.

General Information:		
Site Information		
Location	2312 W. Main St.	
Acres	1.33 acres	
Applications	1) Special Use for a Pet Care Facility	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.14 Business and Mixed Use Districts 17.20 Use Standards 17.30 Definitions	
Existing Conditions		
Land Use	Vacant building (former Sunshine Lighting)	
Zoning	BC- Community Business	
Zoning Summary		
North	BC- Community Business/PUD	Vacant land
East	BC- Community Business	Ameritech building, car dealership
South	BR- Regional Business/PUD	Vacant land
West	BC- Community Business/Special Use	Vacant commercial building (former drive-thru bank)
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

Dr. Vicki Petsche, applicant and owner of Loyal Companions, P.C., has submitted an application for a Special Use for a Pet Care Facility at 2312 W. Main St. The existing building is currently vacant and previously housed a retail use (Sunshine Lighting).

Proposal

The applicant is proposing to open Loyal Companions Animal Hospital at the subject property. The existing building will be utilized. Two fenced, outdoor exercise areas will be added behind the building. The facility will offer the following services:

- Veterinary care
- Dog daycare
- Dog training
- Boarding (overnight facilities for up to 54 dogs and 12 cats)
- Grooming

Additional information about the business:

- Hours of operation are Monday – Friday 7:00 a.m. – 7:00 p.m. and Saturday 8:00 a.m. – noon.
- A total of 17-21 employees; about half full-time and half part-time.
- Total facility capacity of 70 dogs (including overnight boarding and daycare).
- The fenced outdoor space will be utilized during daylight hours only. Dogs will be supervised at all times.

III. STAFF ANALYSIS

A. PROPOSED USES

The proposed business falls into two use categories under the Zoning Ordinance: “Veterinary Office/Animal Hospital” and “Pet Care Facility”. These uses are defined in **Section 17.30.020 Use Definitions**:

“Veterinary Office/Animal Hospital”:

Any building, or portion thereof, designed for use for veterinary examination, observation and treatment of domestic animals, and may include euthanization of domestic animals. This use does not include Kennels or any keeping of animals out of doors, except that one animal at a time may be taken out of doors by one or more employees of the Veterinary Office/Animal Hospital.

“Pet Care Facility”:

A building, structure or portion thereof designed or used for the retail sale of pet products and food, grooming, boarding, training, daycare or overnight boarding of dogs, cats or other household domestic animals. The overnight boarding area of the establishment shall not exceed 50% of the total Gross Floor Area of the business. Establishments that only provide daycare and overnight boarding services, or establishments where these services exceed 50% of the Gross Floor Area, shall be considered a Kennel, not a Pet Care Facility.

The property is zoned BC Community Business District. Veterinary Office/Animal Hospital is a permitted use in the BC District. However, a Pet Care Facility is a Special Use in this district and therefore requires Special Use approval to permit the use on the property.

In order for the proposed business to meet the stipulation in the definition of a Pet Care Facility which states that daycare and overnight boarding areas cannot exceed 50% of the Gross Floor Area of the business, the boarding/daycare operation must remain part of the same business as the veterinary clinic. If the boarding/daycare operation were to split off as a separate business, it would be considered a Kennel, which is not permitted in the BC District.

B. USE STANDARDS

Pet Care Facilities must comply with several Use Standards provided in **Section 17.20.030.V Standards for Specific Uses** of the Zoning Ordinance:

1. Outdoor exercise areas shall not be located on a property that abuts a residentially zoned property.
2. Outdoor exercise areas that directly abut or face any residentially zoned properties, commercially zoned properties, and any public street shall be screened with a 100% opaque non-see-through fence or wall.
3. All animals shall be kept either within a completely enclosed structure or under direct control of the facility operator or staff at all times, and shall be indoors between the hours of 7:00 PM and 7:00 AM.
4. The operation of the Pet Care Facility shall not allow the creation of noise by any animal or animals under its care which can be heard by any person at or beyond the property line of the lot on which the kennel is located, which occurs a) repeatedly over at least a seven-minute period of time at an average of at least twelve animal noises per minute, or b) repeatedly over at least a fifteen minute period of time, without minute or less lapse of time between each animal noise during the fifteen-minute period.

The proposal meets standards #1 and #2. The outdoor exercise areas will be screened with an opaque privacy fence, either wood or vinyl, to a height of 6 to 8 feet. The maximum fence height permitted in the BC District is 8 ft. The facility will also be required to comply with standards #3 and #4.

C. PARKING

Staff has determined that no additional parking spaces are required for the proposed use.

The current number of on-site parking spaces is 19. There is room to stripe 3 additional spaces on the north end of the west side of the building, for a total of 22 spaces.

The parking requirement for a retail use (the previous use of the building) is 4 spaces per 1,000 sf of Gross Floor Area (GFA). Based on the GFA of the building provided by the Township Assessor (8,031 sq. ft.), 32 spaces are required. Therefore, the number of spaces serving the former retail use was nonconforming.

The parking requirement for a Veterinary Office/Animal Hospital is 4 spaces per 1,000 sf of GFA, which is the same requirement as the previous retail use. For a Pet Care Facility, 3 spaces per 1,000 sf of GFA are required, totaling 24 spaces for this site. Estimating that half of the facility will be used for the Veterinary Office/Animal Hospital and half for the Pet Care Facility, the total parking requirement is 28 spaces (16 for Vet, 12 for Pet Care Facility).

Section 17.24.010.C Change in Use and Intensity of Use states that when the intensity of use of a building is increased, or the use of a building is changed so as to increase the required number of parking spaces, additional parking spaces shall be provided.

Section 17.24.010.A Existing Facilities states that if an existing facility does not meet the current parking requirements, it may continue as a nonconformity, provided that the degree of nonconformity is not increased (meaning that no parking spaces may be removed).

Although there is a change in use, from Retail to Veterinary Office/Animal Hospital and Pet Care Facility, there is not an increase in intensity of use, due to the fact that the parking requirements for the proposed uses are equal to or less than the parking requirement for the previous use. Therefore, the existing nonconforming number of parking spaces may remain for the proposed business.

In addition, a parking easement that allows the subject property to utilize 16 spaces on the north end of the property directly west already exists. These spaces should be utilized for employee parking.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing for the Special Use on 7/21/15. The Commission voted 9-0 to recommend approval of the Special Use for a Pet Care Facility.

V. ATTACHMENTS

- Application for Special Use; received 6/17/15
- Site Plan
- Interior Floor Plan
- Business Plan for Loyal Companions Animal Hospital

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



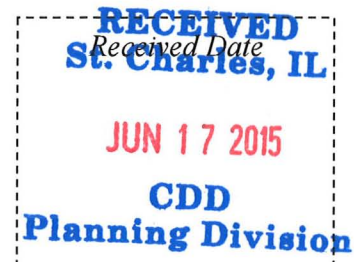
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>2312 W. Main St.</u>
Project Number:	<u>2015</u> -PR- <u>011</u>
Application Number:	<u>2015</u> -AP- <u>019</u>



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

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

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

1. Property Information:	Location: 2312 W. Main Street, St. Charles, IL	
	Parcel Number (s): 09- 29 -400-080	
	Proposed Name: Loyal Companions	
2. Applicant Information:	Name Loyal Companions, P.C.	Phone 630-747-1015
	Address 41W207 Lenz Road Campton Hills, IL 60124	Fax
		Email vickipetsche@comcast.net
3. Record Owner Information:	Name 2312 W. Main STC, LLC	Phone 773-288-2758
	Address 1611 E. 53rd St. Chicago, IL 60615	Fax 773-288-7805
		Email KGBUILDM@AIM.COM

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: _____
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** 2014-Z-5§5
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BR

What is the property currently used for? Commercial

If the proposed Special Use is approved, what improvements or construction are planned?
Buildout of tenant space and fencing of grass area for dog run.

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

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

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

PLAT OF SURVEY:

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

FINDINGS OF FACT:

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

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

ENDANGERED SPECIES REPORT:

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

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

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

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

PLANS:

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

Copies of Plans:

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

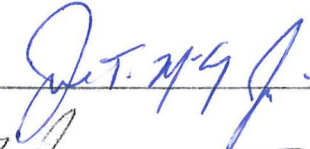

SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

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

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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

Record Owner		5-13-15
		Date
Applicant or Authorized Agent		6-15-15
		Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, John T. McGarry, Jr., being first duly sworn on oath depose and say that I am
Manager of 2312 W. Main STC, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>John T. McGarry, Jr.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: *J. T. McGarry, Jr.*, Manager

Subscribed and Sworn before me this 13th day of
May, 20 15.

Monica Locum-Miller
Notary Public



2312 W. Main STC, LLC
1611 East 53rd Street
Chicago, Illinois 60615
Tel: 773-288-2758 Fax: 773-288-7805
Email: kgbuildm@netscape.net

June 19, 2015

City of St. Charles
Two East Main Street
St. Charles, IL 60174

Re: 2312 W. Main St.
St. Charles, IL 60174
Special Use Permit

To Whom It May Concern:

2312 W. Main STC, LLC is the owner of record for 2312 W. Main St. St. Charles, IL 60174 and grants permission for Loyal Companions to apply for a special use permit.

Sincerely,



John McGarry
Member

JM/mm

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

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

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



Loyal Companions
Project Name or Address

6-15-15
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

This special use of a Pet Care Facility will provide area residents with the opportunity to have care providers for their dogs at the same same location as their veterinarian.

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

This site already has adequate utilities, access roads and drainage. No infrastructure improvements are necessary.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The use as a Pet Care Facility will not be injurious to the use and enjoyment of other property owners. It is located in a commercial area far away from residential development and is part of a commercial veterinary business. All activity will be contained on the premises. The dog exercise area will be fully fenced in with a privacy fence.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

There will be no negative impact to the development and improvement of the surrounding property. This proposal is for a commercial/retail use in an existing commercial retail area.

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

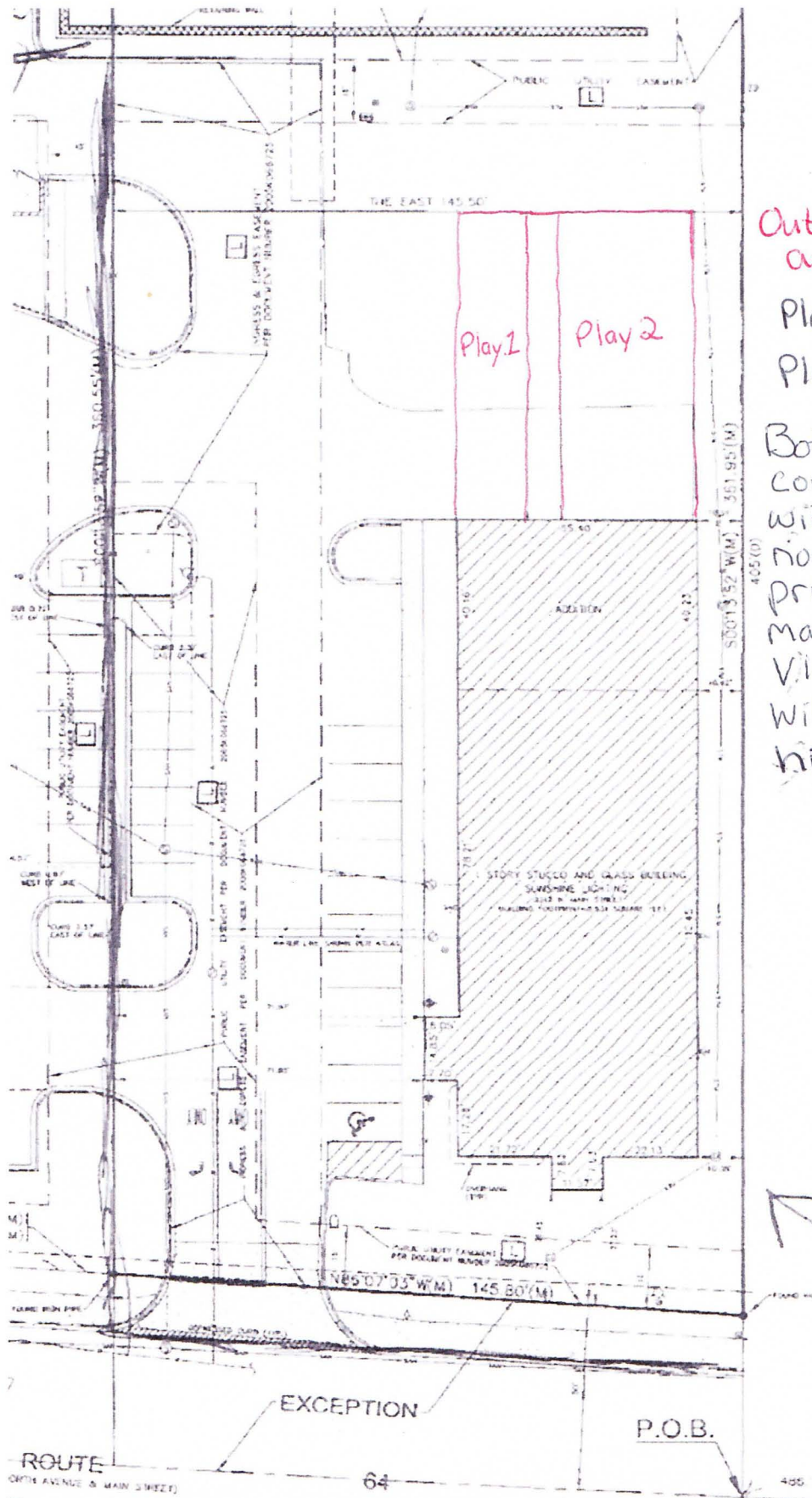
There will be no detrimental affect or danger to the public health, safety, comfort or general welfare. All dogs will be cared for inside and when outside in the fenced in dog exercise area, the dogs will be supervised by an employee at all times.

