

Exhibit B
Silverado St. Charles, LLC
Silverado Senior Living
Summary of Proposed Community and General Information

Description of the Proposed Community:

The proposed community will consist of a single story rectangular shaped building of approximately 44,164 square feet, and will feature an interior landscaped courtyard of approximately 16,000 square feet. The building will be designed as a slab-on-grade, wood framed with attractive exterior elevations of masonry and cementitious siding, and with architectural asphalt shingle roofing. The maximum height will be approximately 32'.

The community will be designed to accommodate 90 senior residents who are living with memory impairing diseases including Alzheimer's and Dementia. The community will include 50 private and semi-private residential rooms (units) with full baths. There will be no kitchens or kitchenettes in the resident rooms. Common areas serving residents will include a large kitchen, dining room, laundry, activity rooms and ancillary rooms to serve the residents.

General Information about the proposed community:

Silverado St. Charles will enhance the community by providing much needed senior services and housing. The community will be thoughtfully designed and operated to enhance the public health, safety and general welfare of the residents of St. Charles.

The proposed community of Silverado St. Charles will not be injurious in any way to the use and enjoyment of other property in the immediate area for the purposes already permitted; nor will it substantially diminish or impair property values within the neighborhood. Silverado's senior residential development will complement the surrounding residential, hospitality, retail and commercial enterprises; providing jobs and supporting local businesses during development and ongoing operations.

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<i>Silverado - Pheasant Run Crossing</i>
Project Number:	<i>2016 -PR- 008</i>
Application Number:	<i>2016 -AP- 023</i>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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

1. Property Information:	Location:	Part of Lot 7, Pheasant Run Crossing Subdivision St. Charles, IL 60174
	Parcel Number (s):	Part of 01-30-102-037
	Proposed PUD Name:	
2. Applicant Information:	Name	Perry Devlin Director of Development
	Address	Silverado Senior Living 6400 Oak Canyon, Suite 200 Irvine, Ca 92610
	Phone	949-930-3050
3. Record Owner Information:	Address	1600 E. Main St., Suite B St. Charles, IL 60174
	Phone	630-584-6580
	Fax	949-705-4350
	Email	pjdevlin@silveradocare.com
	Fax	630-584-6604
	Email	dmcardle@oakbrookco.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Regional Business

Current zoning of the property: BR

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

Current use of the property: Vacant Land

Proposed zoning of the property: OR

Proposed use of the property: Assisted Living - Memory Care

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

Proposed Land Use: Residential;
Type of Use: Senior Housing;
Hours: 24 hrs/Day, 7 Days/Week;
Parking 70 spaces + 4 HC spaces;
Site Exhibits provided

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

PLAT OF SURVEY:

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

SITE PLAN:

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

FINDINGS OF FACT:

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

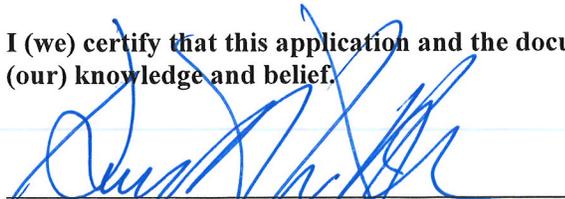
Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT:

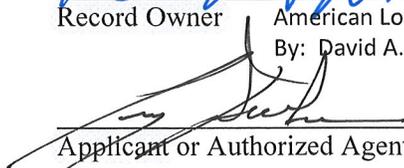
Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

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

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


Record Owner American Lodging Corporation
By: David A. McArdle, President

6/28/16
Date


Applicant or Authorized Agent Perry Devlin

6/28/16
Date

AMERICAN LODGING CORPORATION

1600 E. Main Street, Suite B
St. Charles, Illinois 60174
630.584.6580
Fax 630.584.6604

June 27, 2016

Silverado St. Charles, LLC
6400 Oak Canyon
Suite 200
Irvine, CA 92610

RE: Letter of Authorization

Please accept this as my authorization for Silverado St. Charles, LLC to act on behalf of American Lodging Corporation in its efforts to effect a zoning change and preliminary plat of subdivision for a portion of Lot 7 of the Pheasant Run Commons Subdivision in St. Charles, IL.

