ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Motion to approve an Ordinance Approving a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan (Lexington Club PUD)
Presenters:	Rita Tungare

Please check appropriate box:

	Government Operations		Government Services
	Planning & Development	X	City Council (1/7/13)
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	

If NO, please explain how item will be funded:

Executive Summary:

The attached ordinance was prepared in accordance with the Planning and Development Committee recommendation of 5/14/12.

The Committee recommended approval with a number of conditions. The developer has agreed to all of the conditions of the Committee recommendation and has revised all plans accordingly. Obligations not identified on the plans have been memorialized in the PUD Ordinance.

1. For building materials, fiber cement will be required and vinyl siding will be prohibited.
2. The entrance monument sign has been removed from the plans.
3. Revised engineering and subdivision plans reflecting all off-site improvements have been submitted. All staff plan review comments have been addressed.
4. Offsite improvements are noted on the plans and memorialized in Section 5(i) of the PUD ordinance, including full improvement of 9th St. north of State St. and offsite sidewalk installation on State St. from 7th to 9th St. and on 7th St. north of State St.
5. The $200,000 contribution for future offsite street/intersection improvements is memorialized in Section 5(j) of the PUD Ordinance.
6. A construction route (haul road) is designated in Section 5(n) of the PUD Ordinance (From Main St. to 9th St. to State St. to 9th St. into the site).
7. An Affordable Housing Agreement requiring the developer to pursue funding to make units in the development affordable is attached as PUD ordinance Exhibit F.

Additionally, the Committee recommended that the property be "cleaned up" by Fall 2012. No further cleanup of the site has occurred due to the ongoing discussion of the Redevelopment Agreement. The developer's obligation to clean up the site is detailed in the Redevelopment Agreement and cross referenced in Section 5(o) of the PUD ordinance.

Attachments: *(please list)*

Ordinance approving Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan
Correspondence received since 5/14/12 (posted as a separate attachment)

Recommendation / Suggested Action *(briefly explain)*:

Approve as presented.

For office use only:	*Agenda Item Number:* IIC4

City of St. Charles, Illinois
Ordinance No. 2013-Z-___

An Ordinance Granting Approval of Map Amendment, Special Use for a Planned Unit Development, and Approval of a PUD Preliminary Plan (Lexington Club PUD)

WHEREAS, on or about December 8, 2009, the Lexington Homes LLC ("Applicant") and St. Charles-333 North Sixth Street, LLC ("Record Owner") filed applications for (i) Map Amendment to rezone the property legally described on Exhibit "A" attached hereto and made a part hereof ("Single Family Parcel") from the M-1 Special Manufacturing District to the RT-3 Traditional Single Family Residential District and to rezone the property legally described on Exhibit "B" attached hereto and made a part hereof ("Townhome Parcel") from the M-1 Special Manufacturing District to the RM-2 Medium Density Multi-Family Residential District; (ii) Special Use for a Planned Unit Development so as to permit a residential development project on the property legally described on Exhibit "C" attached hereto and made a part hereof ("Subject Realty"), with deviations from the regulations of the St. Charles Zoning Ordinance; and (iii) PUD Preliminary Plan for the Subject Realty; and

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development were published on or about July 30, 2011, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted public hearings on or about August 16, 2011, September 20, 2011 and October 4, 2011(collectively, the "Public Hearing"), on said application 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 application and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, on October 18, 2011, the Plan Commission made all required Findings of Fact and forwarded them to the City Council together with its recommendation that the relief requested in said petitions be approved subject to the conditions stated therein; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said applications subject to conditions on or about May 14, 2012; and,

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

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

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

Section 2. That the Official Zoning Map of the City, which is on file in the Office of the City Clerk, is hereby amended by rezoning the property legally described in Exhibit "A" from the "M-1 Special Manufacturing District" to "RT-3 Traditional Single Family Residential District" and rezoning the property legally described in Exhibit "B" from the "M-1 Special Manufacturing District" to the "RM-2 Medium Density Multi-Family Residential District". Said rezoning is based upon Petitioner's application and the evidence presented at the Public Hearing. The City Council hereby finds that the Zoning Map Amendments are in the public interest and adopts the Findings of Fact set forth on Exhibit "D-1" which is attached hereto and incorporated herein.

Section 3. That a Special Use for a Planned Unit Development is hereby granted for the Subject Realty, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended. Based upon the Petitioner's application 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 set forth on Exhibit "D-2", which is attached hereto and incorporated herein.

Section 4. That passage and approval of this Ordinance shall constitute approval of the PUD Preliminary Plan, consisting of the following documents:

- Preliminary Site Plan prepared by BSB Design dated 4/18/12
- Preliminary Subdivision Plans prepared by TFW Surveying & Mapping Inc. dated 12/17/10 and last revised 9/6/12
- Preliminary Engineering Plans prepared by Wills Burke Kelsey Associates Ltd. dated 12/17/10 and last revised 10/9/12
- Preliminary Landscape Plans prepared by Pugsley & Lahaie Ltd. dated 11/25/09 and last revised 4/18/12
- Preliminary Architectural Elevations prepared by BSB Design dated 7/21/11, including three sheets of Character Elevations for the detached single-family buildings and two sheets of Character Elevations for the attached single family buildings.

reduced copies of which are attached hereto and incorporated herein as Exhibit "E" (PUD Preliminary Plan), subject to the terms, conditions and restrictions set forth herein and subject to compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code.

Section 5. 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. Dwelling Units: A maximum of one-hundred thirty (130) dwelling units may be constructed on the Subject Realty, comprised of one-hundred two (102) attached single family dwellings on the Townhome parcel and twenty-eight (28) detached single-family dwellings on the Single Family Parcel.

b. Single Family Parcel: The development shall comply with the standards of the RT-3 zoning district, except that the following deviations are hereby approved:

1. The maximum building coverage for one-and-one-half and two-story structures is hereby increased to 45%.
2. The minimum interior side yard requirement is hereby reduced to 5 feet.
3. The minimum rear yard requirement is hereby reduced to 25 ft.

c. Townhome Parcel: The development shall comply with the standards of the RM-2 zoning district, except that the following deviations are hereby approved:

1. The minimum lot area per dwelling unit requirement is hereby reduced to 3,912 square feet.
2. The minimum front yard requirement is hereby reduced to 15 ft. for corner or building end units, where the garage door for the unit faces the exterior side yard.
3. The minimum interior side yard requirement is hereby reduced to 9 ft.
4. The minimum exterior side yard requirement is hereby reduced to 15 ft.; however, no garage door shall be less than 20 ft. from the street right-of-way.

d. Design Review Standards and Guidelines: The development shall comply with the Design Review Standards and Guidelines of Chapter 17.06 of the Zoning Ordinance, and with the following conditions:

1. Uniform building materials as required by Section 17.06.050(F)(3) of the Zoning Ordinance shall not be required for the townhome buildings, provided that the elevations otherwise conform to the PUD Preliminary Plans.
2. In addition to the building materials requirements and restrictions listed in Section 17.06.050(F)(1) and 17.06.050(F)(2) of the Zoning Ordinance, all exterior siding materials on buildings constructed on the Subject Realty shall be cedar or equivalent wood or fiber cement siding and trim. Vinyl, aluminum or equivalent material shall not be used for siding or trim.
3. All garage doors shall be "Designer Series" as shown on the PUD Preliminary Plans or an equivalent with comparable details and glass window panels.
4. Detached Single-Family building elevations facing exterior side yards or pedestrian access ways (Lots 3, 4, 16, 17, 28 as shown in the PUD Preliminary Plan) shall include architectural detailing equivalent or better than the Character Side elevations shown in the PUD Preliminary Plans.
5. The PUD Preliminary Plans have identified eight (8) character elevations for the detached single-family buildings and two (2) character elevations for the townhome buildings. The character elevation styles shall be interspersed such that a detached single-family building is not adjacent to more than one of the same

character elevation and the townhome buildings are approximately 50% of each character elevation.

6. Variations to the Character Elevations shown in the PUD Preliminary Plans may be reviewed and approved by the Director of Community Development as an Authorized Administrative Change in accordance with the provisions of Section 17.04.430.C of the Zoning Ordinance. Rearrangement/substitution of townhome unit types within the buildings shall be reviewed as an Administrative Change.

e. Landscaping

1. Perimeter site landscaping and all landscaping shown on common lots shall be reviewed as a part of the Final PUD Plan. All perimeter site landscaping, including any landscape bufferyards, shall be completed for each phase prior to the occupancy of any building, or portion thereof, in the phase.
2. Lot landscaping for the townhomes shall be reviewed as part of the building permit submittals.
3. Final Landscape Plans which provide comparable quality, quantity, and character but do not strictly comply with the Preliminary Plan may be reviewed and approved by the Director of Community Development as an Authorized Administrative Change in accordance with the provisions of Section 17.04.430.C of the Zoning Ordinance.

f. Owner's Association:

The Applicant will create one or more Owners Associations and create a Master Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of common open space and improvements in the development, including, but not limited to, stormwater management facilities. The Declaration shall also regulate modifications to building architecture following the initial construction of the development. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Subject Realty.

g. School and Park Contributions:

The Applicant has agreed to convey, and the St. Charles Park District has agreed to accept, the .09-acre parcel fronting on 9th Street shown as Lot 59 on the PUD Preliminary Plan. The remainder of the Park and School contribution shall be provided as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time. If the bedroom count used to calculate the initial cash contribution changes, the amount of the contribution shall be adjusted at the time of building permit.

h. Inclusionary Housing:

The Applicant has requested a deviation to the requirements of Chapter 17.18 of the Zoning Ordinance, Inclusionary Housing, to enable the development to begin construction without designating any affordable units or providing a fee-in-lieu contribution. The deviation request is hereby granted conditioned upon the Applicant executing and complying with the attached Affordable Housing Agreement, attached at Exhibit "F" for the duration of the project build out. In the event the Applicant fails to comply with the Affordable Housing Requirement at any time during the project build out, the requirements of Chapter 17.18 shall apply to the remaining housing units to be constructed.

i. Subdivision Improvements: The following shall be constructed as a part of the initial Land Improvements for the development:

1. Installation of a 10 inch water main as shown on the PUD Preliminary Plans (generally along Mark Street from 6th Street to 9th Street, along 9th Street south to State Street, continuing to the existing 10" water main near Dean Street, to complete a 10" water main loop through the development site). Following acceptance of the water main by the City, the City shall reimburse the Applicant for the actual cost to install the portion of the water main located offsite, including the cost to resurface existing streets which are not required to be reconstructed as a part of the development. Improvements to be reimbursed and the total maximum reimbursement shall be as specified in Exhibit G.
2. Full improvement of 9th Street from State Street north into the development site, improved to the same standards as the streets within the development, including curb and gutter, storm sewer, sidewalks, street trees, and street lighting.
3. Installation of a 5 ft. wide sidewalk on the north side of State Street, between 9th and 7th Streets, connecting to existing sidewalks at both intersections.
4. Installation of missing sidewalk segments on 7th Street north of State Street.

j. Off-site traffic contribution: Prior to the 65th occupancy permit, the applicant shall deposit with the City a cash contribution of $200,000 to be used for off-site street or intersection improvements, at the sole discretion of the City Council.

k. Ryan Street Right-of-Way: As a part of the Final Plat of Subdivision for the project, the City shall vacate the existing Ryan Street right-of-way located east of 9th Street and convey title of the property to the applicant. The City shall retain easements over any public utilities existing in the right-of-way.

l. Future Ryan Street extension: As a part of the Final Plat of Subdivision for the project, applicant shall dedicate right-of-way for a future Ryan Street extension at the western end of the site (shown on the PUD Preliminary Plans as Lot 54). This property shall be maintained by the Owner's Association for the development until such time the street is constructed and accepted by the City.

m. Access Easements: As a part of the Final Plat of Subdivision for the project, the applicant shall provide public access easements for pedestrian paths shown on the PUD Preliminary Plans (paths connecting Ryan Street to 12th Street, Ryan Street to the St. Charles Park District site, and the two paths connecting Mark Street to the railroad right-of-way).

n. Construction Route: Construction related traffic shall access the site by following a route from Main Street, to 9th Street, to State Street to 9th Street into the site. No construction traffic shall utilize Mark Street east of 5th Street; 5th, 6th or 7th Street south of the Subject Realty; or State Street east of 9th Street.

o. Site Cleanup: Complete demolition and clearing of debris and structures and environmental remediation of the property shall occur in accordance with a schedule to be mutually agreed upon by the parties, as set forth in a separate development agreement with the City.

p. The Applicant shall execute a Developer's Undertaking/Land Improvement Agreement in the City's standard form, and tender the security required therein prior to the recording of the Final Plat of Subdivision.

q. Stormwater Special Service Area: Following recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Realty. The Record Owner shall not sell or transfer ownership of any portion of the Subject Realty until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.

