



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	The Quad St. Charles – Cooper’s Hawk		
City Staff:	Russell Colby, Planning Division Manager		
PUBLIC HEARING		MEETING 5/3/16	X

APPLICATION: PUD Preliminary Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	PUD Preliminary Plan Application
PUD Preliminary Plan	

SUMMARY:

The subject property is Lot 1 of The Quad St. Charles, Unit 2, located at the northeast corner of Main St./Rt. 64 and the western entrance into the Charlestowne Mall site. The property is one of five outlot parcels created last year along the mall’s Main St. frontage.

SC Outparcel One, LLC (Krausz Companies) is proposing to develop the lot with a Cooper’s Hawk Restaurant. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.

- The proposal includes the following:
- 11,352 square foot building with outdoor dining areas
 - 76 space parking lot
 - Access provided via the mall ring road on the north side of the lot

SUGGESTED ACTION:

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. The plan is in conformance with the approved PUD ordinance and the Zoning Ordinance, with the exception of certain requirements as detailed in the Staff Report. A recommendation for approval should be conditional upon conformance with these requirements and resolution of outstanding engineering comments.

INFO / PROCEDURE – SPECIAL USE APPLICATIONS:

- Recommendation is based on conformance with the approved PUD ordinance and compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

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

FROM: Russell Colby
 Planning Division Manager

RE: The Quad St. Charles, Unit 2, Lot 1 – Preliminary Plan for Coopers Hawk

DATE: April 29, 2016

I. APPLICATION INFORMATION:

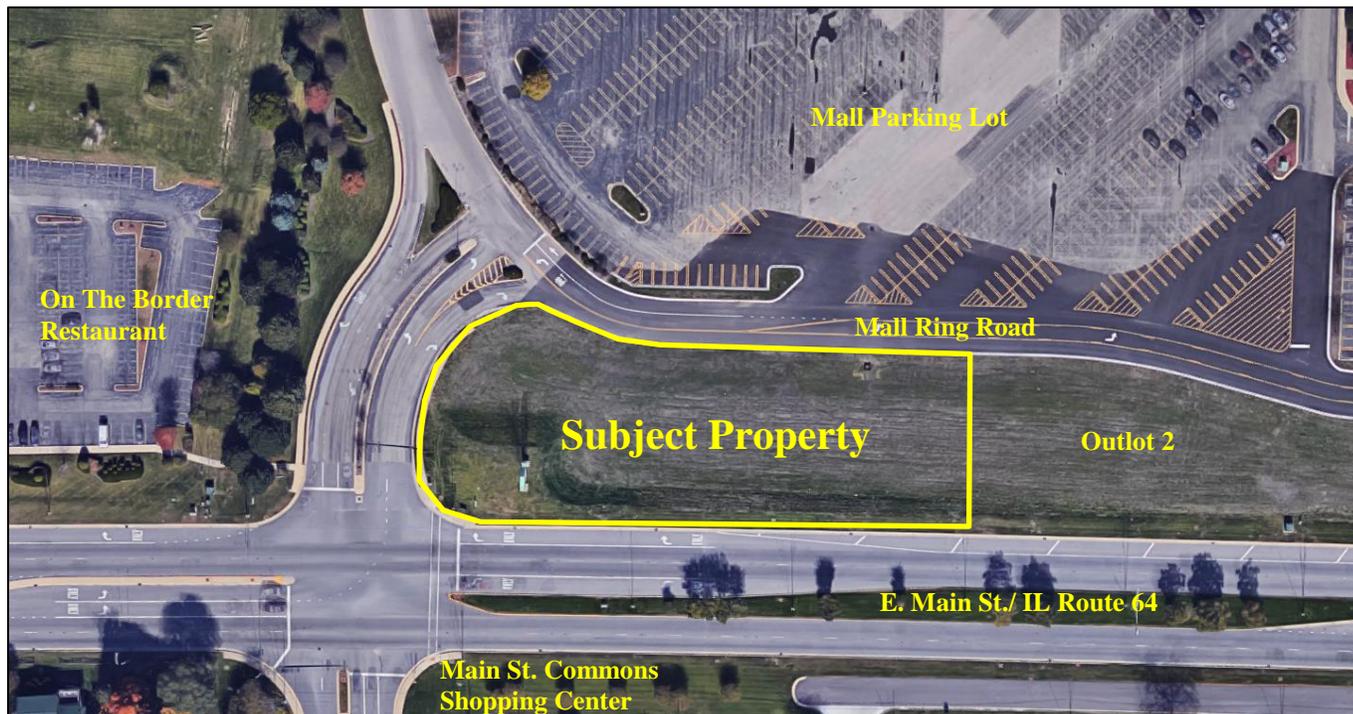
Project Name: The Quad St. Charles – Coopers Hawk

Applicant: SC Outparcel One, LLC (Krausz Companies)

Purpose: PUD Preliminary Plan approval for development of an outlot

General Information:		
Site Information		
Location	Northeast corner of Main St./Rt. 64 & Western mall entrance	
Acres	1.27 acres	
Applications	PUD Preliminary Plan	
Applicable Zoning Code Sections/ Ordinances	Title 17, Zoning Ordinance Ordinance 2013-Z-19 – The Quad/Charlestowne Mall PUD Ordinance	
Existing Conditions		
Land Use	Enclosed shopping mall, vacant out lot building pads	
Zoning	BR – Regional Business (PUD)	
Zoning Summary		Current Land Uses
North	BR – Regional Business (PUD)	Mall buildings
East	BR – Regional Business (PUD)	Mall outlot sites
South	BC-Community Business & BR Regional Business	Retail/Restaurant/Office
West	BR- Regional Business PUD (Stuart’s Crossing)	Retail/Restaurant
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial Photograph



II. PROJECT OVERVIEW:

A. BACKGROUND

The Quad St. Charles project is the redevelopment of the Charlestowne Mall property. The City has been reviewing components of the project over the past three years:

- In November 2013, the City approved a new PUD to create zoning and development standards for the redevelopment of the mall property (PUD Ordinance 2013-Z-19, attached). The following documents were approved:
 - A Concept Site Plan meant to demonstrate the design intent of the project.
 - A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.
- In 2014, the City approved PUD Preliminary Site and Engineering Plans for the overall mall property. This plan designated outlot building parcels along Main Street for future development (Ord. 2014-Z-9). A Minor Change to the site and engineering plans was subsequently approved to increase the depth of the outlots by shifting the ring road further north (Ord. 2014-Z-18).
- In 2015, the City approved a Final Plat of Subdivision (The Quad St. Charles Unit 2) to formally create five outlot parcels along the Main Street frontage of the site. Site development work was completed to relocate the ring road, extend utilities, and to grade the outlots for development.

B. REVIEW PROCESS

PUD Preliminary Plans must be approved for the development of the outlot parcels. The approval process requires review by Plan Commission and approved by City Council.

The following plans are to be reviewed for conformance with the approved PUD development standards and other applicable code requirements:

- Site Engineering
- Landscaping
- Building Architecture
- Freestanding and building signage

No public hearing is required for review of a PUD Preliminary Plan.

C. PROPOSAL

An 11,352 square foot building for a Cooper’s Hawk Restaurant is proposed on Lot 1. Lot 1 is located at the northeast corner of Main St./Rt. 64 and the western entrance into the mall site (signalized intersection, opposite Main Street Commons). A parking lot will be constructed on the eastern side of Lot 1 and the adjacent Lot 2 to the east. Use of this parking lot will be shared by both the Cooper’s Hawk building and a future building to the east on Lot 2.

III. ANALYSIS OF PLANS

A. PROPOSED USE

The Quad PUD references the BR Regional Business Zoning District for permitted and special uses. A restaurant is a permitted use in the BR district. Outdoor dining is a permitted accessory use.

B. ZONING STANDARDS

The Quad PUD states that the entire mall property is to be considered a single zoning lot, regardless of subdivision. Therefore, the outlots are not required to meet all zoning bulk standards as standalone lots. However, each outlot building and parking lot must meet all applicable zoning requirements.

Category	Zoning Ordinance or PUD standard	Proposed
Minimum setbacks from Rt. 64 property line	20 ft. for buildings and parking 15 ft. for drive-through circulation aisles	20 ft. from Rt. 64 for buildings and parking
Maximum Building Height for outlots	50 ft. from the average finished ground level measured 10 ft. out from exterior walls.	Total building height is 26 ft. from lowest point on the building (Note the building is at a lower grade level than Rt. 64)
Maximum Gross Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)	Approved for existing mall: 802,000 sf GLA Proposed building is 11,352 sf

<p>Number of parking stalls required</p>	<p>4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building).</p> <p>Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance.</p> <p>Required parking outside ring road for Cooper’s Hawk building: 45 spaces</p>	<p>Meets requirement for parking outside of the ring road; 76 spaces proposed</p>
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C. LANDSCAPING

A landscape plan has been submitted. The table below compares the submitted plan to the requirements of the PUD and Ch. 17.26 Landscaping and Screening.

Note the PUD was written to grant flexibility to certain landscaping requirements, recognizing the site is being redeveloped and has a number of existing constraints. Specifically, flexibility was granted for building foundation landscaping, internal parking lot landscaping, and public street frontage trees.

Category	Zoning Ordinance or PUD Standard	Proposed
<p>Overall Landscape Area</p>	<p>20% over entire PUD</p>	<p>Existing mall property landscaped area exceeds 20% (excluding the outlots)</p>
<p>Building Foundation Landscaping</p>	<p>Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a “streetscape” design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.</p> <p>Planting requirements: 2 tree per 50 ft. of wall = 19 trees required 20 shrubs per 50 ft. of wall = 192 shrubs required</p>	<p>7 trees 283 shrubs</p> <p>Requirement is met by providing a comparable amount of plantings with an alternate design</p>
<p>Public Street Frontage landscaping</p>	<p>Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.</p> <p>Planting requirements (Lot 1 only): 75% of frontage landscaped = 300 ft. 1 tree per 50 ft. of frontage = 8 trees</p>	<p>325 ft. landscaped 13 tree provided; (Note: Landscaping along the Lot 2 portion of the parking lot will be required at the time Lot 2 is developed.)</p>
<p>Parking lot screening</p>	<p>Per Ordinance requirements: 30” screening of 50% of the parking lot frontage.</p>	<p>Screening provided; Note most of the parking lot will be below grade of Rt. 64</p>

<p>Internal Parking Lot landscaping</p>	<p>No percentage requirement. All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/groundcover.</p>	<p>Meets requirement with shrubs and grasses. Applicant does not wish to install trees in islands due to visibility concerns.</p>
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D. BUILDING ARCHITECTURE

Building elevations have been submitted for the proposed building.

The table below compares the submitted plans to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Category	Zoning Ordinance or PUD Standard	Proposed
<p>Building Articulation</p>	<p>3 ft. wall projections/recesses over 20% of façades over 100 ft.</p>	<p>Meets requirement</p>
<p>Architectural Features (17.06.030.A.2)</p>	<p>50% of façade is comprised of architectural features</p>	<p>East facade meets requirement <i>South and west facades do not meet</i></p>
<p>Architectural Features (17.06.030.A.3)</p>	<p>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.</p>	<p>East, south and west facades meet requirement</p>
<p>Entrance Articulation</p>	<p>Public entrances must be articulated from building</p>	<p>Meets; main entrance is articulated with a canopy</p>
<p>Roof Design</p>	<p>Roof mounted mechanical equipment must be screened</p>	<p>Parapet will screen equipment</p>
<p>Building Materials</p>	<p>A list of approved & prohibited materials is provided</p>	<p>Building materials are on approved list; note that “plaster” cannot be used with an exterior insulated finishing system (EIFS) with a foam base</p>

Staff Comments:

- Additional architectural features must be added on the south and west facades.

E. SIGNS

A large Charlestowne Mall shopping center sign, with a sign and electronic readerboard for the Cinema, are currently located on the subject lot. This sign will be removed. The Cinema sign and readerboard will be relocated to the west side of the adjacent mall entrance drive. The Cinema sign is intended to be temporary and would be replaced in the future by a larger shopping center sign for the Quad.

Category	Zoning Ordinance or PUD Standard	Proposed
Cinema readerboard sign	1 cinema readerboard sign, Area: 150 sf. Height: 15 ft.	Meets requirement
Outlot building monument sign	1 monument sign per building Area: 50 sf. Height: 8 ft.	Meets requirement
Outlot building wall signs	1 per side 1.5 s.f. per linear feet of wall	<i>Does not meet- one extra sign is shown</i>
Outlot building awning or canopy signs	1 per street frontage (4) 1 s.f. per linear feet of awning/canopy	Meets requirement (canopy sign on east elevation)

Staff Comments:

- 5 wall signs are shown and only 4 are permitted. One wall sign needs to be eliminated or substituted for a canopy sign.

F. LIGHTING

The submitted photometric plan complies with the requirements of Section 17.22.040 Site Lighting.

G. ENGINEERING REVIEW

The applicant has been provided with a detailed engineering review memo. Most of the comments are technical in nature, but the following comment could have an impact on site design:

- Consider narrowing the southern east/west drive aisle to 24 ft. to allow for a larger landscape buffer along the north side of the lot.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. The plan is in conformance with the approved PUD ordinance and the Zoning Ordinance, with the exception of the following:

1. Architectural features on the south and west elevations.
2. Number of wall signs.

A recommendation for approval should be conditional upon conformance with these requirements, as well as a resolution of outstanding engineering comments.

V. ATTACHMENTS

- Application, received 4/8/2016
- PUD Preliminary Plans, revised plans received 4/28/2016
- Ord. 2013-Z-19 (PUD Ordinance with Development Standards)
- Ord. 2014-Z-18 (Approved Preliminary Site Plan)

COOPER'S HAWK

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:	The Quad St. Charles
Project Number:	2013 -PR- 013
Application Number:	2016 -AP- 007



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:	3800 E. MAIN STREET	
	Parcel Number (s):	09-25-200-038 (THE QUAD ST. CHARLES UNIT 2, LOT 1)	
	Proposed PUD Name:	OUTLOT PI (COOPER'S HAWK)	
2. Applicant Information:	Name	SC OUT PARCEL ONE, LLC CONTACT: CHUCK MAY	Phone 847-058-3228
	Address	C/O KRAUSZ COS. 44 MONTGOMERY STREET, STE 3300 SAN FRANCISCO, CA 94104	Fax -
			Email chuck@chmay.com
3. Record Owner Information:	Name	KRAUSZ COMPANIES	Phone 415-732-5600
	Address	SEE ABOVE	Fax -
			Email chuck@chmay.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:

On file 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:

- On file**
- 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:

BOUNDARY & TOPO SURVEY: PDF SENT TO CITY ON 4/7/16

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:

N/A 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:

N/A 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:

N/A 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: (BUILDING ELEVATION W/ MATERIALS.)

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:

N/A 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: Permit application / Tab 1 and summary assessing used vs. available volume

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

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

N/A 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:

N/A 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:

- N/A
- 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

N/A 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:

- N/A
- 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.

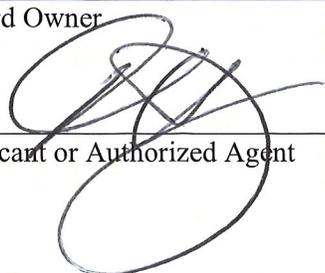
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Record Owner

Date

Applicant or Authorized Agent

Date



4/7/16

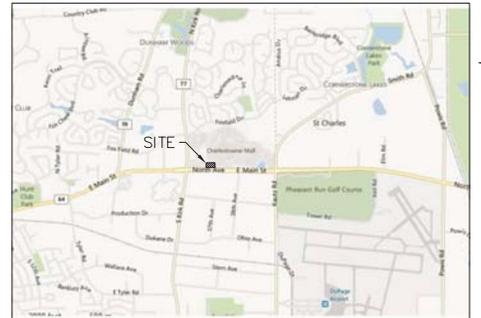
SITE IMPROVEMENT PLANS

FOR

THE QUAD ST. CHARLES - COOPER'S HAWK

ST. CHARLES, ILLINOIS

SC OUT PARCEL ONE, LLC



LOCATION MAP
NOT TO SCALE

DRAWING INDEX

SHEET	TITLE
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	DIMENSIONAL CONTROL & PAVING PLAN
C5.0	GRADING PLAN
C5.1	DETAIL GRADING PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	STORMWATER POLLUTION PREVENTION PLAN
C8.1	SWPPP DETAILS
C9.0-C10.0	DETAILS
C11.0	SPECIFICATIONS
E1	ELECTRICAL SITE PLAN
E2	PHOTOMETRIC SITE PLAN
E3	SCHEDULES & DETAILS
L1.0	LANDSCAPE PLAN

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VALVE	
	STREET LIGHT	
	STREET LIGHT W/WAST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SALT FENCE	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	GARAGE FLOOR, AT REAR OF GARAGE	
	TOP OF CURB, DEPRESSED	
	TOP OF RETAINING WALL	
	RFM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	
	FENCE LINE	
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	GAS LINE	

BASIS OF BEARINGS:

ELEVATIONS ARE BASED ON THE CITY OF ST. CHARLES VERTICAL CONTROL NETWORK (NAVOD88).

REFERENCE BENCHMARKS:

STATION STC 18 - TOP CENTER OF A 2 1/2" ALUMINUM DISK STAMPED STC 18 2008, FROM THE INTERSECTION OF ROUTE 64 AND 38TH AVE. 200' TO STATION ON THE LEFT.

ELEVATION = 782.35-

STATION STC 17 - TOP CENTER OF A 2 1/2" ALUMINUM DISK STAMPED STC 08 2008, STATION IS LOCATED IN THE NORTHWESTERLY CORNER OF THE INTERSECTION OF QUINCY ROAD AND FOX CHASE BLVD.

ELEVATION = 762.85-

SITE BENCHMARKS:

BM 1 - CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF ILLINOIS ROUTE 64 AND SOUTHWEST CHARLESTOWNE MALL ENTRANCE.

ELEVATION = 782.27-

BM 2 - CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF ILLINOIS ROUTE 64 AND SOUTHWEST CHARLESTOWNE MALL ENTRANCE.

ELEVATION = 792.33-

BM 3 - SOUTH ARROW BOLT ON FIRE HYDRANT AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF FOXFIELD DRIVE AND FOX CHASE DRIVE.

ELEVATION = 776.09-

BM 4 - CUT SQUARE ON THE NORTH SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL LIGHT AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF SMITH ROAD AND NORTHEAST CHARLESTOWNE MALL ENTRANCE.

ELEVATION = 769.66-

NOTE:

BENCHMARKS & EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, LAST REVISED 4/6/16, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

No.	Description	Date
2	REVISED PER CITY OF ST. CHARLES	4/28/16
1	ISSUED FOR REVIEW	4/8/16
REVISIONS		

ENGINEER	DATE
MARK ZAPRZALKA	
MZAPRZALKA@JACOBANDHEFNER.COM	
ILLINOIS REGISTRATION NO. 062-055446	
EXPIRES 11/30/2017	
ENGINEER ONLY EXPRESS SHEETS - C1.0-C11.0	
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".	



JACOB & HEFNER
ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148

PHONE: (630) 652-4600, FAX: (630) 652-4601

www.jacobandhefner.com

WARNING



CALL BEFORE
YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)



Know what's below.
Call before you dig.