Thank you,
American Lodging Corporation



David A. McArdle
President

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

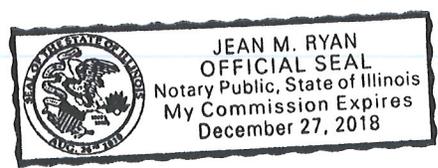
I, David A. McArdle, being first duly sworn on oath depose and say that I am the
President of American Lodging Corporation, an
(~~Illinois~~) (Delaware) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

<u>McArdle Ltd. (100%)</u>	_____
_____	_____
_____	_____
_____	_____

BY: 
TITLE: President

Subscribed and Sworn before me this 28th day of
June, 20 16.


Notary Public



LEGAL DESCRIPTION

LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN DUPAGE COUNTY ILLINOIS

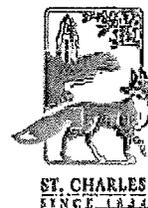
Legal Description of Silverado lot to be rezoned:

THAT PART OF LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 7; THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 383.78 FEET; THENCE NORTH 01 DEGREE 30 MINUTES 11 SECONDS WEST 178.70 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 49 SECONDS EAST 428.68 FEET TO THE EASTERLY LINE OF SAID LOT 7; (THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 7); 1) THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS EAST 65.00 FEET; 2) THENCE SOUTH 89 DEGREES 28 MINUTES 36 SECONDS WEST 112.81 FEET; 3) THENCE SOUTH 00 DEGREES 55 MINUTES 09 SECONDS EAST 464.82 FEET; 4) THENCE SOUTH 88 DEGREES 29 MINUTES 49 SECONDS WEST 212.52 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 195.00 FEET AND A CHORD THAT BEARS SOUTH 71 DEGREES 13 MINUTES 15 SECONDS WEST A DISTANCE OF 115.82 FEET; 5) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 117.59 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

FINDINGS OF FACT – MAP AMENDMENT

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

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



Silverado St. Charles, LLC
Project Name or Address

June 27, 2016
Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

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

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

The community is presently zoned for BR - Regional Business

The Hilton Garden Inn to the East is zoned BR.

The VW automobile dealership to the West is zoned ORBR

The Pheasant Run Resort is to the South across Main Street.

The property to the North is Medium Density Multi-Family residential

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

The current zoning - BR -Regional Business has inhibited the property owner from selling or developing property, and, as a consequence, the subject property is undeveloped. Lack of available frontage and visibility has negatively impacted the property for most retail and business uses. The proposed revision will enable the development of an Assisted Living/Memory Care community that will support the burgeoning need for the high quality care for the memory impaired in and around St. Charles.

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

The proposed zoning will allow the property to benefit from the entry of a leader in memory care for residents living with the debilitating effects of Alzheimers and Dementia. In that context, the proposed zoning will greatly enhance the health, safety, morals, and general welfare of the public.
It is difficult to assess the extent to which a reduction in the property's value under existing zoning restrictions accomplishes the same for the public.

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

The property is presently zoned as BR - Regional Business, and could be used for the purposes currently permitted.

The subject site lacks frontage visibility from Main Street, and the lot configuration and existing access easements compromise the viability of the property for retail use.

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

The property has never been developed.

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

Since 2008, the subdivision has struggled to attract new development, and has been adversely affected by the exit of major businesses from the market, as well as challenges with existing retail centers such as the Charlestowne Mall. The recovery in the area remains somewhat weak, and continues to hinder the property's sale and development. Poor frontage visibility from Main Street make the property less desirable for retail use.

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

We believe the proposed amendment is consistent with the City's Comprehensive Plan, to the extent that the health, safety, and general welfare of the residents of the City of St. Charles will be elevated by the proposed amendment.

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

N/A

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

The intended use of the property as a Memory Care community conforms to all the bulk regulations established in the OR District.

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

The general trend of the market for developable property in the vicinity of the subject property has been relatively soft for several years.