Section 6. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 7. That this Ordinance shall become effective from passage, approval and publication in pamphlet form as provided by law.

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

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

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

_____
Donald P. DeWitte, Mayor

Attest:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

APPROVED AS TO FORM:

_____
City Attorney

DATE: _____, 2013

EXHIBIT "A"
LEGAL DESCRIPTION OF SINGLE FAMILY PARCEL

PARCEL TO BE ZONED RT-3:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS WEST, BEING AN ASSUMED BEARING AND THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION, ALONG SAID LAST DESCRIBED SOUTH LINE, 362.12 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 6TH STREET, AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION TO THE CITY OF ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1889 AS DOCUMENT NUMBER 24117, ALSO BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 11 DEGREES 43 MINUTES 06 SECONDS EAST ALONG SAID LAST DESCRIBED WEST RIGHT OF WAY LINE, 186.93 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 610.92 FEET; THENCE SOUTH 86 DEGREES 11 MINUTES 29 SECONDS WEST, 58.19 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 14 SECONDS WEST, 108.55 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF 9TH STREET, AS DELINEATED ON THE PLAT OF MILLINGTON THIRD ADDITION TO ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1926 AS DOCUMENT NUMBER 272865; THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID LAST DESCRIBED NORTHERLY EXTENSION, 120.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A NON TANGENT CURVED LINE, CONCAVE NORTH, HAVING A RADIUS OF 101.50 FEET, AN ARC LENGTH OF 43.61 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 74 DEGREES 51 MINUTES 47 SECONDS WEST, 43.28 FEET) TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVED LINE, CONCAVE SOUTH, HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 60.42 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 75 DEGREES 52 MINUTES 06 SECONDS WEST, 59.88 FEET); THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 58.51 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST, 140.96 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (A.K.A. UNION PACIFIC RAILROAD); THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 932.55 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST, 97.84 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886 AFORESAID; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTH LINE, 33.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"
LEGAL DESCRIPTION OF TOWNHOME PARCEL

PARCEL TO BE ZONED RM-2:
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET), ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
-- TOGETHER WITH --
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
-- TOGETHER WITH --
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET, 1043 FEET; THENCE NORTH 2 DEGREES 44 MINUTES 00 SECONDS EAST, 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 64 DEGREES 34 MINUTES 00 SECONDS EAST, 149.92 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 00 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 31 MINUTES 00 SECONDS WEST, 651.43 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST, 135.80 FEET; THENCE NORTH, 7.90 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST, 106 FEET; THENCE SOUTH, 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES 34 MINUTES 00 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 64 DEGREES 34 MINUTES 00 SECONDS EAST, 19.73 FEET; THENCE SOUTH 74 DEGREES 16 MINUTES 30 SECONDS EAST, 327.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
-- TOGETHER WITH --
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 TO A POINT 150 FEET NORTH OF THE NORTHERLY LINE OF DEAN STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES 13 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") THENCE EAST, 69 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 10 SECONDS EAST, 60 FEET; THENCE WEST, 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES 13 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE, 222.51 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE, 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
-- TOGETHER WITH --
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON'S ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES 37 MINUTES 00 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES 46 MINUTES 00 SECONDS EAST, 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES 48 MINUTES 00 SECONDS WEST

ALONG SAID WESTERLY LINE, 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES 37 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

-- TOGETHER WITH --

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES 07 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET, 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND, 174 FEET; THENCE NORTH 60 DEGREES 19 MINUTES 00 SECONDS WEST, 168.19 FEET; THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS WEST, 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS WEST, 479.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES 31 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 01 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION, 285 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 132 FEET; THENCE SOUTH 01 DEGREE 04 MINUTES 00 SECONDS EAST, 255.77 FEET TO A POINT SOUTH 80 DEGREES 02 MINUTES 00 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES 02 MINUTES 00 SECONDS WEST, 325.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREE 04 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION, 285.0 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 132.0 FEET; THENCE SOUTH 01 DEGREES 04 MINUTES 00 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01 DEGREE 04 MINUTES 00 SECONDS WEST ALONG THE LAST DESCRIBED COURSE, 255.77 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 100.00 FEET; THENCE SOUTH 01 DEGREE 04 MINUTES 00 SECONDS EAST PARALLEL WITH SAID WEST LINE, 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES 06 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES 06 MINUTES 00 SECONDS EAST, 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

-- TOGETHER WITH --

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE

NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT NO. 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 01 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 01 DEGREE 53 MINUTES WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

-- EXCEPTING THEREFROM ALL OF THE ABOVE --

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS WEST, BEING AN ASSUMED BEARING AND THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION, ALONG SAID LAST DESCRIBED SOUTH LINE, 362.12 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 6TH STREET, AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION TO THE CITY OF ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED JULY 11, 1889 AS DOCUMENT NUMBER 24117, ALSO BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 11 DEGREES 43 MINUTES 06 SECONDS EAST ALONG SAID LAST DESCRIBED WEST RIGHT OF WAY LINE, 186.93 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 610.92 FEET; THENCE SOUTH 86 DEGREES 11 MINUTES 29 SECONDS WEST, 58.19 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 14 SECONDS WEST, 108.55 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTER LINE OF 9TH STREET, AS DELINEATED ON THE PLAT OF MILLINGTON THIRD ADDITION TO ST. CHARLES, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1926 AS DOCUMENT NUMBER 272865; THENCE NORTH 00 DEGREES 55 MINUTES 11 SECONDS WEST ALONG SAID LAST DESCRIBED NORTHERLY EXTENSION, 120.17 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A NON TANGENT CURVED LINE, CONCAVE NORTH, HAVING A RADIUS OF 101.50 FEET, AN ARC LENGTH OF 43.61 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 74 DEGREES 51 MINUTES 47 SECONDS WEST, 43.28 FEET) TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A CURVED LINE, CONCAVE SOUTH, HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 60.42 FEET (THE CHORD TO SAID CURVED LINE BEARS NORTH 75 DEGREES 52 MINUTES 06 SECONDS WEST, 59.88 FEET); THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST, 58.51 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 00 SECONDS EAST, 140.96 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY (A.K.A. UNION PACIFIC RAILROAD); THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 932.55 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 00 SECONDS WEST, 97.84 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886 AFORESAID; THENCE SOUTH 89 DEGREES 41 MINUTES 25 SECONDS WEST ALONG SAID LAST DESCRIBED SOUTH LINE, 33.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "C"

LEGAL DESCRIPTION OF SUBJECT REALTY

SUBJECT PROPERTY:

PARCEL ONE:

LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT

PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES, 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE

SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT 150 FEET NORTH OF THE NORTHERLY LINE OF DEAN STREET, FOR THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET; THENCE WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.51 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON'S ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78

DEGREES, 46 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SIX:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 479.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN:

EASEMENT FOR PRIVATE ROADWAY RESERVED BY DEED RECORDED JULY 16, 1957, IN BOOK 1855, PAGE 119, AS DOCUMENT 839306, MADE BY HAWLEY PRODUCT COMPANY TO CARL E. SODERQUIST AND SONS FOR THE BENEFIT OF THE NORTH 30 FEET OF LOT 11 IN BLOCK 5 OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES IN PARCEL TWO, OVER THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 535 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE EAST 30 FEET; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 134.45 FEET; THENCE NORTH 1 DEGREE WEST PARALLEL WITH THE WEST LINE OF SAID ADDITION

30 FEET; THENCE SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST 134.45 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL EIGHT:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT NO. 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "D-1"

FINDINGS OF FACT FOR MAP AMENDMENT

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.

1. The existing uses and zoning of nearby property.

   The property is surrounded by both residential and manufacturing uses and zoning. Areas to the north and south of the site are primarily residential. Areas to the east and west contain a mix of residential and industrial land uses.

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

   It is not known if the existing zoning restriction is diminishing property values in the area. Industrial uses are generally considered to be incompatible with single-family residential uses, which may cause property values surrounding the site to be diminished.

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

   The current zoning restriction has not produced any perceptible public benefits during the last 5 years that the property has remained vacant. The property is in a deteriorated state and is environmentally contaminated. Under the existing zoning, the property could be developed with industrial uses that may be incompatible with the surrounding neighborhood, which is primarily residential.

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

   The property is not well suited for industrial use. The property was originally used for industrial purposes because of its proximity to the railroad. The railroad line is no longer active and is in the process of abandonment. Access to the site requires use of minor streets and crossing through a residential neighborhood. The site has limited visibility from any arterial or collector street.

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.

   Applied Composites closed and vacated the property in 2005. The property has remained vacant. Some of the structures on the site were torn down in 2008 and other structures were recently demolished in 2011. The area surrounding the site is mostly developed.

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

Higher quality and better suited industrial sites surrounded by similar land uses are available elsewhere in the community. The proximity of the property relative to the Downtown area makes the property more desirable for residential use.

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

   In 2008 the City adopted an amendment to the Comprehensive Plan which designated a future land use for the site of "Medium Residential", with a gross density range of 2.5 to 6.5 dwelling units per acre. The proposed zoning districts of RT-2 (net 8.7 du/acre) and RM-2 (net 10 du/acre), after accounting for street rights-of-way and land for stormwater detention, will result in an overall gross density within the range recommended by the Comprehensive Plan.

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

   No, the proposed amendment does not correct an error or omission in the Zoning Map.

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

   No non-conformities will be created by the Map Amendment.

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

    There is no perceptible trend of development in the area. The subject property represents a substantial portion of the land area of the neighborhood and has been vacant for 5 years. The neighborhood surrounding the site is otherwise stable.

EXHIBIT "D-2"

FINDINGS OF FACT FOR 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 PUD Preliminary Plans provide for a modified grid street pattern connected to existing access locations. The development plan is more "suburban" in layout and building form than recommended in the Comprehensive Plan.

   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 PUD Preliminary Plans interconnect all existing streets that currently terminate at the site. Complete sidewalks systems connect with the existing sidewalk grid in the neighborhood. Off-site sidewalks will be constructed on 7th Street, 9th Street, and along State Street between 7th and 9th Street to complete the sidewalk grid between the site and the neighborhood. The PUD Preliminary Plans provide recreational facilities in the form of the pedestrian/bike path connections off site to a future regional trail on the railroad right-of-way, a trail to the St. Charles Park District park site, and a trail connecting to 12th Street.

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

      The PUD provides residential land uses that are compatible with the adjacent residential neighborhood. The residential land uses are not compatible with isolated industrial properties that adjoin the site. However, the Comprehensive Plan recommends a future land use of "Medium Residential" for the properties at 229 N. 9th Street and 602 N. 12th Street.

      The PUD provides two different housing types within the site, but with limited variation within each category. The PUD does not provide any affordable residential units, which is a requirement of the Zoning Ordinance.

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

      The property has been previously developed. The PUD Preliminary Plans generally leave the State Street Creek and wooded areas south of the creek undisturbed.

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

   The PUD Preliminary Plans include engineering plans for infrastructure facilities to serve the site. The plans follow City Code requirements for subdivisions and stormwater management. The Illinois EPA will require that environmental contamination of the property be remediated prior to development for residential use.

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

   The Planned Unit Development will facilitate the redevelopment of a vacant site containing obsolete and deteriorated site improvements.

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

   Neighborhood meetings were held in 2006 and 2007 to consider the future land use of the subject property. A Comprehensive Plan amendment was reviewed and adopted by the City Council in 2008.

   Consideration of this development as a PUD has allowed a public hearing process and input from neighboring property owners and residents, governmental bodies, and the community. The PUD was discussed during Concept Plan review meetings before the Plan Commission and Planning and Development Committee of the City Council in 2008 and 2009. The Plan Commission held 2 public hearings to review the PUD.

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.

   The PUD Preliminary Plans provide recreational facilities in the form of the pedestrian/bike path connections off site to a future regional trail on the railroad right-of-way, a trail to the St. Charles Park District park site, and a trail connecting to 12th Street. Off-site sidewalks will be constructed on 7th Street, 9th Street, and State Street.

2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.

   The PUD Preliminary Plans will leave the wooded area south of State Street Creek mostly undisturbed.

3. The PUD will provide superior landscaping, buffering or screening.

The PUD Preliminary Plans provide landscaping in compliance with the City's Zoning Ordinance. Landscape buffering is provided along the property lines adjoining existing industrial uses.