Municipality: ST. CHARLES
County: KANE
Township: 40N
Range: 8E
Section: 25

FOR REVIEW PURPOSES ONLY

GENERAL NOTES	CONTACTS		Date
<p>GENERAL NOTES</p> <ol style="list-style-type: none"> ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE. ITEMS ASSOCIATED WITH JOINT TYPE, JOINT PLACEMENT, JOINT METALS, PLACEMENT, CURING AND PROTECTION OF CONCRETE PAVEMENT, SEWERMAIS, AND CURB & GUTTER SHALL ADHERE TO THE RECOMMENDATIONS AND SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) AND ACI. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ALL ILLINOIS LATEST EDITION AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED A PART OF THE CONTRACT. REVISIONS, NOTES OR ADDENDUMS NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THESE FACILITIES. THE OWNER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL 311. AT 800-692-0123 AND THE MUNICIPALITY FOR UTILITY LOCATIONS. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE COMMENCING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL PROVISIONS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR MISREPRESENTATIONS. FAILURE TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY OMISSION OR MISREPRESENTATION WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE. NOTIFICATION OF COMMENCING CONSTRUCTION <ol style="list-style-type: none"> THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, OTHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION, WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT THE JOB SITE FOR TESTING PURPOSES, WILL FORCE THE CONTRACTOR TO SUFFER CONSTRUCTION STOPPAGE. THE TESTING AGENCIES' FEES FOR RESCHEDULE TESTING OPERATIONS AND FOR SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES, FOR ALL TYPES OF TRAFFIC; AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED; ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET AT THE CONTRACTOR'S COST. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT RELIEVE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE COUNTY UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADE TO BE DETERMINED BY THE COUNTY AT THE TIME OF FINAL INSPECTION. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN RISK AND EXPENSE. TO THE SATISFACTION OF THE OWNER, ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELAYED TO THE RESPECTIVE OWNERS. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SEWERMAIS, CURB AND GUTTER, CURBS, ETC., SHALL BE DEPOSITED AT OFF-SITE OR CONSTRUCTION OPERATIONS SHALL BE COMPLETED TO THE APPROVED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED BE KEPT BY THE CONTRACTOR AND HANDY OVER TO THE SUPERVISOR OF CONSTRUCTION OF THE PROJECT. THE LOCATION OF ALL FIELD TILE WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY OWNER AND MEMBERSHIP. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THIS PERIOD. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY. UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIALS, AND PERFORMANCE BOND WITH BARRING IN THE AMOUNT AND FORM REQUIRED BY THE MUNICIPALITY, GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. ENGINEERS FOR THE EXISTING UTILITIES (SEWER, PLUMBING, AND UTILITIES WITH PUBLIC RIGHTS-IF ANY) ARE SHOWN ON THE PLANS ACCORDING TO KNOWN AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITIES AND THEIR PROTECTION FROM DAMAGING CONSTRUCTION OPERATIONS. IF THERE ARE UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION. THE OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE TO SECURE THESE EASEMENTS. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE IN ACCORDANCE WITH OSHA REGULATIONS. AT NO ADDITIONAL EXPENSE TO THE OWNER, THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, EXHAUST, OIL AND GREASE, BATTERIES, AND OTHER HAZARDOUS MATERIALS OR OTHER CONSTRUCTION DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND OTHER MISCELLANEOUS ITEMS NOT PRESENT PRIOR TO PROJECT COMMENCEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL OF EXCESS MATERIALS AS DIRECTED BY THE ENGINEER OR OTHER BURNING ON THE SITE IS NOT PERMITTED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PROCEEDINGS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR REGULATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS", LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR DOT. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE COUNTY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY PRIOR TO INSTALLING PAVEMENT BASE, FINISH COURSE OR SURFACE COURSE AND PRIOR TO POURING ANY CONCRETE AFTER FINISH HAS BEEN SET. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING MANHOLE COVERS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS RECORDED AS NOTED TO BE SHAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 20.05 OF THE STANDARD SPECIFICATIONS. LIME PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A MANNER FAVORABLE TO SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL CUTS OVER ONE INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGER BRANCH. WOUNDS OVER ONE INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT. ANY DETERIORATION OF SEWER AND WATER TRENCHES, AS WELL AS TEMPORARY SHIELDING OR BRACING THAT MAY BE REQUIRED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNKNOWING COMPRESSIVE STRENGTHS LESS THAN 0.5 TSI ARE ENCOUNTERED DURING SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL OF THE OWNER AND/OR ENGINEER, OVER-CAST WITH A DEPTH OF AT LEAST ONE FOOT BELOW THE BOTTOM OF THE PIPE. THE TRENCH SHALL BE BACKFILLED WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE. THE CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS AND STRUCTURES. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL AND SECONDARY MATERIALS SHALL CONFORM TO THE SPECIFICATIONS OF DOT GRADATION C-4. HOLES SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. HOVWAYS SHALL NOT BE FLOODED DIRECTLY ONTO THE ROAD SURFACES. WHENEVER POSSIBLE, HOLES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS, DRAINAGE OR INTO THE ROAD SURFACE OR LOT AREAS DUE TO EXCESSIVE WATER SEEPAGE AND/OR FROSTION FROM IMPROPER FLOUSING OR LEAKS IN THE WATER DISTRIBUTION SYSTEM. WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; FLOUSING OR LEAKS THE INSTANTLY TO MAKE ALL NECESSARY REPAIRS WILL BE AT HIS EXPENSE. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION WATER AT HIS EXPENSE. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SITUATED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (BUILT BACKFILL) SHALL BE INSTALLED IN EACH STRUCTURE. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCORDANCE TO THE ENGINEER, HAS BEEN DEVELOPED. THE ENGINEER SHALL PROVIDE THE OWNER AND REQUIRED BUREAU SETS OF "RECORD DRAWINGS" TO THE COUNTY AND OWNER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. THE PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS. THE INSPECTION REPORT OF A TESTING AGENCY, INCLUDING PHOTOGRAPHS, SHALL BE SUBMITTED TO THE COUNTY AND OWNER PRIOR TO ANY WATER SERVICE B-BONES, SANITARY SERVICES AND STORM SERVICES. THE PLANS SHALL INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE COUNTY. THE CONTRACTOR SHALL PROVIDE ALL SERVICE INFORMATION REQUIRED BY THE ENGINEER TO COMPLETE THE RECORD DRAWINGS. ALL AS-BUILT/RECORD DRAWINGS SHALL BE PREPARED BY A P.L.S. 	<p>CONTACTS</p> <p>OWNER: SC OUT PARCEL ONE, LLC C/O KRASZCZ COMPANIES 44 MONTGOMERY STREET, SUITE 3300 SAN FRANCISCO, CA 94104 CONTACT: CHUCK MAY 847-588-3228</p> <p>ENGINEER & SURVIVOR: JACOB & HEFNER ASSOCIATES, INC. 1210 S. RICHLAND AVENUE LOMBARD, IL 60148 CONTACT: MARK ZAPRAWKA, P.E. 630-652-4625</p> <p>ARCHITECT: ARMA GROUP ARCHITECTS, INC. 830 NORTH ELDON OAK PARK, IL 60301 CONTACT: DAN SORNETEK 708-445-8400</p> <p>LANDSCAPE ARCHITECT: DAVID R. MCCALLUM ASSOCIATES, INC. 350 N. MILWAUKEE AVENUE LIBERTYVILLE, IL 60148 CONTACT: DAVID MCCALLUM 847-362-0205</p> <p>ELECTRIC/LIGHTING ENGINEER: KORNAKOW & ASSOCIATES, INC. 5420 SOUTH WESTBROOK DRIVE NEW BERN, NC 53151 CONTACT: DAVID KORNAKOW 262-784-3323</p>	<p>GENERAL NOTES</p> <p>THE QUAD ST. CHARLES – COOPER'S HAWK SC OUT PARCEL ONE, LLC ST. CHARLES, ILLINOIS</p>	<p>2 REMISED PER CITY OF ST. CHARLES 4/29/16 4/9/16 1 ISSUED FOR REVIEW No Description</p>
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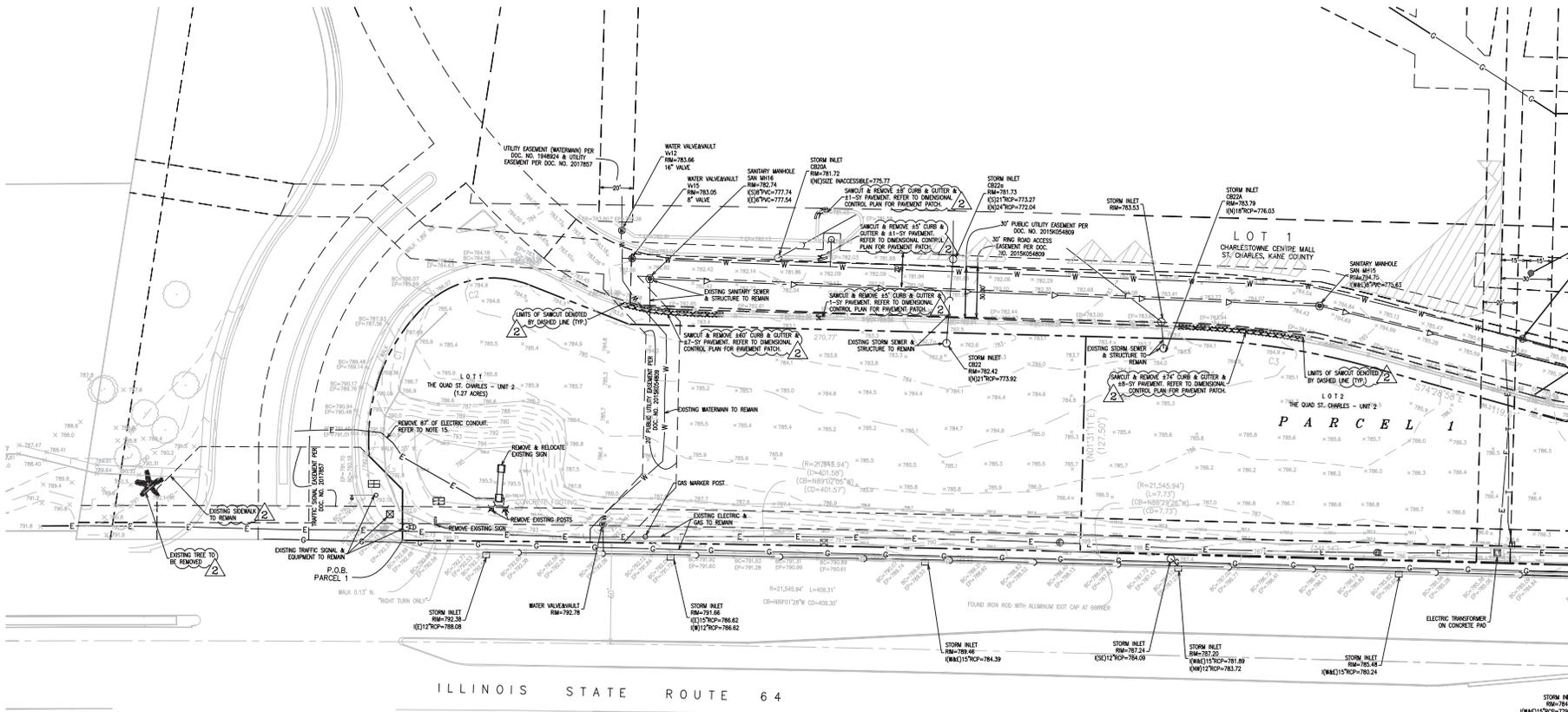
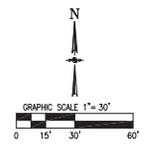
JACOB & HEFNER ASSOCIATES
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PHONE: (630) 652-4608, FAX: (630) 652-4601
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DEMOLITION NOTES:

- 1) CONTRACTOR IS TO FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
- 2) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION.
- 3) CONTRACTOR SHALL COORDINATE A RELEASE FROM ELECTRIC, GAS AND TELEPHONE COMPANIES PRIOR TO DEMOLITION.
- 4) NO WATER IS TO BE USED FROM A FIRE HYDRANT FOR DUST CONTROL WITHOUT A WATER METER, A BACKFLOW PREVENTER AND WATER DEPARTMENT APPROVAL.
- 5) ALL ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE CAUSED BY THE SITE DEMOLITION.
- 6) ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND/OR RIGHT-OF-WAYS.
- 7) ALL WASTE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN AN APPROVED FACILITY.
- 8) THE SITE SHALL BE GRADED TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ADJOINING PROPERTY.
- 9) CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS NOT INDICATED FOR REMOVAL. SOME EXISTING TREES AND SHRUBS MAY NOT BE SHOWN ON THE PLANS.

- 10) ALL QUANTITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY ALL QUANTITIES RELATED TO CONSTRUCTION.
- 11) REFER TO GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL MEASURES.
- 12) CONTRACTOR IS RESPONSIBLE FOR ANALYTICAL SAMPLING AND ANALYSIS ASSOCIATED WITH CDDO HAIL OFF.
- 13) PRIOR TO COMMENCING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES ON THE PROJECT WHICH MAY IN ANY WAY CREATE INTERFERENCE WITH EXISTING PUBLIC UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY OR COMMUNITY INVOLVED. ADJUSTMENT OF ANY PUBLIC UTILITIES WITHIN THIS PROJECT AREA WILL BE DONE BY THE RESPECTIVE OWNERS OF SAID UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE.
- 14) EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, LAST REVISED 4/6/16, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.
- 15) CONTRACTOR SHALL COORDINATE REMOVAL OF EXISTING ELECTRIC CONDUIT WITH CITY OF ST. CHARLES.



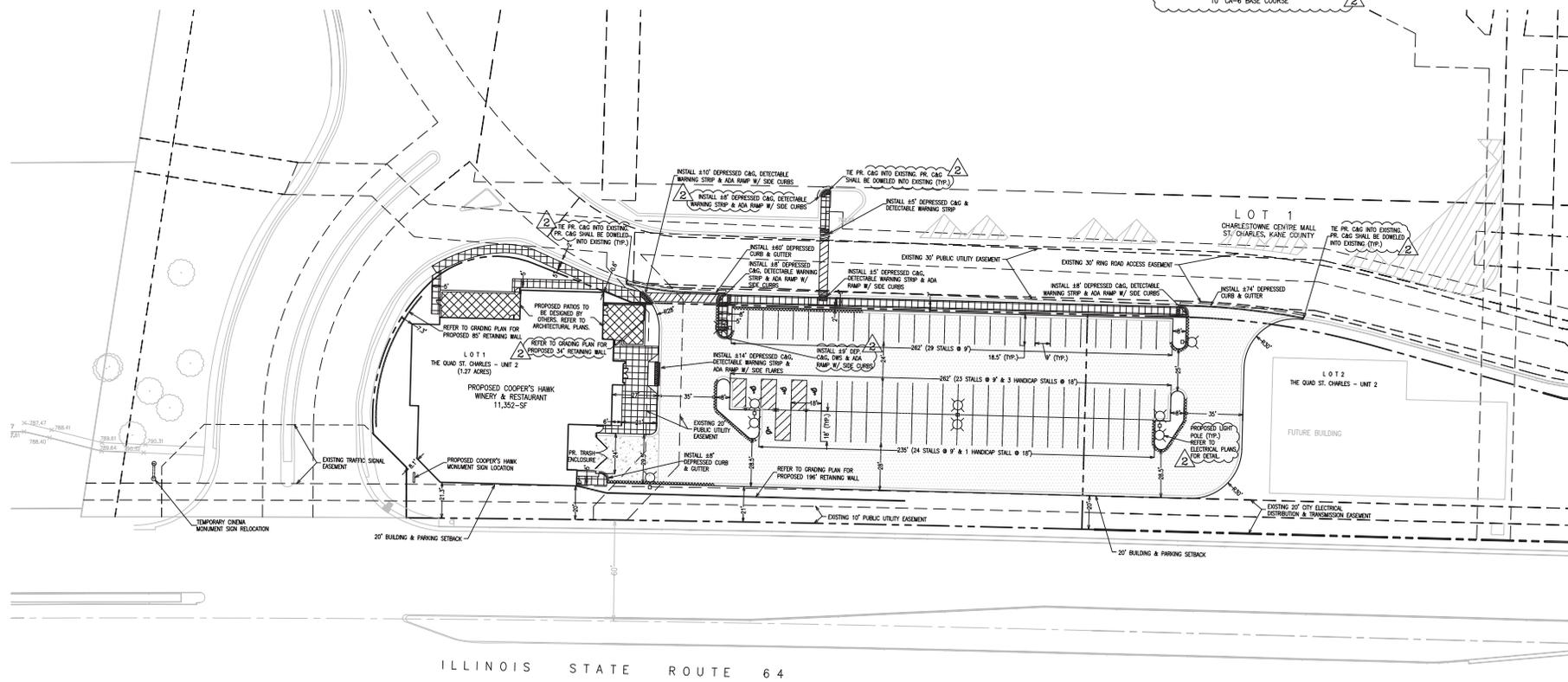
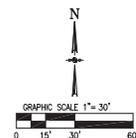
<p>EXISTING CONDITIONS & DEMOLITION PLAN</p> <p>THE QUAD ST. CHARLES - COOPER'S HAWK</p> <p>SC OUT PARCEL ONE, LLC</p> <p>ST. CHARLES, ILLINOIS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <p>JACOB & HEFNER ASSOCIATES</p> <p>1910 S. Highland Avenue, Suite 100, Lombard, IL 60148 PHONE: (630) 652-6600, FAX: (630) 652-6601 www.jacobandhefner.com</p> </td> <td style="width: 50%; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CONTRACTOR</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td>2) REVISION PER CITY OF ST. CHARLES 4/28/16</td> <td>4/28/16</td> </tr> <tr> <td>1) ISSUED FOR REVIEW</td> <td>4/9/16</td> </tr> <tr> <td>No</td> <td>Description</td> </tr> </table> </td> </tr> </table>	<p>JACOB & HEFNER ASSOCIATES</p> <p>1910 S. Highland Avenue, Suite 100, Lombard, IL 60148 PHONE: (630) 652-6600, FAX: (630) 652-6601 www.jacobandhefner.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CONTRACTOR</td> <td style="width: 50%;">DATE</td> </tr> <tr> <td>2) REVISION PER CITY OF ST. CHARLES 4/28/16</td> <td>4/28/16</td> </tr> <tr> <td>1) ISSUED FOR REVIEW</td> <td>4/9/16</td> </tr> <tr> <td>No</td> <td>Description</td> </tr> </table>	CONTRACTOR	DATE	2) REVISION PER CITY OF ST. CHARLES 4/28/16	4/28/16	1) ISSUED FOR REVIEW	4/9/16	No	Description
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<p>F021c</p> <p>1"=30'</p> <p>C3.0</p>											

NOTES:

- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2) INSTALL REVERSE PITCH 86.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 3) NORMAL PITCH CURB AND GUTTER DENOTED BY HATCHING: _____
- 4) CURB AND GUTTER DENOTED BY: _____
- 5) DEPRESSED CURB AND GUTTER DENOTED BY: _____
- 6) ALL RADII ARE 4-FT UNLESS NOTED OTHERWISE.
- 7) ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC CONFORMING TO IDOT STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
- 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
- 10) STAIR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- 11) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAN OF SUBDIVISION FOR EXACT DIMENSIONS.
- 12) FIBER EXPANSION JOINTS OF 3/4" FULL DEPTH BIT. FIBER MATERIAL SHALL BE INSTALLED AS REFERRED IN THE PAVEMENT LEGEND (THIS SHEET) AND WHERE CONCRETE ABUTS ALL CURB, BUILDING, POLES OR OTHER STRUCTURES.
- 13) CONSTRUCTION JOINTS SHALL BE PLACED WHERE REQUIRED IN ACCORDANCE WITH ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS.