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

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	Silverado - Pheasant Run Crossing
Project Number:	2016 -PR-008
Application No.	2016 -AP-022

RECEIVED Received Date
St. Charles, IL
JUN 28 2016
CDD
Planning Division

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

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

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

1. Property Information:	Location:	Part of Lot 7, Pheasant Run Crossing Subdivision St. Charles, IL 60174
	Parcel Number (s):	Part of 01-30-102-037
	Proposed Subdivision Name:	Silverado St. Charles, LLC
2. Applicant Information:	Name	Perry Devlin
	Address	6400 Oak Canyon, Suite 200 Irvine, California 92618
	Phone	949-930-3050
3. Record Owner Information:	Name	American Lodging Corporation
	Address	1600 E. Main St., Suite B St. Charles, IL 60174
	Phone	630-584-6580
		Fax 949-705-4350
		Email pjdevlin@silveradocare.com
		Fax 630-584-6604
		Email dmcardie@oakbrookco.com

Please check the type of application:

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

This application is not required for:

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

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. Refer to attached Schedule of Application Fees.

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

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

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner's behalf. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions

or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

LEGAL DESCRIPTION:

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

PLAT OF SURVEY:

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

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

ENDANGERED SPECIES REPORT:

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

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

PLANS:

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

Copies of Plans:

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

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

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

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

STORMWATER MANAGEMENT:

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

□ TREE PRESERVATION PLAN:

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

□ DEPARTURES FROM SUBDIVISION CODE STANDARDS:

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

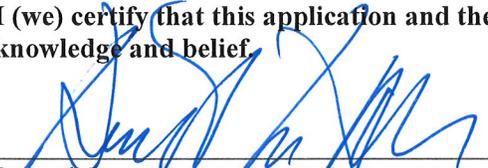
□ PARK AND SCHOOL LAND/CASH WORKSHEETS:

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

□ INCLUSIONARY HOUSING SUMMARY:

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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.



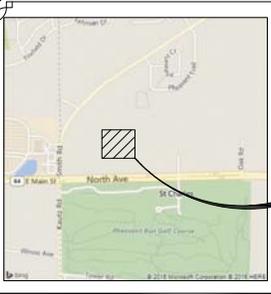
Record Owner American Lodging Corporation Date 6/28/16
By: David A. McArdle, President