4. The buildings within the PUD offer high quality architectural design.

   The single-family detached houses are traditional in form as recommended by the Comprehensive Plan, however the buildings are uniform in terms of mass and orientation on the lot. Garages are set back from the façade and porches are provided on some elevations. The elevations have varied architectural style treatments.

   The townhome buildings are more suburban in form than recommended by the Comprehensive Plan, with garage entrances on the front elevations. The architectural elevations for the townhomes include more articulation, detailing, and variation in building materials and textures than is required by the Design Standards of the Zoning Ordinance. The PUD proposes elevations with masonry materials that do not continue around the entire building, which deviates from the Design Standard of continuous materials on all elevations. The PUD proposes two townhome buildings containing six units attached in a row, which exceeds the Design Standard maximum of five units attached in a row.

5. The PUD provides for energy efficient building and site design.

   Energy efficient features of the building and site design have not been identified.

6. The PUD provides for the use of innovative stormwater management techniques.

   The PUD Preliminary Plans include a stormwater management system in compliance with City Code requirements. The property is not currently served by a stormwater management system. The detention basins will be naturalized, which can improve water quality.

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.

   No accessible dwelling units have been proposed as part of the PUD.

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

   The PUD deviates from the requirements of the City's Zoning Ordinance with respect to providing affordable dwelling units. The PUD does not include any affordable dwelling units and no fee-in-lieu of constructing the units is proposed. The developer will follow the recommendation of the City's Housing Commission to actively seek grant funding assistance that can reduce the cost of the residential units to a level that is closer to a level considered "affordable" by the City's Zoning Ordinance.

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

   The proposed PUD is not within a Historic District, but is located approximately two blocks from the Central Historic District. The property is a former industrial facility that is located within an older neighborhood which contains two designated Landmark buildings located approximately two blocks south of the subject property. The buildings and other site improvements on the subject property have not been identified as having any unique historic value and have been substantially demolished.

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 location is desirable for residential development due to its proximity to downtown. The Comprehensive Plan recommends more residential housing in close proximity to downtown to enhance the Downtown's viability.

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

The following studies have been completed to determine infrastructure improvements necessary to support the development:

- **Traffic Impact Study prepared by KLOA dated September 27, 2011, indicates that adequate access roads will be provided.**
- **Water Supply Modeling Study prepared by Trotter and Associates dated December 27, 2010 indicates that adequate water supply will be provided.**
- **Sanitary Sewer Evaluation prepared by Wills Burke Kelsey Associates dated December 17, 2010 indicates that adequate sanitary sewer utilities will be provided.**

PUD Preliminary Engineering Plans have been reviewed by City staff for compliance with City Codes and Ordinances, including the Kane County Stormwater Ordinance. Based on these reviews, adequate on-site utilities, access roads, drainage, and related facilities have been provided on the plan documents,.

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.

Evaluations and studies were conducted to identify potential impacts of the proposed development. The studies, which were entered into the record at the public hearing, identified any necessary improvements or measures to be taken to mitigate those impacts, and concluded with these improvements or measures, there would be no negative effect on nearby property.

With respect to traffic, there was significant testimony regarding existing delays encountered for vehicles exiting the neighborhood on to IL Route 64 and IL Route 31. The proposed development is expected to increase these delays. The traffic study for the project concluded that all intersections analyzed would operate at an overall acceptable level of service in 2015 when the project is fully constructed. However, the study also identified that the level of service for individual traffic movements out of the neighborhood and on to IL Route 64 and 31 would be degraded to an unacceptable level for certain locations. The developer will provide a contribution for off-site traffic

improvements in the amount of $200,000 to be used for improvements to these intersections, as determined by the City.

Residential land uses surrounding the subject property are compatible and complementary to the land uses proposed for the PUD. The PUD will not diminish or impair residential property values in comparison to the existing property value and condition of the site.

Existing industrial land uses surrounding the subject property are not compatible with the proposed land uses for the PUD. The isolated industrial properties surrounding the site are already located in close proximity to other residential uses. The industrial properties located immediately to the west and south have existing legal non-conforming building setbacks from the development site. The Zoning Ordinance requires that where two incompatible uses adjoin along a property line, buffering and screening are the responsibility of the more intensive use (the industrial property). Any future development of the industrial sites under the existing zoning will require additional buffering and screening.

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.

Evaluations and studies were conducted to identify potential impacts of the proposed development. The studies, which were entered into the record at the public hearing, identified any necessary improvements or measures to be taken to mitigate those impacts, and concluded with these improvements or measures, there would be no negative effect on surrounding property.

Residential land uses surrounding the subject property are compatible and complementary to the land uses proposed for the PUD, as discussed in Item C. above.

Industrial land uses surrounding the subject property are not compatible with the proposed land uses for the PUD, as discussed in Item C. above.

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.

Evaluations and studies were conducted to identify potential impacts of the proposed development. The studies, which were entered into the record at the public hearing, identified any necessary improvements or measures to be taken to mitigate those impacts, and concluded with these improvements or measures, there would be no negative effect on surrounding property.

For the reasons stated under Item C. above, further traffic analysis is recommended.

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 PUD complies will all City Codes, with the exception of any Zoning Ordinance deviations requested through the Planned Unit Development. The City will not authorize the construction of residential dwelling units on the property until the Illinois Environmental Protection Agency issues No Further Remediation letter(s) indicating that the site has been appropriately cleaned of environmental contaminants.

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

The City has adopted policy through the Comprehensive Plan to support development of the subject property with residential uses within a specified density range. The proposed development meets this objective and is within the recommended density range.

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

The subject property is classified in the Comprehensive Plan, Future Land Use Map #14 as "Medium Residential." The PUD Preliminary Plans conform to the Future Land Use Designation.

The Comprehensive Plan includes the following Goals and Objectives to be used when evaluating development proposals in this location:

Provide for future redevelopment while preserving the character of the surrounding neighborhood

- *Maintain the existing typology of the surrounding residential neighborhood through the interconnection of streets and similar types of housing styles.*
- *Residential housing in close proximity to Downtown St. Charles is encouraged, to provide residents the opportunity to enjoy downtown amenities and to enhance Downtown's viability.*
- *Provide buffers or transition areas between different uses such as industrial and residential.*
- *Locate any areas of redevelopment that have a higher density away from existing lower density development, and provide appropriate transitions between dissimilar uses.*
- *Avoid land use and street patterns that result in heavy trucks using residential streets to access industrial or retail businesses.*

The development provides interconnected streets. The architectural style treatments are similar to those in the neighborhood; however the building forms are dissimilar to those found in the neighborhood. The development is more regular and uniform than the existing neighborhood.

Higher density townhomes have been located adjacent to the neighboring industrial uses.

Only limited buffers and transition areas have been provided adjacent to the isolated industrial uses on 9th and 12th Streets. The Comprehensive Plan recommends a long term future land use of "Medium Residential" for these properties.

Provide Public open space to serve the neighborhood needs

- *Look for opportunities to address changes to State Street Creek where possible.*
- *Provide for adequate park space to serve local needs.*

No changes are proposed to State Street Creek. Stormwater basins will be constructed north of the creek. Most trees will be preserved on the south side of the creek.

The subject property represents the most significant development site within the neighborhood, and therefore is the only opportunity for a significant park land donation. The St. Charles Park District has acquired the 2.76 acre site located at 229 N. 9th Street, to be called "Belgium Town Park". The Park District will accept a small parcel on 9th Street as a land donation to improve access to the Belgium Town Park site. The rest of the requirement will be met as a cash donation to the Park District that can be used to improve the park.

The City's Subdivision Ordinance requires a land or cash donation based on the expected population of the subdivision (Population of 307, with a requirement at 10 acres per 1,000 population, equals a donation size of 3.07 acres). The park site acquired by the Park District is less than the recommended preferred size for the proposed development. A private park for the residents of the PUD is proposed on the north side of Mark Street between 5th and 6th Streets.

Provide a range of housing that is available, accessible and affordable

- *Maintain the quality of the existing housing stock.*
- *Look for opportunities to add Senior housing to the area.*
- *Require high quality construction for new development.*
- *Promote subdivision design that creates desirable and cost efficient residential neighborhoods.*

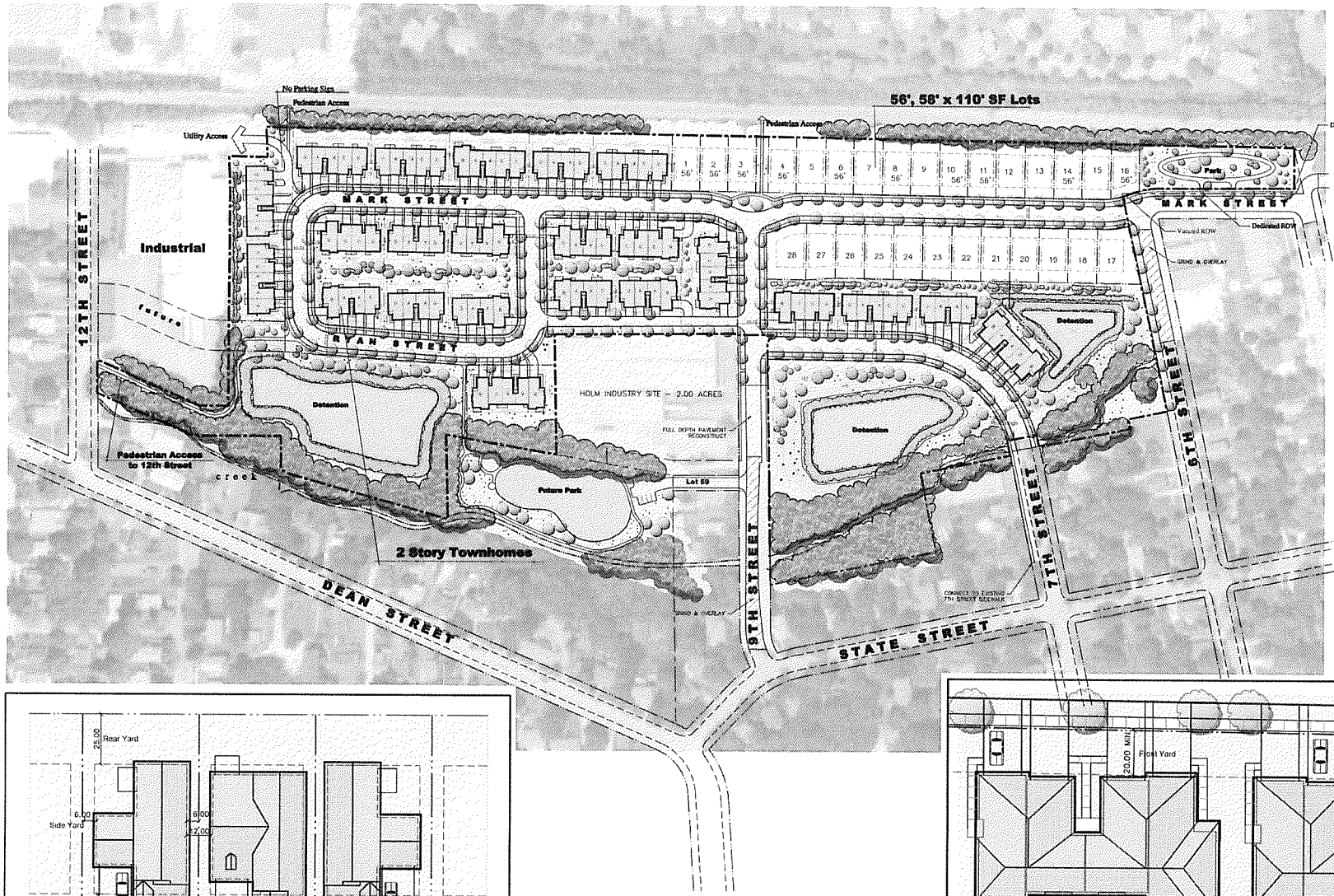
The PUD provides two distinct housing types- single-family detached houses and townhome units. No units are specifically designed to be accessible. No units are considered "affordable" by the City's Zoning Ordinance. No units have been designed specifically for senior housing.

In terms of construction and design quality, the proposed townhomes comply with the City's Design Standards, with deviations requested to allow the use of masonry materials on front and side elevations only.

The overall subdivision layout is desirable, but it is unknown how cost efficient the development plan is without comparison to an alternate plan.