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

The proposed special use will conform with all applicable laws and ordinances.

N ↑

2312 W. Main

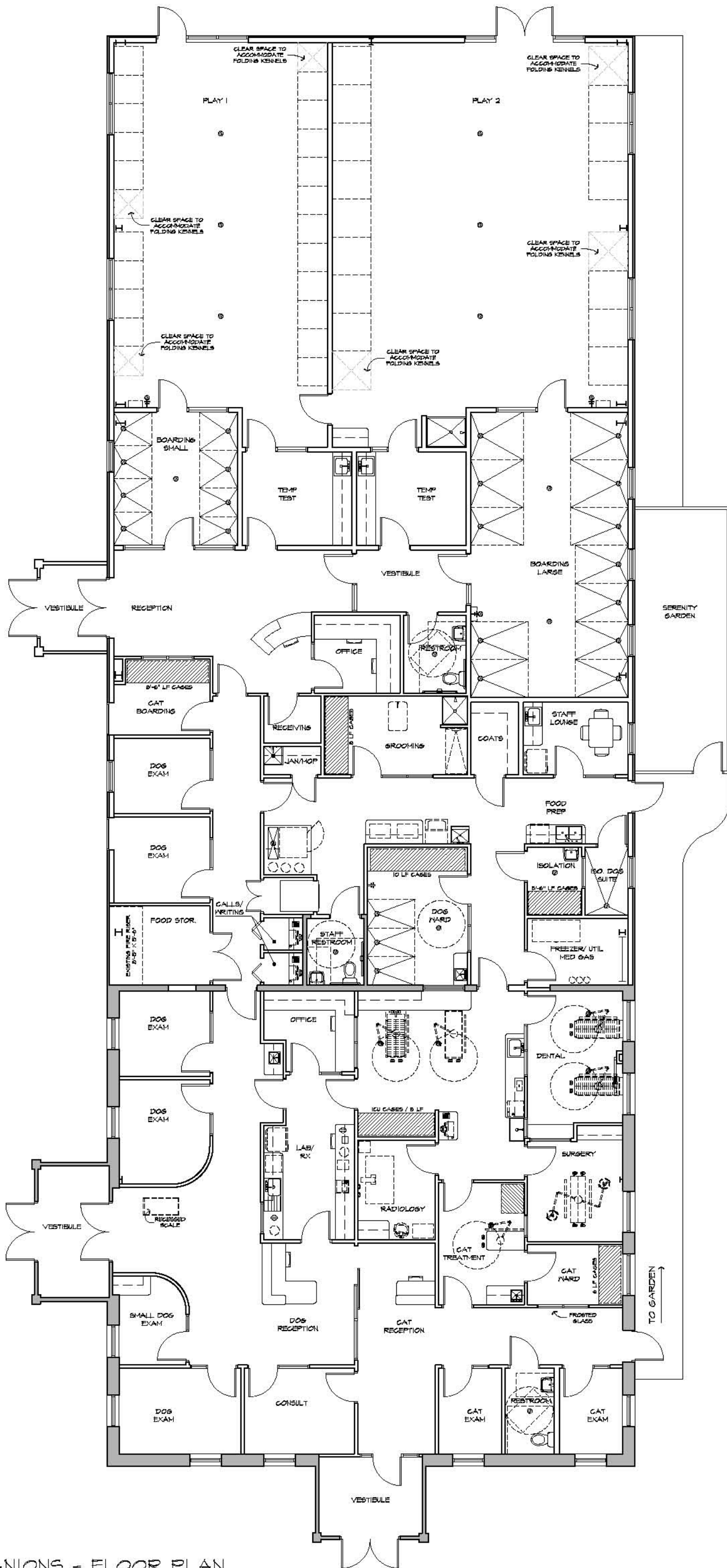


Outdoor exercise areas

Play 1 ~ 18' x 60'

Play 2 ~ 30' x 60'

Both areas will be completely enclosed with 100% opaque non-see-through privacy fence made of wood or vinyl. The fence will be 6-8 feet high.



LOYAL COMPANIONS - FLOOR PLAN
 SCALE: 3/32" = 1'-0"

06.09.15

architecture
 animals
 people

ANIMAL ARTS

BUSINESS PLAN



LOYAL COMPANIONS ANIMAL HOSPITAL

2312 W. MAIN STREET
ST. CHARLES, IL 60174

DR. VICKI PETSCHÉ

JUNE 2015

I. EXECUTIVE SUMMARY

A. Mission Statement

Our mission at Loyal Companions Animal Hospital is to provide progressive health care for family pets. We will provide comprehensive care that is delivered with both excellence and compassion. We will strive to enhance the human-animal bond by improving the health and longevity of pets while exceeding the expectations of pets and their people. Our vision is to set the standard for forward-thinking pet-centric animal hospitals.

B. Vision Statement

Dr Petsche envisions her hospital being THE highest quality small animal veterinary facility in the area. This will be achieved by combining excellent client service with an up-to-date facility. The hospital will be extremely unique in comparison as NO other facility will offer luxury pet boarding and daycare within the same building and will also be the only Fear Free designed facility in the whole Chicago land area. To offer the best service, the practice will hire only the most highly qualified staff, encourage and provide for continuing education, and proactively develop and maintain a positive work environment. The management will create a space where personal and professional growth is the norm, creative input is welcomed, and financial compensation for well-done work is above the industry average. The practice will accomplish this by maintaining an excellent facility and continually improving the staff while ensuring to offer the best service to all clients.

II. MARKET ANALYSIS

A. State of Industry

Veterinary medicine has evolved dramatically over the past two decades. As the human-animal bond increases, pet owners come to expect veterinary medical care to be of the quality comparable to human medical care. Because of this strengthened human-animal bond, owners seek veterinary care more and more often for a variety of reasons, including a need for vaccinations and wellness exams, sick pet exams, emergencies, surgery, radiology, ultrasonography and other diagnostics. Owners view their pets as members of their family and desire high quality boarding and daycare.

B. Current Market

According to the US Pet Ownership and Demographics Sourcebook, published in 2012, 79% (72.2 million) of all US households own a pet. According to the American pet Products Manufacturer's Association

Survey for 2012, there are approximately 70 million pet dogs and 74 million pet cats. The average household income for pet owners is \$55,000/year and the average age of a pet owner is 43 years. It is estimated that the US pet industry market is \$60.6 billion and rising, due to increased spending on companion animals as owners embrace the human-animal bond and increasingly see their animals as “family members” rather than “pets.”

C. Projected Market

The target market will be households with a minimum average income of \$50,000 year that own a dog and/or cat and live within a twenty minute drive-time to the facility. The average household income in this area is \$108,000. There are 67,000 residents and 29,000 households (3 mile radius).

III. BUSINESS MODEL

- A. Dr Petsche will only be examining and treating companion animals.
- B. The company will initially employ one full-time veterinarian, one full time licensed veterinary technician (LVT), two part time LVTs, one full time veterinary assistant, two part time veterinary assistants, three full or part time client service associates (receptionist), four to six full or part time animal caregivers, one to two part-time groomers, one to two part-time grooming assistants, and one part-time trainer.
- C. The business will have two foci: excellent customer service by a well-educated team and providing exceptionally high quality medicine and surgery.
 - 1. The business will attract new clients by being up-to-date and an active partner in the community, and it will retain these clients by offering excellent service and patient care.
 - 2. New hires will be fully qualified, and the positive working environment, strong support system, and emphasis on continuing education and appreciation for work well done will provide all staff members with the motivation to excel at their position and desire to become long-term employees.
- D. Dr. Petsche has been active in the community for 15 years and will continue to be an active and involved member of the community. The marketing section lists the ways in which the practice will contribute to the surrounding area in the effort to build a positive reputation and attract new clients.
- E. The facility will be designed to accommodate growth, including the addition of additional veterinarians, support staff, and specialized services.

IV. SERVICES

A. Preventative Health Care

1. New kitten and puppy examinations
2. Yearly pet examinations including preventative blood work, urine, fecal and heartworm analyses
3. Vaccinations
4. Dental preventative home care client education
5. Feline and canine pre-purchase examinations
6. Broadly based client education

B. Medical Health Care

1. Sick or injured pet examinations
2. Diagnostic procedures including but not limited to blood work, radiographs, urinalyses, cytologies, fecal analyses, and in-house ultrasounds
3. Hospitalization which may include injections, intravenous or subcutaneous fluids, diagnostics, special diets, and doctor/technician monitoring and support
4. Isolated hospitalization care for contagious patients
5. Client education materials upon discharge

C. Diagnostics

1. In-house heartworm examinations
2. Fecal examinations
3. FELV/FIV testing in felines
4. Parvovirus testing in canines
5. In-house urinalyses
6. In-house CBCs and blood chemistries
7. In-house cytology of ear exudates, fine needle aspirates, and skin scrapings
8. Radiographs, plain and contrast
9. Ultrasonography

D. Surgical Services

1. Pre-surgical blood work and physical examination
2. Routine procedures, such as spays, castrations, and declawing
3. Dental cleanings, extractions, and periodontal treatment
4. Soft tissue surgeries, including but not limited to biopsies, exploratory laparotomies, foreign body removal (via gastrotomies, enterotomies, or intestinal anastomosis), mass removal, cystotomies, ocular and nasal surgeries, gastropexies, caesarian sections, mastectomies, and cryptorchid removals, and aural hematoma repairs.

5. Orthopedic surgeries most likely will be referred to an area boarded surgeon

E. Daycare

1. High end daycare provided with personalized animal caretakers providing social and physical enrichments
2. Large indoor and outdoor exercise areas for play time and enrichments with continuous supervision
3. Capacity would allow daycare to grow to 70 dogs

F. Luxury Boarding

1. High end overnight luxury boarding provided with 20 private canine suites and 12 private feline suites.
2. Additionally 34 canine runs are available for overnight boarding.
3. All pets will receive personalized attention with option to benefit from daily daycare with social and physical enrichments.

G. Training

1. Puppy Socialization Classes
2. Basic Obedience Classes
3. Advanced Obedience Classes
4. In-home training consultations

H. Grooming

1. Bathing with moisturizing or medicated shampoo and conditioner
2. Shaving and trimming based on breed style and owner's requests
3. Nail trim or Dremel grinding
4. Ear hair removal
5. Ear cleaning
6. Blow out and brushing

I. Bathing and Blow Out Services

1. Bathing with moisturizing or medicated shampoo and conditioner
2. Blow out and brushing

V. ORGANIZATIONAL SUMMARY

A. Structure

In the hospital a receptionist makes appointments, checks appointments in, and collects fees for the services performed. A technician is comparable to a nurse, as he or she may obtain historical data and vital signs, and he or she assists the doctor throughout an exam. Once the doctor determines the appropriate services needed and obtains the owner's approval, the

technician will assist the doctor with performing those services often with the help of a veterinary assistant. Finally, the doctor is responsible for the full exam, diagnosis, and treatment of an animal's ailment, including surgeries and other medical procedures

B. Hours

The practice will be open during the following hours:

Monday – Friday: 7:00 am – 7:00 pm

Saturday: 8:00 am – 12:00 pm

C. Staff Training

Each person who fills a position will have a job description sheet, and all employees will be given a copy of the Hospital Policies manual. In addition to these resources, each new employee will be given an initial orientation and training phase, a training manual, and an initial three-month probationary period to allow the employee and employer to evaluate their level of satisfaction with each other.

Staff meetings will be held weekly for educational purposes and to give each employee the chance to voice opinions and make suggestions regarding the practice.

D. Professional Consultants

Crootof Consulting, Mark Crootof, DVM and Robert Spiegel, DVM, will be providing professional management consultation for the both the veterinary hospital and the daycare, boarding and grooming services.

VI. MARKETING SUMMARY

A. Website and Social Media

A professionally designed and regularly maintained website will be provided for clients, potential clients, and the general public. It will be designed to include all necessary information, such as services provided and the hours and location of the hospital. There will be a section devoted to general pet healthcare information, and the website will offer descriptions of various aspects of the clinic and employees to attract potential clients. It will also allow for unique e-mail based services, such as the provision of medication or appointment reminders or follow-up information for existing clients. This professional company will also manage all social media.

B. Logo

A customized, professional logo will be developed and will be applied to all printed material going home with clients. This will include but not limited to receipts, exam reports, client instructions, medical informational brochures, business/appointment cards, and any promotional items, such as pens or magnets.