Applicant or Authorized Agent Date 6/23/16
Perry Devlin

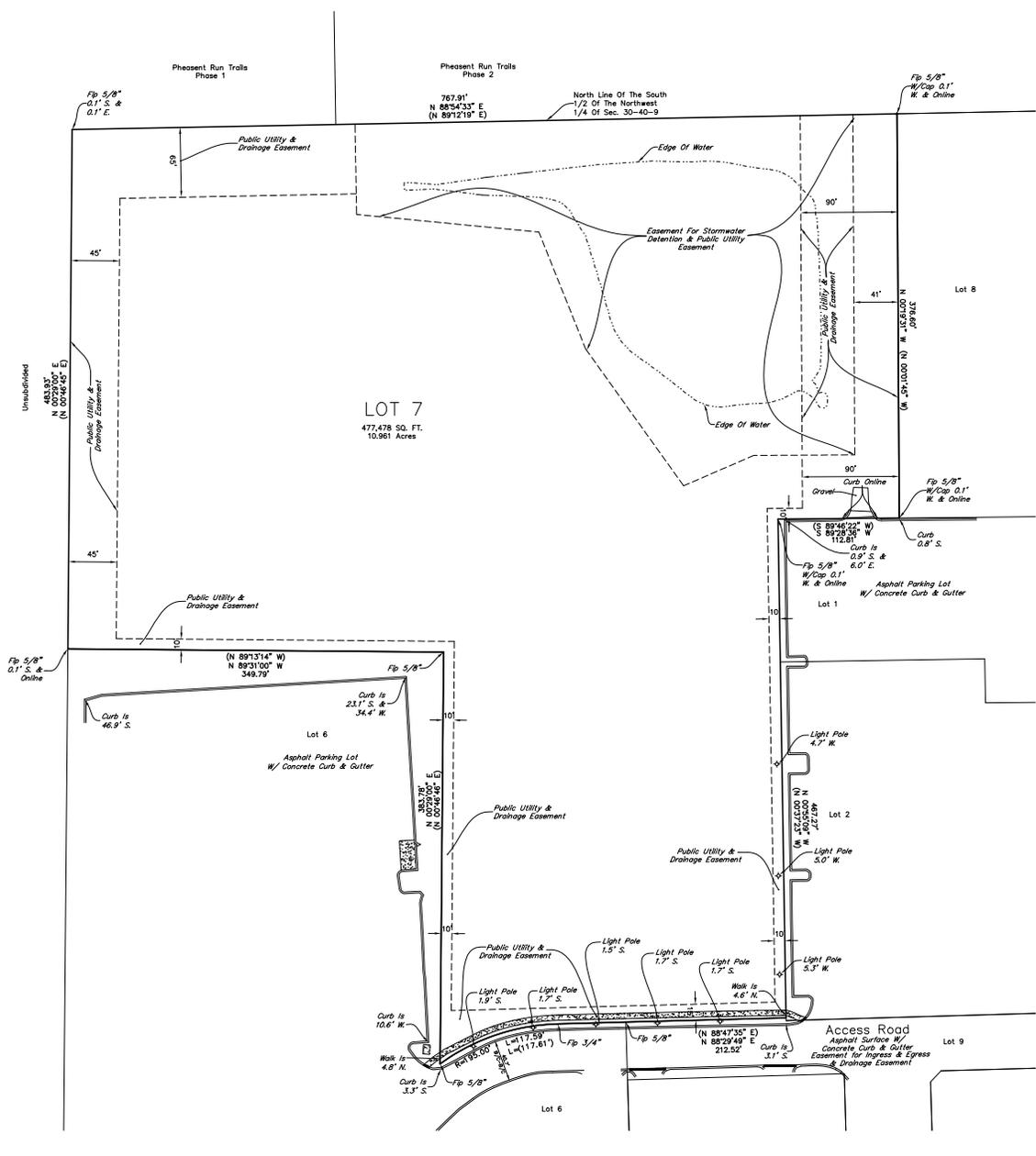
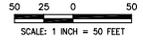
PLAT OF SURVEY

LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN DUPAGE COUNTY ILLINOIS.



VICINITY MAP

APPROXIMATE SITE LOCATION



MEASURED BEARINGS SHOWN HEREON ARE ASSUMED.
 DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
 DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
 MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT.
 THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL IMPRESSED SEAL.
 COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY THE SAME, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.
 FIELD WORK COMPLETED ON 6-15-16
 STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, PETER A. BLASER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THE PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMAL STANDARDS FOR A BOUNDARY SURVEY.
 DATED THIS 27TH DAY OF JUNE, A.D., 2016.

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- - - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - - CENTERLINE (Single Dashed Line)
- - - ADJUNCT SECTION LINE (Double Dashed Lines)
- - - SECTION LINE (Triple Dashed Lines)
- - - WATER LINE (Double Dotted Lines)

LEGEND

- ⊕ - FOUND IRON PIPE
- ◻ - INDICATES CONCRETE AREA
- SQ. FT. - SQUARE FEET
- ▬ - INDICATES DEPRESSED CURB

PREPARED FOR:
SILVERADO ST. CHARLES, LLC

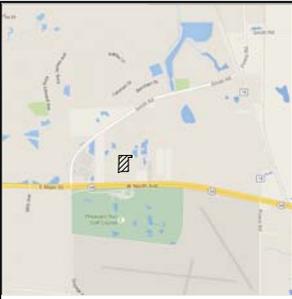
PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com
 DISC NO: 800002 FILE NAME: POS LOT 7
 DRAWN BY: REP FLD. BK. / PG. NO.: 767
 COMPLETION DATE: 6-17-16 JOB NO.: 800,002
 PROJECT REFERENCE:

DRAWING P216 - P:\Projects\2016\20160615\Survey\20160615\PLAT 7.dwg

PRELIMINARY PLAT OF SUBDIVISION FOR SILVERADO OF ST. CHARLES

LEGAL DESCRIPTION

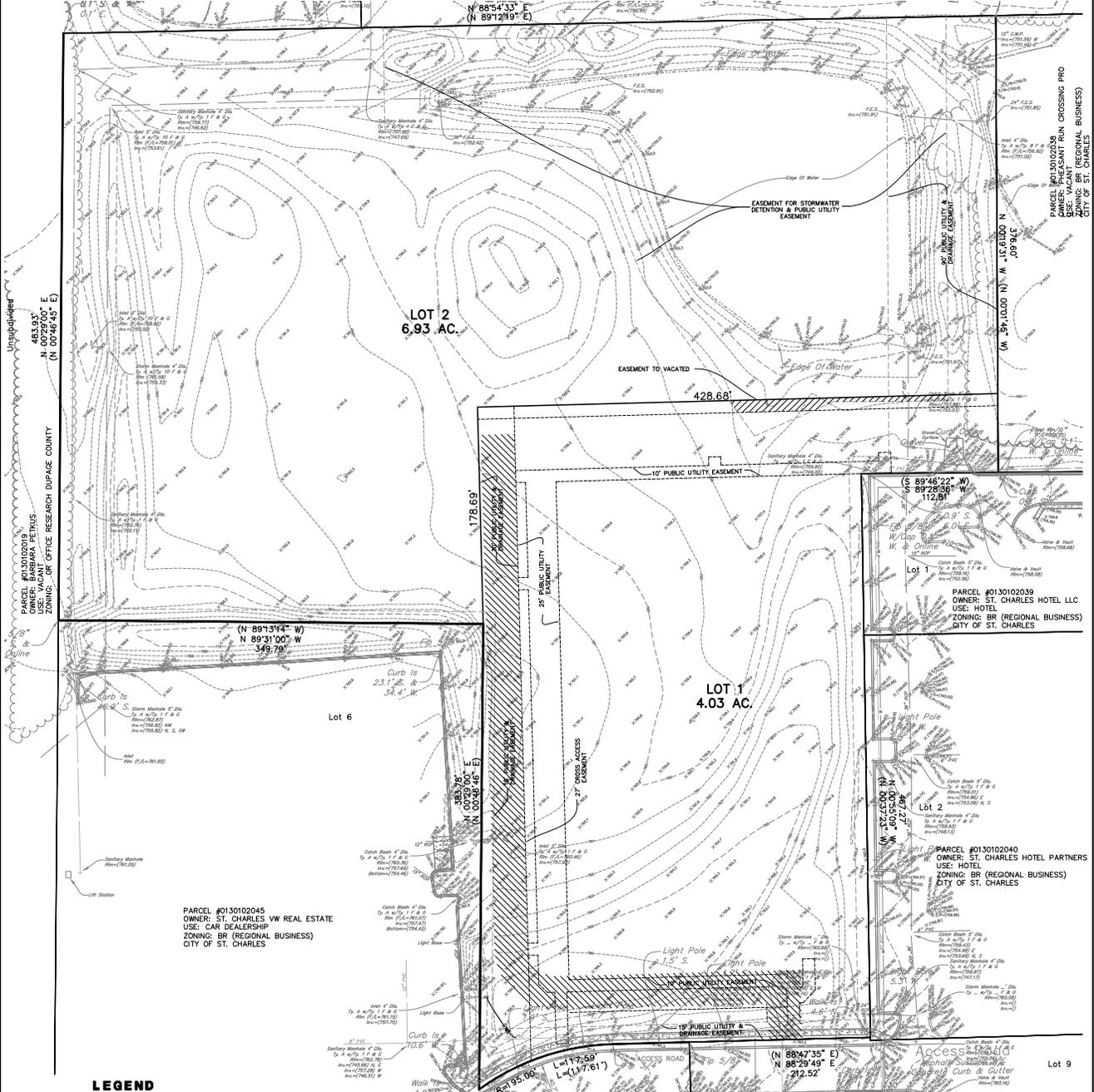
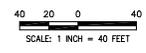
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LOCATION MAP

PIN: 01-30-102-037

LOT 1:	301,996.01 S.F.	/	6.93 AC.
LOT 2:	175,509.10 S.F.	/	4.03 AC.
TOTAL:	477,505.11 S.F.		10.96 AC.