EXHIBIT "E"

PUD PRELIMINARY PLANS



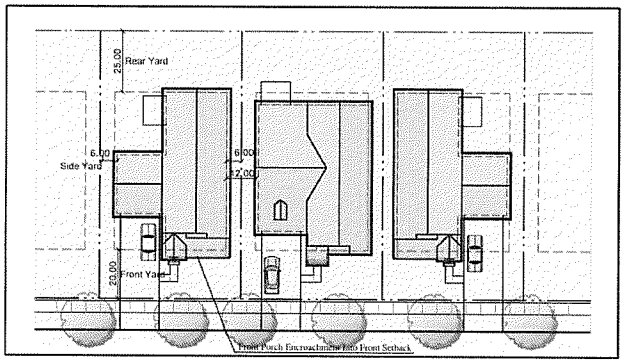
SITE INFORMATION

Residential Data
- 28 - Single Family Lots (56', 58' x 110')
- 102 - Townhomes
- 130 Total Units

28.70 acres -Gross Total
5.07 acres -Environmental Constraints
23.63 acres -Net Total
Project Density- 5.50 Du/Ac.

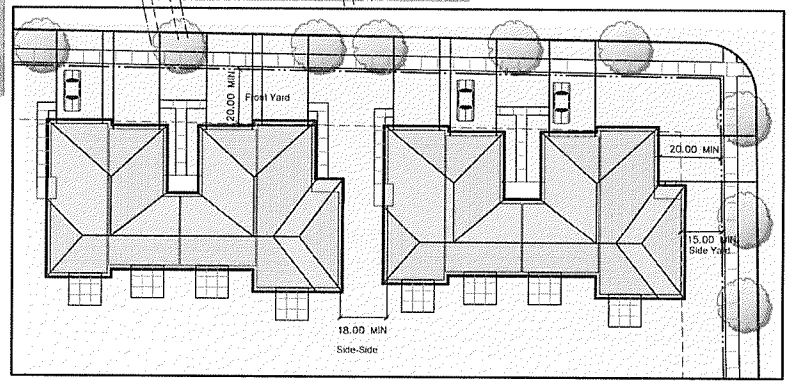
Townhome Lot Area-399,060 SF
Townhome Lot Area/Unit -3,912 SF

Total Parking
- 260 Off-Street Guest Spaces (2 Garages Spaces per Unit)
- 520 Total Spaces (4.00:1)



Typical Single Family Lot Layout

Scale: 1"=20'



Typical Townhome Layout

Scale: 1"=20'

North

Scale: 1" = 80'

0 40 80 160 320

Concept Site Plan

The Lexington Club
St. Charles, Illinois

Date: April 18, 2012

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Lexington Homes
1731 North Marcey Suite 200
Chicago, IL 60614
312-280-0980

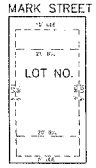
BSB DESIGN

ARC	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	23.30'	20.00'	22.01'	S29°49'23"W
C2	47.05'	23.00'	39.73'	S89°08'44"E
C3	70.30'	270.00'	70.10'	S08°08'32"W
C4	87.02'	214.00'	84.45'	N47°00'34"E
C5	50.97'	127.00'	50.62'	N48°06'35"E

LOT TIE TABLE		
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 67	DISTANCE TO LOT CORNER AT RIGHT ANGLES
1	77.77'	231.78'
2	23.00'	78.03'
3	58.87'	20.98'
4	215.71'	20.98'
5	371.14'	20.98'
6	530.75'	20.98'
7	639.31'	20.98'
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 83	DISTANCE TO LOT CORNER AT RIGHT ANGLES
8	218.06'	10.00'
9	141.05'	10.00'
10	13.16'	10.00'
11	288.92'	329.80'
12	1.56.48'	178.11'
13	7.00'	148.13'
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 84	DISTANCE TO LOT CORNER AT RIGHT ANGLES
14	18.76'	10.00'
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 84	DISTANCE TO LOT CORNER AT RIGHT ANGLES
15	12.90'	109.06'
16	146.53'	109.19'
17	14.31'	10.99'
18	144.78'	10.99'
19	298.66'	329.64'
TIE NUMBER	DISTANCE ALONG WEST LINE FROM SW CORNER OF LOT 66	DISTANCE TO LOT CORNER AT RIGHT ANGLES
20	82.74'	14.74'
21	78.60'	148.29'
22	23.94'	366.00'
23	48.04'	482.98'
TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 65	DISTANCE TO LOT CORNER AT RIGHT ANGLES

TYPICAL SINGLE FAMILY SETBACK
LOTS 1-16

TYPICAL SINGLE FAMILY SETBACK
LOTS 7-28



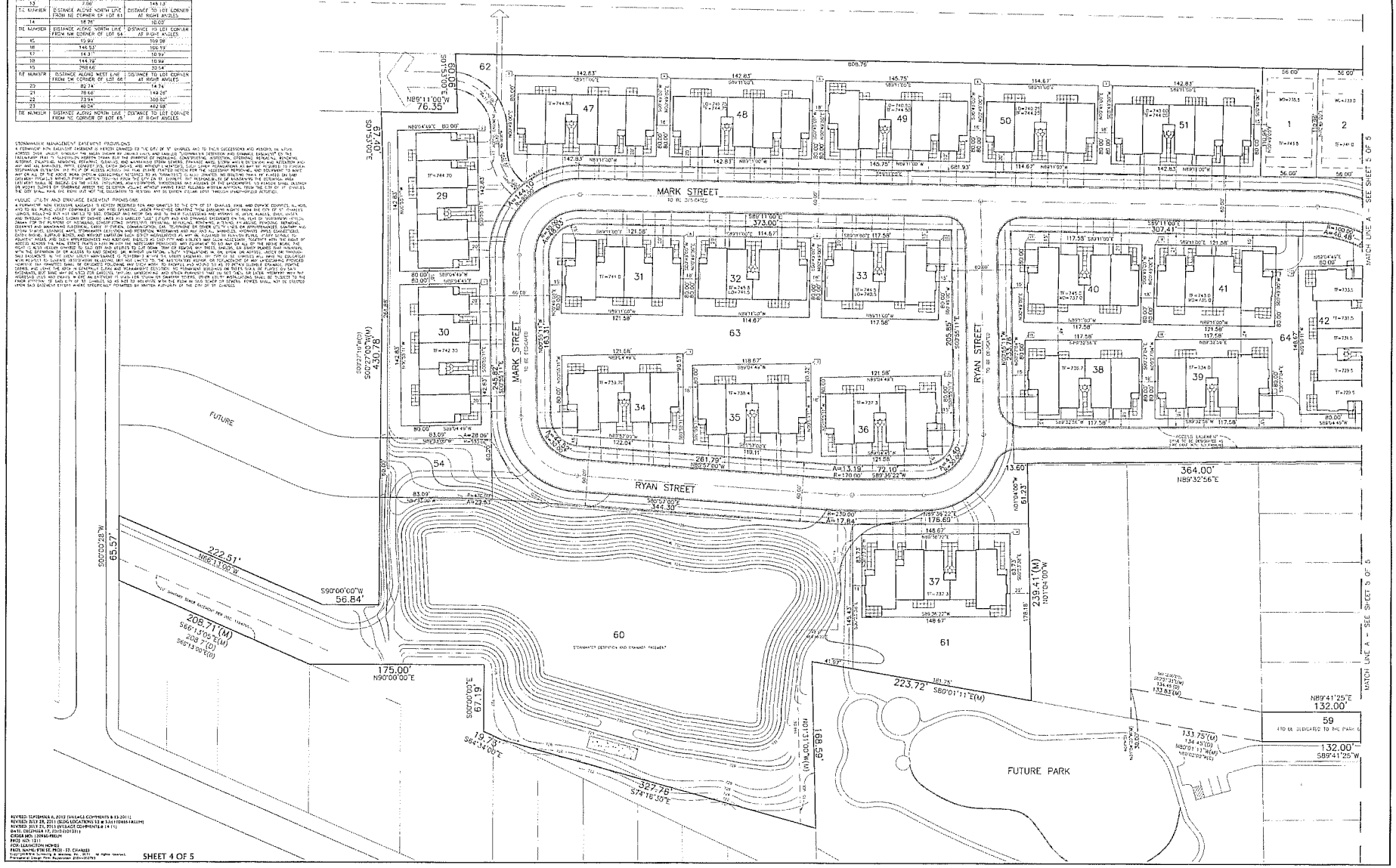
PROPOSED SETBACK TABLE

SINGLE FAMILY ATTACHED	
MINIMUM LOT AREA	3600 S.F./DU
MINIMUM LOT WIDTH	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	45'
MINIMUM FRONT YARD	20' FOR DRIVES 15' TOWNHOMES 15' TOWNHOME UNIT B 18' TOWNHOME, TO ROTATIONAL
INTERIOR SIDE YARD	15'
EXTERIOR SIDE YARD	15'
MINIMUM REAR YARD	25' / 5' TO ALLEY
OVERALL LANDSCAPE AREA	20%
LANDSCAPE BUFFER YARDS	0
SINGLE FAMILY	
MINIMUM LOT AREA	7884 S.F.
MINIMUM LOT WIDTH	70'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	45'
MINIMUM FRONT YARD	20' TO 1ST WITH PORCH (PORCH/PATIO)
INTERIOR SIDE YARD	5'
EXTERIOR SIDE YARD	20' TYPICAL 15' FOR LOT 17
MINIMUM REAR YARD	25'
OVERALL LANDSCAPE AREA	20%
LANDSCAPE BUFFER YARDS	0

ACCESS EASEMENT PROVISIONS
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED FOR AND GRANTED TO THE FIFTH THIRD BANK, AN OHIO BANKING CORPORATION, ITS SUCCESSORS AND ASSIGNS, UPON, OVER AND ACROSS THE PRIVATE DRIVE AS DEPICTED ON THIS PLAT FOR THE PURPOSE OF ACCESS TO AND FROM LOT 1 IN THE LEXINGTON CLUB SUBDIVISION AND ANY FUTURE RESUBDIVISION THEREOF, AS DEPICTED HEREON. THE OWNERS OF LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE DRIVE AS DEPICTED HEREON. THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE GRANTOR, ITS SUCCESSORS AND ASSIGNS FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING FROM OR RELATED TO THE USE OF THE EASEMENT BY GRANTEE, ITS SUCCESSORS AND ASSIGNS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTED FROM SAID CITY OF ST. CHARLES, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THE AREAS SHOWN ON THIS PLAT AND MARKED "UTILITY EASEMENT" AND "DRAINAGE EASEMENT" OR THE WORDS "UTILITY EASEMENT" AND "DRAINAGE EASEMENT" WHICH ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REMOVING, REPLACING, ENLARGING, RECONSTRUCTING AND REMOVING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AREAS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO KEEP SAID EASEMENTS FREE FROM BUILDINGS, STRUCTURES, FENCES, TREES, SHRUBS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE USE OF SAID EASEMENTS FOR THE PURPOSES AFORESAID. NO CHANGE IN GRADING SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY OF ST. CHARLES. THE OWNERS OF LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION AREAS LOCATED ON THEIR LOTS. NO PERMANENT STRUCTURES SHALL BE ERECTED UPON SAID EASEMENTS WHERE SPECIFICALLY PROHIBITED BY WRITTEN AUTHORITY OF THE CITY OF ST. CHARLES.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTED FROM SAID CITY OF ST. CHARLES, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, ALONG, UNDER AND THROUGH THE AREAS SHOWN ON THIS PLAT AND MARKED "UTILITY EASEMENT" AND "DRAINAGE EASEMENT" OR THE WORDS "UTILITY EASEMENT" AND "DRAINAGE EASEMENT" WHICH ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES FOR THE PURPOSE OF INSTALLING, OPERATING, MAINTAINING, REPAIRING, REMOVING, REPLACING, ENLARGING, RECONSTRUCTING AND REMOVING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AREAS AND APPURTENANCES THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO KEEP SAID EASEMENTS FREE FROM BUILDINGS, STRUCTURES, FENCES, TREES, SHRUBS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE USE OF SAID EASEMENTS FOR THE PURPOSES AFORESAID. NO CHANGE IN GRADING SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE CITY OF ST. CHARLES. THE OWNERS OF LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION AREAS LOCATED ON THEIR LOTS. NO PERMANENT STRUCTURES SHALL BE ERECTED UPON SAID EASEMENTS WHERE SPECIFICALLY PROHIBITED BY WRITTEN AUTHORITY OF THE CITY OF ST. CHARLES.