C. Referrals

Referrals from existing clients are an excellent source of new clients. A “Thank You” note will be sent to clients who make referrals, along with a coupon for \$25 off their next visit.

D. Direct Mail

Households in and surrounding towns with an average annual income over \$50,000 and have pets will be sent a flyer announcing the opening of our facility and the new services we offer.

E. Paid Advertising

1. Newspaper
2. Postcards will be sent to nearby households
3. Google Ads
4. Yellow Pages in local phone book

F. Community Involvement

1. Open House
The hospital will hold an open house on the weekend prior to the grand opening. It will be marketed in newspapers, on the website, and through flyers posted in nearby businesses. All local residents will be invited to attend for tours, educational booths, free pet bathing, and refreshments.
2. Hospital Classes
Doctors and technicians will be responsible for offering classes for all local residents. Topics may include:
 - Choosing the Right Dog
 - Taking Care of and Training a New Puppy
 - Taking Care of and Training a New Kitten
 - Dog Bite Prevention
3. Sponsor Local Sports Teams
4. Newspaper Contributions

Dr. Petsche will offer to write a column on pet care for the local newspaper on a regular or as-needed basis.

5. Fundraisers

Dog washes, raffles, and other such events will be scheduled, as time and money permits, every 2 to 3 months to raise money to support the Humane Society and other non-profit animal-related groups.

6. Classroom Lectures

As time permits and opportunities arise, the doctors and technicians will be available to give classroom presentations on pet care to local elementary and middle schools.



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission Recommendation to approve a Drive-Through Facility Stacking Space Reduction Request and recommendation to approve a Minor Change to PUD Preliminary Plan – 3875 E. Main St.
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (8/10/15)		City Council

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

If NO, please explain how item will be funded:

Executive Summary:

Steven Kolber of Kolbrook Design, applicant, has submitted an application for Minor Change to PUD Preliminary Plan and request for a reduction in the required number of Drive-Through Facility stacking spaces for 3875 E. Main St. The property is located within the East Gate Commons PUD.

The applicant intends to modify and expand the former TGI Friday’s to accommodate three tenant spaces. Details of the proposal are as follows:

- Convert the existing building into two units, one for a Noodle’s & Co. restaurant and one for a physical therapy clinic.
- Add a new addition to the east side of the building to create a third unit for a Potbelly Sandwich Works restaurant with a Drive-Through Facility.
 - 11 stacking spaces are proposed.
- Adjust the parking layout and circulation to accommodate a drive-through lane on the east side of the building.
- Modify the exterior of the building, including addition of new storefronts, stone accents, and canopies.
- Add an outdoor dining area for both restaurants.

Plan Commission Recommendation

The Plan Commission reviewed the Drive-Through Facility stacking space reduction request on 8/4/15. The Commission voted 6-0 to recommend approval, with the condition that a curved median be added at the southeast corner of the drive-through lane.

Staff had requested the contract purchaser notify the owner of the Target lot of their intention to utilize the shared parking easement, prior to issuance of a building permit. The applicant has stated the contract purchaser is agreeable to this and will provide documentation to the City indicating that the owner of the Target lot has been notified.

Attachments: *(please list)*

Plan Commission Resolution, Application for Minor Change, received 7/29/15; Letter from Steven Kolber, dated 7/28/15; Stacking Space Analysis, Gewalt Hamilton Associates, Inc., dated 7/27/15; Site Plan, dated 7/31/15; Architectural Elevations, dated 7/30/15

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a Drive-Through Facility Stacking Space Reduction Request and recommendation to approve a Minor Change to PUD Preliminary Plan – 3875 E. Main St.

<i>For office use only:</i>	<i>Agenda Item Number: 4e</i>
-----------------------------	-------------------------------

City of St. Charles, Illinois
Plan Commission Resolution No. 12-2015

**A Resolution Recommending Approval of a Drive-Through Facility Stacking
Space Reduction Request for 3875 E. Main Street (Potbelly Sandwich Works,
East Gate Commons PUD)**

Passed by Plan Commission on August 4, 2015

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 made by Steven Kolber, Kolbrook Design, to reduce the required drive-through facility stacking spaces for 3875 E. Main Street (Potbelly Sandwich Works, East Gate Common PUD) from 15 stacking spaces to 11 stacking spaces; 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 3875 E. Main Street (Potbelly Sandwich Works, East Gate Commons PUD), subject to the following condition:

1. That a curved median be added at the southeast corner of the drive-through lane.

Roll Call Vote:

Ayes: Wallace, Kessler, Holderfield, Macklin-Purdy, Pretz, Spruth

Nays:

Absent: Doyle, Frio, Schuetz

Motion carried: 6-0

PASSED, this 4th day of August 2015.

Chairman
St. Charles Plan Commission

Community & Economic Development

Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Bancroft
And Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Drive-Through Facility Stacking Space Reduction Request and Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD)

DATE: August 7, 2015

I. APPLICATION INFORMATION:

Project Name: 3875 E. Main St.

Applicant: Steven Kolber, Kolbrook Design.

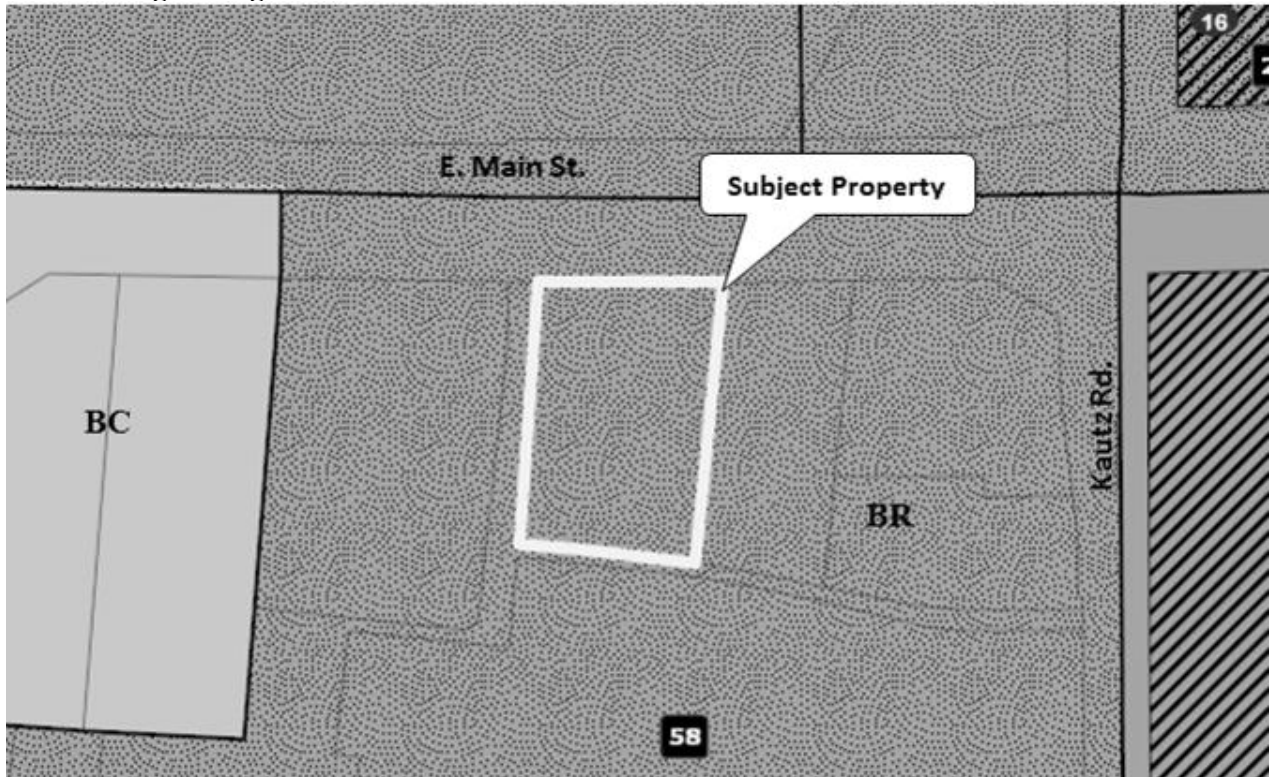
Purpose: Minor change to modify and expand the existing building to create three tenant spaces, including a Potbelly Sandwich Works with a Drive-Through Facility.

General Information:		
Site Information		
Location	3875 E. Main Street	
Acres	1.66	
Applications	1) Minor Change to PUD Preliminary Plan	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.06 Design Review Standards & Guidelines 17.24.100 Drive-Through Facilities Ordinance No. 2001-Z-32 "An Ordinance Rezoning Property from M-1 to B-3 and Granting a Special Use as a Planned Unit Development (East Gate Commons PUD)	
Existing Conditions		
Land Use	Vacant restaurant building	
Zoning	BR- Regional Business (East Gate Commons PUD)	
Zoning Summary		
North	BR- Regional Business (Charlestowne Mall PUD)	Shopping mall
East	BR- Regional Business (East Gate Commons PUD)	Bank
South	BR- Regional Business (East Gate Commons PUD)	Target
West	BR- Regional Business (East Gate Commons PUD)	Multi-tenant commercial bldg.
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Surrounding Zoning



II. BACKGROUND

History

The subject property, 3875 E. Main St., is the site of the former TGI Friday's restaurant. The property is located within the East Gate Commons PUD. As such, development of the property is subject to the provisions of Ordinance No. 2001-Z-32 "An Ordinance Rezoning Property from M-1 to B-3 and Granting a Special Use as a Planned Unit Development (East Gate Commons PUD)". 3875 E. Main St. is "Lot 4" of this PUD. Target and Portillo's are among the other businesses located within the PUD.

The PUD Preliminary Plan for the subject property was approved under Resolution No. 2002-11 and modified under Resolution No. 2003-52.

Earlier this year, Ordinance No. 2015-Z-7 "An Ordinance Granting Approval of a Minor Change to PUD Preliminary Plan for 3875 E. Main St. (East Gate Commons PUD)" was approved. Modifications to the Friday's building to accommodate splitting the building into two units, one for a Noodles & Co. restaurant, were approved under this ordinance.

Proposal

The subject property is now under contract with JRG St. Charles, LLC. Steven Kolber, applicant and architect for the contract purchaser, has submitted an application for a Minor Change to the approved PUD Preliminary Plan and a request for a reduction in the required number of Drive-Through Facility stacking spaces. The applicant intends to modify and expand the existing building to accommodate three tenants, including a Potbelly Sandwich Works with a Drive-Through Facility.

Details of the proposal are as follows:

- Convert the existing building into two units, one for a Noodle's & Co. restaurant and one for ATI Physical Therapy.
- Add a new addition to the east side of the building to create a third unit for a Potbelly Sandwich Works restaurant with a Drive-Through Facility.
 - Noodles & Co. will occupy the western endcap, Potbelly will occupy the eastern endcap, with ATI Physical Therapy between them.
- Adjust the parking layout and circulation to accommodate a drive-through lane on the east side of the building.
 - Add 11 drive-through stacking spaces.
 - Remove 37 parking spaces
 - Two-way site circulation will remain around the site.
- Modify the exterior of the building, including addition of new storefronts, stone accents, canopies, and removal of the trash and storage enclosure in the rear.
- Add an outdoor dining area for both of the restaurants.
- Modify the monument sign.

III. STAFF ANALYSIS

A. PROPOSED USES

The East Gate Commons PUD ordinance includes a list of permitted uses for property within the PUD. The ordinance states the following use is permitted:

"Restaurants, including live entertainment and dancing, liquor sales and carry out orders with or without drive-thru facilities, provided not more than four (4) restaurants with drive-thru facilities are located on the Property."

One drive-through is currently located within the PUD (Portillo’s). Therefore, the proposed Potbelly drive-through is a permitted use, as is the Noodles & Co. restaurant without a drive-through.

The physical therapy clinic is also a permitted use in the PUD (“*Medical and dental clinics and outpatient medical care*”).

B. ZONING STANDARDS

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 East Gate Commons PUD.

Category	East Gate Commons PUD / Zoning Ordinance Standard	Existing	Proposed
Building Setbacks:			
<i>Front (Rt. 64)</i>	50 ft.	120 ft.	No change
<i>Side (east)</i>	20 ft.	72.5 ft.	45.7 ft.
<i>Side (west)</i>	20 ft.	85.3 ft.	No change
<i>Rear</i>	20 ft.	95.6	No change
Parking Setbacks:			
<i>Front (Rt.64)</i>	50 ft.	50 ft.	No change
<i>Side (east)</i>	10 ft.	10 ft.	No change
<i>Side (west)</i>	10 ft.	10 ft.	No change
<i>Rear</i>	10 ft.	13 ft.	No change
Building Height	40 ft.	23.5 ft. (25 ft. to parapet)	New addition:23.5 ft. (25 ft. to parapet)

Drive-Through Site Layout

The applicant is proposing to add a drive-through lane with 11 stacking spaces on the east side of the building. The drive-through queue will begin at the southwest corner of the building and circulate counterclockwise, to the pick-up window on the east side.