PAVEMENT LEGEND

-  ASPHALT PAVEMENT
2" HMA SURFACE COURSE, IL12.5, MIX D
2.25" HMA BASE COURSE, IL19.0, NS0
10" CA-6 BASE COURSE
-  SIDEWALK PAVEMENT
5" PCC PAVEMENT (4,000 PSI UNREINFORCED)
4" CA-6 BASE COURSE
BROOM FINISH
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C
-  CONCRETE PAVEMENT
7" PCC PAVEMENT (4,000 PSI, A/E)
4" CA-6 BASE COURSE
CONTRACTION JOINTS @ 15' C-C
EXPANSION JOINTS @ 60' C-C
-  PATIO
REFER TO ARCH. DRAWINGS FOR PAVEMENT SECTION. PATIO TO BE CONSTRUCTED BY OTHERS.
-  PAVEMENT PATCH FOR CURB & GUTTER REPLACEMENT ALONG RING ROAD:
2" HMA SURFACE COURSE, MIX D, NS0
3" HMA BINDER COURSE, IL19.0, NS0
10" CA-6 BASE COURSE



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2	REVISION PER CITY OF ST. CHARLES 4/28/16	4/28/16
1	ISSUED FOR REVIEW	4/9/16
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DIMENSIONAL CONTROL & PAVING PLAN

THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

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1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
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1"=30'
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ADA GRADING NOTES:

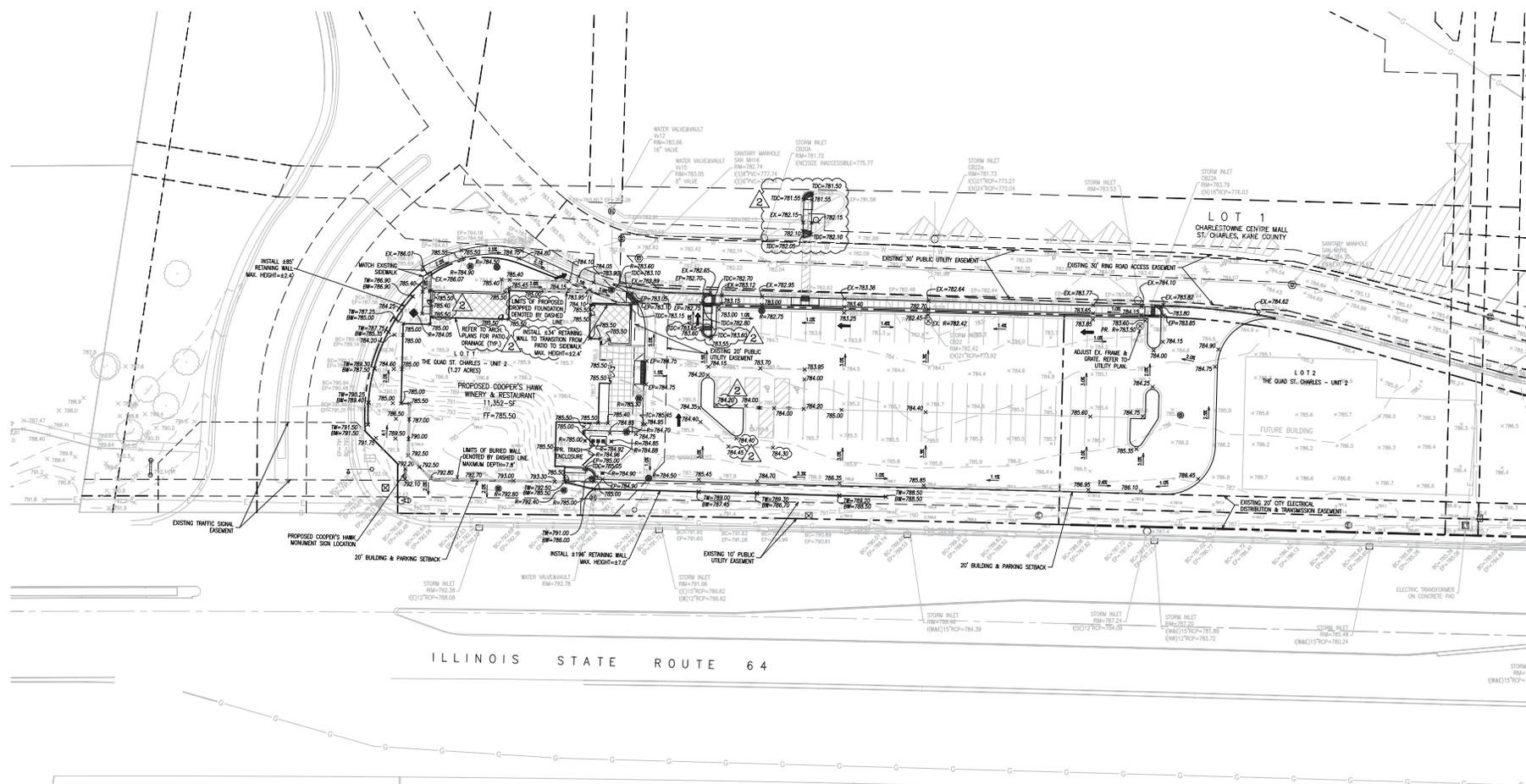
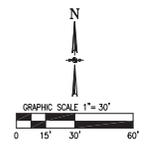
- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMPS UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5%. HANDICAP ACCESSIBLE ROUTE DENOTED BY: ---
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
- 6) REFER TO SHEET CS.1 FOR DETAIL GRADING PLAN.

GRADING LEGEND:

- XXXX = PROPOSED SPOT GRADE
- TM=XXXX = PROPOSED GRADE AT TOP OF WALL
- BM=XXXX = PROPOSED GRADE AT BOTTOM OF WALL
- TDC=XXXX = PROPOSED GRADE AT TOP OF DEPRESSIONED CURB
- EP=XXXX = PROPOSED GRADE AT EDGE OF PAVEMENT
- EX=XXXX = EXISTING SPOT GRADE

GRADING NOTES:

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
- 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 5%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR RAILING, STAIRS AND PATIO DETAILS.
- 12) OVERLAND FLOOD ROUTE DENOTED BY: →



ILLINOIS STATE ROUTE 64

No.	Description	Date
2	REVISION PER CITY OF ST. CHARLES	4/28/16
1	ISSUED FOR REVIEW	4/9/16

GRADING PLAN

THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

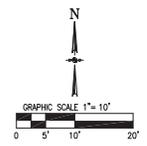
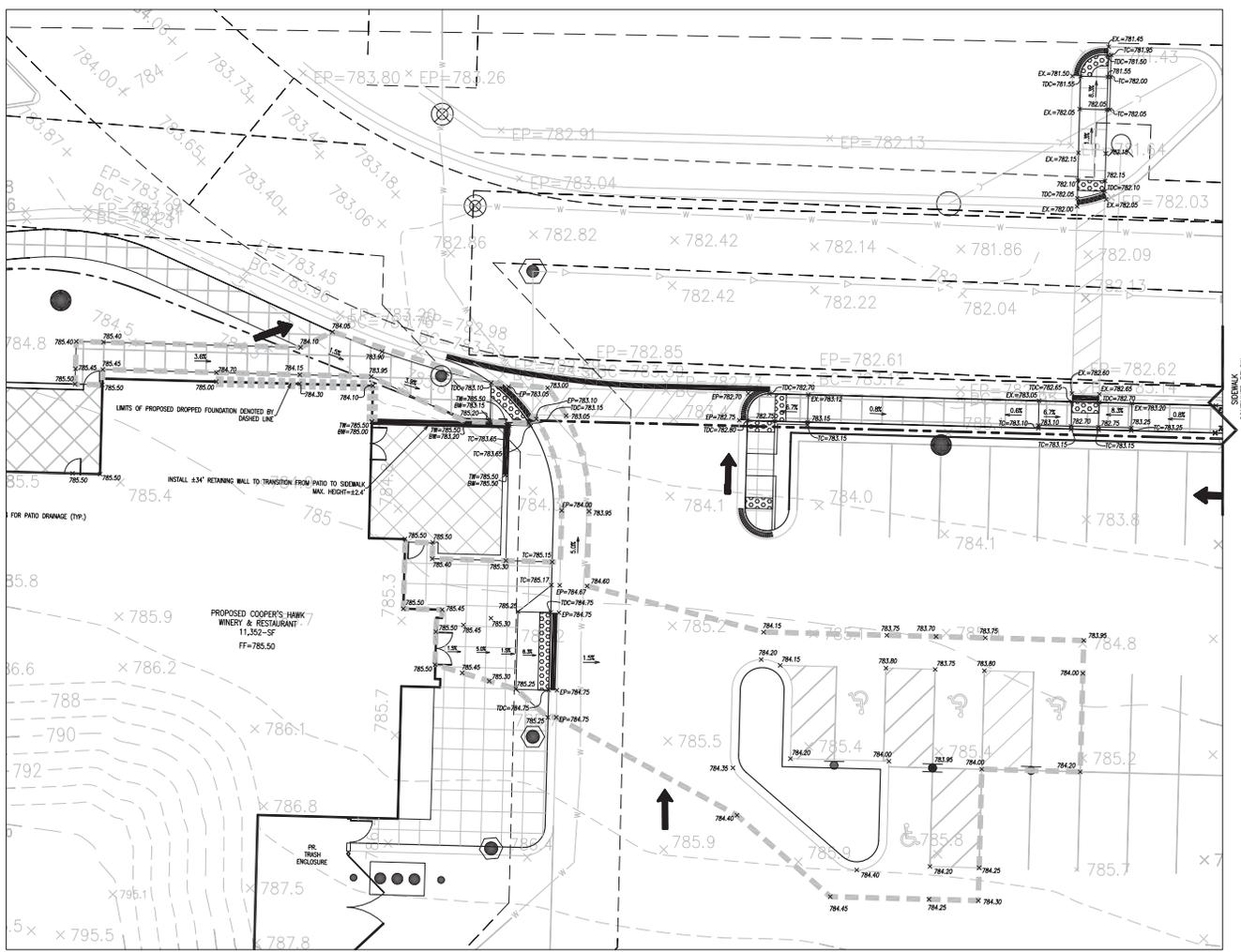
JACOB & HEFNER ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6400, FAX: (630) 652-6401
www.jacobandhefner.com



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1"=30'
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GRADING NOTES:

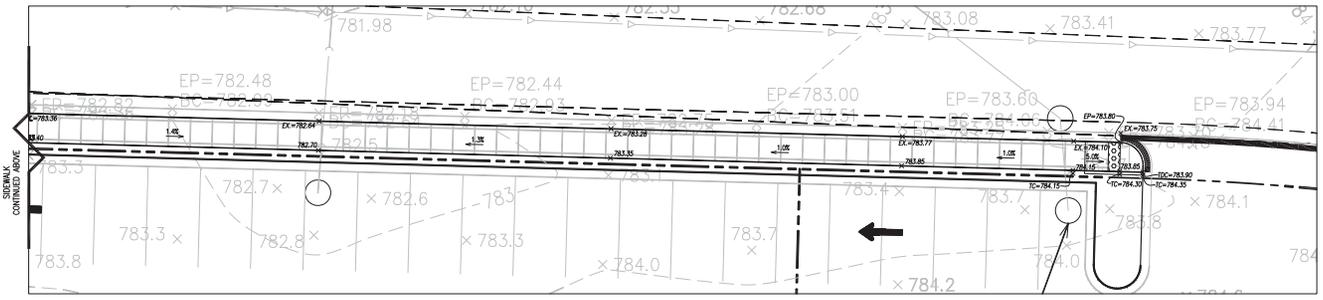
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- 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
- 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
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- 12) OVERLAND FLOOD ROUTE DENOTED BY: →

ADA GRADING NOTES:

- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
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- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.
- 6) REFER TO SHEET CS.0 FOR OVERALL GRADING PLAN.

GRADING LEGEND:

- XXX.XX = PROPOSED SPOT GRADE
- TM=XXX.XX = PROPOSED GRADE AT TOP OF WALL
- BW=XXX.XX = PROPOSED GRADE AT BOTTOM OF WALL
- TC=XXX.XX = PROPOSED GRADE AT TOP OF DEPRESSION CURB
- EP=XXX.XX = PROPOSED GRADE AT EDGE OF PAVEMENT
- EX=XXX.XX = EXISTING SPOT GRADE



<p>DETAIL GRADING PLAN</p> <p>THE QUAD ST. CHARLES — COOPER'S HAWK SC OUT PARCEL ONE, LLC ST. CHARLES, ILLINOIS</p>	
<p>F021c</p> <p>1"=10'</p> <p>C5.1</p>	<p>2 REVISION PER CITY OF ST. CHARLES 4/28/16</p> <p>1 ISSUED FOR REVIEW 4/9/16</p> <p>No Description Date</p>

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 www.jacobandhefner.com

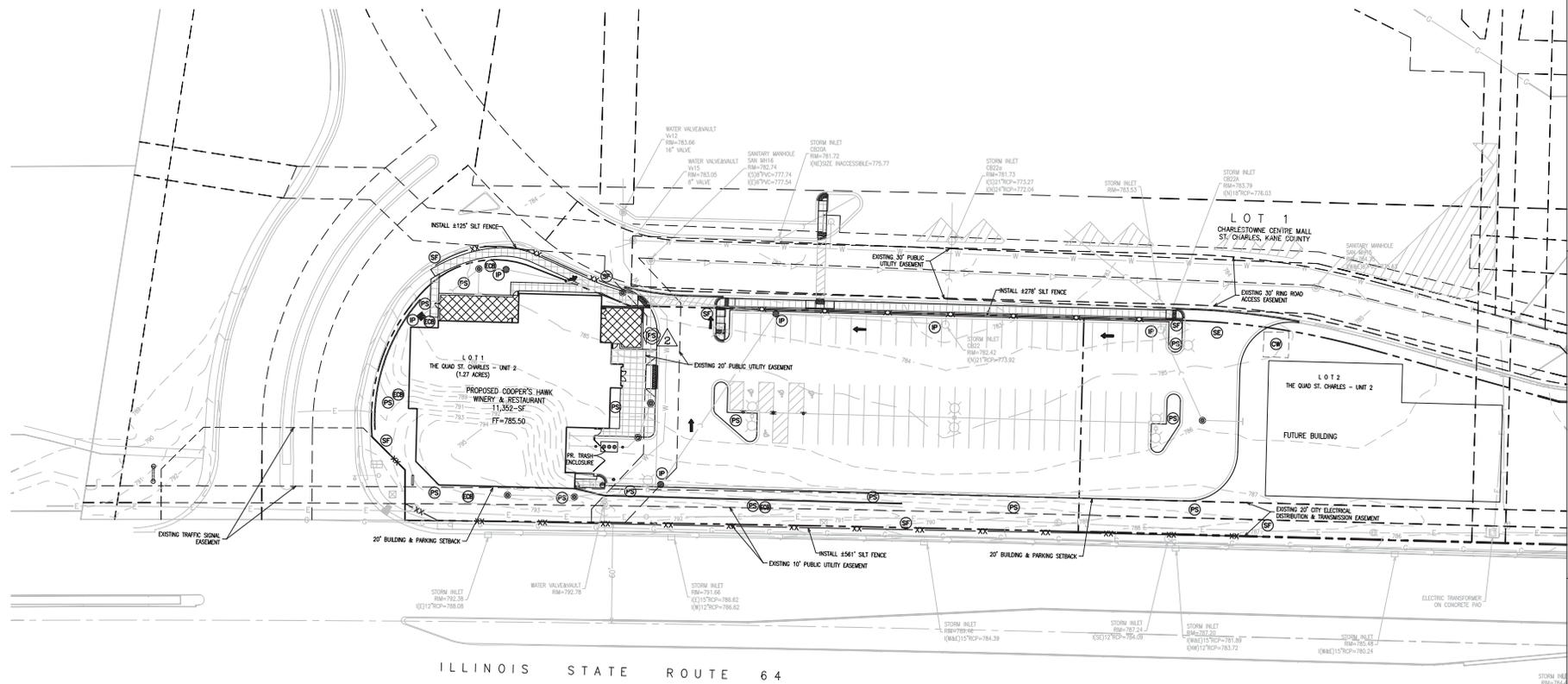
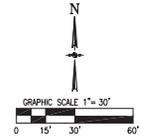
EROSION CONTROL NOTES

- 1) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 2) EARTHWORK CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 3) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL.
- 4) EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CLEAN PUBLIC ROADWAYS, FREE OF DIRT AND DEBRIS AT ALL TIMES.
- 5) OTHER EROSION CONTROL MEASURES SHALL BE IMPLEMENTED SHOULD AN INSPECTION OF THE SITE INDICATE A DEFICIENCY.
- 6) AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS SHALL BE PERMANENTLY SEEDED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF GRADING AND TOPSOIL OPERATIONS.
- 7) SECONDARY CONTAINMENT SHALL BE REQUIRED FOR ANY BULK FUEL STORAGE THAT REMAINS ON-SITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS.
- 8) CONTAINMENT MEASURES SHALL BE REQUIRED FOR GENERATORS, PUMPS, MIXERS AND OTHER NON-ELECTRICAL POWERED EQUIPMENT THAT ARE TO BE STATIONED FOR LONGER THAN 24 HOURS.
- 9) EROSION CONTROL BLANKET SHALL BE PROVIDED IN ALL GREEN AREAS WITH SIDE SLOPES OF 4:1 OR STEEPER.
- 10) ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 12" OF TOPSOIL AND PERMANENT SEEDING.

EROSION CONTROL LEGEND

- (SF) SILT FENCE
- (IP) INLET PROTECTION
- (ECB) EROSION CONTROL BLANKET
- (CW) CONCRETE WASHOUT
- (SE) STABILIZED ENTRANCE
- (PS) PERMANENT SEEDING

REFER TO SWPP PLAN SHEETS AND DETAILS FOR ADDITIONAL INFORMATION.