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

- REMARKS**
- STATION 87C 17 ALIGNED DISE IN CYLINDER AT THE NORTHWEST CORNER OF DUNHAM ROAD AND FOR ONE SIDEWALK. ELEVATION = 782.00 (NAVD 88)
 - STATION 87C 18 ALIGNED DISE IN CYLINDER ON WEST SIDE OF 38TH AVENUE APPROXIMATELY 200 FEET SOUTH OF INTERSECTION OF ILLINOIS ROUTE 64 AND 38TH AVENUE. ELEVATION = 782.30 (NAVD 88)
 - STATION 87C 06 ALIGNED DISE IN CYLINDER ON WEST SIDE OF DUNHAM ROAD APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF ILLINOIS ROUTE 64 AND DUNHAM. ELEVATION = 770.00 (NAVD 88)
 - OP100 CROSS CUT IN CURB LINE & THIRD STALL SOUTH OF NORTHWEST CORNER OF PARKING LOT OF HILTON GARDEN INN LOCATED AT 4000 EAST MAIN STREET ST CHARLES IL. ELEVATION = 780.22 (NAVD 88)
 - OP103 CROSS CUT IN CURB LINE & NORTHEAST CORNER OF PARKING LOT OF HILTON GARDEN INN ON WEST SIDE OF HILTON GARDEN INN LOCATED AT 4000 EAST MAIN STREET ST CHARLES IL. ELEVATION = 780.22 (NAVD 88)

PREPARED FOR:
SILVERADO ST. CHARLES, LLC
6400 OAK CANYON DRIVE, SUITE 200
IRVINE, CA 92618
(949) 930-3050

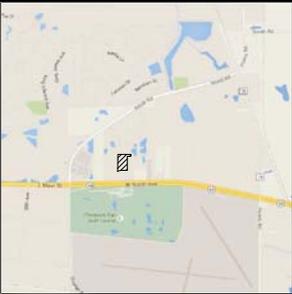
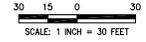
PREPARED BY:
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2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 800002 FILE NAME: PREOVER
DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 06-24-2016 JOB NO.: 800.02
XREF : TOPO PROJECT MANAGER : MBK

SITE PLAN FOR SILVERADO OF ST. CHARLES

LEGAL DESCRIPTION

LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN DUPAGE COUNTY ILLINOIS



LOCATION MAP

LOT 7

PARCEL #0130102037
OWNER: AMERICAN LODGING CORP
USE: VACANT
ZONING: BR (REGIONAL BUSINESS)