A total of 37 parking spaces will be removed from the site to accommodate the proposal:

- 31 spaces on the east side will be removed for the drive-through lane and a two-way drive aisle.
- 3 spaces will be removed at the southeast corner for the trash enclosure, which will be relocated from the rear of the building.
- 2 spaces will be removed at the northwest corner for the Noodles outdoor dining area.
- 1 space will be removed at the northeast corner for the Potbelly outdoor dining area
- Note that the 6 spaces on the south side of the building will be shifted north and east to accommodate the drive-through lane and a two-way drive aisle; 6 spaces will remain.

The following table represents staff’s review of the relevant standards of **Ch. 17.24.100 Drive-Through Facilities** and the East Gate Commons PUD:

Category	East Gate Commons PUD / Zoning Ordinance Standard	Proposed
Required Stacking Spaces-Restaurant Drive-Through	15	<i>11</i>
Required Stacking Space Size	9’ X 20’	9’ X 20’
Screened from Public Street	Concealed from view from public streets to greatest extent possible, by their orientation, design, or screening	Concealed due to location at the rear and interior side of the building
Stacking Space Obstruction of Required Parking Spaces	Cannot obstruct access to required parking spaces	6 parking spaces are blocked, but meets requirement (see discussion below)
Required Parking Spaces	75 spaces (Restaurant: 15 spaces per 1,000 sf of floor area Medical office: 5 spaces per 1,000 sf of floor area)	71 spaces + off-site parking (see discussion below)

Under the Zoning Ordinance, required parking must be provided on the same lot as the principal building or on a separate lot within 300 ft. with a recorded parking easement. The East Gate Commons PUD states, “*parking for any use within the Property shall be permitted on any lot within the Property*” (Section 2.A.5). The applicant has provided an Easement Agreement confirming that a shared parking easement has been granted over the East Gate Commons PUD, and includes the subject property.

A total of 75 spaces are required for the proposed uses, and 71 spaces are provided on-site. Per the PUD ordinance and easement language, the additional 4 required spaces may be counted from off-site parking areas, presumably the adjacent Target parking lot.

The 6 spaces at the rear of the building will be blocked if the drive-through queue is greater than 7 vehicles. Per the Zoning Ordinance, blocked spaces cannot be counted towards meeting the parking requirement. However, the 6 spaces may be counted off-site, due to the parking easement.

Staff Comments

- Prior to issuance of building permit, staff requests the applicant provide documentation indicating that the owner of the Target lot has been notified of the contract purchaser’s intention to utilize 10 spaces on the Target lot to meet the City’s parking requirement for the subject property. The easement grants the right to utilize parking on any lot within the PUD. However, at the time the easement was established, the subject property exceeded the City’s parking requirement.
- Employees should be required to park in the 6 spaces potentially blocked by the drive-through queue and on the adjacent Target parking lot to reserve most on-site spaces for patrons.
- It may be beneficial to add a sidewalk connection from the south end of the site to the building for pedestrian access from the Target parking lot.

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 11.

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 7/27/2015 to substantiate this request (see attached). Details of this analysis are as follows:

- The study includes data from three existing Potbelly establishments collected this July.
 - Data was collected between 11:00 a.m. and 1:00 p.m.
 - The Schaumburg location had an average queue of 5 cars and a maximum queue of 11 cars.
 - The Waukegan location had an average queue of 3.25 cars and a maximum queue of 7 cars.
 - The Glen Ellyn location had an average queue of 2.5 cars and a maximum queue of 7 cars.

D. LANDSCAPING

The proposed plan illustrates that the existing landscaping along the east wall will be removed to accommodate the building addition and drive-through. Additional landscape area will be added behind the building addition. The landscape island at the southwest corner of the building will be expanded. Currently, 14.8% of the property is landscaped (8,920 sf). The applicant is proposing an additional 2,254 sf of landscaping, for a proposed total landscape area of 18.5%.

E. BUILDING ELEVATIONS

The applicant is proposing cosmetic changes to the façade of the existing building, in addition to a 2,400 sf addition on the east side for the Potbelly restaurant. The proposed addition will match the existing building in materials, height, and architectural accents. The Potbelly entrance on the new addition will be on the north side, facing E. Main St.

New stone will replace the decorative stone on the physical therapy space entrance (former Friday’s entrance). Matching stone to a height of 4 ft. will wrap around the base of the building. Full length windows will replace the existing windows on the front elevation. A storefront entrance for Noodles will be added on the west side elevation, and the existing stone will be replaced with stone to match the rest of the building. Canvas awnings will be added on the front, west and east side elevations.

The proposed building design meets the Architectural Guidelines of the East Gate Commons PUD.

Staff Comments

- The proposed trash enclosure must be designed to meet the requirements of **Ch. 17.26.120.A Refuse Dumpsters and Recycling Containers.**

F. SIGNS

General wall sign locations are identified on the building elevations. The number of signs meets PUD requirement. The signs also appear to meet the size restrictions for wall signs. Scaled drawings of all signage will be required at the time of sign permit.

For the monument sign, the existing base will be reused. Three new sign faces will replace the existing Friday's sign face. The sign meets the height and size requirements of the East Gate Commons PUD.

V. PLAN COMMISSION RECOMMENDATION

The Plan Commission reviewed the Drive-Through Facility stacking space reduction request on 8/4/15. The Commission voted 6-0 to recommend approval, with the condition that a curved median be added at the southeast corner of the drive-through lane.

Per City Code procedure, the Plan Commission did not provide a recommendation for the Minor Change to PUD Preliminary Plan. Staff recommends approval of the Minor Change, subject to resolution of outstanding staff comments and a condition that the applicant provide documentation indicating that the owner of the Target lot has been notified of the contract purchaser's intention to utilize the shared parking easement, prior to issuance of a building permit.

VI. ATTACHMENTS

- Letter from Kolbrook Design; dated 7/28/15
- Application for Minor Change to PUD Preliminary Plan; received 7/29/15
- Site Plan; 7/31/15
- Stacking Space Analysis; Gewalt Hamilton Associates, Inc.; dated 7/27/15
- Architectural Elevations; dated 7/30/15



July 28, 2015

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

Re: Multi-Tenant Project
3875 E. Main Street
St. Charles, IL

Dear Mrs. Johnson:

Please find attached our application for a Minor Change to PUD and associated materials for the subject property listed above.

The proposed project consists of converting the existing former Friday's building into a multi-tenant concern. An addition is planned on the East side of the building for a drive-thru restaurant. We are planning on façade and site changes as depicted within the attached drawings to support this overall effort accordingly. We feel that all of these adjustments are within the parameters as outlined within the existing PUD. We are also respectfully asking for relief on the City's requirement of 15 cars for a drive-thru queue.

The developers of this project are looking to install two restaurants (Potbelly's being the drive-thru tenant) at the endcaps and a retail tenant in the center space. You will find on our site plan parking calculations derived by net square footage of usable space as prescribed by the PUD. The parking count provided meets the requirements, but it is important to note that in addition to parking within the site, there is a cross parking agreement with the Target building as outlined in Section 2.1 of the attached Operation and Easement Agreement therefore providing ample parking for the proposed development.

The Site Plan shows the proposed addition to the East and drive-thru queue and configuration. This layout calls for one-way traffic along the east edge of the site to ensure smooth traffic patterns around the building for the drive-thru element. The queue as shown allows for 12 cars comfortably. The Gewalt Hamilton study references this within their study as well as identifying maximum expected queue lengths based on recent observations of franchise locations at peak hours. Do note that we will call for the spots directly south of the building to be for employee parking.

As far as architectural adjustments our proposed elevations show the enhancements anticipated for this project. The addition to the East end of the building will be of materials consistent with the main structure. A broader expanse of glass storefront on the North and West elevations, addition of a cast stone water table throughout and the demolition of the South garbage corral and exterior coolers. Signage locations are depicted as well as the anticipated drive-thru window on the East elevation. Stamped concrete patio spaces and additional landscape areas are depicted on the Site Plan.

Please contact me with any questions or comments you might have. I look forward to working with you and the City of St. Charles yet again!

Respectfully Submitted,

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

Steven Kolber, AIA
President / Principal
Kolbrook Design, Inc.
skolber@kolbrook.com

315 Deane Street
Suite 312
Evanston, IL 60201

TEL: 847.329.3333

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

For City Use

Project Name:

East Gate Commons PUD Expansion
(3875 E. Main)

Project Number:

2015-PR-016

Application No.

2015-AP-028

Received Date
RECEIVED
St. Charles, IL

JUL 29 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.

1. Property Information:

Location:

3875 E. MAIN, ST. CHARLES, IL

Parcel Number (s):

PUD Name:

EAST GATE COMMONS

2. Applicant Information:

Name

STEVEN KOLBER (ARCHITECT)

Address

828 DAVIS STREET SUITE 300
EVANSTON, IL 60201

Phone

847-492-1992

Fax

312-453-0699

Email

SKOLBER@KOLBROOK.COM

Phone

3. Record Owner Information:

Name

Address

Fax

Email

Information for proposed Minor Change:

Name of PUD: EAST GATE COMMONS

PUD Ordinance Number: 2001-2-32

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:

ADDITION TO THE EAST SIDE OF THE BUILDING TO
CREATE A THREE TENANT BUILDING. EAST ADDITION
TO HAVE A DRIVE THRU COMPONENT.

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

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

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:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

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 07-28-15
Applicant or Authorized Agent	Date

KAPLAN PAPADAKIS & GOURNIS, P.C.

ERIC D. KAPLAN
DEAN J. PAPADAKIS
DEAN GOURNIS
MIRANDA BYRD
CHRISTOPHER S. WUNDER
STACIE BARHORET
NICHOLAS CIOROSINI
OF COUNSEL
STEVEN M. LADUZINSKY

ATTORNEYS AND COUNSELORS
180 NORTH LASALLE STREET
SUITE 2108
CHICAGO, ILLINOIS 60601

TELEPHONE (312) 726-0533
FACSIMILE (312) 726-4928
E-MAIL: DPAPADAKIS@KPG.LAW.COM

DEAN J. PAPADAKIS

July 29, 2015

City of Saint Charles
2 E. Main Street
St. Charles, Illinois 60174

RE: 3875 North Main Street, St. Charles, IL 60174 ("Property")

To Whom It May Concern:

This firm represents JRG St. Charles, LLC ("Purchaser") in connection with its proposed acquisition of the Property from Czerkies Limited Partnership II ("Owner").

Please be advised that Purchaser is currently under contract to purchase the Property. My client will be responsible for all applicable fees incurred with the building permits and any other approvals necessary regarding its acquisition and proposed development of the Property.

Further, please allow this letter to serve as confirmation that Kolbrook Design is hereby authorized by Purchaser to secure the building permit and other approvals.

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

Very truly yours,

KAPLAN PAPADAKIS & GOURNIS, P.C.

By: Dean J. Papadakis

Czerkies Limited Partnership II
24121 West Theodor Street
Plainfield, Illinois 60586
630-721-0557

July 29, 2015

City of Saint Charles
2 E. Main Street
St. Charles, Illinois 60174

RE: 3875 North Main Street, St. Charles, IL 60174 ("Property")

To Whom It May Concern:

The undersigned is the General Partner of Czerkies Limited Partnership II ("Owner"), the owner of the above referenced Property.