No.	Description	Date
2	REVISION PER CITY OF ST. CHARLES	4/28/16
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EROSION CONTROL PLAN
THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

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1"=30'
C7.0

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	FREQ.	MAINTENANCE FREQUENCY
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	①	PROVIDE QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X		REDO ANY FAILING AREAS.
	PERMANENT SEEDING	X	②	PROVIDE PERMANENT VEGETATIVE COVER TO CONTROL EROSION. SEEDING SHALL BE DONE PRIOR TO FINAL CONSTRUCTION.	X		REDO ANY FAILING AREAS.
	DORMANT SEEDING	X	③	SEED SOIL IMMEDIATELY AFTER CONSTRUCTION OF STABILIZATION FILTERS. SAME AS PERMANENT SEEDING EXCEPT SEEDS ARE PLANTED DORMANT SEASON. REPEAT SEEDING WHEN PERMANENT SEEDING IS NOT DESIRED.	X	X	RE-SEED AS NEEDED.
	SODDING	X	④	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATIVE COVER THROUGHOUT THE PROJECT. PREVENTS SOIL FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING	X	⑤	PROVIDES SOIL ROUGHING FOR EROSION CONTROL.	X	X	N/A
	POLYMER	X	⑥	ADDS RESISTANCE TO A SUCCESSFUL TEMPORARY OR PERMANENT VEGETATIVE COVER BY FORMING A PROTECTIVE POLYMER FILM OVER THE SOIL SURFACE.	X	X	REAPPLY EVERY 12 MONTHS.
	AGGREGATE COVER	X	⑦	PROVIDES SOIL COVER ON STOPS AND PARAPET WALLS AND AREAS WHERE VEGETATION DEVELOPMENT IS PROBLEMATIC. PREVENTS SOIL FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	CLEAN UP DIRT FROM STONE AS NEEDED.
	PAVING	X	⑧	PROVIDES PERMANENT COVER BY PAVING LOTS AND AREAS WHERE VEGETATION DEVELOPMENT IS PROBLEMATIC. PREVENTS SOIL FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X	N/A
DIVERSIONS	RIDGE DIVERSION	X	⑨	TYPICALLY USED ABOVE SLOPES TO COLLECT FLOW AND TRANSFER CONDUITAGE.	X	X	CLEAN SILT OUT WHEN HALF-FULL.
	CHANNEL DIVERSION	X	⑩	TYPICALLY USED TO DIVERT FLOW.	X	X	REPLACE PROTECTION WHEN NEEDED.
	COMBINATION DIVERSION	X	⑪	TYPICALLY USED ABOVE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.	X	X	REPLACE PROTECTION WHEN NEEDED.
	CURB AND GUTTER	X	⑫	DESIGN CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA REQUIRING PROTECTION.	X	X	N/A
	BENCHES	X	⑬	SPECIAL CASE OF DIVERSION CONSTRUCTION WHEN BURNING ON OUT SLOPES IS DESIRED TO PROVIDE STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL	X	⑭	PERMANENT ACCESS STRUCTURE TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.	X	X	REDO ANY FAILING AREAS.
	LINED CHANNEL	X	⑮	USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST. PROVIDES PROTECTION AGAINST HIGH VELOCITIES OF FLOW BY LINEAR VEGETATION COVER ESTABLISHED TO PROTECT CHANNEL.	X	X	REDO ANY FAILING AREAS.
ENCLOSED DRAINAGE	STORM SEWER	X	⑯	CAN BE USED TO CONTROL SEWER LEAKS AND TO CONTROL BURN ON OUT SLOPES.	X	X	CLEAN SEWAGE OUT.
	UNDER DRAIN	X	⑰	USED TO LINES BELOW TABLE AND INSTALLED UNDERDRAIN FOR BETTER PROTECTION OF UNDERDRAIN AND TO CARRY BASE FLOW IN WATERSHEDS AND TO SEWERAGE SEWERAGE.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY	X	⑱	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	DROP INLET PIPE SPILLWAY	X	⑲	SAME AS STRAIGHT PIPE SPILLWAY BUT WITH LARGER VERTICAL DROPS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	BOX SPILLWAY	X	⑳	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
	WED INLET WEIR SPILLWAY	X	㉑	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.	X	X	CLEAN OUT CONSTRUCTION DEBRIS.
OUTLETS	LINED APRON	X	㉒	PROTECTS CONCRETE CHANNEL FROM HIGH VELOCITY OF FLOW DURING CONSTRUCTION.	X	X	REPAIR, RELOGGED STONES OR PROTECT UNDER APRON AS NEEDED.
	SEDIMENT BASIN	X	㉓	USED TO COLLECT SMALLER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
SEDIMENT BASINS	SEDIMENT TRAP	X	㉔	USED TO COLLECT LARGER PARTICLES - DETAIN WATER WITH CONTROLLED RELEASE.	X	X	CLEAN SEDIMENT OUT WHEN HALF-FULL.
	SEDIMENT FILTER	X	㉕	USED FOR SILENT SLOPE OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILTER RUNOFF FROM BURNUP.	X	X	CLEAR SEDIMENT WHEN HALF-FULL, REPAIR, RELOGGED STONES OR PROTECT UNDER APRON AS NEEDED.
SEDIMENT FILTERS	VEGETATIVE FILTER	X	㉖	USED ALONG DRAINAGE BASIN OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.	X	X	REDO ANY FAILING AREAS.
	MUD AND DUST CONTROL	X	㉗	PREVENT MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	X	REDO ANY FAILING AREAS.
EROSION CONTROL	EROSION CONTROL BLANKET	X	㉘	PROTECTS SOIL, SEEDS AND HELPS GROW VEGETATION.	X	X	REPLACE AS NEEDED.
	TURF REINFORCEMENT MAT	X	㉙	REINFORCES TURF IN CHANNELS AND SHORELINES.	X	X	REPLACE AS NEEDED.
	CELLULAR CONFINEMENT	X	㉚	USED TO HOLD TROPICAL OR STEP STOPS.	X	X	REPLACE AS NEEDED.
	GABIONS	X	㉛	USED TO PREVENT EROSION IN VERY HIGH FLOW AREAS.	X	X	REPLACE AS NEEDED.
	GEOTEXTILE FABRIC	X	㉜	USED FOR EROSION / SEDIMENT CONTROL / SEPARATION / STABILIZATION.	X	X	REPLACE AS NEEDED.
	GEOROCK POROUS PAVEMENT	X	㉝	USED FOR FINE LINE ACCESS / VEGETIVE PAVEMENT.	X	X	REPLACE AS NEEDED.
	INLET PROTECTION	X	㉞	USED FOR PROTECTION OF INLETS.	X	X	REPLACE OR CLEAN WHEN CLOGGED.
	SLOPE INTERRUPT	X	㉟	USED TO BREAK UP THE FLOW ON A SLOPE.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
SEDIMENT CONTROL	DITCH CHECK	X	㊱	USED TO CONTROL FLOW IN CHANNELS AND DITCHES.	X	X	CLEAN OUT WHEN HALF-FULL OF SILT.
	FLOW LOG	X	㊲	USED TO MEASURE FLOW IN CHANNELS AND DITCHES.	X	X	REPLACE WHEN FLOW DISRUPTED.
	SILT CURTAIN	X	㊳	USED TO CONTROL FLOW IN CHANNELS AND DITCHES.	X	X	REPLACE WHEN FLOW IS TORN OR HOLES BEGUN TO FORM.
	PUMPING DISCHARGE BAG	X	㊴	USED TO CONTROL FLOW IN CHANNELS AND DITCHES.	X	X	REPLACE WHEN FLOW IS TORN OR HOLES BEGUN TO FORM.
	CONCRETE WASHOUT	X	㊵	FOR CONCRETE WASHOUT TO WASHOUT.	X	X	CLEAN OUT WHEN HALF-FULL, CLEAN UP AND REPAIR AS NEEDED.
	STREET SWEEPING	X	㊶	USED TO PREVENT SOIL BUILD-UP ON STREETS.	X	X	CLEAN ONCE A WEEK OR AS NEEDED TO KEEP STREET CLEAN.

NOTES:
 This plan has been prepared to comply with the provisions of the NPDES Permit Number 42761, issued by the Illinois Environmental Protection Agency for Stormwater Discharge from Construction Site Activities and Soil Erosion and Sediment Control Ordinance for the County.
 1. Site Description
 The following is a description of the construction activity following mass grading which is the subject of this plan.
 The proposed development consists of construction of a residential and associated pavement and utilities. The construction activities for the improvements will include:
 a. mass grading, including stabilization of utility including storm sewers, and erosion and sedimentation control measures, at a minimum.
 b. The following is a description of the intended sequence of major activities which will disturb soils for major portions of the construction site, such as grading, recontouring, and grading.
 The sequence of the construction activities may be as follows: 1) install all filter fence and stabilize construction entrance, 2) mass grading, 3) underground utilities installation, 4) lay grading in permanent area and 5) permanent construction. The soil erosion and sedimentation control items will be constructed as needed during the construction activities.
 c. The total area of the construction site estimated to be .118, acres.
 The total area of the site that it is estimated to be disturbed by excavation, grading, or other activities, is .118, acres.
 d. The estimated runoff coefficients of the various areas of the site after construction activities are completed are contained in the project drainage study, titled: Drainage Management for the Quad. See: COOPER'S HAWK, COOPER'S HAWK PREPARED BY JACOB & HEFNER ASSOCIATES, INC., WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.
 e. The estimated proposed overall site runoff coefficient is .057.
 f. Name of receiving water(s): Fox River
 Name of stream receiving water(s): Fox River
 2. Controls
 This section of the plan addresses the various controls that will be implemented for each of the major construction activities described in 1. Above. For each measure discussed, the contractor shall be responsible for the implementation as indicated. Each such contractor has agreed the required certification on forms which are attached to this plan as part of this plan.
 a. Erosion and Sediment Controls
 (STABILIZATION PRACTICES). Provided below is a description of interim and permanent stabilization practices, including site-specific sequencing of the stabilization of the practices. This plan will ensure that existing stabilization practices are maintained and disturbed portions of the site will be stabilized.
 (a) Erosion and Sediment Controls: 1. Sediment fencing, 2. Silt fence, 3. Erosion control blanket, 4. Stabilization construction entrance, 5. Barrier fence.
 (b) STRUCTURAL PRACTICES. Provided below is a description of structural practices that will be implemented, to the degree applicable, to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Installation of these devices may be subject to Section 404 of the Clean Water Act.
 1. Detention Pond
 2. Storm sewer system
 3. Rip-rap for outlet protection
 4. Permanent structure
 (c) DUST CONTROL. Dust Control shall be provided per standard E05 of Illinois Urban Manual. Following on the site and on the site, as follows:
 1. Wetting
 2. Spray on erodible vegetation cover
 3. Mulching
 b. Stormwater Management.
 (Provided below is a description of measures that will be installed during the construction process to control pollutants in stormwater discharge to receiving water bodies.)
 c. The installation of these devices may be subject to Section 404 of the Clean Water Act.
 The practices needed for implementation are determined on the basis of the technical guidance contained in EPA's Standard Specifications for Soil Erosion and Sedimentation Control, and other references listed in the Specifications.
 The stormwater pollutant control measures shall include:
 1. Silt fence
 2. Barrier fence
 3. Storm sewers
 4. Retention/Detention ponds
 (ii) Volatile dissolution (VDS) will be placed at discharge locations and along the length of any outlet channel as necessary to provide an increase in velocity from the structure to a better coverage by that the material applied will adsorb characteristics and functions are maintained and protected (e.g., maintenance of hydraulic conditions, such as the hydraulic and hydrodynamic present prior to the initiation of construction activities).
 Stormwater Management Control includes:
 1. Rip-rap for outlet protection
 2. Ditch check
 c. Other Controls
 (i) Waste Disposal. The solid waste materials including trash, construction debris, excess construction materials, necessary tools and other items will be collected and disposed off-site by the contractor. The contractor is responsible to obtain any permits required for such disposal. Burning on the site will not be permitted. No solid materials, including building materials, shall be discharged into Illinois' waters, except as authorized by a Section 404 permit.
 (ii) The provisions of this plan shall ensure and demonstrate compliance with applicable State and/or local waste disposal, sanitary sewer or septic system regulations.
 The sanitary sewage will be discharged to the proposed sanitary sewer constructed per EPA and local standards.
 4. Approved State or Local Plans
 The management practices, controls, and other provisions contained in this plan are at least as protective as the requirements contained in the Illinois Environmental Protection Agency's Standards and Specifications for Soil Erosion and Sediment Control dated October 1992, Illinois Department and Standards for Urban Soil Erosion and Sedimentation, and the Municipal Stabilization Practices. Requirements specified in this plan shall be enforced in addition to the provisions of the State and local regulations. Where a conflict exists, the provisions of this plan shall be enforced to discharge under this permit, incorporated by reference and an ordinance or local permit even if they are not specifically included in this plan.
 3. Maintenance
 The following is a description of procedures that will be used to maintain, in good and effective operating condition, vegetation, erosion and sediment control measures and other protective measures identified in this plan and Approved Specifications.
 Stabilized construction entrances. The entrance shall be maintained to prevent tracking of sediment into public areas. The entrance shall be cleaned and replaced, if necessary, immediately after each use.
 Vegetative erosion control measures. The vegetative growth of temporary and permanent seedings, sodding, vegetative channels, vegetative filter, and stabilized periodically and supply adequate water and sediment. The vegetative cover shall be removed and reseeded as necessary.
 Stabilized bedding/pipes. The bedding mats will be removed when 80-90 percent of the total original capacity is occupied by the sediment. In no case shall the sediment be built up to more than 1 foot above the crest elevation. At this stage, the basin shall be cleaned out to restore its original volume.
 Silt filter fence. The damaged silt filter fence shall be removed to meet the standards or removed and replaced as needed.
 Strip base barrier fence. The strip base barrier filter shall be inspected frequently and shall be repaired or replaced and replaced as needed.
 Rip-rap outlet protection. It shall be inspected after high flows for any scour beneath the rip-rap or for stones that have been dislodged. It shall be repaired immediately.
 4. Inspections
 The Owner, or Owner's representative shall provide qualified personnel to inspect disturbed areas of the construction site which have not been fully stabilized, structural control measures, and location where vehicles enter or exit the site. Such inspections shall be conducted at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inches or greater or equivalent rainfall.

4. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be checked to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of off-site sediment tracking.
 5. Based on the results of the inspection, the description of potential pollutant sources identified in section 1. Above and pollution prevention measures identified in section 2. Above shall be revised or reapproved as soon as practicable after such inspection. Any changes to this plan resulting from the required inspections shall be implemented immediately. The contractor shall submit a report to the Engineer within 14 days after the date of the inspection. The report shall be signed in accordance with Part VI. G. of the general permit.
 6. If any violation of the provisions of this plan is identified during the conduct of the construction work covered by this plan, the Resident Engineer or Resident Technician shall complete and file an "Incidence of Non-compliance" (IN) report for the identified violation. The Resident Engineer or Resident Technician shall use forms provided by the Illinois Environmental Protection Agency and shall include specific information on the nature of non-compliance, actions which were taken to prevent any further course of non-compliance, and a statement attesting any environmental impact which may have resulted from the non-compliance. All reports of non-compliance shall be signed by a responsible authority in accordance with Part VI. G. of the general permit. The report of non-compliance shall be made to the following address:
 ALL PRACITICES
 Illinois Environmental Protection Agency
 Division of Water Pollution Control
 Attn: Compliance Assurance Section
 1026 North Grand Avenue, East
 Springfield, IL 62794-9276
 ALL LETTERS
 Illinois Environmental Protection Agency
 Division of Water Pollution Control
 Attn: Compliance Assurance Section
 Post Office Box 19275
 Springfield, IL 62794-9276
 5. Non-Stormwater Discharge
 Except for flows from fire fighting activities, sources of non-stormwater that may be combined with stormwater discharge associated with the residential activity addressed in this plan, are described below:
 1. Motor noise flushing
 2. Fire hydrant flushing
 3. Material for dust control
 4. Irrigation discharge for vegetation growth for seeding, etc.
 The pollution prevention measures, as described below, will be implemented for non-stormwater components of the discharge.
 The fire hydrant and motor noise shall not be flushed directly on the exposed area or substrate of the pavement. These shall be used to direct the flow into the storm sewer system.
 The erosion due to irrigation of seeding shall be considered minor.

NPDES CERTIFICATE
 This certification statement is a part of the Storm Water Pollution Prevention Plan for the project described below, in accordance with NPDES Permit No. IL00000002, issued by the Environmental Protection Agency on _____
 PROJECT TITLE: COOPER'S HAWK - THE QUAD
 PROJECT LOCATION: ST. CHARLES, ILLINOIS
 CITY/TOWNSHIP: COUNTY STATE
 DEVELOPER: SC OUT PARCEL ONE, LLC

I certify under penalty of law that I understand the terms of the general National Pollution Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.
 Signature: _____ Date: _____

CONTRACTOR/SUBCONTRACTOR CERTIFICATION STATEMENT
 Name: _____ Signature _____

1. SILENT SLOPE. SILENT SLOPE SHALL BE INSTALLED TO PREVENT EROSION AND SEDIMENT CONTROL MEASURES FROM BEING DISRUPTED BY THE CONSTRUCTION OF STABILIZATION FILTERS, STABILIZED CONSTRUCTION ENTRANCES, AND OTHER DEVICES FOR THE PERMITS.
 2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE PROJECT THROUGHOUT CONSTRUCTION AND SHALL BE AVAILABLE TO ANY AGENCY OR INDIVIDUAL REQUESTING IT.
 3. FROM COMMENCING OPERATIONS, THERE SHALL BE A DRAINAGE CONTROL PLAN SUBMITTED TO THE OWNER FOR REVIEW BY THE OWNER.
 4. DURING OPERATIONS OPERATIONAL MEASURES SHALL BE MAINTAINED TO PREVENT EROSION OR SILT TRACKS DURING DISBURSAL TO THE FILL TRENCH OR CONSTRUCTION PRACTICES AS PRESCRIBED.
 5. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL APPLICABLE EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DESCRIBED IN THE PERMITS.
 6. DURING OPERATIONS OPERATIONAL MEASURES SHALL BE MAINTAINED TO PREVENT EROSION OR SILT TRACKS DURING DISBURSAL TO THE FILL TRENCH OR CONSTRUCTION PRACTICES AS PRESCRIBED.
 7. IF IT IS THE RESPONSIBILITY OF THE LANDOWNER OR OTHER PARTY TO CONSTRUCT TO REPAIR ANY CONSTRUCTION DAMAGE TO THE PERMITS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS AND REPAIRING THE PERMITS TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS AND REPAIRING THE PERMITS TO THE ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS AND REPAIRING THE PERMITS TO THE ORIGINAL CONDITION.

SEEDING CHART

SEEDING TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			▲									
DORMANT SEEDING	B										▲	
TEMPORARY SEEDING			▲									
SODDING			▲	▲								
MULCHING	F											

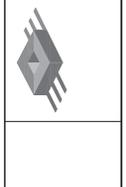
- A KENTUCKY BLUEGRASS 90 LBS./ACRE
 - B WHEAT WITH PERennial PERGRASS 30 LBS./ACRE.
 - C SPRING GRASS 100 LBS./ACRE
 - D WHEAT OR OERAL RYE 100 LBS./ACRE.
 - E SEED WITH PERennial PERGRASS 45 LBS./ACRE + 2 TONS STRAW MULCH/ACRE.
 - F STRAW MULCH 2 TONS/ACRE.
- ▲ IRRIGATION NEEDED DURING JUNE AND JULY.
 ▲ IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOO.
 ▲ ROW LINES AS NECESSARY.