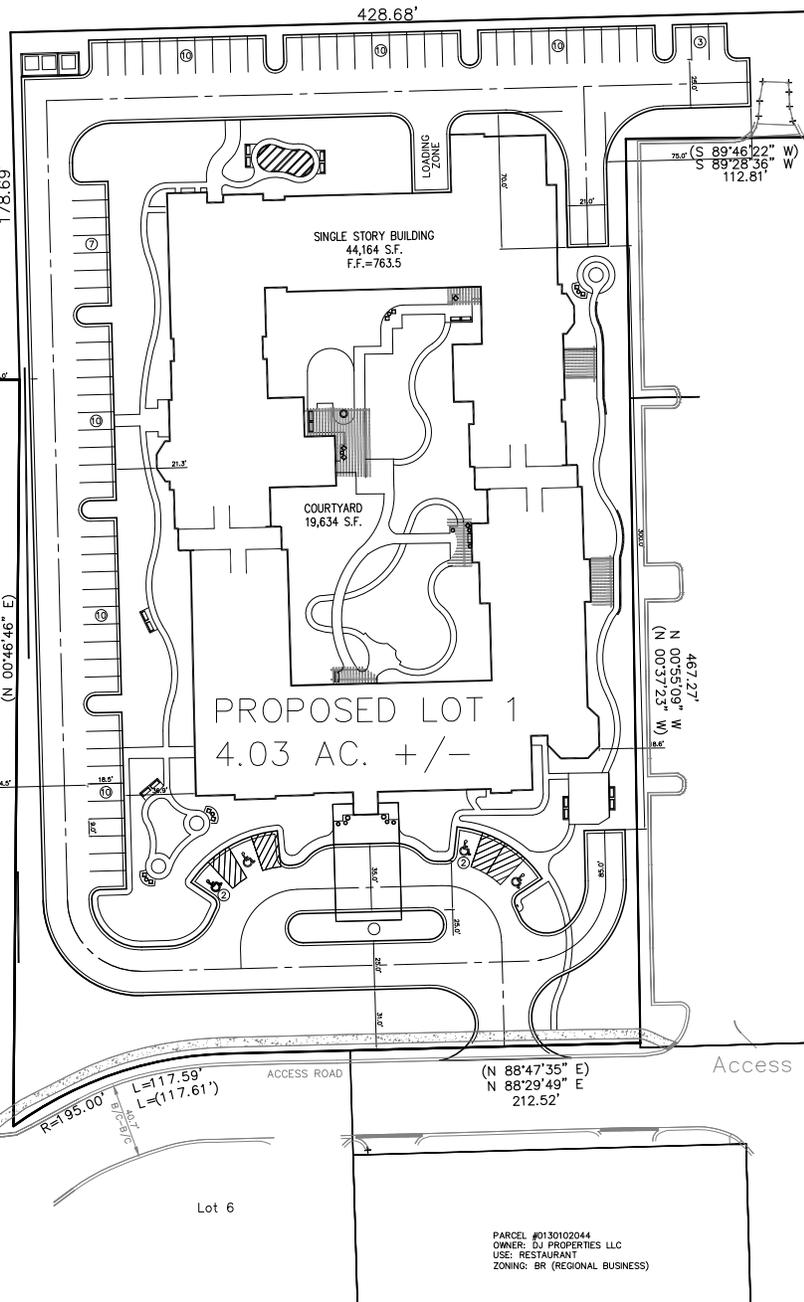
PARCEL #0130102038
OWNER: PHEASANT RUN CROSSING PRO
USE: VACANT
ZONING: BR (REGIONAL BUSINESS)

PARCEL #0130102039
OWNER: ST. CHARLES HOTEL LLC
USE: HOTEL
ZONING: BR (REGIONAL BUSINESS)

PARCEL #0130102040
OWNER: ST. CHARLES HOTEL PARTNERS
USE: HOTEL
ZONING: BR (REGIONAL BUSINESS)

PARCEL #0130102042
OWNER: AMERICAN LODGING CORP
USE: VACANT
ZONING: BR (REGIONAL BUSINESS)

PARCEL #0130102044
OWNER: DJ PROPERTIES LLC
USE: RESTAURANT
ZONING: BR (REGIONAL BUSINESS)



Lot 6
PARCEL #0130102045
OWNER: ST. CHARLES VW REAL ESTATE
USE: CAR DEALERSHIP
ZONING: BR (REGIONAL BUSINESS)