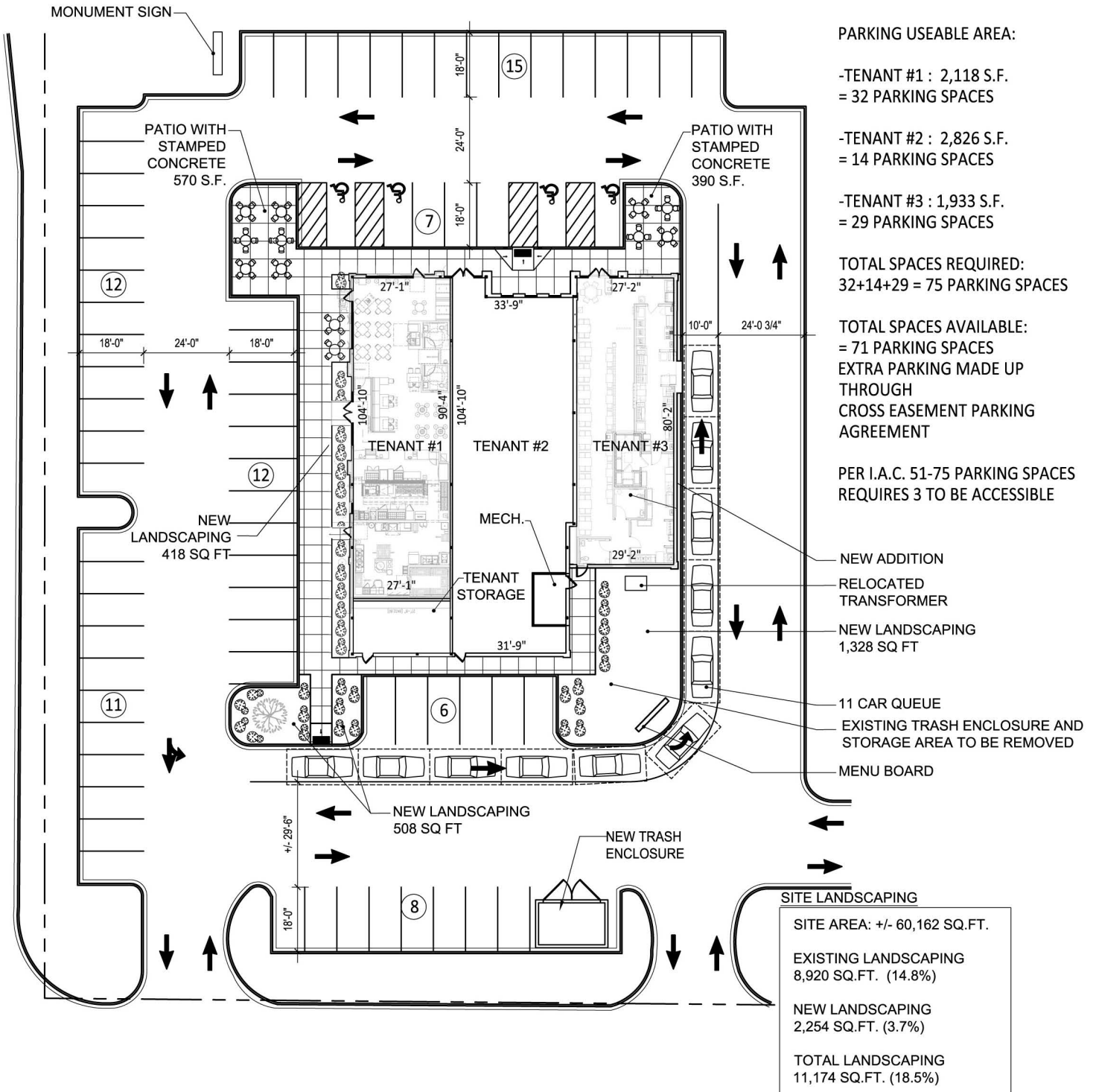
Please allow this letter to confirm that JRG St. Charles, LLC ("Purchaser") is currently under contract to purchase the Property and Owner authorizes Purchaser to its application for zoning review, subject to Purchaser's obligation to be responsible for all applicable fees incurred with any building permits and other approvals sought regarding proposed development of the Property.

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

Very truly yours,

CZERKIES LIMITED PARTNERSHIP II

By: 
Edward Czerkies



1 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

ARCHITECT:



828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

PROJECT:

MMA - ST CHARLES, IL

3875 Main St.
St Charles, IL 60174

Job No.

PREBID

Issue Date

07/31/2015

Project Area

8,945 S.F. (ENTIRE BUILDING)

Traffic Planning Project Brief



CONSULTING ENGINEERS

To: **Steven Kolber**
Kolbrook Design, Inc.

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

www.gha-engineers.com

From: Bill Grieve *BG*

Date: July 27, 2015

Subject: ***Proposed Potbelly Sandwich Shop Drive-Thru
3875 E. Main Street (IL 64) – St. Charles, Illinois***

GEWALT HAMILTON ASSOCIATES, INC. (GHA) has considered the traffic planning requirements of the above captioned Potbelly restaurant location. As proposed, the former TGI Fridays restaurant, an outlot of the Super Target shopping center, (see *Exhibit 1*) would be reused by two tenants and the building expanded by 2,400 square feet to accommodate Potbelly on the east side. *Exhibit 2* provides a photo inventory of the site area.

In particular, our work focused on drive-thru stacking requirements, parking needs, and on-site circulation. I offer the following information for your consideration.

Potbelly Survey Results

- GHA conducted drive-thru stacking and parking surveys on Thursday, July 25, 2015 at three Potbelly restaurants with drive-thrus:
 - 880 Meacham Road – Schaumburg
 - 760 Waukegan Road – Waukegan
 - 522 Roosevelt Road – Glen Ellyn
- Cars parked, drive-thru queues and transaction times were noted over 15 minute segments in 5-minute intervals from 11:00 AM to 1:00 PM. *Exhibit 3* summarizes the surveyed data. The results were:
 - The queue ranged from 0 to a maximum of 11 cars from the drive-thru window, with an average queue of about 4 cars. In fact, out of the 72 data points, 71 of them showed a queue of less than 10 cars.
 - The parking demand ranged from 4 to a maximum of 28 cars. The average parking demand was 17 cars.
 - Transaction times ranged from 2 to 9 minutes. The average transaction time was 5 minutes.

Kolbrook Design Site Plan

- Per the Kolbrook Design site plan dated July 13, 2015 (see *Exhibit 4*), appropriate signage and pavement striping will be implemented to direct customers to the Potbelly drive-thru and to let drivers know that the circulation pattern around the building will operate one-way counterclockwise.

- Stacking for 12 cars is to be provided. Based on the survey results, the stacking provided should readily accommodate even the peak Potbelly demand.
- The circulation aisle on the east side of the building will be striped for one-way northbound traffic. To avoid opposing vehicle conflicts, the drive on the south side of the building should be striped for one-way eastbound traffic.
- 30 spaces are considered to be "Potbelly parking". Based on the survey results, this supply should readily accommodate even the peak Potbelly demand.
- Employees for all three businesses should be encouraged to park in the more remote spaces, such as those on the south side of the building, to maximize the number of prime parking spaces available for customers.

Conclusions

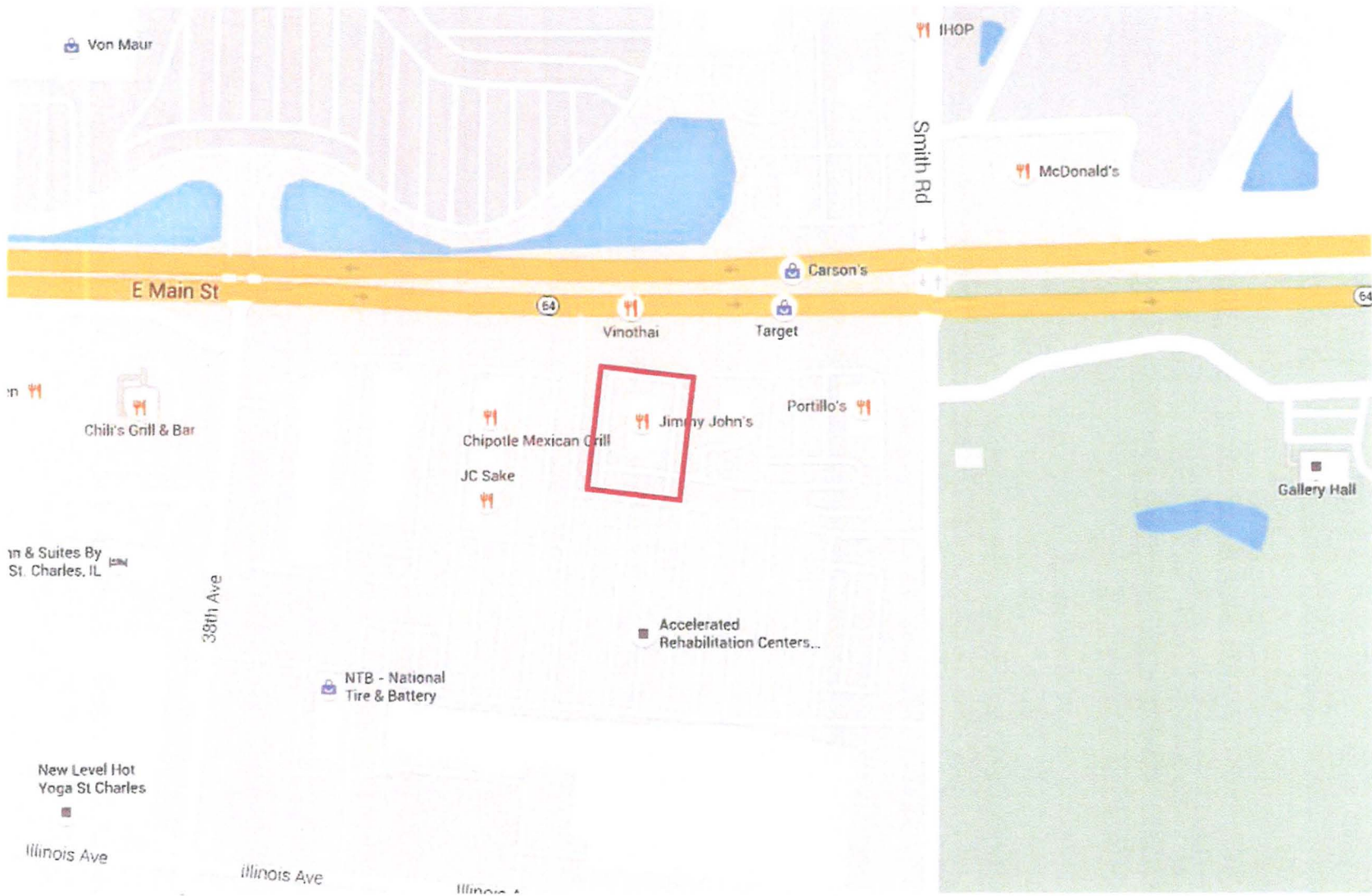
There are several site enhancements planned that will help ensure that the Potbelly drive-thru operation will not detrimentally impact site accessibility and on-site circulation. And based on GHA survey data and observations, adequate drive-thru stacking and parking will be available for Potbelly customers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

* * * * *

This Traffic Planning Project Brief prepared by:



William C. Grieve, P.E., PTOE
Senior Transportation Engineer
bgrieve@gha-engineers.com



Proposed Commercial Development – 3875 E. Main Street; St. Charles, IL



Looking east at access point off Main Street



Looking west at access point off Main Street



Looking west at SW site access point



Looking north at SE site access point



Looking east at access point off Kautz Road



Looking north at access point off Kautz Road



Looking south at access point off Kautz Road



Looking south at site from Main Street

Exhibit 3

Potbelly Sandwich Shops with Drive-Thrus

Data Collection: Thursday, July 25, 2015

Location: 880 Meacham Road; Schaumburg, IL.

<u>Time</u>	<u>Cars Parked</u>	<u>Drive-Thru Queue</u>	<u>Transaction Times</u>
11:00 AM	4,6,7	2,3,1	4,2,6
11:15 AM	12,10,9	2,2,2	3,2,5
11:30 AM	10,7,11	2,3,2	4,4,2
11:45 AM	10,11,14	2,3,4	4,7,3
12:00 PM	18,22,23	2,4,7	3,3,3
12:15 PM	23,23,22	11,9,8	2,4,4
12:30 PM	23,22,23	9,8,9	3,2,4
12:45 PM	22,23,19	9,9,8	5,3,4

Location: 760 Waukegan Road; Waukegan, IL.

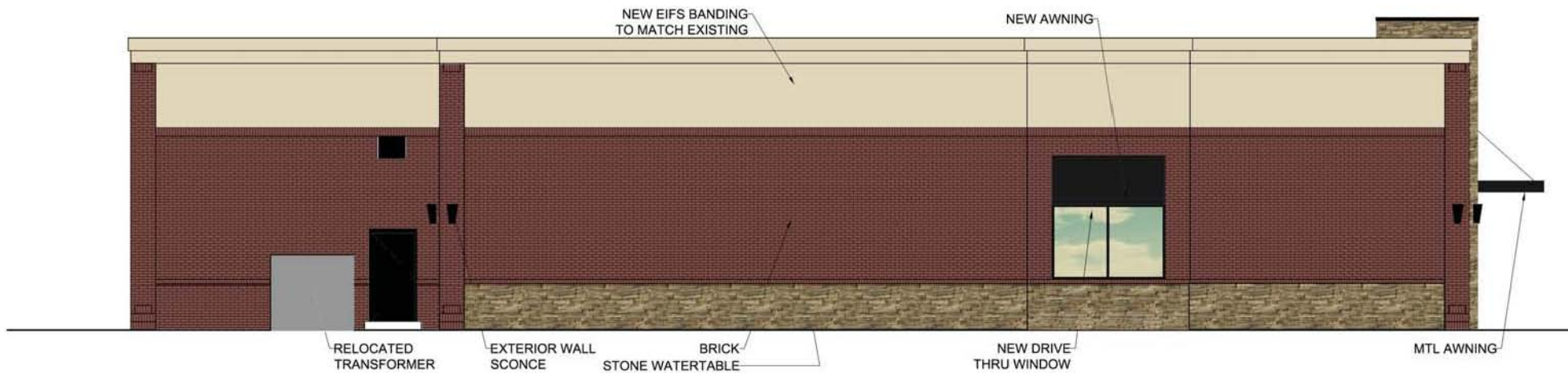
<u>Time</u>	<u>Cars Parked</u>	<u>Drive-Thru Queue</u>	<u>Transaction Times</u>
11:00 AM	12,17,19	1,3,2	3,6,5
11:15 AM	13,13,15	4,0,3	8,5,7
11:30 AM	14,16,14	2,2,3	2,9,6
11:45 AM	15,15,18	6,5,3	4,6,5
12:00 PM	23,20,19	4,3,4	3,4,8
12:15 PM	18,17,19	2,5,4	5,9,4
12:30 PM	16,14,16	3,3,3	6,5,2
12:45 PM	14,15,13	7,2,4	8,5,4

Location: 522 Roosevelt Road; Glen Ellyn, IL.