REVISED: SEPTEMBER 6, 2012 (VILLAGE COMMENTS 8-13-2012)
REVISED: JULY 26, 2011 (ADD LOCATIONS 12 & 13 AT FORBES FALLON)
REVISED: JULY 21, 2011 (VILLAGE COMMENTS 6-14-11)
DATE: DECEMBER 17, 2010 (10-12-2011)
ORDER NO: 120965-PRELIM
PROJ: LEXINGTON
PROJECT LOCATION: HOMER
PROJ. MANG: ETB/ST. PROJ.: ST. CHARLES
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Professional Design Firm Registration #184-001793

SHEET 4 OF 5

TFW SURVEYING & MAPPING INC
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
847-548-6600 FAX 548-6699

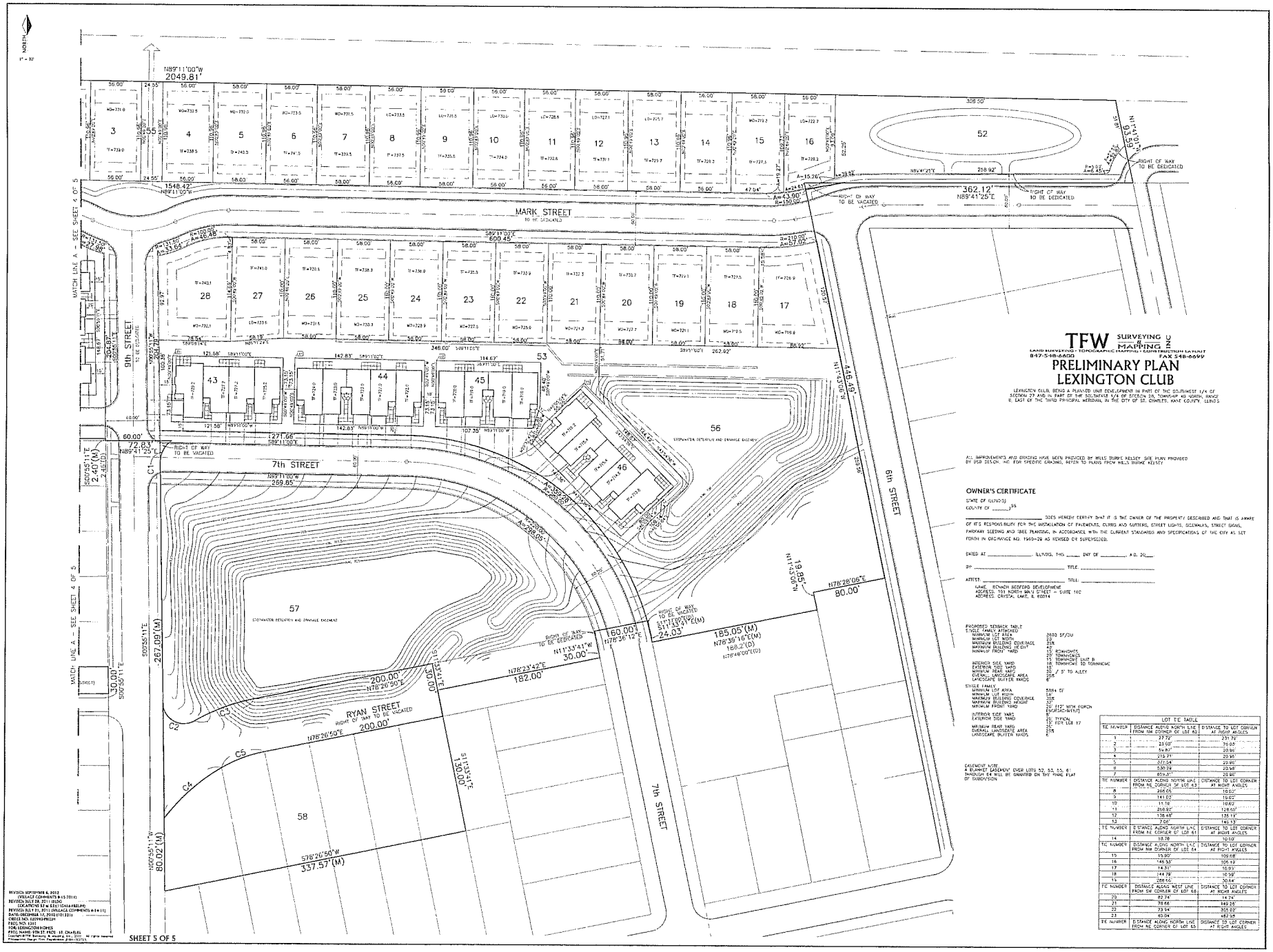
PRELIMINARY PLAN
LEXINGTON CLUB

LEXINGTON CLUB, BEING A PLANNED UNIT DEVELOPMENT IN PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

A BLANKET EASEMENT (FOR PUBLIC UTILITIES, VILLAGE UTILITIES AND DRAINAGE) OVER LOTS 59, 61 THROUGH 63 WILL BE GRANTED ON THE FINAL PLAT OF SUBDIVISION.

LOT 64 WILL BECOME PUBLIC RIGHT OF WAY IN THE FUTURE WHEN/IF FUTURE ROAD CONNECTION FROM 12TH STREET IS CONSTRUCTED.

PERMANENT UTILITY EASEMENTS WILL BE GRANTED OVER VACATED RYAN ROAD ON THE FINAL PLAT OF SUBDIVISION.



TFW SURVEYING & MAPPING INC
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
847-548-6600 FAX 548-6699

PRELIMINARY PLAN
LEXINGTON CLUB

LEXINGTON CLUB, BEING A PLANNED UNIT DEVELOPMENT IN PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND IN PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ALL IMPROVEMENTS AND GRADING HAVE BEEN PROVIDED BY WILLS BURKE KELSEY. SITE PLAN PROVIDED BY DSD DESIGN, INC. FOR SPECIFIC GRADING, REFER TO PLANS FROM WILLS BURKE KELSEY

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS

_____ DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED AND THAT IS AWARE OF IT'S RESPONSIBILITY FOR THE INSTALLATION OF PAVEMENTS, CURBS AND GUTTERS, STREET LIGHTS, SIDEWALKS, STREET SIGNS, PARKWAY SEEDING AND TREE PLANTING, IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY AS SET FORTH IN ORDINANCE NO. 1980-28 AS REVISED OR SUPERSEDED.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, A.D. 20___

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NAME: BENACH BEDFORD DEVELOPMENT
ADDRESS: 101 NORTH MAIN STREET - SUITE 160
ADDRESS: CRYSTAL LAKE, IL 60014

PROPOSED SETBACK TABLE
SINGLE FAMILY ATTACHED
MINIMUM LOT AREA: 2650 SF/DU
MINIMUM LOT WIDTH: 22'
MAXIMUM BUILDING COVERAGE: 55%
MAXIMUM BUILDING HEIGHT: 42'
MINIMUM FRONT YARD: 15' BOWINDOWS
15' TOWNHOMES
15' TOWNHOME UNIT B
INTERIOR SIDE YARD: 0/6 TOWNHOME TO TOWNHOME
EXTERIOR SIDE YARD: 15'
MINIMUM REAR YARD: 20' / 5' TO ALLEY
OVERALL LANDSCAPE AREA: 20%
LANDSCAPE BUFFER YARDS: 6'

SINGLE FAMILY
MINIMUM LOT AREA: 5884 SF
MINIMUM LOT WIDTH: 58'
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 35' (12' WITH PORCH ENCROACHMENT)
MINIMUM FRONT YARD: 15'

INTERIOR SIDE YARD: 5' TYPICAL
EXTERIOR SIDE YARD: 15' FOR LOT 17
MINIMUM REAR YARD: 30'
OVERALL LANDSCAPE AREA: 20%
LANDSCAPE BUFFER YARDS: 6'

EASEMENT NOTE
A BLANKET EASEMENT OVER LOTS 52, 53, 55, 61, THROUGH 64 WILL BE GRANTED ON THE FINAL PLAT OF SUBDIVISION

LOT TIE TABLE

TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 43	DISTANCE TO LOT CORNER AT RIGHT ANGLES
1	27.72'	231.79'
2	23.00'	79.03'
3	54.97'	20.96'
4	215.71'	20.96'
5	327.54'	20.96'
6	530.29'	20.96'
7	850.21'	20.96'

TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 53	DISTANCE TO LOT CORNER AT RIGHT ANGLES
8	268.05	10.65'
9	141.03'	10.65'
10	11.16'	10.65'
11	268.97'	128.50'
12	136.48'	136.11'
13	7.00'	140.13'

TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 61	DISTANCE TO LOT CORNER AT RIGHT ANGLES
14	18.78'	10.00'

TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NW CORNER OF LOT 64	DISTANCE TO LOT CORNER AT RIGHT ANGLES
15	10.90'	100.08'
16	146.53'	106.19'
17	14.31'	10.93'
18	144.79'	10.98'
19	266.62'	30.64'

TIE NUMBER	DISTANCE ALONG WEST LINE FROM SW CORNER OF LOT 65	DISTANCE TO LOT CORNER AT RIGHT ANGLES
20	82.74'	14.74'
21	78.66'	149.26'
22	23.94'	305.03'
23	40.04'	482.95'

TIE NUMBER	DISTANCE ALONG NORTH LINE FROM NE CORNER OF LOT 65	DISTANCE TO LOT CORNER AT RIGHT ANGLES

REVISED SEPTEMBER 6, 2013
(VILLAGE COMMENTS 8-5-2013)
REVISED JULY 18, 2013 (BENACH)
REVISED JULY 11, 2013 (VILLAGE COMMENTS 6-6-13)
REVISED JULY 31, 2013 (VILLAGE COMMENTS 6-6-13)
DATE: DECEMBER 17, 2012 (12-3-13)
OBJECT NO. 12090-PRELIM
PROJ. NO. 1303
FOR: LEXINGTON HOMES
PROJ. NAME: 9TH ST. PROJ. - ST. CHARLES
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PRELIMINARY ENGINEERING PLANS
for
LEXINGTON CLUB
ST. CHARLES, ILLINOIS
PROJECT NO: 06-941D

SURVEYOR

TFW SURVEYING & MAPPING, INC.
888 E. BELVIDERE RD , SUITE 413
GRAYSLAKE, IL 60030
(847) 548-6600

PLANNER

BSB DESIGN
3436 N. KENNICOTT, SUITE 100
ARLINGTON HEIGHTS, IL 60004
(847) 705-2200

DEVELOPER

LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY KANE
CITY, TOWNSHIP ST. CHARLES, ST. CHARLES
SEC & 1/4 SEC NO 27 & 28

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

AREA = 27.8 ACRES

BENCHMARK

ELEVATION

DESCRIPTION: SEE SHEET GR1 FOR BENCHMARK INFORMATION

EXISTING ZONING: INDUSTRIAL
TOWNSHIP: 40N RANGE: 8E SECTION: 28

NOTE:

WILLS BURKE KELSEY ASSOCIATES, LTD. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

ENGINEER DATE SEAL
JOHN W. WITTE, P.E.

ILLINOIS REGISTRATION NO.: 062-058599
EXPIRATION DATE: 11/30/2011

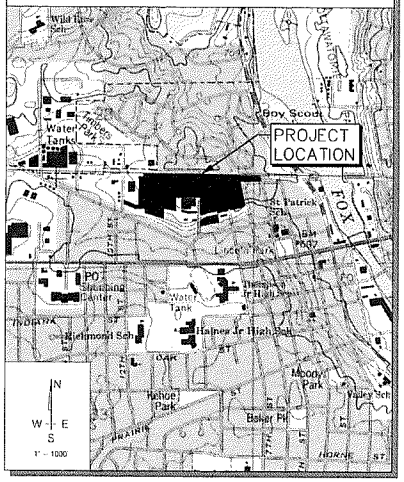
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

PROFESSIONAL DESIGN FIRM NO. 184-002697
EXPIRATION DATE: 4/30/2011

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	ET1	EXISTING CONDITIONS AND DEMOLITION PLAN
3	GR1	GRADING PLAN
4	UT1	UTILITY PLAN
5-6	PP1-PP2	PLAN & PROFILES
7-10	TP1-TP4	TREE PRESERVATION PLAN

LOCATION MAP



LEGEND

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
W	WATER MAIN (W/ SIZE)	W B"
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G G
T	TELEPHONE LINES	T T
E	ELECTRIC LINE	E E
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680

STRUCTURES	
SANITARY MANHOLE	
STORM MANHOLE	
CATCH BASIN	
INLET	
SUMP STRUCTURE	
FIRE HYDRANT	
PRESSURE CONNECTION	
PIPE REDUCER	
VALVE & VAULT, VALVE	
FLARED END SECTION	
STREET LIGHT	
UTILITY POLE	
CONTROL POINT	
SIGN	
SPOT ELEVATION	XXX.XX
OVERLAND FLOW ROUTE	
DRAINAGE SLOPE	
GUARDRAIL	
TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	