ACTIVITY	RESPONSIBLE PARTY	DURATION
STABILIZATION DURING CONSTRUCTION- MAINTENANCE	CONTRACTOR	DURING CONSTRUCTION
STABILIZATION DURING CONSTRUCTION- OBSERVATION	DEVELOPER/OWNER	WEEKLY & AFTER EACH RAINFALL EVENT IN EXCESS OF 0.5"
VEGETATION MAINTENANCE	CONTRACTOR	1 YEAR FROM COMPLETION
VEGETATION STABILIZATION MAINTENANCE	DEVELOPER/OWNER	ONGOING FROM CONSTRUCTION COMPLETION

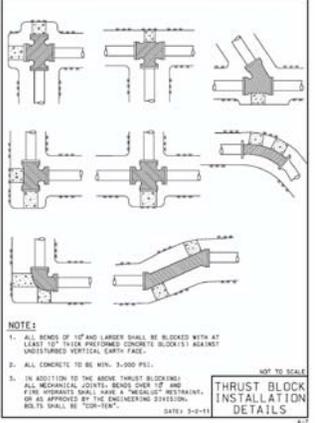
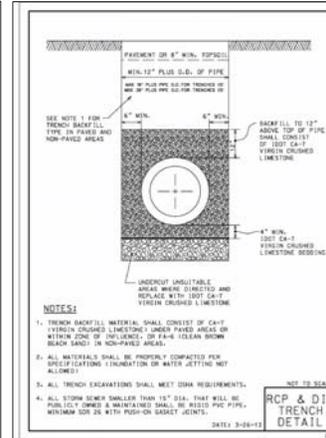
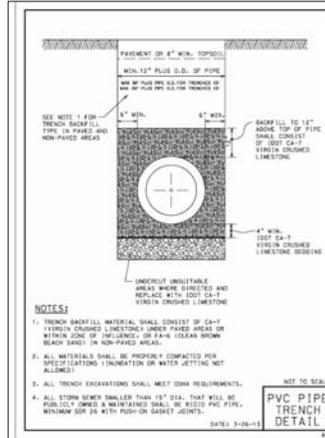
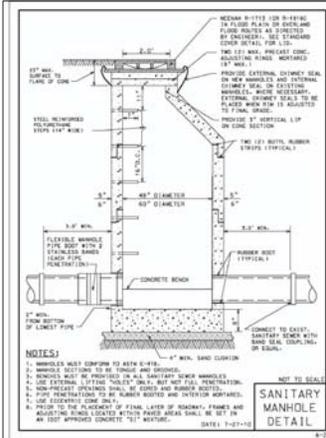
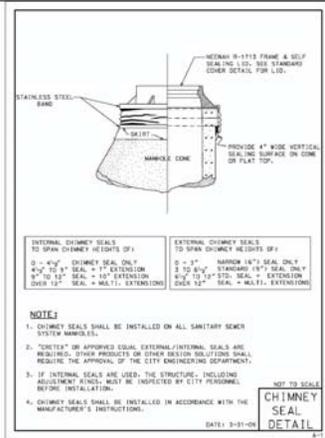
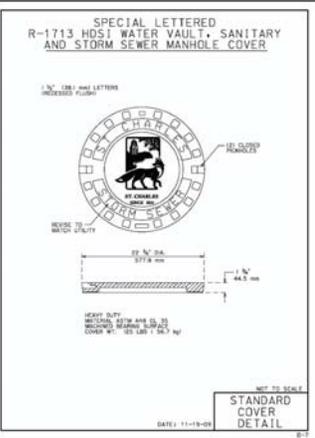
No.	Description	Date
1	ISSUED FOR REVIEW	4/9/16
2	REMOVED BY CITY OF ST. CHARLES	4/29/16

STORMWATER POLLUTION PREVENTION PLAN
 THE QUAD ST. CHARLES - COOPER'S HAWK
 SC OUT PARCEL ONE, LLC
 ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-6468, FAX: (630) 652-6461
 www.jacobandhefner.com



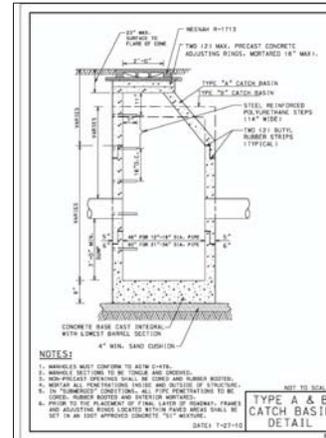
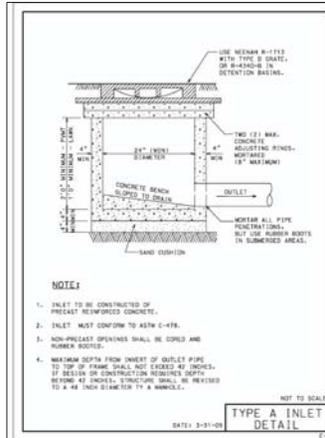
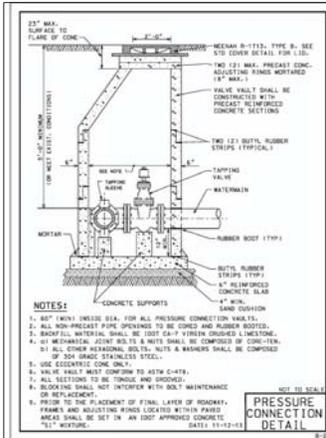
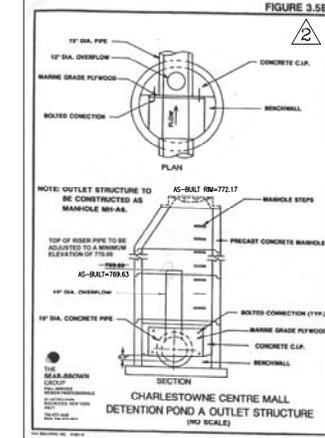
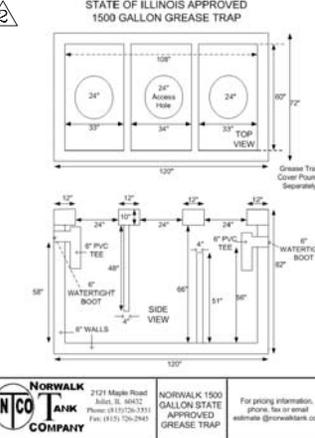
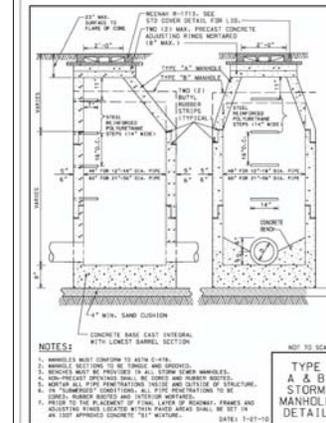
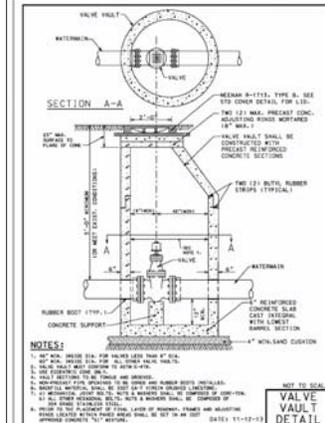
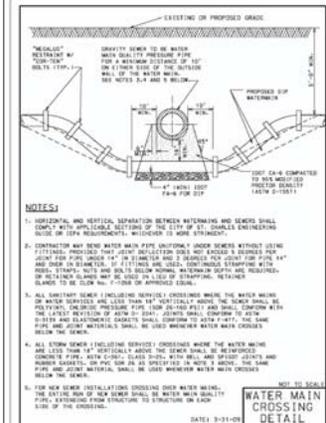
F021c
 N.T.S.
 C8.0



Minimum Restraint Lengths (in feet) back from both sides of fitting

Fitting type/nominal size	4"	6"	8"	10"	12"	16"
45 Degree Bend	17	23	32	38	45	55
60 Degree Bend	11	10	13	16	19	24
90 Degree Bend	7	5	6	8	9	12
11-25 Degree Bend	7	7	7	7	7	8
Standard Tee	59	76	113	137	158	194
Top Side Vertical Offset + 145 Degree	16	22	30	36	43	55
Bottom Side Vertical Offset + 145 Degree	4	6	8	10	11	13
Tee Run & Branch ***	8\"/>					
Tee Run & Branch ***	8\"/>					
Tee Run & Branch ***	10\"/>					
Tee Run & Branch ***	12\"/>					
Reducer ***	8\"/>					
Reducer ***	8\"/>					
Reducer ***	10\"/>					
Reducer ***	12\"/>					
Reducer ***	14\"/>					

DATE: 3-31-09

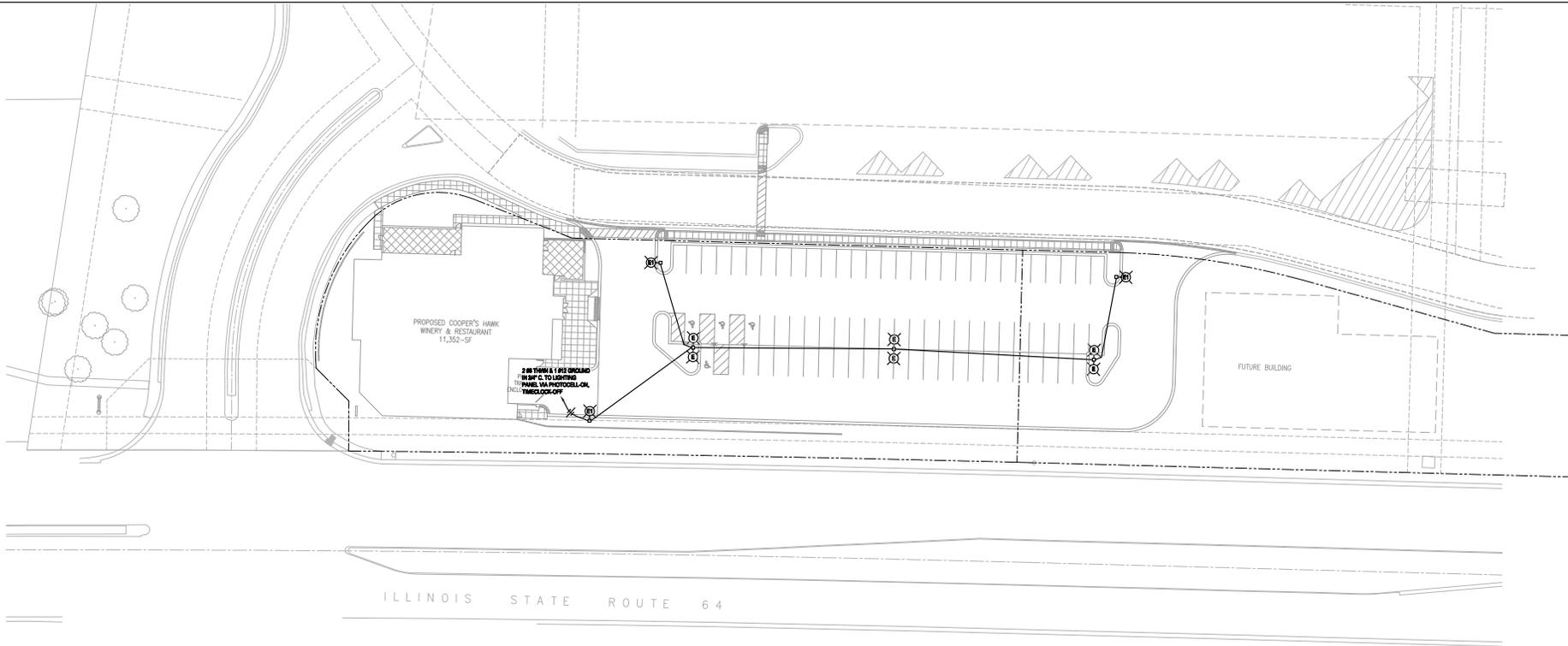


JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6466, FAX: (630) 652-6461
www.jacobandhefner.com

DETAILS
THE QUAD ST. CHARLES - COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

F021c
N.T.S.
C9.0

2 REMISED PER CITY OF ST. CHARLES 4/28/16
1 ISSUED FOR REVIEW
No Description Date



ILLINOIS STATE ROUTE 64

ELECTRICAL SITE PLAN
SCALE: 1"=30'-0"

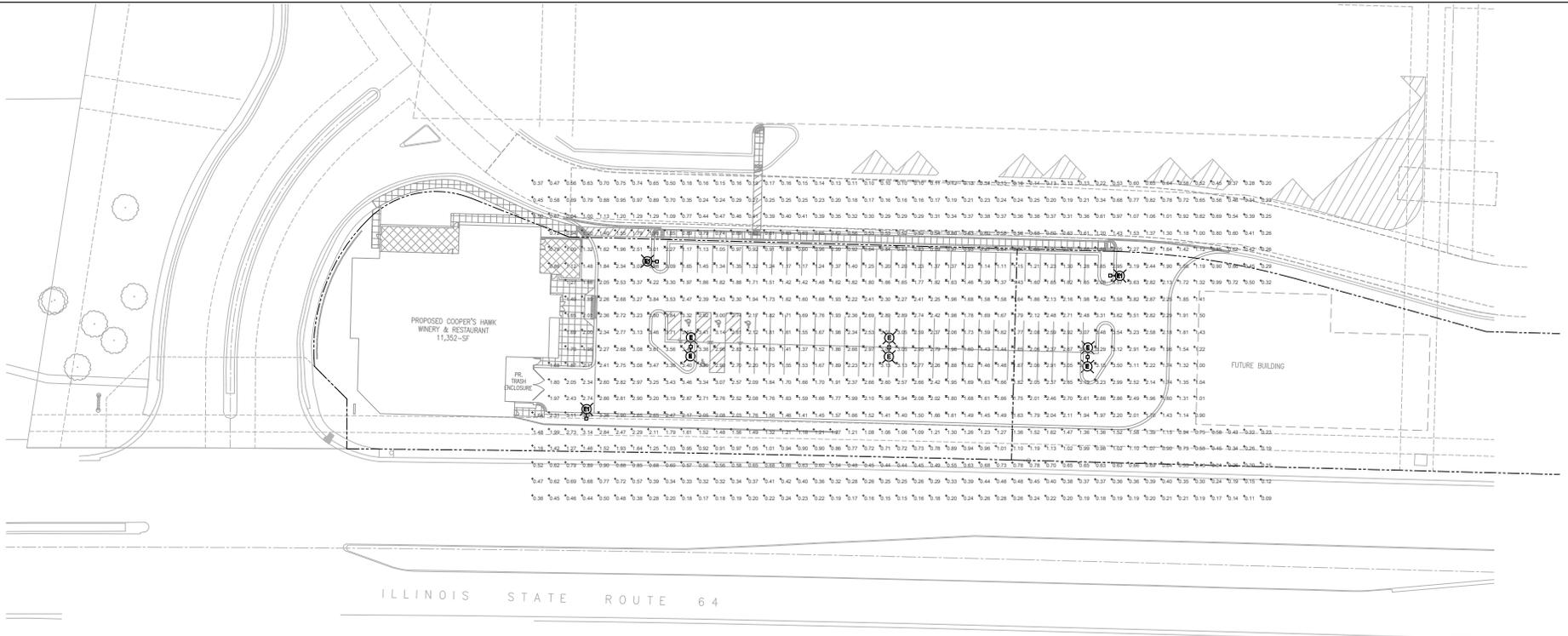


Date: 04/28/16
Lic. Exp.: 11/30/17

Corporation Registration #184.003371
KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
9432 200th WILSON DRIVE
N.W. BELLEVUE, WA 98007
(206) 768-3323 FAX (206) 768-5014

ELECTRICAL SITE PLAN		No.	Date
THE QUAD ST. CHARLES - COOPER'S HAWK		1	04/28/16
KRAUSZ COMPANIES			
ST. CHARLES, ILLINOIS			
Description			
1 PERMIT & BO			

AS NOTED
16027
E1



ILLINOIS STATE ROUTE 64

PHOTOMETRIC SITE PLAN
SCALE: 1"=50'-0"

- LIGHTING ANALYSIS NOTES:**
(PER ILLINOIS CODE)
1. AVERAGE FOOTCANDLES: 2.22
 2. MINIMUM FOOTCANDLES: 0.84
 3. MAXIMUM FOOTCANDLES: 4.22
 4. AVERAGE/MINIMUM RATIO: 2.61
 5. MAXIMUM/MINIMUM RATIO: 5.01



Date: 04/28/16
Lic. Exp.: 11/30/17

Corporation Registration #184.003171
KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
9432 SOUTH WILLOW DRIVE
NILES, IL 60057
(847) 768-3333 FAX (847) 768-5014

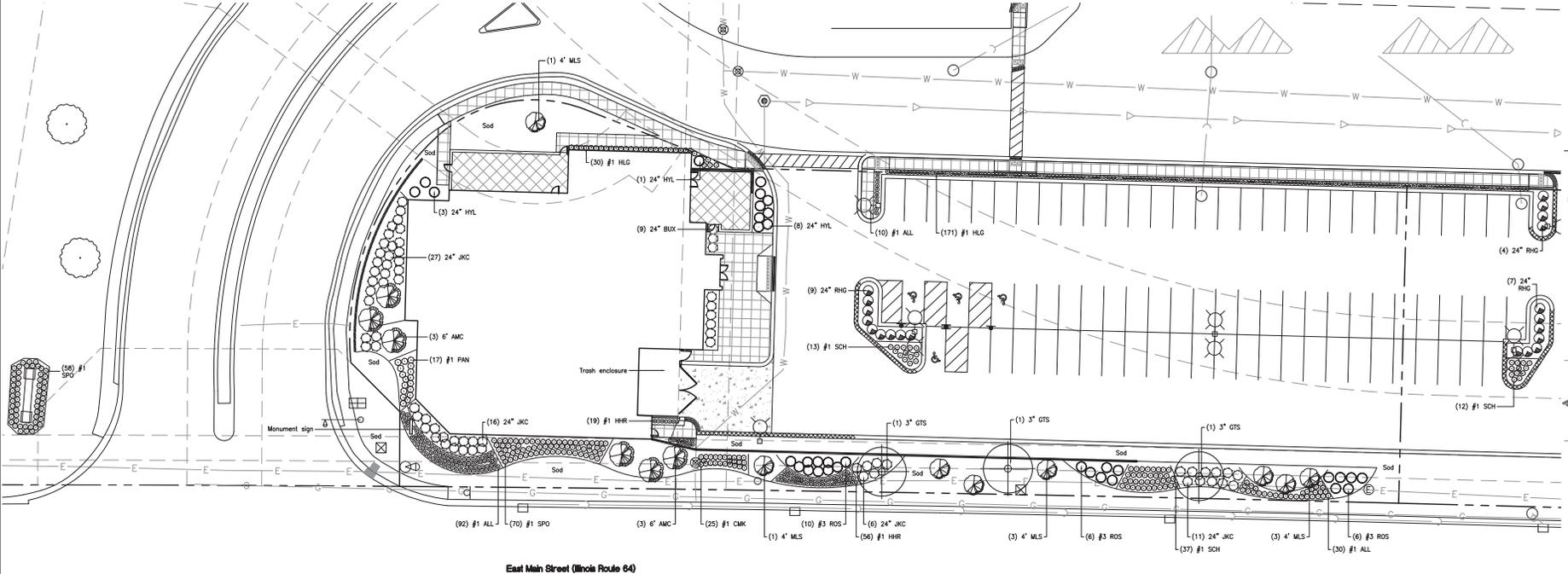
No.	Description	Date
1	PERMIT & BO	04/28/16

PHOTOMETRIC SITE PLAN
THE QUAD ST. CHARLES - COOPER'S HAWK
KRAUSZ COMPANIES
ST. CHARLES, ILLINOIS

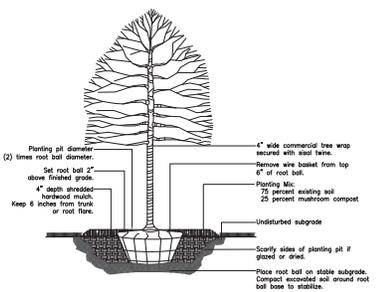
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 300, Lombard, IL 60148
PHONE: (630) 652-6661 FAX: (630) 652-6661
www.jacobandhefner.com