<u>Time</u>	<u>Cars Parked</u>	<u>Drive-Thru Queue</u>	<u>Transaction Times</u>
11:00 AM	6,5,8	2,2,0	4,4,2
11:15 AM	10,9,10	2,2,2	5,3,4
11:30 AM	11,11,18	0,2,1	5,4,5
11:45 AM	19,23,24	3,2,0	5,8,8
12:00 PM	24,24,24	2,2,4	4,5,7
12:15 PM	25,25,28	2,5,7	6,5,5
12:30 PM	25,19,21	4,4,2	8,7,7
12:45 PM	19,18,19	5,4,1	7,7,8



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



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

ARCHITECT:

 828 DAVIS STREET
 SUITE 300
 EVANSTON, IL 60201
 Ph 847.492.1992

PROJECT:
 MMA - ST CHARLES, IL
 3875 Main St.
 St Charles, IL 60174

Job No.	1457.008
Issue Date	07/30/2015
Project Area	8,590 S.F. (ENTIRE BUILDING)



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



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

ARCHITECT:

 828 DAVIS STREET
 SUITE 300
 EVANSTON, IL 60201
 Ph 847.492.1992

PROJECT:
 MMA - ST CHARLES, IL
 3875 Main St.
 St Charles, IL 60174

Job No.	1457.008
Issue Date	07/31/2015
Project Area	8,590 S.F. (ENTIRE BUILDING)



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve an Amendment to Chapter 5.14 Amusement Game Devices Regarding Amusement Game Device License Fees
Presenters:	Rita Tungare, Director of Community & Economic Development

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (8/10/2015)		City Council

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

If NO, please explain how item will be funded:

Executive Summary:

Background:

Staff has been working with a business owner (Paul Ojeda) who would like to locate a video arcade in downtown St. Charles. He would like to place this business in the vacant retail space located at 228 W. Main Street.

Per Chapter 5.14 Amusement Game Devices, Mr. Ojeda’s proposed business is required to obtain an Amusement Game Device license for the business and a separate license for each machine located in the business. Below is the current fee structure for these licenses:

- \$150.00 for the business (annual fee)
- \$150.00 for each machine (annual fee)

Under these provisions, if the owner places 60 machines in the space, it would equate to \$9,150 per year in license fees; which, Mr. Ojeda has stated will make his business model unfeasible.

Government Operation Committee:

Staff presented this item to the Government Operations Committee on 8/3/2015. Based on direction from the Committee, staff has prepared a revised draft amendment.

Proposed Ordinance Amendment:

Staff is proposing a 3 tiered system that increases with the number of Amusement Game Devices located in a business. The proposed tiers were based on a conversation with Doc Mack who owns the Galloping Ghost in Brookfield, IL. Mr. Mack indicated that most medium sized arcades will have between 40 to 70 games, and large arcades generally have 100 or more.

3 Tiers:

- Tier 1 - Establishments with 1 to 5 Amusement Game Devices – **Fee \$100.00.**
 - This is meant for businesses that place a few Amusement Game Devices in their establishment such as a restaurants with a juke box, bars with one or two video games, or a business with a Red Box DVD rental machine.
- Tier 2 - Establishments with 6 to 50 Amusement Game Devices – **Fee \$250.00.**
 - This tier will mainly apply to medium sized arcades (based on Mr. Mack’s comments) and businesses that have Amusement Game Devices in addition to other activities such as Under the Big Top or movie theaters that have a small video game area.
- Tier 3 - Establishments with 51 or more Amusement Game Devices – **Fee \$500.00**
 - This tier primarily applies to businesses where the majority of activity is devoted to Amusement Game Devices.

Additional Amendments to Chapter 5.14

Based on review and advice from legal counsel, staff is proposing to eliminate the following obsolete sections of Chapter 5.14:

- 5.14.015 Amusement Game Device Arcade – This section defines Amusement Game Device Arcades. This definition is no longer consistent with the Zoning Ordinance, which defines these uses as Indoor Recreation and Amusement.
- 5.14.025 Maximum Number of Licenses Per Establishment - This section states that a business can only have more than 12 amusement game device licenses if they meet certain criteria established in the Zoning Ordinance. Since the proposed fee tier structure does not contemplate individual Amusement Game Device Licenses, and the Zoning Ordinance no longer provides specific requirements for Video Game Device Arcades, this section is no longer necessary.

Attachments: <i>(please list)</i>	
Proposed Ordinance Amendments to Section 5.14.060 License – Fee – Keeping or displaying machines for use	
Recommendation / Suggested Action <i>(briefly explain):</i>	
Recommend Approval of an Amendment to Chapter 5.14 Amusement Game Devices Regarding Amusement Game Device License Fees	
<i>For office use only:</i>	<i>Agenda Item Number: 4f</i>

Chapter 5.14

AMUSEMENT GAME DEVICES

Sections:

- 5.14.010 Amusement Game Device.
- 5.14.015 Amusement Game Device Arcade.
- 5.14.020 License - Required - Keeping or displaying machines for use - Display of license.
- 5.14.025 Maximum number of licenses per establishment.
- 5.14.030 License – Application.
- 5.14.040 License - Investigation – Denial.
- 5.14.050 License - Investigation – Issuance.
- 5.14.060 License - Fee - Keeping or displaying machines for use.
- 5.14.080 License – Transfer.
- 5.14.090 License - Suspension – Revocation.
- 5.14.100 Rules of operation – Designated.
- 5.14.110 Rules of operation - Noncompliance unlawful.
- 5.14.120 Violation – Penalty.

5.14.010 Amusement Game Device.

"Amusement game device" as used in this chapter means any machine which, upon the insertion of a coin, slug, token, plate or disc or upon payment of consideration by any other method may be operated by the public generally for use as a game, entertainment or amusement, whether or not registering a score. It includes such devices as marble machines, pinball machines, electronic games, skill ball, mechanical grab machines, videogames, and all games, operations or transactions similar thereto under whatever name they may be known.

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1(b); Ord. 1979-M-38 § 1.)

~~**5.14.015 Amusement Game Device Arcade.**~~

~~"Amusement game device arcade" as used in this chapter means a business establishment where the premises are devoted primarily to the keeping or providing of more than twelve amusement game devices for operating or patronage by the public within the city.~~

~~(Ord. 1999 M 22 § 1; Ord. 1997 M 91 § 1.)~~

5.14.020 License - Required - Keeping or displaying machines for use - Display of license.

No person shall keep or provide any amusement game device for operating or patronage by the public within the city or be engaged in the business thereof, without having first obtained a license therefor from the city clerk, which license shall be in plain view in a conspicuous place on the machine or the premises.

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1(c); Ord. 1981-M-46 § 1 (part); Ord. 1979-M-38 § 2(a).)

~~**5.14.025 Maximum Number of Licenses Per Establishment.**~~

~~Not more than twelve (12) amusement game device licenses shall be issued for any premises that are devoted primarily to the conduct of a principal business other than an amusement game device arcade. More than twelve (12) amusement game device licenses may be issued for premises containing an~~

~~amusement game device arcade, providing the arcade meets all of the requirements hereof and of the St. Charles Zoning Ordinance. (1997-M-91 § 1.)~~

5.14.030 License – Application.

Applications for the licenses required in Section 5.14.020 shall be filed in triplicate and shall contain the following information:

- A. If the applicant is a corporation:
 - 1. Corporate name and address,
 - 2. Names, dates of birth, and addresses of corporate officers and directors,
 - 3. Statement of principal kind of business in which corporate engages,
 - 4. Statement of whether corporate business will be conducted by a manager, and the name, address and authority of any such manager or agent,
 - 5. Names, dates of birth, and addresses of all persons, firms, and organizations owning of record five percent or more of the corporation's stock,
 - 6. Statement of whether any officer, manager, director or shareholder owning five percent or more of the stock of the corporation has ever been convicted of a felony or has ever forfeited an appearance bond on a felony charge,
 - 7. The location of the place of business and the place where the amusement game device is to be kept or displayed,
- B. If the applicant is an individual or partnership:
 - 1. Name and address, and date of birth of applicant,
 - 2. Location of place of business,
 - 3. Principal kind of business engaged in,
 - 4. Statement of whether business will be conducted by a manager or agent, and the name and address and date of birth of any such manager or agent,
 - 5. The place where the amusement game devices are to be displayed and a description of the devices,

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1(c); Ord. 1979-M-38 § 3(a).)

5.14.045 License - Investigation – Denial.

No license shall be issued, nor shall a licensee be entitled to have a license continue in effect under any or all of the following conditions:

- A. Any individual, corporate officer or director, or any partner, as the case may be, has ever been convicted of a felony;
- B. Any information on the application is false;
- C. The applicant has not reached the age of majority (is an adult);
- D. The manager or agent has ever been convicted of a felony, or has not reached the age of majority (is an adult).

(Ord. 1991-M-39 § 1(a); Ord. 1981-M-46 § 1 (part).)

5.14.050 License - Investigation – Issuance.

The city clerk, the chief of police and the building commissioner of the city shall investigate the information contained in the application, and shall determine if the premises designated by the applicant as the location of the business complies with the provisions of the zoning ordinance of the city. The report of such investigation and determination, together with a copy of the application, shall be transmitted to the mayor. Upon the compliance by the applicant with the requirements of this chapter and the zoning ordinance of the city, the mayor shall instruct the city clerk to issue the license and, upon payment by the applicant of the license fee required under this chapter, such license shall be issued.

(Ord. 1997-M-91 § 1; Ord. 1979-M-38 § 3(b).)

5.14.060 License - Fee - Keeping or displaying machines for use.

The annual fee for licenses required by Section 5.14.020 shall be:

~~One hundred fifty and no/100 (\$150.00) dollars per business site, and~~

~~One hundred fifty and no/100 (\$150.00) dollars per machine~~

A. The fee for establishments with one (1) to five (5) Amusement Game Devices shall be \$100.00

B. The fee for establishments with six (6) to fifty (50) Amusement Game Devices shall be \$250.00

C. The fee for establishments with fifty-one (51) or more Amusement Game Devices shall be \$500.00

(Ord. 2005-M-16 § 1; Ord. 1997-M-91 § 1; Ord. 1981-M-46 § 1 (part); Ord. 1979-M-38 § 4(a).)

Formate
Hanging:
Numbering:
Alignment:
1.25"

Formate

Formate

Formate
Hanging:
Numbering:
Alignment:
1.25"

5.14.080 License – Transfer.

Such license may be transferred from one device to another similar device upon application to the city clerk; such application is to include a description and serial number of the new device and the payment of a fee of three dollars.

(Ord. 1997-M-91 § 1; Ord. 1979-M-38 § 4(b).)

5.14.090 License - Suspension – Revocation.

Nothing in the provisions of this chapter shall preclude the right of the mayor to suspend or revoke the license of the licensee, as follows:

A. The mayor may temporarily suspend any license issued under the terms of this chapter when he has reason to believe that the continued operation of a particular amusement game device or devices will immediately threaten the welfare of the community or create an imminent danger of violation of applicable law. In such case, he may, upon the issuance of a written order stating the reason for such determination, and without notice or hearing, order the premises containing the amusement game device(s) closed for not more than seven days; provided, that the licensee shall be given an opportunity to be heard in a public hearing during the seven-day period; and further provided, that if such licensee is also engaged in the conduct of other businesses on the licensed premises, such order shall not be applicable to such other businesses.

B. The mayor may suspend or revoke any license issued under the terms of this chapter upon due notice to the licensee of the time and place of a public hearing, and if the mayor determines upon hearing that the licensee has failed or refused to comply with the terms of this chapter, has failed or refused to comply with other law applicable to the business of keeping or providing amusement game devices, or has been convicted by a court of competent jurisdiction of a violation of any provision of this chapter.

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1(c); Ord. 1979-M-38 § 6.)

5.14.100 Rules of operation – Designated.

In addition to any other condition or regulation contained in this chapter or in the statutes of the state, the following conditions and regulations shall be applicable to and shall govern and control the business of keeping or providing amusement game devices for public use within the city:

A. No amusement game device shall be used for purposes of gambling as defined and prohibited under the laws of the state of Illinois.

(Ord. 1991-M-39 § 1(c).)

B. The Director of Finance of the city shall have the power, duty and function to enter or to authorize any law enforcing officer to enter, at any time, upon the premises licensed under this chapter, to determine whether any of the provisions of the state law or city ordinance or any rules or regulations adopted by the city or by the state have been or are being violated, and at such time to examine the premises of the licensee in connection therewith. Any person or persons appointed by the Director of Finance to assist him in the exercise of the powers and the performance of the duties provided in this subsection shall have the powers given to the Director of Finance by this subsection.

AMUSEMENT GAME DEVICES

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1 (c,f); Ord. 1982-M-22 § 1; Ord. 1981-M-46 § 2; Ord. 1979-M-38 § 5(a).)