Access Road

Lot 9

Lot 6

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

PREPARED FOR:
SILVERADO ST. CHARLES, LLC
6400 OAK CANYON DRIVE, SUITE 200
IRVINE, CA 92618
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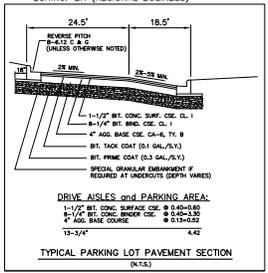
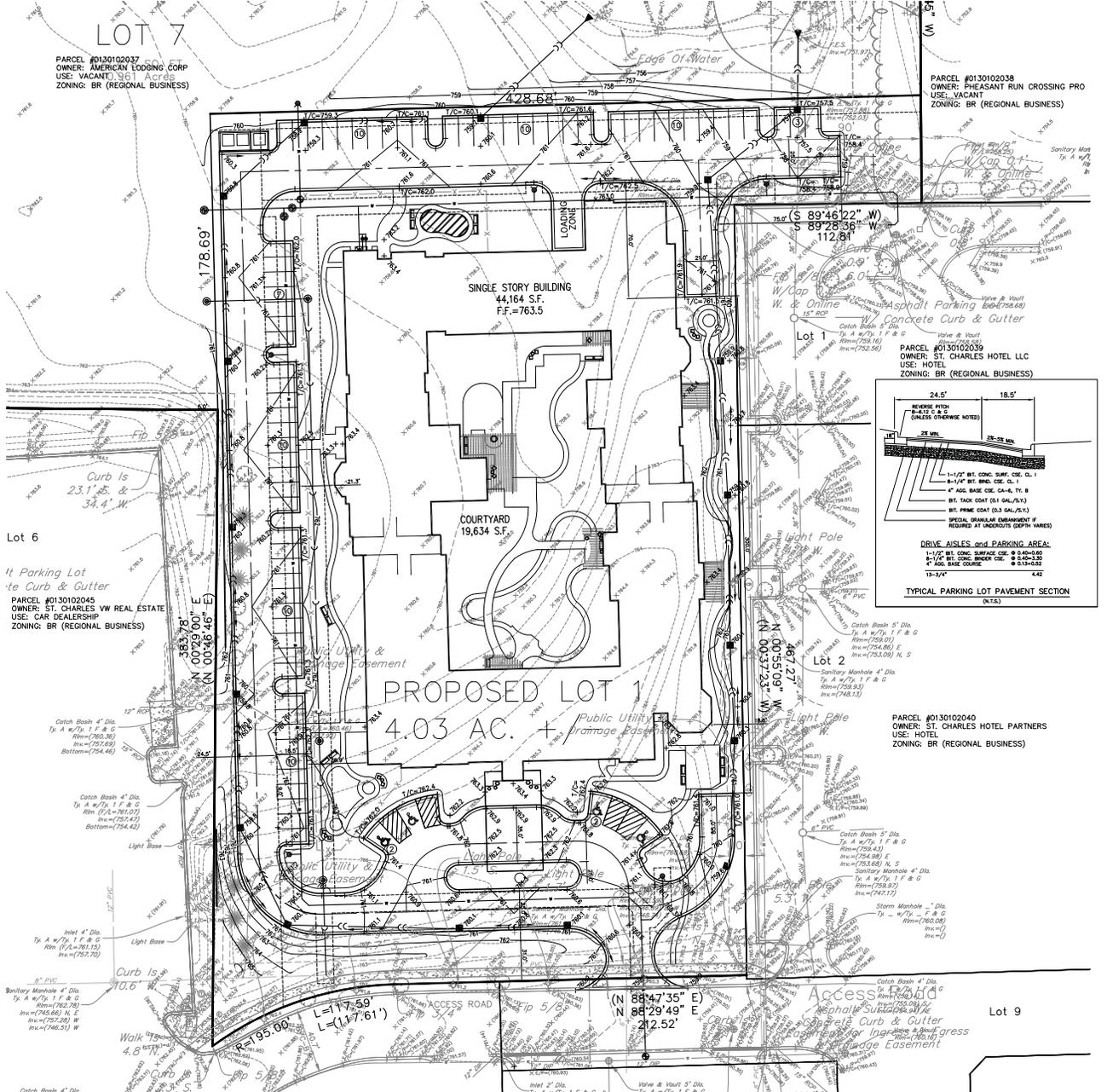
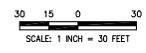
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DRAWN BY: BCD FLD. BK. / PC. NO.: BK./PC.
COMPLETION DATE: 06-29-2016 JOB NO.: 800.002
XREF : TOPO PROJECT MANAGER : MBK

PRELIMINARY ENGINEERING PLAN FOR SILVERADO OF ST. CHARLES

LEGAL DESCRIPTION

LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN DUPAGE COUNTY ILLINOIS

LOCATION MAP



LEGEND

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

PREPARED FOR:
SILVERADO OF ST. CHARLES, LLC
4000 OAK CANYON DRIVE, SUITE 200
IRVINE, CA 92618
(949) 930-3050

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 800002 FILE NAME: FROEYER
DRAWN BY: BCD P.L.D. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 06-24-2016 JOB NO.: 800.002
XREF : TOPO PROJECT MANAGER : MBK