REVISIONS

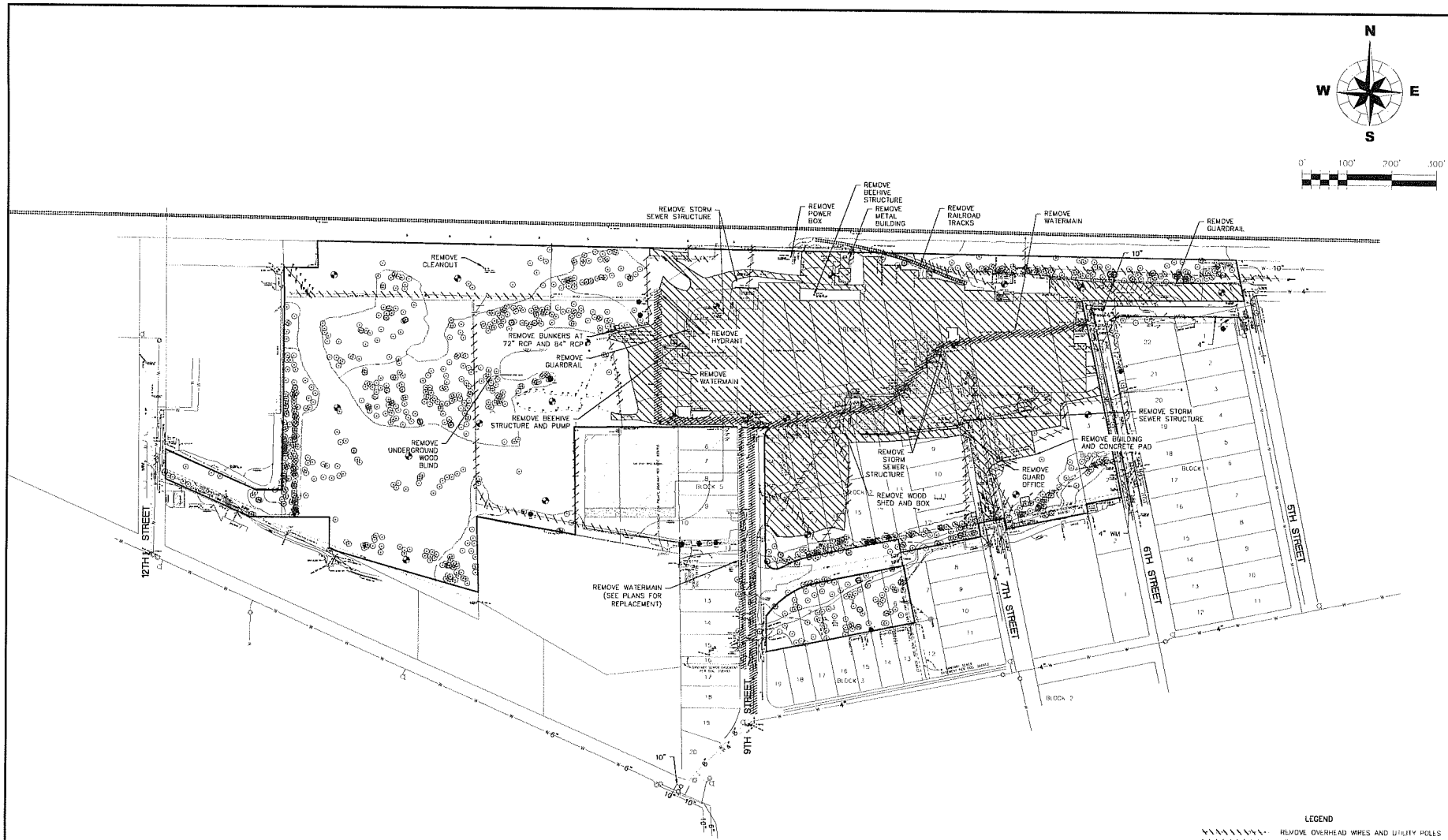
ORIGINAL PLAN DATE: 12/17/2010

#	SHEET #	REMARKS	DATE
1	3-6	REVISIONS PER CITY OF ST CHARLES COMMENTS	02/25/2011
2	3-6	REVISIONS PER CITY OF ST CHARLES JUNE 14, 2011 LETTER	07/20/2011
3	1,3-5,9	UPDATED LAND PLAN - REMOVED ROW HOMES	04/20/2012
4	2-4	UPDATED PER CITY OF ST. CHARLES MEMORANDUM DATED 8/15/12	09/25/2012
5	3,4,6	PER CITY REVIEW MEETING 10/09/12	10/09/2012

LEXINGTON CLUB

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201, St. Charles, Illinois 60174 (630) 443-7755

FILENAME: 06-941D COV.DWG
JOB NO. 06-941D
SHEET C1
1 OF 10



LEGEND

REMOVE OVERHEAD WIRES AND UTILITY POLES

REMOVE FENCE

REMOVE STORM SEWER

REMOVE ASPHALT, BUILDING FOUNDATION, CONCRETE, GRAVEL

NOTES:

1. ALL ABANDONED SERVICES SHALL BE ABANDONED AT THE PUBLIC MAIN AND WITNESSED BY A CITY REPRESENTATIVE.

TITLE: LEXINGTON CLUB

EXISTING CONDITIONS AND DEMOLITION PLAN

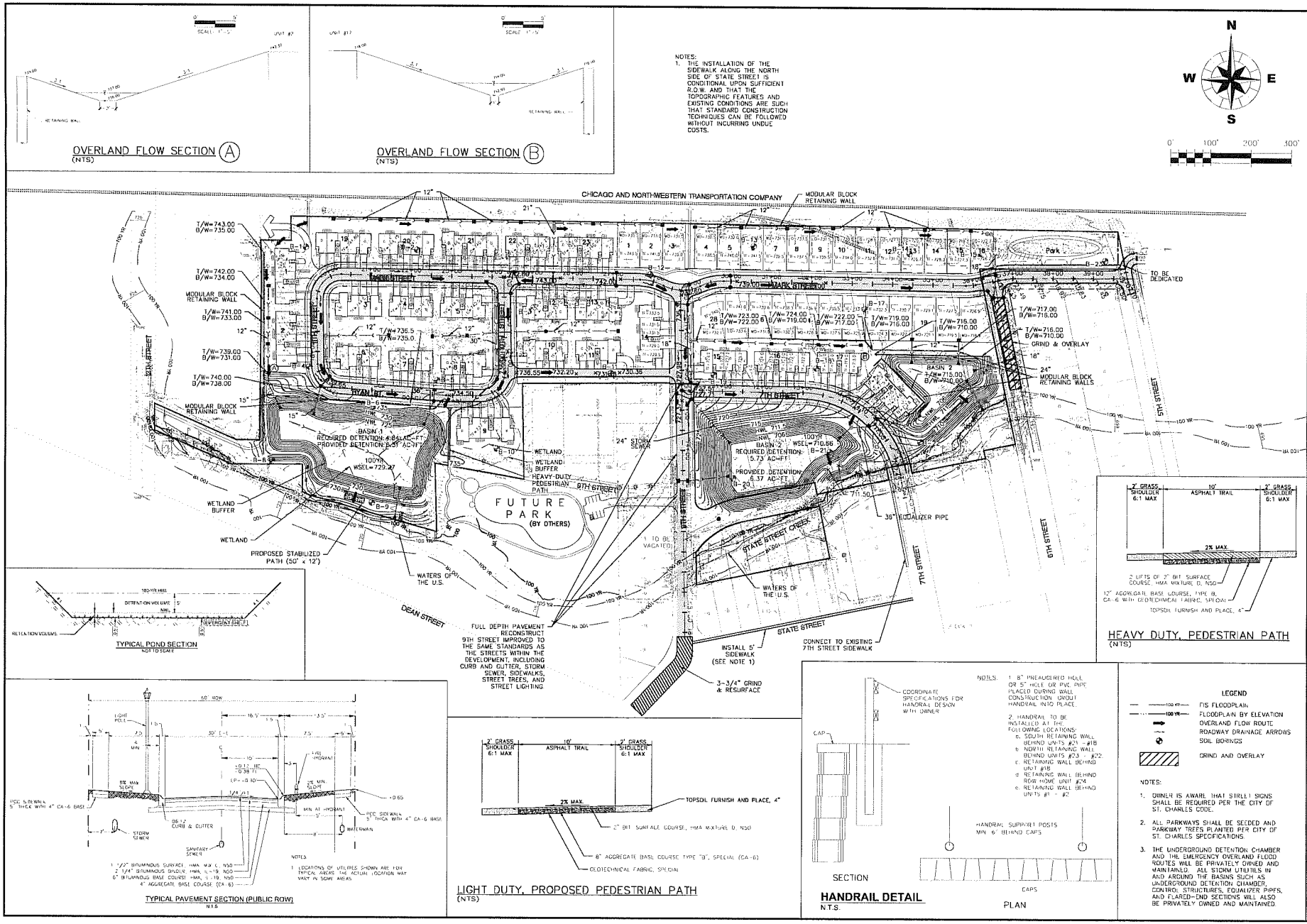
NO	DATE	NATURE OF REVISION
4	9/25/12	REVISED PER CITY OF ST. CHARLES REVIEWING/UPDATED PER CITY COMMENTS
2	7/20/11	PER CITY OF ST. CHARLES
1	4/18/11	PER CITY OF ST. CHARLES

DSGN. VRD
DWN. EAM
CHKD. JCL
SCALE: 1" = 100'
06-941D-ET.DWG

CLIENT: LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-941D
DATE: 12/17/2010
SHEET 2 OF 10
DRAWING NO.
ET1


OVERLAND FLOW SECTION (A)
(NTS)
OVERLAND FLOW SECTION (B)
(NTS)
NOTES:
1. THE INSTALLATION OF THE SIDEWALK ALONG THE NORTH SIDE OF STATE STREET IS CONDITIONAL UPON SUFFICIENT R.O.W. AND THAT THE TOPOGRAPHIC FEATURES AND EXISTING CONDITIONS ARE SUCH THAT STANDARD CONSTRUCTION TECHNIQUES CAN BE FOLLOWED WITHOUT INCURRING UNDUE COSTS.
N
W
E
S
0' 100' 200' 300'
CHICAGO AND NORTH-WESTERN TRANSPORTATION COMPANY
MODULAR BLOCK RETAINING WALL
FUTURE PARK (BY OTHERS)
BASIN 1
REQUIRED DETENTION: 4.84 AC-FT
PROVIDED DETENTION: 5.37 AC-FT
BASIN 2
REQUIRED DETENTION: 5.73 AC-FT
PROVIDED DETENTION: 6.37 AC-FT
WETLAND
WETLAND BUFFER
HEAVY-DUTY PEDESTRIAN PATH
PROPOSED STABILIZED PATH (50' x 12')
FULL DEPTH PAVEMENT RECONSTRUCT 9TH STREET IMPROVED TO THE SAME STANDARDS AS THE STREETS WITHIN THE DEVELOPMENT, INCLUDING CURB AND GUTTER, STORM SEWER, SIDEWALKS, STREET TREES, AND STREET LIGHTING
INSTALL 5' SIDEWALK (SEE NOTE 1)
CONNECT TO EXISTING 7TH STREET SIDEWALK
3-3/4" GRIND & RESURFACE
GRIND & OVERLAY
TO BE DEDICATED
TO BE VACATED
36" EQUALIZER PIPE
STATE STREET CREEK
WATERS OF THE U.S.
DEAN STREET
STATE STREET
7TH STREET
8TH STREET
9TH STREET
RYAN DRIVE
Park
TYPICAL POND SECTION
NOT TO SCALE
HEAVY DUTY, PEDESTRIAN PATH
(NTS)
2' GRASS SHOULDER 6:1 MAX
10' ASPHALT TRAIL
2' GRASS SHOULDER 6:1 MAX
2% MAX.
2 LIFTS OF 2" BIT SURFACE COURSE, HMA MIXTURE D, N50
12" AGGREGATE BASE COURSE, TYPE B, CA-6 WITH GEOTECHNICAL FABRIC, SPECIAL
TOPSOIL FURNISH AND PLACE, 4"
TYPICAL PAVEMENT SECTION (PUBLIC ROW)
N.T.S.
LIGHT DUTY, PROPOSED PEDESTRIAN PATH
(NTS)
2" BIT. SURFACE COURSE, HMA MIXTURE D, N50
8" AGGREGATE BASE COURSE TYPE "B", SPECIAL (CA-6)
GEOTECHNICAL FABRIC, SPECIAL
HANDRAIL DETAIL
N.T.S.
SECTION
PLAN
COORDINATE SPECIFICATIONS FOR HANDRAIL DESIGN WITH OWNER
CAP
HANDRAIL SUPPORT POSTS MIN. 6' BEHIND CAPS
CAPS
NOTES:
1. 8" PREAUGERED HOLE OR 5" HOLE OR PVC PIPE PLACED DURING WALL CONSTRUCTION. UNIOUT HANDRAIL INTO PLACE.
2. HANDRAIL TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
a. SOUTH RETAINING WALL BEHIND UNITS #21 - #18
b. NORTH RETAINING WALL BEHIND UNITS #23 - #22
c. RETAINING WALL BEHIND UNIT #18
d. RETAINING WALL BEHIND ROW HOME UNIT #24
e. RETAINING WALL BEHIND UNITS #1 - #2
LEGEND
100 YR FIS FLOODPLAIN
FLOODPLAIN BY ELEVATION
OVERLAND FLOW ROUTE
ROADWAY DRAINAGE ARROWS
SOIL BORINGS
GRIND AND OVERLAY
NOTES:
1. OWNER IS AWARE THAT STREET SIGNS SHALL BE REQUIRED PER THE CITY OF ST. CHARLES CODE.
2. ALL PARKWAYS SHALL BE SEEDED AND PARKWAY TREES PLANTED PER CITY OF ST. CHARLES SPECIFICATIONS.
3. THE UNDERGROUND DETENTION CHAMBER AND THE EMERGENCY OVERLAND FLOOD ROUTES WILL BE PRIVATELY OWNED AND MAINTAINED. ALL STORM UTILITIES IN AND AROUND THE BASINS SUCH AS UNDERGROUND DETENTION CHAMBER, CONTROL STRUCTURES, EQUALIZER PIPES, AND FLARED-END SECTIONS WILL ALSO BE PRIVATELY OWNED AND MAINTAINED.
TITLE
LEXINGTON CLUB
GRADING PLAN
DSGN VRD
DWN EAM
CHKD JCL
SCALE 1" = 100'
06-941D-GR.DWG
NO. DATE NATURE OF REVISION
6 10/09/12 PER CITY REVIEW MEETING 10/09/12
5 9/26/12 REVISED 3RD ST CHARLES/BURLINGTON/STATE ST
4 8/29/12 UPDATED LAYOUT AND GRADING FOR NON-HOMES
3 7/20/11 PER CITY OF ST CHARLES
2 4/18/11 PER CITY OF ST CHARLES
1 4/18/11 PER CITY OF ST CHARLES
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300
WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755
PROJECT NO. 06-941D
DATE 12/17/2010
SHEET 3 OF 10
DRAWING NO
GR1