5.14.110 Rules of operation - Noncompliance unlawful.

It is unlawful for any person licensed to engage in the business of keeping or providing amusement game devices for public use within the city to fail to comply with the conditions and regulations set forth in Section 5.14.100 of this chapter or to suffer or permit noncompliance with such conditions and regulations on or within the licensed premises.

(Ord. 1997-M-91 § 1; Ord. 1984-M-25 § 1(c); Ord. 1979-M-38 § 5 (b).)

5.14.120 Violation – Penalty.

Any person convicted of a violation of this chapter shall be subject to a fine of not less than ten dollars nor more than five hundred dollars. Each day any violation of any provision of this chapter shall continue shall constitute a separate offense.

(Ord. 1997-M-91 § 1; Ord. 1981-M-46 § 1 (part); Ord. 1979-M-38 § 5(c).)



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Landscape Buffer Yards in the M-2 Limited Manufacturing District.
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (8/10/15)		City Council
	Public Hearing		

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

If NO, please explain how item will be funded:

Executive Summary:

Staff is proposing a change to the Landscape Buffer Yard requirements that apply to properties within the M-2 Limited Manufacturing District.

The City adopted a new Zoning Ordinance in 2006 which introduced the concept of a Landscape Buffer Yard. The Landscape Buffer Yard is intended to provide a greater visual barrier and physical separation between incompatible land uses. Landscape Buffer Yards require substantial landscaping, full visual screening and a greater setback distance (for buildings and parking) be provided on the lot with the more intensive land use. In the case of the M-2 zoning district, a 100 ft. Landscape Buffer Yard requirement applies to any M-2 zoned lot that is directly adjacent to, or across the street from, a residentially zoned property.

City staff has recently been receiving inquiries from potential developers of M-2 lots that are subject to the 100 ft. Landscape Buffer Yard requirement. The Buffer Yard requirement has created site planning challenges for developing these properties. Additionally, the 100 ft. buffer is inconsistent with the development pattern of the M-2 zoning district.

Staff does not believe the full 100 ft. buffer yard setback is necessary to effectively screen and separate residential uses from the M-2 zoning district where there is a collector or arterial street separating the property. An amendment is being proposed to reduce the Buffer Yard distance in these situations. More information is provided in the staff report.

Plan Commission Review

The Plan Commission held a public hearing for the General Amendment on 7/21/15. The Commission voted 9-0 to recommend approval of the General Amendment as presented.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report and Attachments, General Amendment Application

Recommendation / Suggested Action *(briefly explain):*

Plan Commission Recommendation to approve a General Amendment to Title 17 of the St. Charles Municipal Code (Zoning Ordinance) pertaining to Landscape Buffer Yards in the M-2 Limited Manufacturing District.

<i>For office use only:</i>	<i>Agenda Item Number: 4g</i>
-----------------------------	-------------------------------

City of St. Charles, Illinois
Plan Commission Resolution No. 9-2015

A Resolution Recommending Approval of a General Amendment to Chapter 17.16 “Office/Research, Manufacturing and Public Lands District”, Section 17.16.030 “Bulk Regulations” (Landscape buffer yards in M-2 Limited Manufacturing District)

Passed by Plan Commission on July 21, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, “Zoning”; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a General Amendment to Chapter 17.16 “Office/Research, Manufacturing and Public Lands District”, Section 17.16.030 “Bulk Regulations” (Landscape buffer yards in M-2 Limited Manufacturing District); and

WHEREAS, in accordance with Section 17.04.320.C, the Plan Commission has considered the following criteria for General Amendment:

1. The consistency of the proposed amendment with the City’s Comprehensive Plan

The Comprehensive Plan recommends minimizing the potential negative impacts of industrial developments on adjacent residential areas through setbacks and screening. With the proposed amendment, the effectiveness of the Landscape Buffer Yard requirements will continue to be maintained, without requiring an excessive separation distance.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

Landscape Buffer Yard screening will continue to be required where an M-2 property is adjacent to or across the street from a residential lot. The yard/setback distance is being reduced for certain properties to better match the already established development pattern and account for the separation distance already provided by the large right-of-way width of a collector or arterial street. Effective separation and buffering will occur without imposing onerous regulations that make M-2 properties more difficult to development.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change of policy.

The amendment will provide more workable requirements for developing M-2 zoned

properties that are subject to the Landscape Buffer Yard requirement, and the requirement will reflect the existing conditions along Tyler and Kirk Roads.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

This amendment has been proposed by the City in the interest of making the Landscape Buffer Yard regulations fairer and less onerous.

5. The extent to which the proposed amendment creates non-conformities.

The proposed amendment will reduce the number of existing non-conforming setbacks in the M-2 district that were lawfully established prior to the adoption of the 2006 Zoning Ordinance update.

6. The implications of the proposed amendment on all similarly zoned property in the City.

This amendment will be applied equally across all M-2 zoned properties.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a General Amendment to Chapter 17.16 "Office/Research, Manufacturing and Public Lands District", Section 17.16.030 "Bulk Regulations" (Landscape buffer yards in M-2 Limited Manufacturing District).

Roll Call Vote:

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

Nays:

Absent:

Motion Carried: 9-0

PASSED, this 21st day of July 2015.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF REPORT

TO: Chairman Todd Bancroft
and Members of the Planning & Development Committee

FROM: Russell Colby, Planning Division Manager

RE: Application for a General Amendment to Title 17 of the City Code (Zoning Ordinance) regarding M-2 Landscape Buffer Yards

DATE: August 4, 2015

I. GENERAL INFORMATION

Project Name: General Amendment for M-2 Landscape Buffer Yards

Applicant: City of St. Charles

Purpose: Modify the distance requirements for Landscape Buffer Yards in the M-2 district where the yard abuts a collector or arterial street

II. BACKGROUND

Development History of M-2 zoned areas

The M-2 Limited Manufacturing Zoning District covers the City's east side industrial park, which is generally located south of Main St., north and east of Tyler Rd., and east of Kirk Road (south of Tyler Road).

The industrial park was annexed in the City and subdivided into building lots in the 1950s and 1960s and has developed incrementally over time. A number of undeveloped or partially developed parcels still exist in the original industrial park. The last major industrial subdivision was the Legacy Business Park on Kirk Rd. in 2005.

Almost all of the City's industrial areas were developed under the City's old Zoning Ordinance (in effect from 1960-2006). This ordinance required a standard 40 ft. yard setback along all streets within the industrial zoned areas. Additionally, screening requirements applied to outdoor uses, such as outdoor storage, so that certain items were not visible from public streets or adjacent residential properties.

Current Zoning Ordinance

The City adopted a new Zoning Ordinance in 2006 which introduced the concept of a Landscape Buffer Yard. During the process of writing the ordinance, it was identified that the zoning setback requirements of non-residential zoning districts did not provide for a significant enough visual barrier or physical

separation between incompatible land uses. The Landscape Buffer Yard requires substantial landscaping, full visual screening and a greater setback distance (for both buildings and parking) be provided on the lot of the more intensive land use.

In the case of the M-2 zoning district, a 100 ft. Landscape Buffer Yard requirement applies to any lot in the M-2 district that is directly adjacent to or across the street from a residentially zoned property.

Relevant sections of the Zoning Ordinance:

M2 Zoning District Purpose Statement:

17.16.010 Purpose Statements

C. M-2 Limited Manufacturing District

The purpose of the M-2 Limited Manufacturing District is to accommodate a wide range of manufacturing, assembly, processing, warehousing and office/research activities, both as individual users and in a business park setting. New development and redevelopment in this District shall focus on providing sufficient setbacks, and adequate landscaping and buffering from adjacent non-industrial uses and public rights-of-way. Outdoor storage and loading, and other outdoor activities, shall be adequately screened.

M2 Zoning District Bulk Regulations Table: See attached

Definition of a Buffer Yard:

17.30.030 General Definitions

Buffer Yard. *An area of a lot with landscape plantings and other components used to visibly separate one use from another or to shield or block noise, lights or other nuisances.*

Requirements within a Landscape Buffer Yard:

17.26.070 Landscape Buffers

A. The Landscape Plan shall provide for Landscape Buffers to enhance privacy and provide screening between dissimilar uses, wherever the zoning district regulations require a Landscape Buffer Yard. Where Landscape Buffers overlap with other landscape requirements with respect to the same physical area on the lot, the requirement that yields more intensive landscaping shall apply, but the requirements need not be added together.

B. The Director of Community Development, in the case of Design Review, or the City Council, in the case of a Planned Unit Development, may reduce or waive the requirements of this Section where existing conditions make it impractical to provide the required Landscape Buffer, or where providing the Landscape Buffer would serve no practical purpose. Examples include, but are not limited to, instances where existing topography or structures effectively screen the more intensive use and provide a measure of privacy to the less intensive use.

C. Within required Landscape Buffers along common property lines, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls to a height of six feet (6') above the grade of the common property line.

D. Along right of way lines, where a Landscape Buffer of forty feet or more in width is required, opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls, to a minimum height of six feet (6') above the grade of the right of way

line. Such opaque, year-round screening shall be designed so that the first twenty feet (20') of the Landscape Buffer abutting the right of way line is relatively open and consists primarily of landscaping, and the elements of screening that provide opacity are located twenty feet (20') or more from the right of way line. Opaque, year-round screening is not required within Landscape Buffers of less than 40 feet in width along right of way lines.

E. For each 400 square feet of required Landscape Buffer, there shall be at least one shade tree or two evergreen trees, plus ornamental trees, shrubs, ornamental grasses, or perennials as needed to soften the appearance of solid forms such as fences, walls and berms that may be used to provide a visual screen.

F. If a new building or outdoor use is added on a lot where other buildings or uses exist, a Landscape Buffer, where required by the district regulations, shall be provided to buffer adjoining lots from the new building or use, but an additional Landscape Buffer beyond that which is required for the new building or use need not be provided to buffer adjoining lots from the existing buildings or uses.

III. ANALYSIS

Since the 2006 ordinance change, no new development activity has occurred on any M-2 zoned properties where the Landscape Buffer Yard would apply. City staff only recently began receiving inquiries from potential developers of lots in these areas. The 100 ft. Landscape Buffer Yard requirement has created site planning challenges for developing these properties. Attached are maps showing the location where the Landscape Buffer Yard requirement applies, along with information on existing building/parking setbacks and street right-of-way widths.

Staff has observed the following:

1. **The Buffer Yard setback does not account for the width of the street right-of-way that separates the M-2 property from the residential property.** In the case of properties along Tyler and Kirk Roads, the effective separation distance from an M-2 lot line to the nearest residential property ranges from 80 to 200 ft. If the standard 40 ft. front yard setback requirement is applied, the effective separation between the buildable portion of the M-2 property and the residential property, before application of any Landscape Buffer Yard, is 120 to 240 ft., which is in excess of the 100 ft. Buffer Yard requirement.
2. **The Buffer Yard requirements do not account for the traffic and activity that exists along multi-lane collector streets such as Tyler Road or arterial streets such as Kirk Road.** These roadways have a significant volume of fast moving traffic at all hours of the day, and in all likelihood, the noise/activity generated by the street would be in excess of a typical industrial building or parking lot.
3. **Much of the Tyler and Kirk Road frontage has already been developed at the City's old 40 ft. setback requirement.** The remaining infill parcels would be subject to a significantly greater setback requirement than exists in these areas and the resulting streetscape appearance would be inconsistent.

IV. PROPOSAL

Staff proposes the following:

1. **Reduce the Landscape Buffer Yard setback from 100 ft. to 40 ft. where the M-2 zoned property is separated from the residentially zoned property by a collector or arterial street with a right-of-way width of 80 ft.** The resulting separation of uses (from buildable area of M-2 lot to the lot line of the residential lot) would be a minimum of 120 ft.
2. **No change to the Buffer Yard distance where an M-2 zoned property is directly adjacent to a residentially zoned property, or where the properties are separated only by a local street.** The 100 ft. setback distance would continue to apply in these situations. Referring to the maps, this requirement would apply to the industrial properties located along South Ave. and S. 14th Ave.
3. **No changes to the actual screening requirements within a Landscape Buffer Yard.** The requirements listed in Section 17.26.070 would continue to apply, regardless of the size of the Landscape Buffer Yard. Note that this section of the ordinance provides for flexibility in the type of buffering/screening provided, subject to Plan Commission/City Council approval with a PUD or by staff with a Building Permit project.

Amendment Text

Within Table 17.16-2, “Office/Research, Manufacturing and Public Lands Bulk Regulations”, under the column for the M-2 district, in the row “Landscape Buffer Yard”, the text would be revised as follows:

100 ft.; may be reduced to 40 ft. when abutting a collector or arterial street right-of-way of at least 80 ft. in width.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing to review the General Amendment on 7/21/15.

The Plan Commission voted 9-0 to recommend approval of the General Amendment as presented.