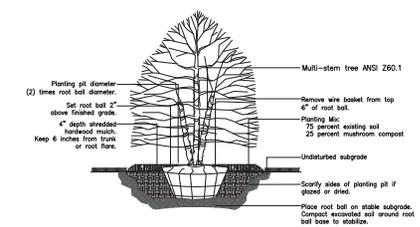
AS NOTED
16027
E2



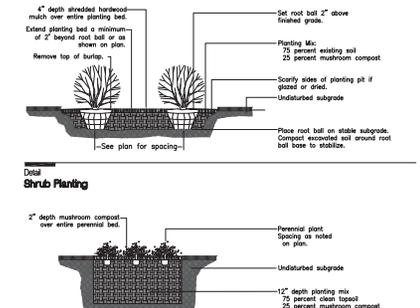
East Main Street (Illinois Route 64)



Detail
Deciduous Tree Planting



Detail
Deciduous Ornamental Tree Planting



Detail
Perennial Planting

Plant List

Shade Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
GTS	3	3"	<i>Gleditsia triacanthos</i> "Skyline"	Skyline Honeylocust	BB
Ornamental Trees	Key Qty.	Size	Botanical Name	Common Name	Remarks
AMC	6	6"	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
MLS	6	4"	<i>Morus nigra</i>	Sageant Crabapple	BB/Clump
Shrubs	Key Qty.	Size	Botanical Name	Common Name	Remarks
BUX	9	24"	<i>Buxus x microphylla</i> "Glencoe"	Chicagoland Green Boxwood	BB
HYL	12	24"	<i>Hydrangea paniculata</i> "Limelight"	Limelight Hydrangea	BB
JAC	40	24"	<i>Juniperus chinensis</i> "Tolliday's Compacta"	Happy Returns Juniper	BB
RHG	20	24"	<i>Rhus aromatica</i> "Gro-Low"	Gro-Low Fragrant Sumac	BB
ROS	32	3"	<i>Rosa "Pavement"</i>	Pink Pavement Rose	Container
Perennials and Ornamental Grasses	Key Qty.	Size	Botanical Name	Common Name	Remarks
ALL	132	#1	Allium "Summer Beauty"	Summer Beauty Allium	Container
CMK	25	#1	<i>Coltsfoot</i> "Karl Foerster"	Feather Reed Grass	Container
HRR	75	#1	<i>Hemerocallis</i> "Happy Returns"	Happy Returns Daylily	Container
HLC	201	#1	<i>Hemerocallis</i> "Little Gopette"	Little Gopette Daylily	Container
PAN	17	#1	<i>Panicum virgatum</i>	Switch Grass	Container
SCH	62	#1	<i>Schizanthus scoparium</i>	Little Bluestem	Container
SPO	128	#1	<i>Sporobolus heterolepis</i>	Prairie Droopseed	Container

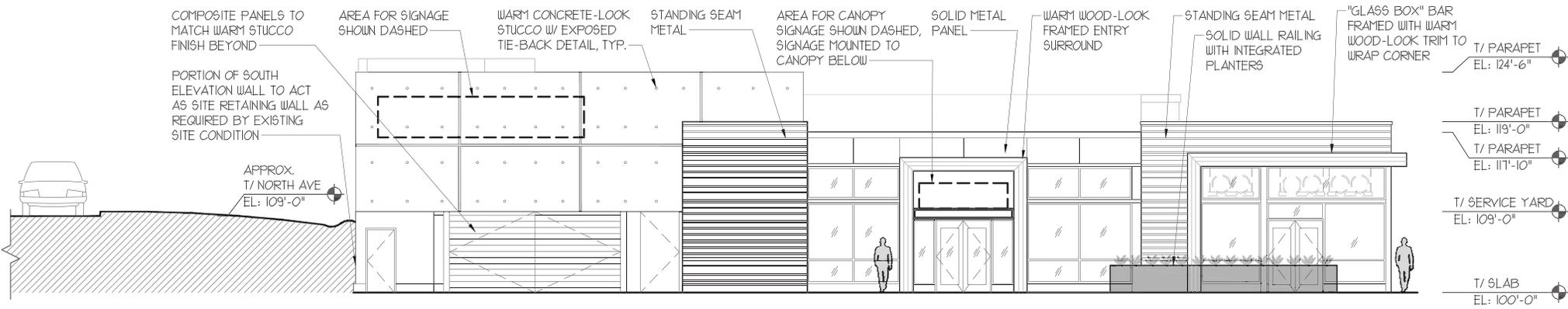
Mark	Description	Date
2	Per City Review	04/28/16
1	For Review	04/07/16

Number
447692A

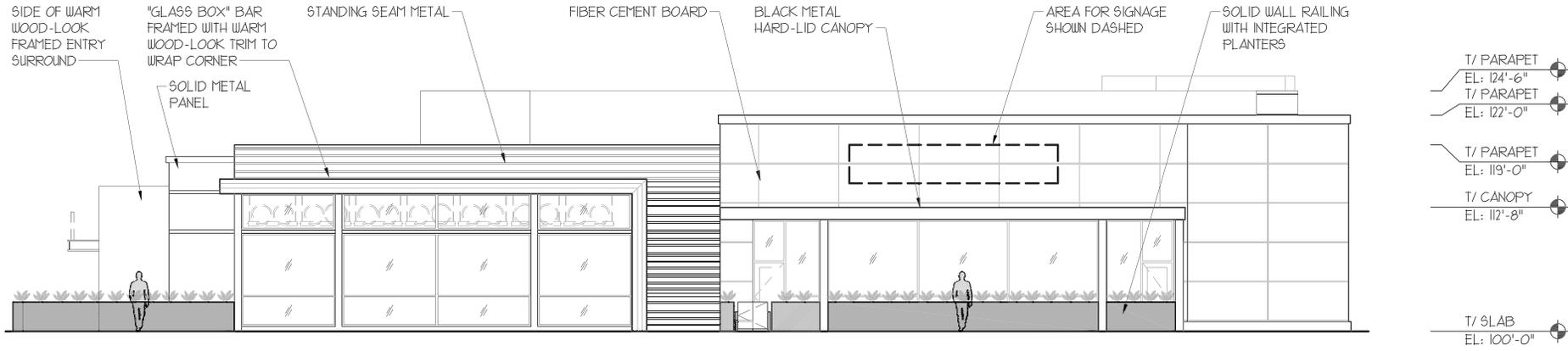
Scale
1" = 20'

File
44716

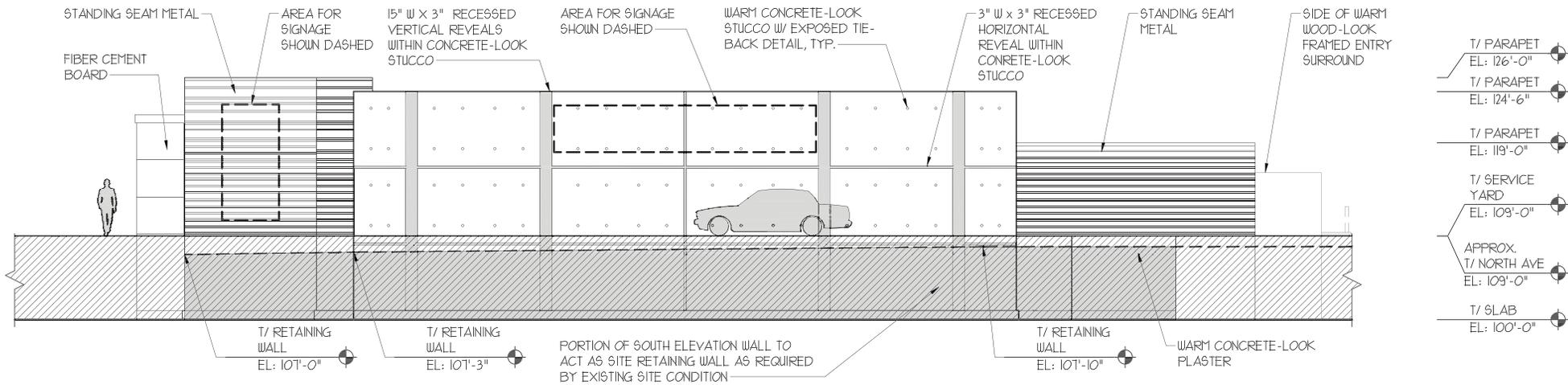
Sheet
L10



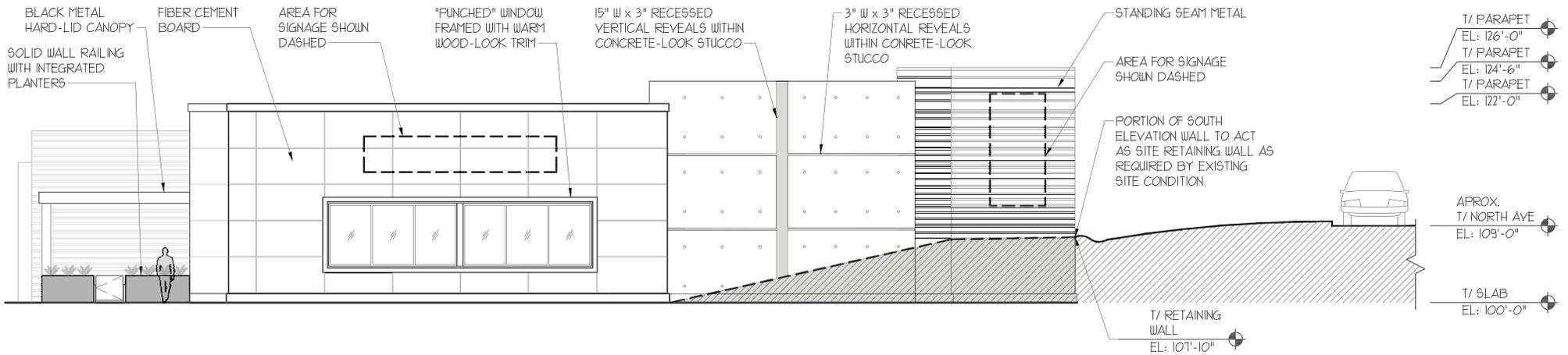
2 **EAST ELEVATION**
3/32" = 1'-0"



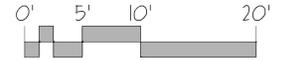
1 **NORTH ELEVATION**
3/32" = 1'-0"



4 **SOUTH ELEVATION**
3/32" = 1'-0"



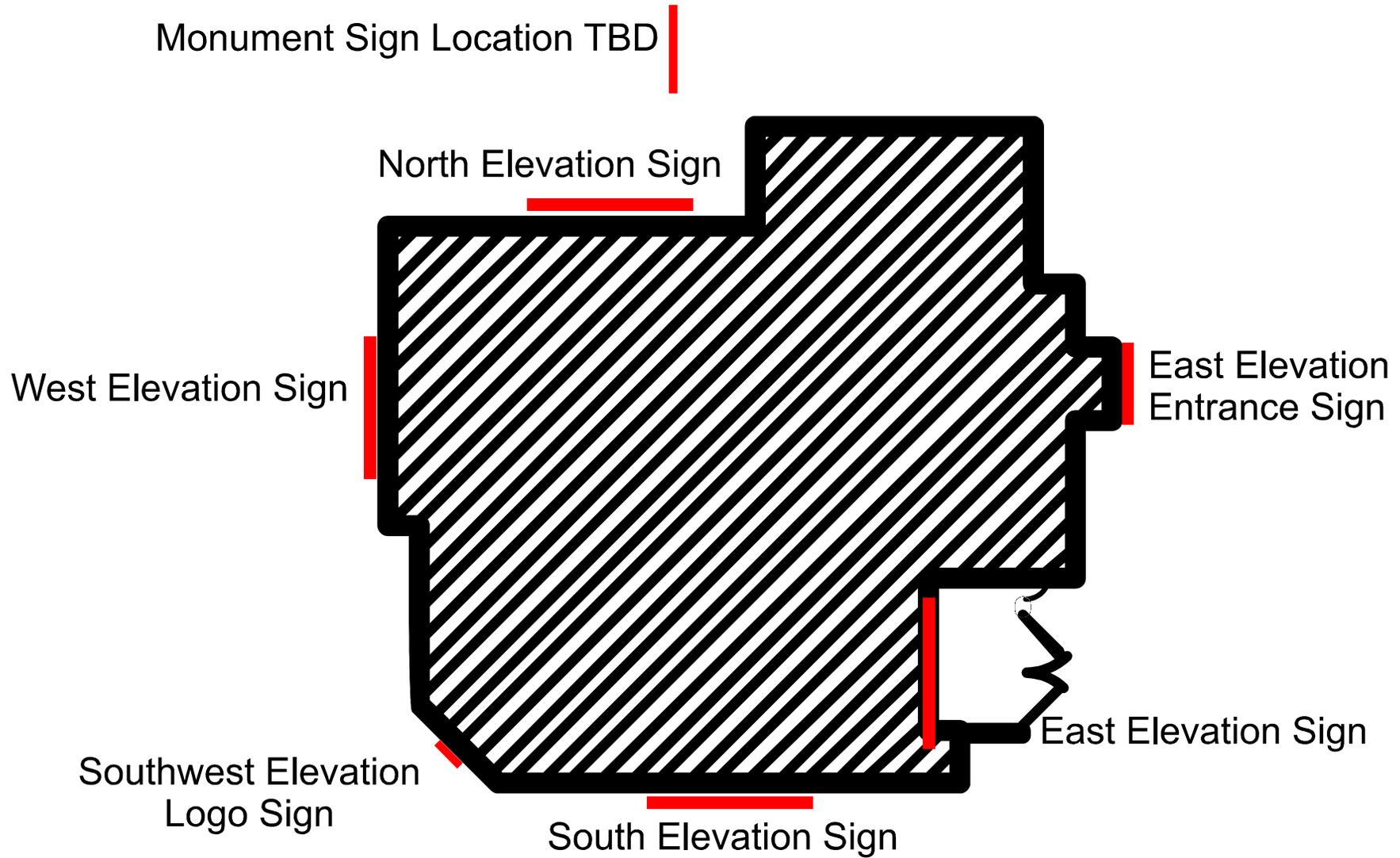
3 **WEST ELEVATION**
3/32" = 1'-0"



REVISED
EXTERIOR ELEVATIONS

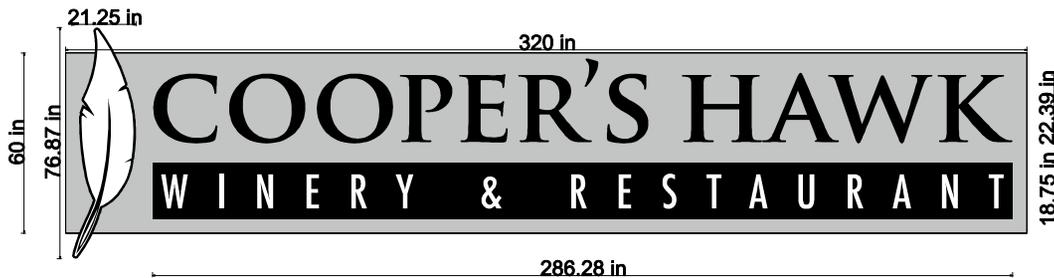
St. Charles, IL

Signage Site Plan



St. Charles, IL

Total Sign Area 170.83 SQ FT



MAIN SIGN - EAST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

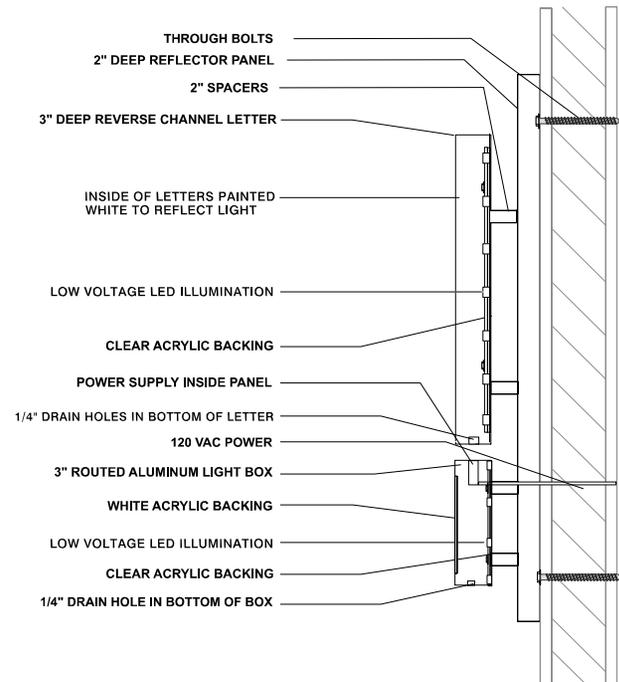
WIREWAY REFLECTOR PANEL: 60" x 320" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

FEATHER: 76.87" X 21.25" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

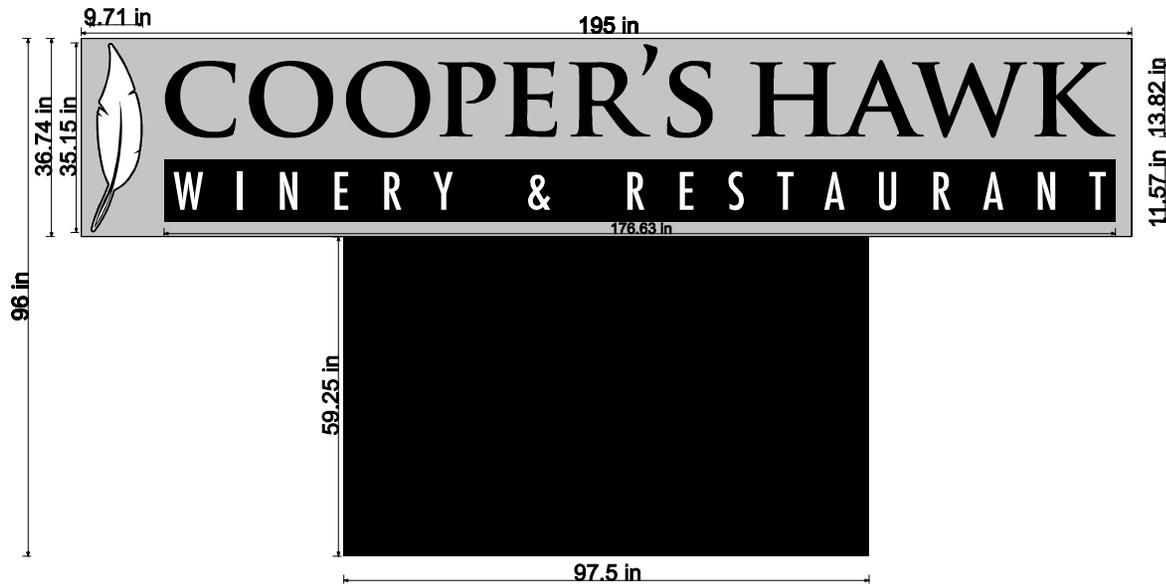
WINERY & RESTAURANT: 18.75" X 286.3" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs



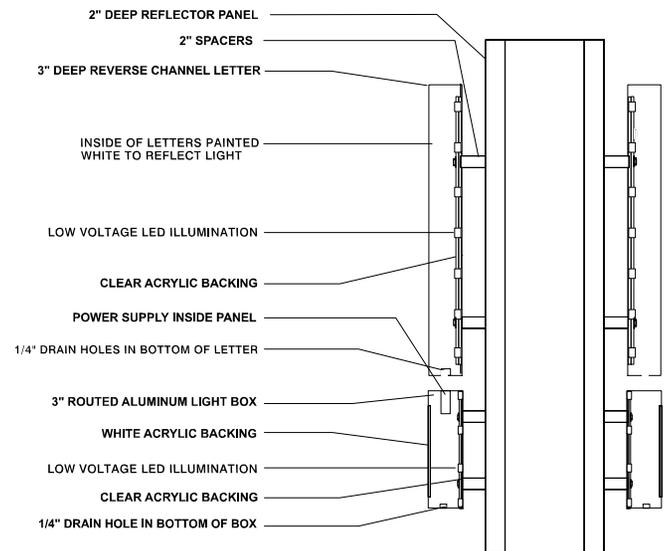
St. Charles, IL

Total Sign Area 49.75 SQ FT



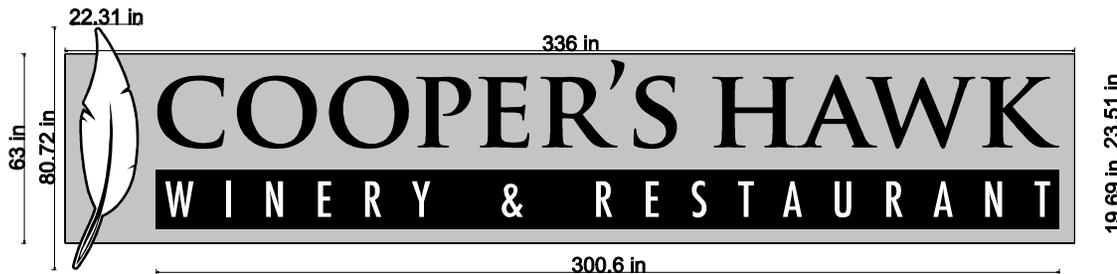
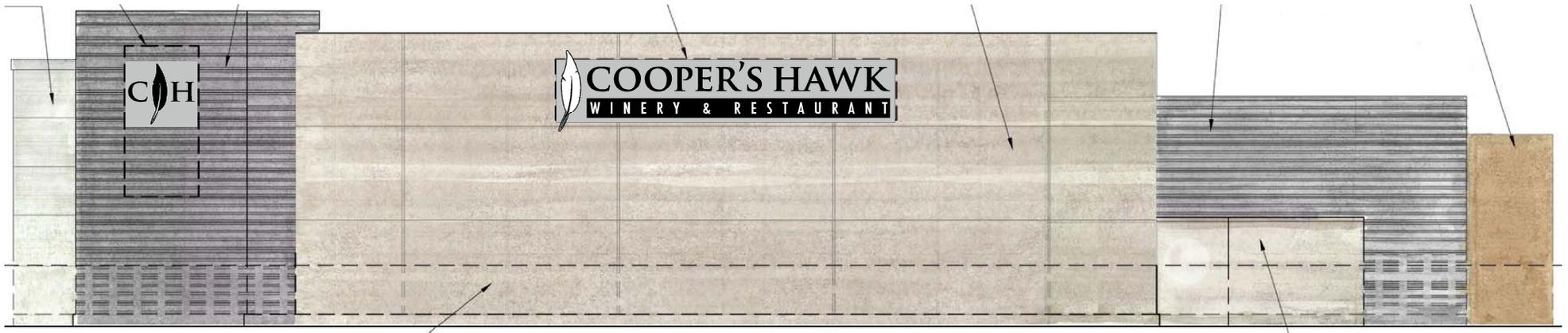
MONUMENT SIGN

2-SIDED REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL
WIREWAY REFLECTOR PANEL: 36.74" x 195" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC
COOPER'S HAWK: 13.82" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs
FEATHER: 35.15" X 9.71" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs
WINERY & RESTAURANT: 11.57" X 176.63" FRONT LIT / REVERSE LIT LIGHT BOX,
ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs
59.25"X97.5" ALUMINUM SKIRT



St. Charles, IL

Total Sign Area 188.35 SQ FT



MAIN SIGN - SOUTH ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

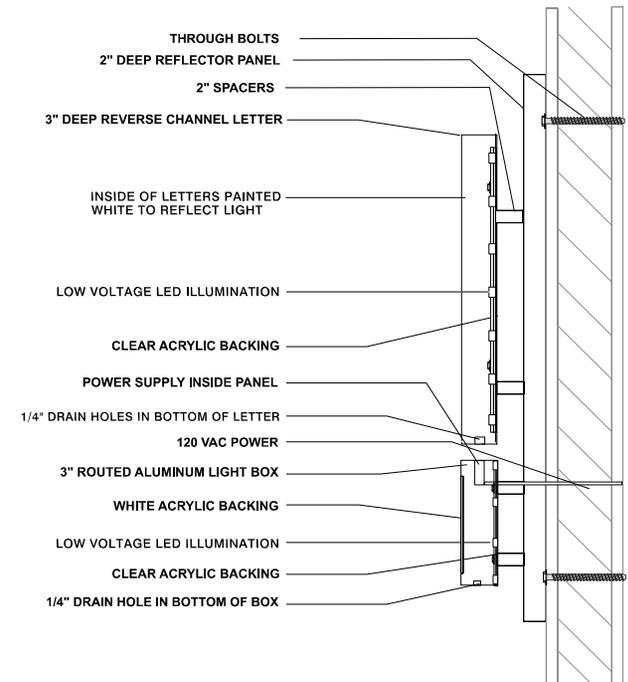
WIREWAY REFLECTOR PANEL: 63" x 336" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 23.51" REVERSE LIT LETTERS PAINTED BLACK, RED LEDS

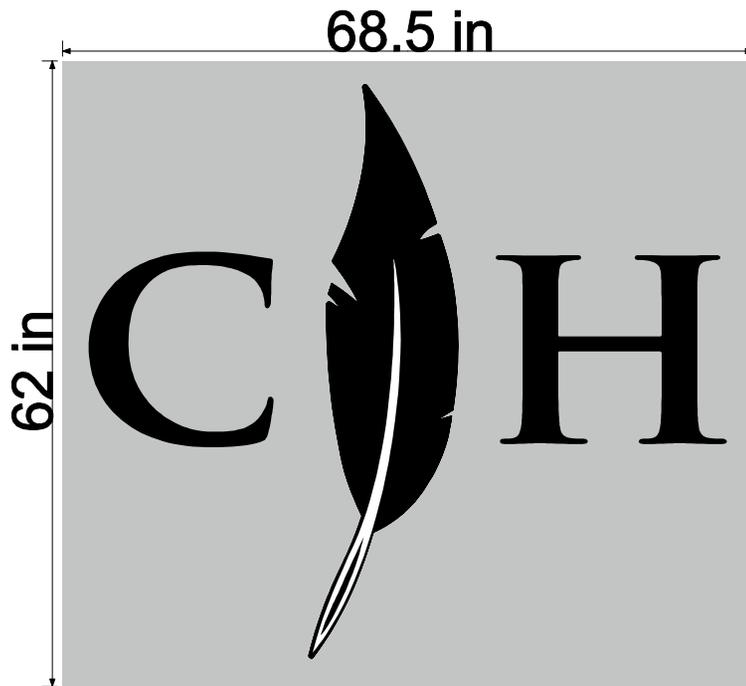
FEATHER: 80.72" X 22.31" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDS

WINERY & RESTAURANT: 19.69" X 300.6" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDS



St. Charles, IL



SOUTHWEST ELEVATION WALL LOGO

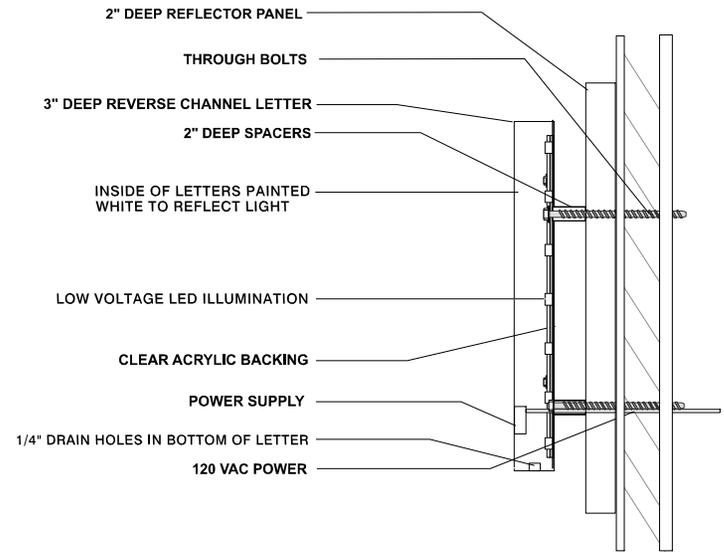
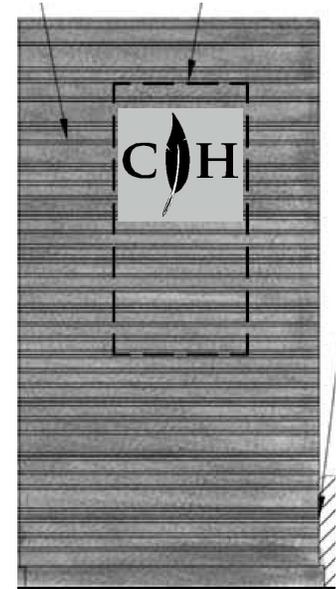
REVERSED CHANNEL LETTERS MOUNTED ON WALL

C & H: 18.73" REVERSE LIT CHANNEL LETTERS PAINTED BLACK, WHITE LEDs

FEATHER: 56.86" X 14.8" REVERSE LIT CHANNEL LETTER. SIDES PAINTED BLACK, WHITE LEDs.

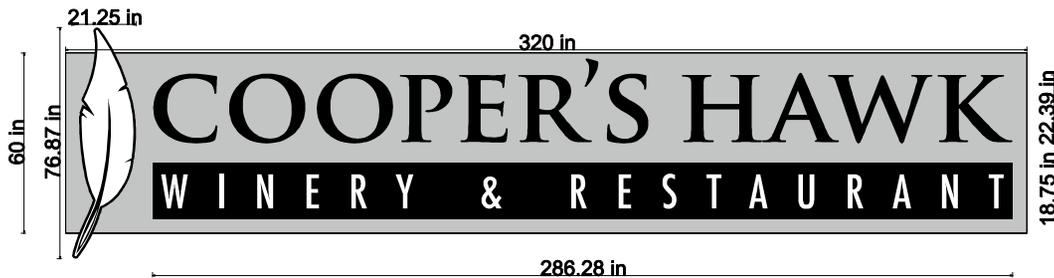
WHITE ACRYLIC BACKING FOR SPINE (SPINE WILL LIGHT UP).

Total Sign Area 29.5 SQ FT



St. Charles, IL

Total Sign Area 170.83 SQ FT



MAIN SIGN - WEST ELEVATION

REVERSED CHANNEL LETTERS MOUNTED ON REFLECTOR PANEL

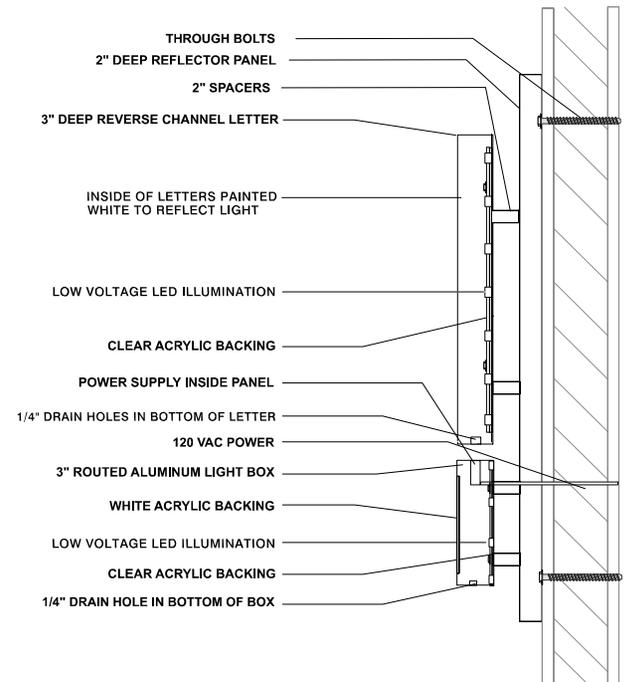
WIREWAY REFLECTOR PANEL: 60" x 320" PAINTED TO MATCH PAC-CLAD WEATHERED ZINC

COOPER'S HAWK: 22.4" REVERSE LIT LETTERS PAINTED BLACK, RED LEDs

FEATHER: 76.87" X 21.25" FRONT LIT/REVERSE LIT CAPSULE. SIDES PAINTED BLACK, WHITE LEDs

WINERY & RESTAURANT: 18.75" X 286.3" FRONT LIT / REVERSE LIT LIGHT BOX,

ROUTED ALUMINUM FACE, WITH WHITE ACRYLIC BACKING, BOX PAINTED BLACK, WHITE LEDs





TEMPORARY RELOCATION OF SIGN
 REMOVE EXISTING SIGN AND EMC.
 INSTALL IN TEMPORARY AREA DURING CONSTRUCTION.
 SCALE - 1/2" = 1'

INSTALLATION INSTRUCTIONS
 SET 2 - 5" X 21' STEEL PIPE IN TWO 30" DIA CONCRETE FOOTINGS TO DEPTH OF 6'.
 SET IN PLACE OF DIRECTIONAL.
 CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



SIGNS TO BE MOVED



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For: THE QUAD	Address: RT 64	Drwg: 214205	Sheet: 9	Design Date: 5/27/14	Rev 3:	Salesman:
	Location Name:	City/State: ST CHARLES, IL	Rev 1:	Rev 2:	Rev 4:	Rev 5:	Colors:
							Notes:

City of St. Charles, Illinois

Ordinance No. 2013-Z-19

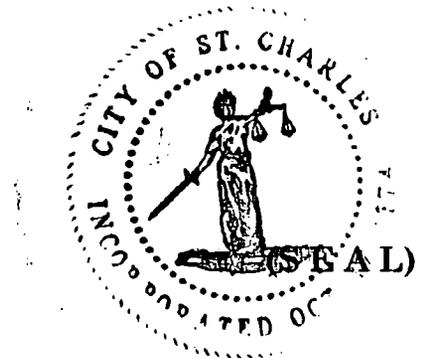
**An Ordinance Amending a Special Use for Planned Unit
Development (Charlestowne Mall PUD – 3800 E. Main
St.)**

**Adopted by the
City Council
of the
City of St. Charles
November 4, 2013**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, November 8, 2013**



City Clerk



CITY OF ST. CHARLES
11/08/13
Ample Jain

REGISTERED
11/04/13
CASE

**City of St. Charles, IL
Ordinance No. 2013-Z-19**

**An Ordinance Amending a Special Use for Planned Unit Development
(Charlestowne Mall PUD – 3800 E. Main St.)**

WHEREAS, on or about September 19, 2013, SC 3800 Main, LLC. (“the Applicant”), with authorizations from Charlestowne Mall Investments, LLC., Von Maur, Inc., and the City of St. Charles, filed a petition for a Special Use for Planned Unit Development for the purpose of amending an existing Special Use for Planned Unit Development to establish new Planned Unit Development standards for the real estate described in Exhibit “A”; said Exhibit being attached hereto and made a part hereof, (the “Subject Realty”); and,

WHEREAS, on or about September 19, 1988, the City passed and approved Ordinance No.1988-Z-10, being an “Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall” which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16; and

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No.1988-Z-10 and all subsequent amendments shall be null, void and of no further force or effect with respect to the Subject Realty; and,

WHEREAS, the required Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about September 21, 2013, 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 October 8, 2013 and October 22, 2013 on said petition 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 petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petition on or about October 22, 2013; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about October 28, 2013; and,

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

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

1. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on Exhibit "B", which is attached hereto and incorporated herein.

2. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Realty by Ordinance No. 1988-Z-10, being an "Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall" which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16, shall be null, void and of no further force or effect with respect to the Subject Realty; except that all previously approved PUD Preliminary Plans and Final Plats of Subdivision approved pursuant to Ordinance No. 1988-Z-10 and its subsequent amendments shall remain valid under the Special Use for Planned Unit Development approved under Section 1 of this Ordinance.

3. That passage of this Ordinance shall constitute approval of the Concept Plan entitled "Conceptual Site Plan" (The New Charlestowne Mall); Jacob & Hefner Associates, Inc., dated 10/9/2013, attached hereto and incorporated herein as Exhibit "C", such that this document is hereby approved to depict the design intent for future PUD Preliminary Plan applications to be submitted for review and approval in accordance with the procedures outlined in the St. Charles Municipal Code.

4. Application and approval of new PUD Preliminary Plan(s), pursuant to the procedures in Title 17 of the St. Charles Municipal Code, Section 17.04.410(F), "PUD Preliminary Plan process for lots within an existing PUD", shall be required prior to any demolition or reconstruction of any portion of the mall building, modifications to the configuration of the parking lot, or construction of any additional buildings on the subject property. Subsequent to the approval of a new PUD Preliminary Plan(s), future changes to the PUD Preliminary Plan(s) plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments."

5. A Construction, Operation, and Reciprocal Easement Agreement ("COREA") has been entered into by the owners of the subject property. The City shall have no responsibility with respect to the COREA and may approve PUD Preliminary Plans or issue permits without regard to the COREA. The owners shall be jointly responsible for amending the COREA in any manner necessary to modify the site, or otherwise securing the joint authorization of the owners, prior to constructing any improvements to the site. The owners shall provide to the City notice and copies of any amendments to the COREA.

6. The Subject Realty shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

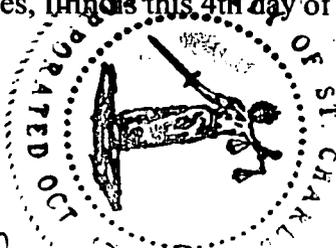
- a. Zoning: The property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Standards" attached hereto and incorporated herein as Exhibit "D".
- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be subdivided to create separate parcels for the anchor stores or any other freestanding building constructed on the site. Such subdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City. At the time of application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access, parking and utilities) have been provided to adequately serve the proposed lot.

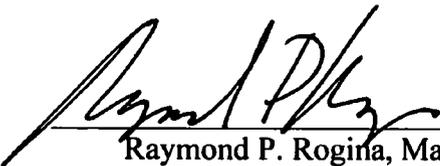
7. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.