NOTES:
1. ALL SANITARY SEWER MANHOLES AS POINTS OF CONNECTION SHALL BE REPLACED
2. THE 10" WATERMAIN EXTENDED TO STATE AND DEAN STREETS WILL BE INSTALLED AND PAID FOR BY THE DEVELOPER, BUT THE CITY OF ST. CHARLES WILL REIMBURSE THE COST OF THE MAIN TO THE DEVELOPER FROM THE CITY'S GENERAL OBLIGATION FUNDS AND NOT TIF FUNDS.

DETENTION BASIN CONTROL STRUCTURE
NOT TO SCALE

SUMMARY TABLE					
BASIN NUMBER	TOP OF WEIR WALL	INVERT "A"	ORIFICE "A" (DIA.)		
#1	730.00	725.00	4.44"		
#2	711.00	706.00	4.56"		

NO.	DATE	NATURE OF REVISION
1	4/18/11	PER CITY OF ST. CHARLES
2	7/20/11	PER CITY COMMENTS
3	4/20/12	UPDATED LAND PLAN-REMOVED ROW HOMES
4	9/25/12	REVISED PER CITY OF ST. CHARLES MEMORANDUM DATED 8/15/12
5	10/09/12	PER CITY REVIEW MEETING 10/09/12

DSGN. VRD | DWN. EAM | CHKD. JCL | SCALE: 1" = 100' | 06-941D-UT.DWG

TITLE: LEXINGTON CLUB
UTILITY PLAN

CLIENT: LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WBK
WILLS BURKE KELSEY ASSOCIATES LTD.
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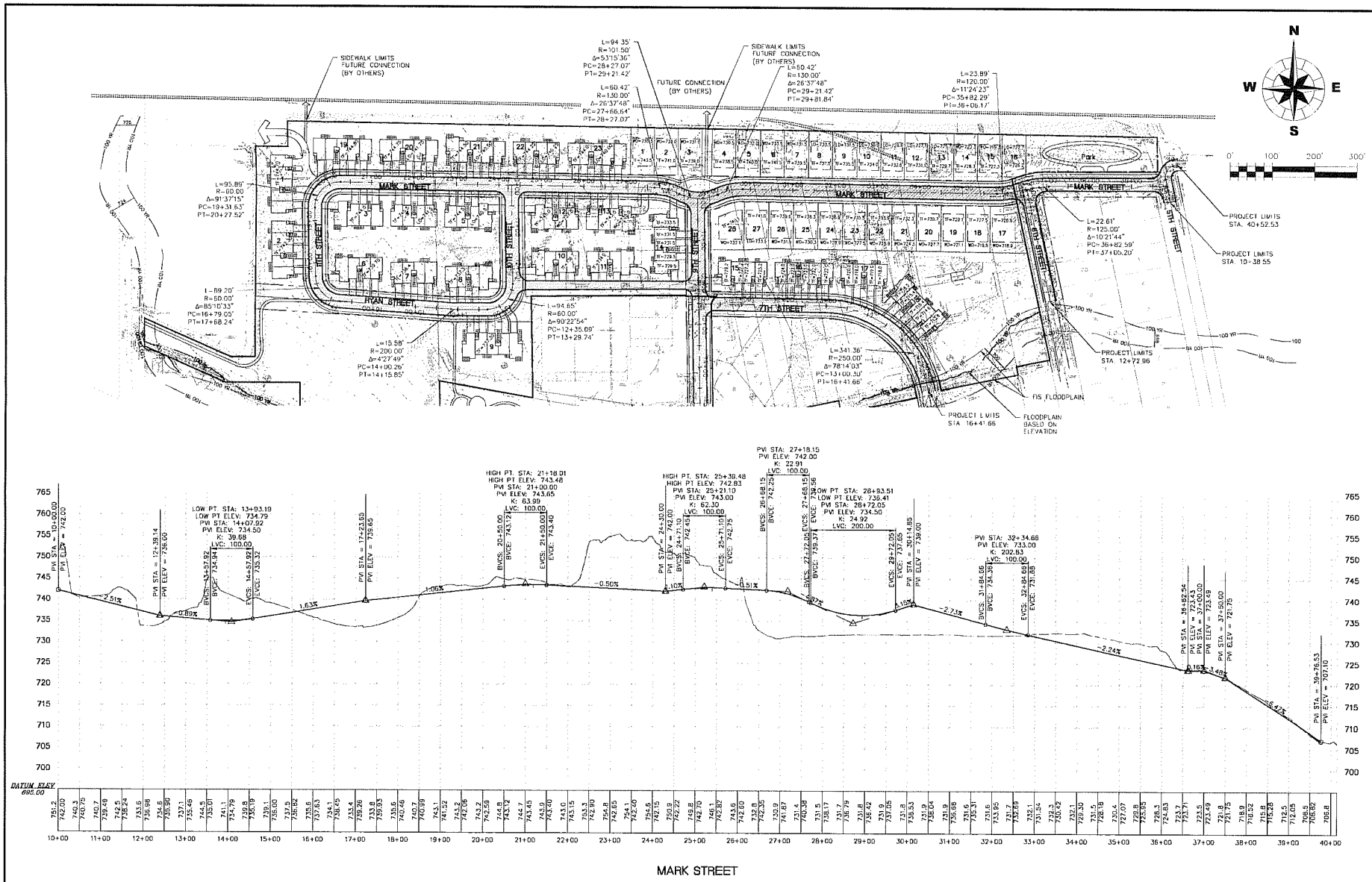
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-941D
DATE 12/17/2010
SHEET 4 OF 10
DRAWING NO
UT1



LEXINGTON CLUB

PLAN & PROFILES

TITLE:

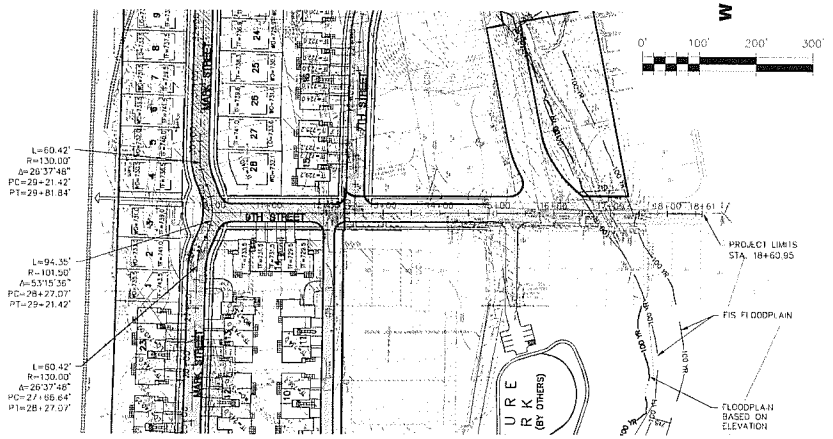
NO	DATE	NATURE OF REVISION
3	4/20/12	UPDATED LAND PLAN-REMOVED ROW HOMES
2	7/20/11	PER CITY COMMENTS
1	4/18/11	PER CITY OF ST. CHARLES

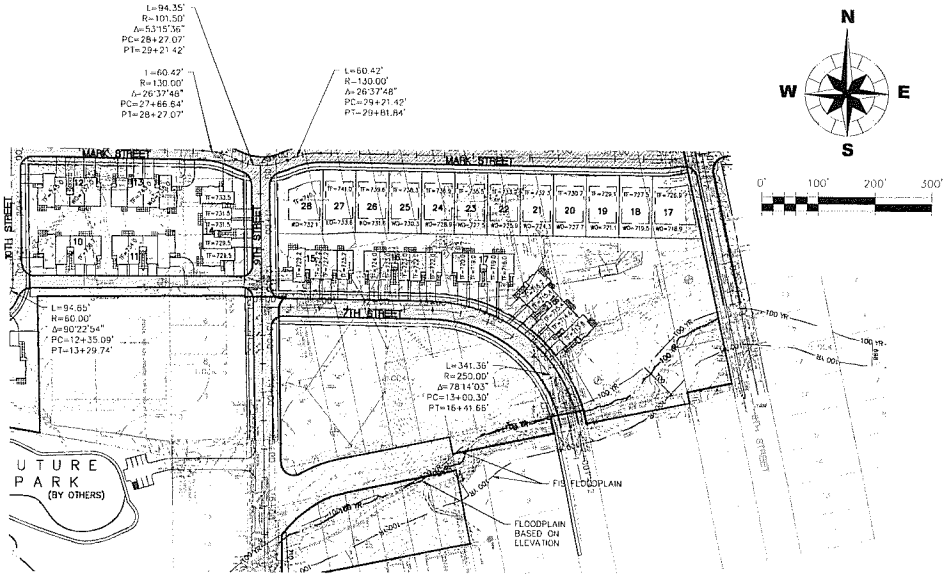
DSGN VRD
DWN EAM
CHKD JCL
SCALE 1" = 100' H, 1" = 10' V
06-941D-PP.DWG

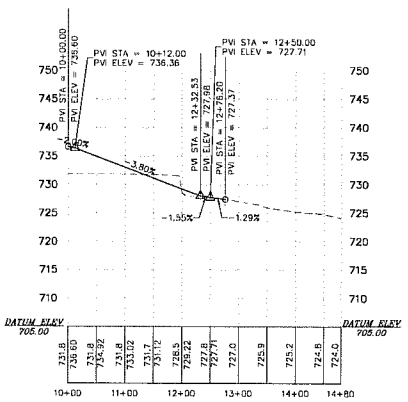
CLIENT:
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

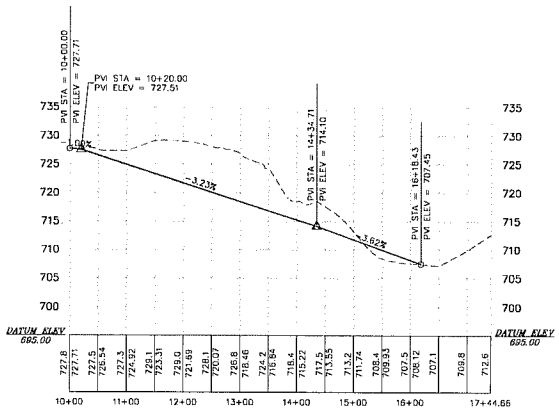
PROJECT NO. 06-941D
DATE 12/17/2010
SHEET 5 OF 10
DRAWING NO.
PP1