FINDINGS

APPLICATION FOR GENERAL AMENDMENT

1. The consistency of the proposed amendment with the City’s Comprehensive Plan

The Comprehensive Plan recommends minimizing the potential negative impacts of industrial developments on adjacent residential areas through setbacks and screening. With the proposed amendment, the effectiveness of the Landscape Buffer Yard requirements will continue to be maintained, without requiring an excessive separation distance.

2. The consistency of the proposed amendment with the intent and general regulations of this Title.

Landscape Buffer Yard screening will continue to be required where an M-2 property is adjacent to or across the street from a residential lot. The yard/setback distance is being reduced for certain properties to better match the already established development pattern and account for the separation distance already provided by the large right-of-way width of a collector or arterial street. Effective separation and buffering will occur without imposing onerous regulations that make M-2 properties more difficult to development.

3. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, is more workable than the existing text, or reflects a change of policy.

The amendment will provide more workable requirements for developing M-2 zoned properties that are subject to the Landscape Buffer Yard requirement, and the requirement will reflect the existing conditions along Tyler and Kirk Roads.

4. The extent to which the proposed amendment would be in the public interest and would not serve solely the interest of the applicant.

This amendment has been proposed by the City in the interest of making the Landscape Buffer Yard regulations fairer and less onerous.

5. The extent to which the proposed amendment creates non-conformities.

The proposed amendment will reduce the number of existing non-conforming setbacks in the M-2 district that were lawfully established prior to the adoption of the 2006 Zoning Ordinance update.

6. The implications of the proposed amendment on all similarly zoned property in the City.

This amendment will be applied equally across all M-2 zoned properties.

OFFICE/RESEARCH, MANUFACTURING AND PUBLIC LAND

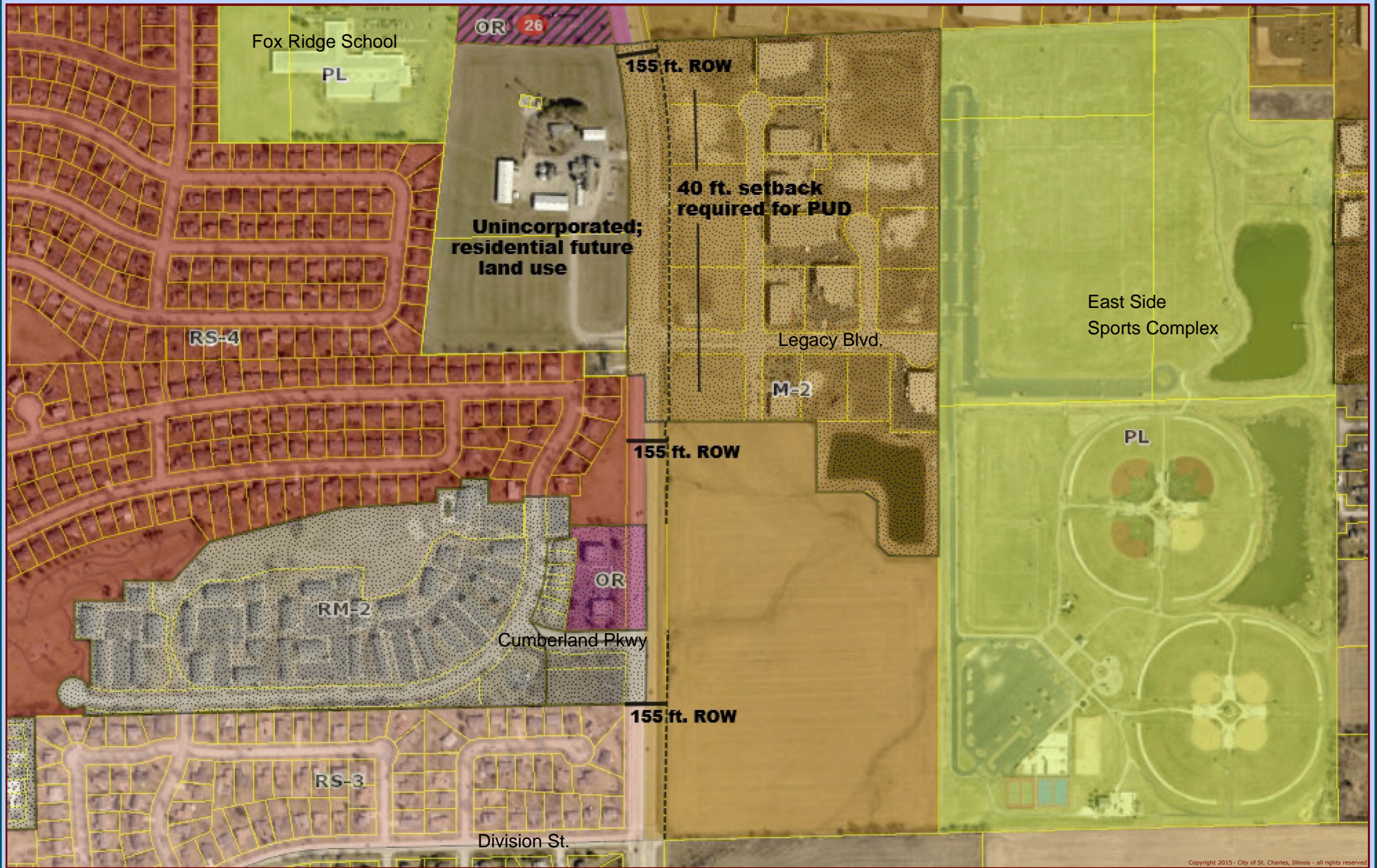
TABLE 17.16-2 OFFICE RESEARCH, MANUFACTURING AND PUBLIC LANDS BULK REGULATIONS				
ft = feet sf = square feet B = buildings and structures P = parking lots	ZONING DISTRICT			
	O-R	M-1	M-2	PL
Minimum Lot Area	20,000sf	None	None	None
Minimum Lot Width	100 ft	None	None	None
Maximum Building Coverage	50%	70%	60%	60%
Maximum Building Height	60 ft	40 ft	60 ft	50 ft
Front Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Side Yards:				
Interior Side Yard	B: 10ft P: None	B: 10ft P: None	B: 20ft P: None	B: 10ft P: None
Exterior Side Yard (B, P)	30 ft	20 ft	40 ft	30 ft
Rear Yard	B: 30ft P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 20 ft; may be reduced to 10 ft when abutting a railroad right of way P: None	B: 30 ft.; may be reduced to 20 ft when abutting a lot in M-1 or M-2 or a railroad right of way P: None
Landscape Buffer Yard (B, P) ¹	30 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft.	30 ft.	100 ft.	30 ft.

(Ord. 2011-Z-1 § 13; Ord. 2008-Z-24 § 8; Ord. 1960-16 § IX (B) (3, 4).)

¹ Within the zoning districts specified, a landscape buffer yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District, and from property in an RM1 or RM2 District. See Chapter 17.26 for planting and screening requirements for landscape buffers. Landscape Buffer Yards may include or overlap with other required yards.



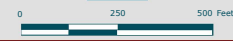
Kirk Rd.- M-2 setbacks & ROW width



Copyright 2015 - City of St. Charles, Illinois - all rights reserved



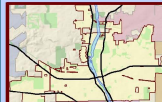
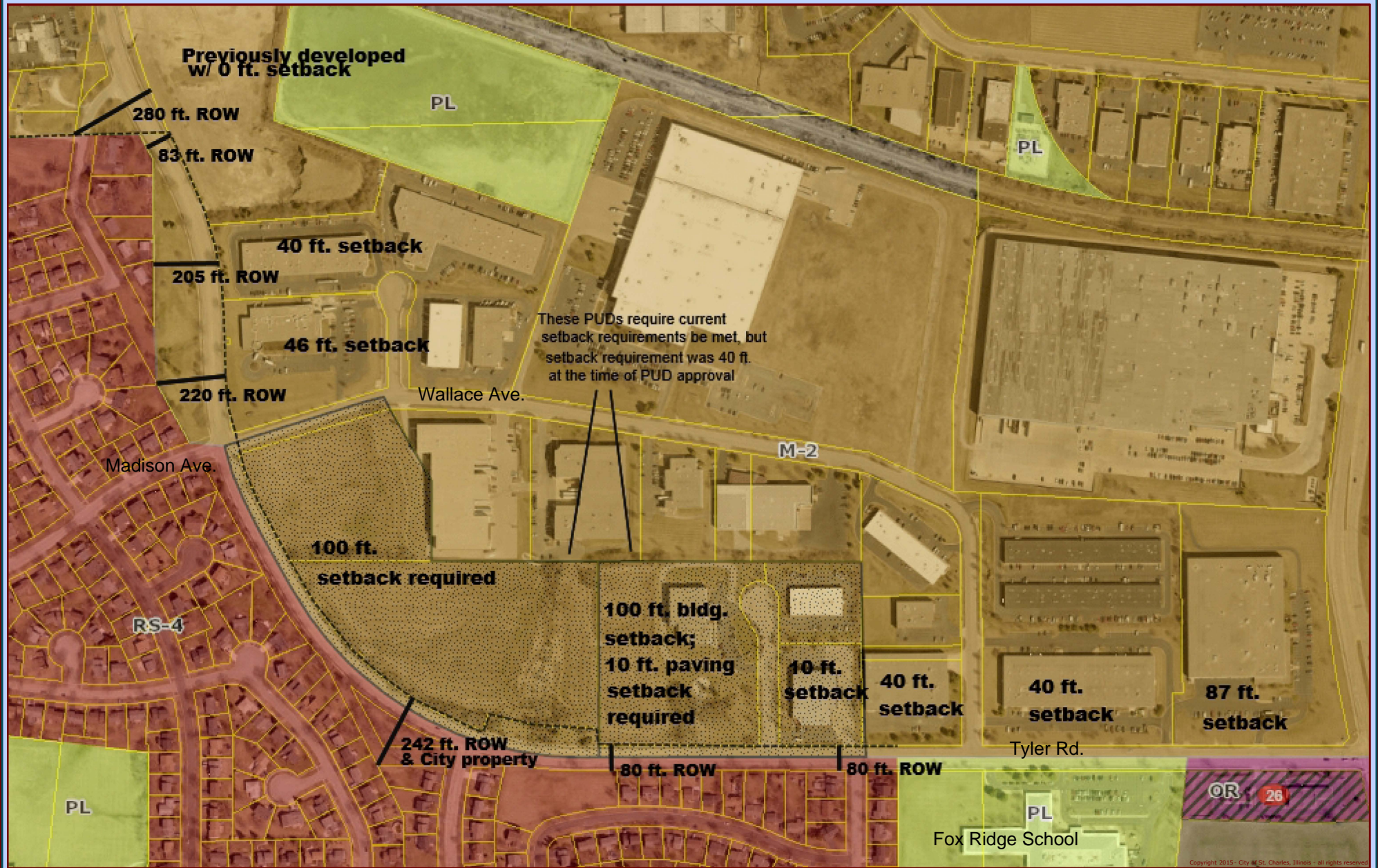
Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: July 17, 2015 11:05 AM



This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174
 Powered by Precision GIS



Tyler Rd.- M-2 setbacks & ROW width



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: July 17, 2015 10:52 AM



This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174
 Powered by Precision GIS



S 14th St.- M-2 setbacks & ROW width



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: July 17, 2015 11:14 AM



This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois. Under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174.
 Powered by Precision GIS

CITY OF ST. CHARLES

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

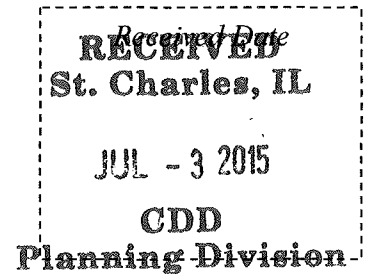


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

GENERAL AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>GA-M2 Landscape Buffer Yards</u>
Project Number:	<u>2015 -PR- 012</u>
Application Number:	<u>2015 -AP- 020</u>



Instructions:

To request an amendment to the text of the St. Charles Zoning Ordinance (City Code Title 17), complete this application and submit it with all required attachments to the Planning Division.

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

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

Applicant:	Name	City of St. Charles	Phone	630-377-4443
	Address	2 E. Main St.	Fax	630-377-4062
		St. Charles, IL 60174	Email	rcolby@stcharlesil.gov

Attachment Checklist

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

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**
An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**
Deposit of funds in escrow with the City. (For a General Amendment application only: \$1,000 deposit.)
- FINDINGS:** Fill out the attached form or submit responses on a separate sheet.

□ **WORDING OF THE REQUESTED TEXT AMENDMENT**

What is the amendment regarding?

Landscape Buffer Yards in the M-2 Limited Manufacturing District

What sections are proposed for amendment?

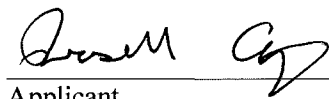
Chapters(s): 17.16 and ~~17.26~~

Section(s): Table 17.16-2 and ~~Section 17.26.070~~

The wording of the proposed amendment: Insert below or attached wording on a separate page.

See attached

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.


Applicant

7/3/15
Date

17.16-2

M2

Landscape Buffer Yard (B,P)

100 ft.; may be reduced to 40 ft. when abutting a collector or arterial right-of-way of at least 80 ft. in width