Raymond P. Rogina, Mayor

Attest:


Nancy Garrison
City Clerk

COUNCIL VOTE:

Ayes: 10
Nays: 0
Absent:
Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____

Exhibit "A"

Legal Description (Subject Property)

The subject property is located at 3700, 3740, 3800, 3810, 3840, & 3850 E. Main Street (Illinois Route 64), St. Charles, Illinois, 60174, and is legally described as follows:

THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1461.93 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 505.23 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1015.80 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 357.09 FEET TO A POINT THAT IS 110.0 FEET NORTHERLY OF THE NORTH LINE OF LOT 1, ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, ST CHARLES, KANE COUNTY, ILLINOIS (MEASURED ALONG SAID EASTERLY LINE EXTENDED); THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST QUARTER 78.35 FEET TO THE WESTERLY LINE OF SMITH ROAD AS ESTABLISHED BY DOCUMENT 90K59922; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 995.0 FEET, 110.91 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 197.34 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 293.27 FEET TO AN ANGLE IN SAID WEST LINE; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 148.48 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 242.05 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF ILLINOIS STATE ROUTE NO. 64 AND THE SOUTH LINE OF LOT 1 IN SAID CHARLESTOWNE CENTER MALL 2463.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID CHARLESTOWNE CENTRE MALL; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CHARLESTOWNE CENTRE MALL 1816.74 FEET TO THE POINT OF BEGINNING (INCLUDING LOT 1 OF CHARWIL'S FIRST RESUBDIVISION OF PART OF LOT 1 CHARLESTOWNE CENTRE MALL, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 93K15081); (ALSO INCLUDING LOT 1 CHARWIL'S THIRD RESUBDIVISION OF CHARLESTOWNE MALL, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2001K007611); (EXCEPT LOT 1 OF CHARWIL'S SECOND RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 94K067871); AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE NORTHWESTERLY 698.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20162.06

FEET (CHORD BEARS NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET), SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64 (NORTH AVENUE) PER DOCUMENT NO. 92K04278, THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64, FOR A DISTANCE OF 301.20 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 27 SECONDS EAST, 9.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, 301.20 FEET; THENCE SOUTHEASTERLY 49.72 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20153.06 FT (CHORD BEARS SOUTH 88 DEGREES 26 MINUTES 48 SECONDS EAST, 49.72 FEET); THENCE SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST, 3.00 FEET; THENCE SOUTHEASTERLY 294.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20156.06 FEET, (CHORD BEARS SOUTH 88 DEGREES 56 MINUTES 08 SECONDS EAST, 294.31 FEET. THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS EAST, 6.50 FEET; THENCE SOUTHEASTERLY 354.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20149.56 FEET, (CHORD BEARS SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, 354.04 FEET TO THE POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID LINE, 12.50 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 1, AND ON A 20162.06 FOOT RADIUS CURVE CONCAVE TO THE NORTH, 698.41 FEET, THE CHORD OD SAID CURVE BEARS AN ASSUMED BEARING NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET TO A POINT OF TANGENCY OF SAID CURVE ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, 301.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 157.62 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST, 53.15 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS EAST, 169.44 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST, 44.21 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 11. 82 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 27 SECONDS WEST, 9.00 TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

Exhibit "B"

Findings of Fact

SPECIAL USE FOR PLANNED UNIT DEVELOPMENT

From the St. Charles Zoning Ordinance, Section 17.04.410.D.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:

1. 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.

The mall property is obsolete in design. The property lacks character/uniqueness, has no visual presence from Main Street, and does not have clearly designated front entrances. The PUD Amendment will establish standards to enable a more modern, distinctive development to establish a new sense of place for a facility that is already integral to 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.

The mall property was designed primarily for customers arriving by automobile and has very limited facilities to accommodate pedestrians. The PUD amendment will provide an opportunity for the property to be redeveloped with improved building entrances and pedestrian infrastructure. A continuous pathway system will be established on the site to facilitate pedestrian movement into the site and between buildings. New landscaping and new outlet buildings around the mall will help reduce the scale of the parking lot.

3. To encourage a harmonious mix of land uses and a variety of housing types and prices.

Not applicable.

4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

Not applicable.

5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

The PUD amendment will facilitate the redevelopment of an underutilized commercial site.

The redevelopment will utilize existing utilities and site improvements to the extent possible.

6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

The PUD amendment will facilitate the redevelopment of a property that is obsolete in terms of building and site design.

7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

The City engaged in a Comprehensive Plan rewriting process from June 2011 to September 2013, with a focus on both the mall property itself and the larger East Gateway commercial area that the mall anchors. The community had an opportunity to provide input and ideas for revitalizing the mall, and those ideas were incorporated into the plan document that was adopted by the City.

The developer used the Comprehensive Plan as reference for developing the concept site plan submitted in support of this application. The developer also has taken steps to engage the community, including hosting a neighborhood meeting at the mall.

2. 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.
New outdoor public spaces will be created at the reconstructed entrances to the mall.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
Not applicable.
3. The PUD will provide superior landscaping, buffering or screening.
The PUD amendment will facilitate an update to the site's landscaping, which is sparse within the site but is heavy and overgrown along the site's Main St. frontage. The Comprehensive Plan has called for a reduction of landscaping along the Main St. frontage. The existing landscaping and buffering along the north property line will be maintained.
4. The buildings within the PUD offer high quality architectural design.
The PUD amendment will facilitate an improved, modernized architectural design for the building, including better screening of existing loading docks, incorporating complementary architecture in the reconstructed portions of the building, and establishing new, prominent front entrances with pedestrian-oriented streetscaping.
5. The PUD provides for energy efficient building and site design.
Not applicable.

6. The PUD provides for the use of innovative stormwater management techniques.
The proposed site improvements will include naturalizing the existing stormwater detention basins and introducing bioswales and rain gardens into some parking lot islands.

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.

Not applicable.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

Not applicable.

9. The PUD preserves historic buildings, sites or neighborhoods.

Not applicable.

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

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

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

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

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

The PUD will remain primarily an enclosed retail shopping mall that will continue to serve the public with a shopping location.

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

The proposed redevelopment will utilize existing infrastructure, which was installed based upon a development of similar land use and intensity. A Traffic Memorandum prepared by HLR demonstrates that the proposed redevelopment will generate a comparable volume of traffic compared to the mall as approved by the City in 1995. Additionally, much of the infrastructure around the site has been enhanced in recent years, including Route 64, which has been widened to increase capacity.

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

The proposed redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on nearby property. Existing buffering of the site from residential properties to the north will be maintained.

- 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 mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.

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

The proposed redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on the 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.

The proposed redevelopment will comply with all code requirements, except for PUD deviations identified in the PUD Development Standards document.

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

The mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.

Redevelopment and modernization of the mall is strategically important for the City as the East Gateway business district contributes significantly to the City's tax base and economic well-being.

The concept plan being presented in support of the PUD amendment proposes substantial changes to the mall property that will be beneficial to the physical development of the East Gateway business district.

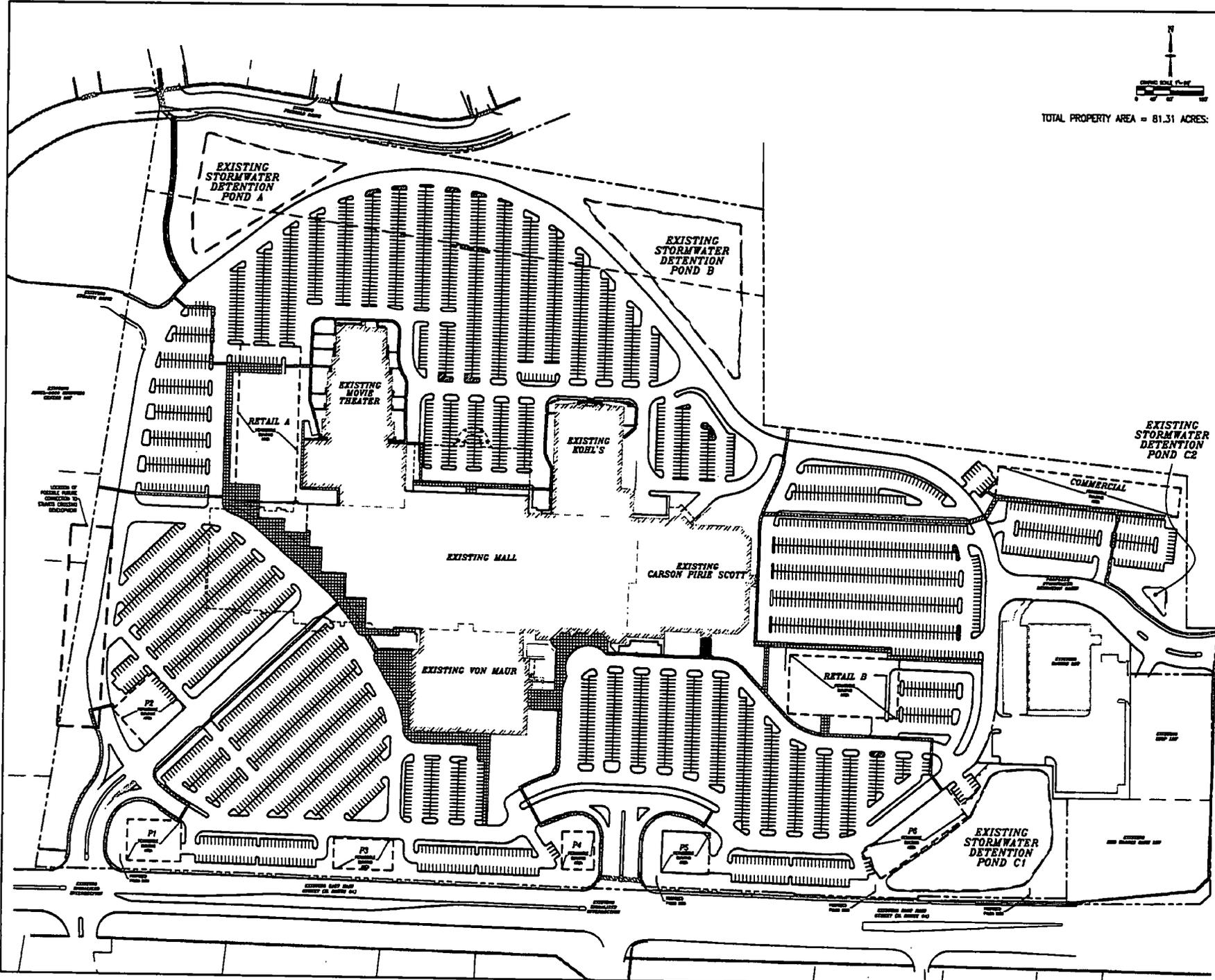
5. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The PUD amendment will facilitate site improvements that further the goals of the Comprehensive Plan.

The City recently adopted a new Comprehensive Plan that addresses the Charlestowne Mall site in detail. The site is discussed in the East Gateway Subarea Plan located in Chapter 8 of the document. The East Gateway area was subject to considerable discussion during the comprehensive planning process, including a visioning workshop designed specifically to gather input on how the mall site could be redeveloped. Feedback from that workshop was used to draft the Charlestowne Mall Framework Plan (p. 105) and Repositioning Alternatives (p. 106). The plans presented in support of the PUD amendment request incorporate some of those recommendations including: the introduction of outlot buildings around the mall property, the demolition and reconfiguration of vacant portions of the mall building, and façade improvements to the mall building.

Additionally, the East Gateway Improvement Plan (p. 103) identifies other potential improvements that have been incorporated into the concept site plans for the mall property, including: a landscaping reduction along Main St.; better pedestrian connections to commercial sites; and cross access between commercial sites.

Exhibit "C"
Concept Site Plan



TOTAL PROPERTY AREA = 81.31 ACRES.

CONCEPTUAL SITE PLAN
 THE NEW CHARLESTOWNE MALL,
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB A. REIFNER ASSOCIATES, INC.
 ARCHITECTS • ENGINEERS
 1000 N. WASHINGTON STREET, SUITE 100
 ST. CHARLES, ILLINOIS 62256
 TEL: (618) 735-1000

THE REHAUSE COMPANIES, INC.
 3000 MAIN, L.L.C.
 ST. CHARLES, ILLINOIS 62256
 TEL: (618) 735-1000

1"=80'
 F021
 EK1

Exhibit “D”

PUD Standards

Permitted and Special Uses	
	Per Table 17.14-1 of the Zoning Ordinance (BR Regional Business District), except that 3 Drive-Through Facilities shall be Permitted Uses.
Minimum Setbacks from Perimeter Property Lines	
• Front/Rt.64 & Smith Rd.	Parking: 20 ft. for parking stalls; 15 ft. for circulation drives associated with drive-through uses. Buildings: 20 ft.
• Rear/abutting Charlemagne Subdivision	Parking: Existing location per approved PUD Preliminary Plans. Buildings: 200 ft. to Charlemagne Subdivision property line
• Sides/other property lines	Buildings: 15 ft. Parking: 0 ft.
Maximum Building Size	
Maximum Building Height	Mall Building: Roofline max. elevation: 829 ft. above sea level (existing mall skylight ridge) Parapets max. elevation: 846 ft. above sea level (existing mall skylight peak) Feature elements max. elevation: 854 ft. above sea level All other buildings: Building height shall not exceed 50 ft. from the average finished ground level measured 10 ft. out from exterior walls.
Maximum Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)
Minimum Parking Requirement	
Number of parking stalls required	4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building). Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance.
Signs	
Freestanding/ Identification Signs	3 Shopping Center signs (To display shopping center name, anchor store business names, Retail A & B business names) Area: 225 sf Height: 30 ft. 1 cinema readerboard sign, Area: 150 sf. Height: 15 ft.

	<p>Outlot buildings (P1 to P6): 1 monument sign per building Area: 50 sf. Height: 8 ft.</p> <p>Existing off-site sign for 3880 E. Main St./ Lot 1 of Charwil's Second Resubdivision/ Saver's store, may remain per approved PUD Preliminary Plans.</p>
Wall Signs	<p>Anchor stores: 1 per side.</p> <p>Retail A & B: 1 per business per side.</p> <p>Outlots: 1 per side.</p> <p>Anchor buildings located at the rear of the mall building (Cinema and Kohl's): Wall sign permitted on south mall elevation; cinema sign may be a marquee extending above the parapet/roofline.</p> <p>For other stores/restaurants in the mall building with exterior frontage/storefronts, 1 per business.</p>
Directional Signs	<p>2 at each access point into the site.</p> <p>At each intersections of an entrance drive and the ring road, 1 per leg of the intersection.</p> <p>Signs may contain mall name/logo and business name/logo of Anchors, Retail A or B, or Outlots.</p>
Landscaping Standards	
<ul style="list-style-type: none"> Overall % of landscaped area 	Per Ordinance requirements: 20% landscape area over entire site.
<ul style="list-style-type: none"> Bufferyards 	Existing setback and landscaping along Charlemagne Subdivision to be maintained in conformance with the approved PUD Preliminary Plan.
<ul style="list-style-type: none"> Building foundation 	Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a "streetscape" design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.
<ul style="list-style-type: none"> Public Street frontage 	Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.
<ul style="list-style-type: none"> Parking Lot Screening 	Per Ordinance requirements: 30" screening of 50% of the parking lot frontage.
<ul style="list-style-type: none"> Interior Parking Lot 	No percentage requirement. All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/ groundcover.

Building Design and Material Requirements	
Building Design & material requirements	<p>Per Ordinance requirements contained in Section 17.06.030, and:</p> <ul style="list-style-type: none"> • EIFS may exceed 10% per façade, but shall not be used on the lower 10 ft. of any building. EIFS will generally be used for accent features and not as a primary façade material. • Screening of existing loading docks shall be improved to the extent possible, but full screening shall not be required. • Exterior Design elements of the reconstructed and new portions of the project, though varied, shall be complementary with the existing anchor buildings.
Access Locations	
	Existing access points shown on the Concept Site Plan, plus future cross access to west (Stuart's Crossing) and east (Oliver Hoffmann) shall be permitted.
Subdivision Standards	
Number & Configuration of Lots	PUD shall be considered a single zoning lot, regardless of subdivision. Subdivision shall be permitted for any anchor stores, Retail A or B, and any outlot buildings, provided easements as determined essential by the City are provided.
Minimum Lot Width	None
Minimum Lot Area	None

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 November 4, 2013, the Corporate Authorities of such municipality passed and approved Ordinance No. 2013-Z-19, entitled

"An Ordinance Amending a Special Use for Planned
Unit Development (Charlestowne Mall PUD – 3800 E.
Main St.),"

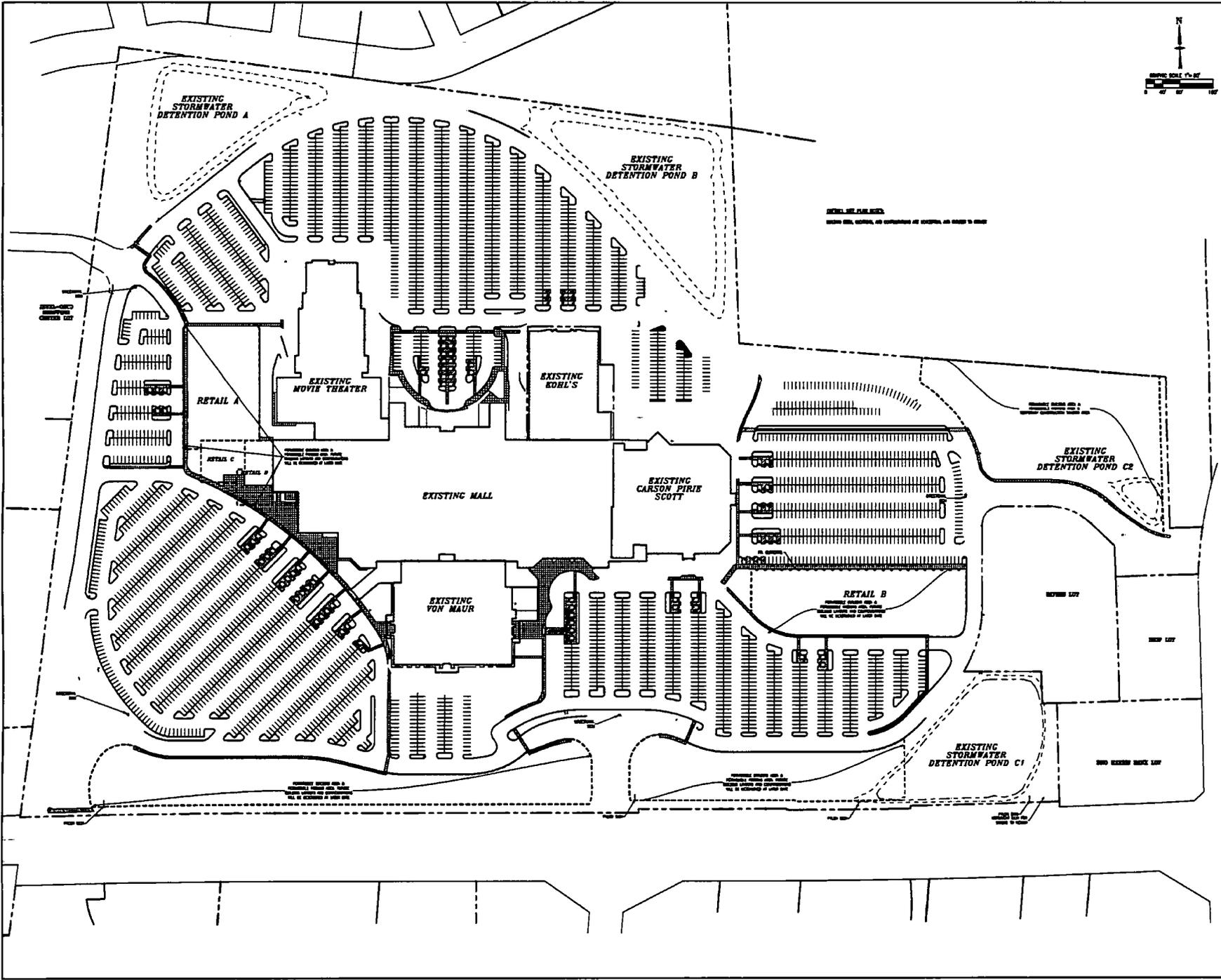
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2013-Z-19, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 8, 2013, 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 4th day of November 2013.



Nancy Garrison
Municipal Clerk



	<p>PRELIMINARY SITE PLAN THE QUAD ST. CHARLES 3900 E. MAIN STREET ST. CHARLES, ILLINOIS</p>
<p>JACOB & HEFNER ASSOCIATES, INC. 1000 W. WASHINGTON ST. SUITE 200 ST. CHARLES, ILLINOIS 62256</p>	<p>SC 3900 MAIN LLC 1" = 80' PD21 EX. 1</p>