9TH STREET



7TH STREET

NO	DATE	ISSUE OR REVISION
5	10/26/12	PER CITY REVIEW MEETING 10/26/12
4	7/20/11	PER CITY COMMENTS
3	4/19/11	PER CITY OF ST. CHARLES

DSGN. VRD
DWN. EAM
CHKD. JCL
SCALE: 1" = 100' H
1" = 10' V
06-941D-PP.DWG

TITLE
LEXINGTON CLUB
PLAN & PROFILES

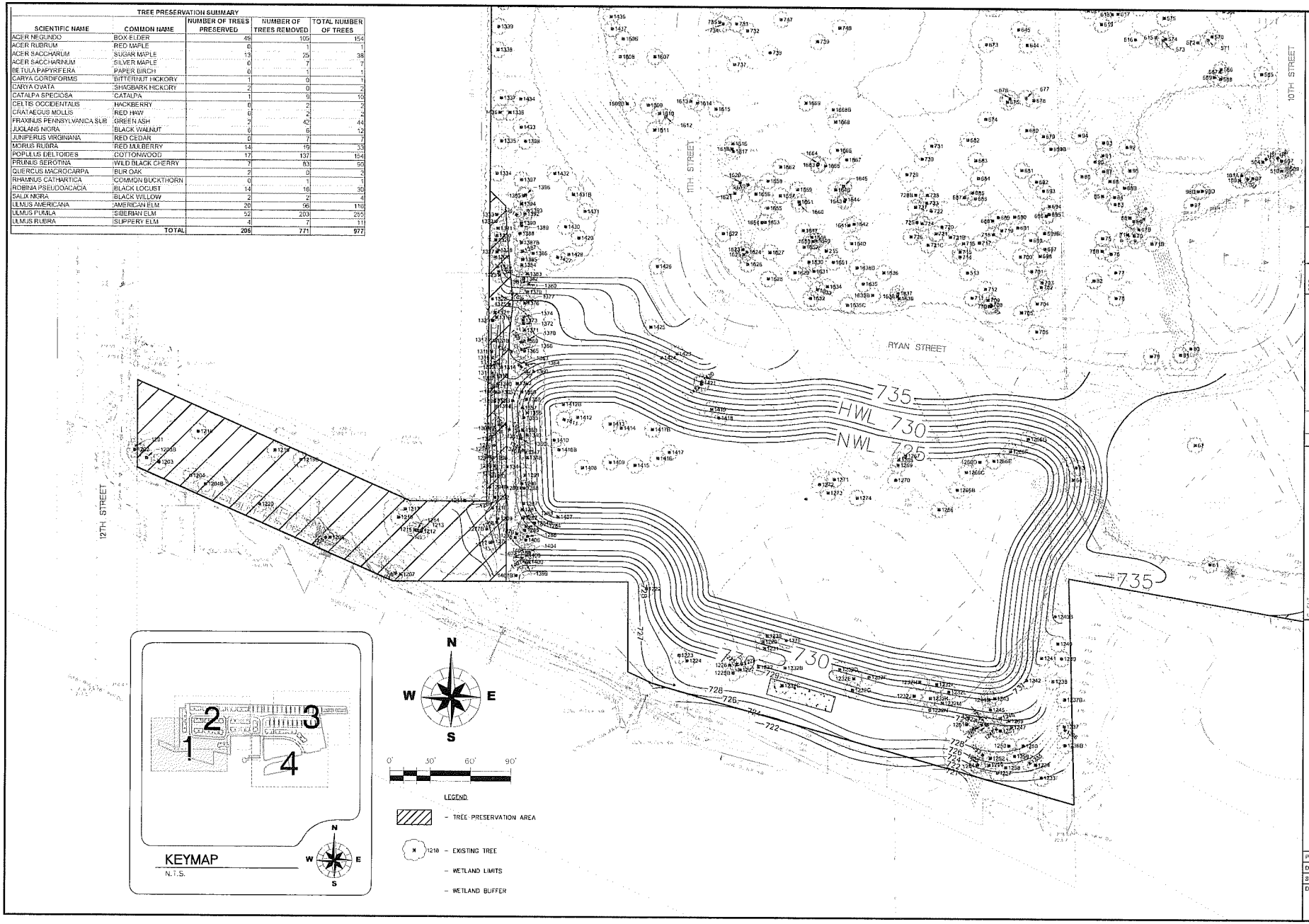
CLIENT
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO 06-941D
DATE 12/17/2010
SHEET 6 OF 10
DRAWING NO
PP2

TREE PRESERVATION SUMMARY

SCIENTIFIC NAME	COMMON NAME	NUMBER OF TREES PRESERVED	NUMBER OF TREES REMOVED	TOTAL NUMBER OF TREES
ACER NEGUNDO	BOX ELDER	49	105	154
ACER RUBRUM	RED MAPLE	0	1	1
ACER SACCHARUM	SUGAR MAPLE	13	25	38
ACER SACCHARINUM	SILVER MAPLE	0	7	7
BETULA PAPYRIFERA	PAPER BIRCH	0	1	1
CARYA CORDIFORMIS	BITTERNUT HICKORY	1	0	1
CARYA OVATA	SHAGBARK HICKORY	2	0	2
CATALPA SPECIOSA	CATALPA	1	9	10
CELTIS OCCIDENTALIS	HACKBERRY	0	2	2
CRATAEGUS MOLLIS	RED HAW	0	2	2
FRAXINUS PENNSYLVANICA SUB	GREEN ASH	2	42	44
JUGLANS NIGRA	BLACK WALNUT	6	6	12
JUNIPERUS VIRGINIANA	RED CEDAR	0	7	7
MORUS RUBRA	RED MULBERRY	14	19	33
POPULUS DELTOIDES	COTTONWOOD	17	137	154
PRUNUS SEROTINA	WILD BLACK CHERRY	7	83	90
QUERCUS MACROCARPA	BUR OAK	2	0	2
RHAMNUS CATHARTICA	COMMON BUCKTHORN	0	1	1
ROBINIA PSEUDOACACIA	BLACK LOCUST	14	16	30
SALIX NIGRA	BLACK WILLOW	2	2	4
ULMUS AMERICANA	AMERICAN ELM	20	96	116
ULMUS PUMILA	SIBERIAN ELM	52	203	255
ULMUS RUBRA	SLIPPERY ELM	4	7	11
TOTAL		206	771	977



LEXINGTON CLUB

TREE PRESERVATION PLAN

NO.	DATE	NATURE OF REVISION
2	7/20/11	PER CITY COMMENTS
1	4/18/11	PER CITY OF ST CHARLES

DSGN VPD | DWN EAM | CHKD JCL | SCALE 1" = 100' | 06-941D-TP.DWG

CLIENT
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

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116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-941D
DATE 12/17/2010
SHEET 7 OF 10
DRAWING NO.
TP1

TITLE	TREE PRESERVATION PLAN
	LEXINGTON CLUB
DSGN	VRD
DWN	EAM
CHKD	JCL
SCALE: 1" = 100'	
06-94 1-D-TP.DWG	

NO	DATE	NATURE OF REVISION
1	4/18/11	PER CITY OF ST. CHARLES
2	7/20/11	PER CITY COMMENTS

CLIENT
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 05-9410
DATE: 12/17/2010
SHEET 9 OF 10
DRAWING NO.
TP2

WILLS BURKE KELLEY ASSOCIATES LTD.
115 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

CLIENT
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

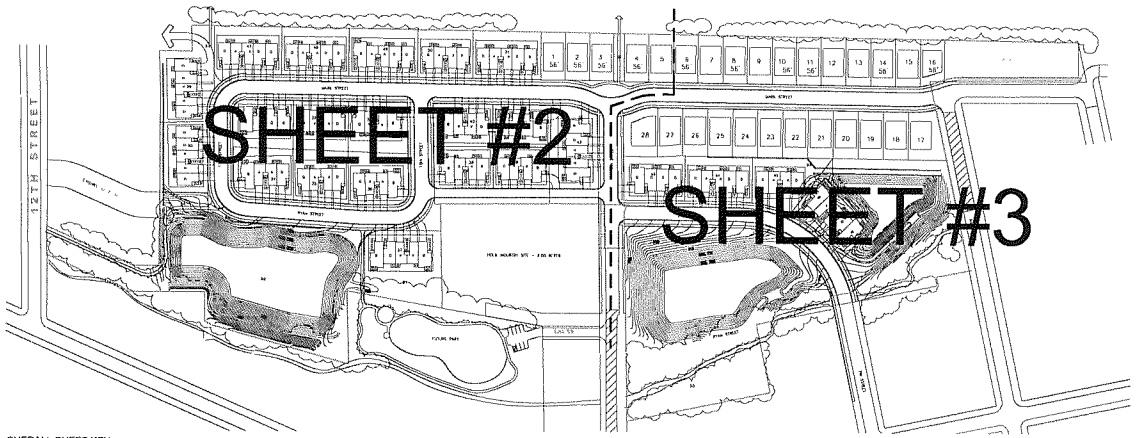
NO	DATE	NATURE OF REVISION
1	4/18/11	PER CITY OF ST. CHARLES
2	7/20/11	PER CITY COMMENTS
3	12/20/12	UPDATED LAND PLAN/REVISED ROW HOSES

DSGN	VSD	TITLE
DWN	EAM	**LEXINGTON CLUB**
CHKD	JCL	
SCALE: 1" = 100'		**TREE PRESERVATION PLAN**

PROJECT NO. 05-6410
DATE 12/17/2010
SHEET 9 OF 10
DRAWING NO. **TP3**

05-94 LD-TP.DWG

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street Suite 201
St. Charles, Illinois 60174
(630) 443-7755
PROJECT NO. 06-041D
DATE 12/17/2010
SHEET 19 OF 19
DRAWING NO
TP4
CLIENT
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300
NO DATE NATURE OF REVISION
1 12/16/11 PER CITY OF ST. CHARLES
2 1/20/11 PER CITY COMMENTS
SCALE: 1" = 100'
DB-34-1D-TP.DWG
DSGN VRD
DWN EAM
CHKD JDL
TITLE
LEXINGTON CLUB
TREE PRESERVATION PLAN
N
E
S
W
0'
30'
60'
90'
LEGEND
- TREE PRESERVATION AREA
- EXISTING TREE
- WETLAND LIMITS
- WETLAND BUFFER
KEYMAP
N.T.S.
7TH STREET
9TH STREET
HWL 710
NWL 706
HWL 711.5
NWL 706
715
720
725



OVERALL SHEET KEY
NOT TO SCALE

NOTES
1. ALL PLANTING BEDS AND TREE RINGS SHALL:
   - RECEIVE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3"
   - HAVE A SPADED EDGE.
2. PLANTS SHALL:
   - BE ALLOWED TO GROW AND BE MAINTAINED IN THEIR NATURAL FORM
   - SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. ALL DEAD, DISEASED, OR DAMAGED PLANT MATERIAL SHALL BE REPLACED PROMPTLY WITH LIVE MATERIAL IN GOOD CONDITION AND IN QUANTITIES AND SIZES THAT MEET THE REQUIREMENTS OF THE CITY.
   - BE INSTALLED IN ACCORDANCE WITH THE PLANTING PROCEDURES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL TURF TREATMENT SHALL BE KENTUCKY BLUEGRASS BLEND SOD, UNLESS OTHERWISE NOTED ON PLAN.
   - DETENTION AREA SLOPES SHALL BE TREATED WITH A NATURALIZED SEED MIX AND EROSION CONTROL BLANKET FROM NORMAL WATER LINE (NWL) TO HIGH WATER LINE (HWL); AREAS ABOVE THE HWL SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
   - A THREE-YEAR MONITORING AND MAINTENANCE PLAN, BY A QUALIFIED PROFESSIONAL SHALL BE INCORPORATED INTO THE INITIAL CARE OF THE NATURALIZED PLANTING AREAS AROUND ALL DETENTIONS.
   - FRONT YARDS & SIDE YARDS OF SINGLE-FAMILY LOTS SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT); REAR YARDS SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
   - FRONT & SIDE YARDS OF ROW HOUSES SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT.)
4. LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.
5. FOR SYMBOL/PLANT KEY, SEE THIS SHEET.
6. FOR TYPICAL FOUNDATION LANDSCAPE PLANS FOR TOWN HOUSES, SEE THIS SHEET.
   - TYPICAL FOUNDATION LANDSCAPES MAY VARY DUE TO NUMBER OF UNITS PER BUILDING AND/OR ORIENTATION, BUT SHALL REMAIN CONSISTENT IN PLANT MATERIAL TYPES, DESIGN INTENT, & PLANT INTENSITY.
   - TYPICAL FOUNDATIONS FOR SINGLE-FAMILY HOUSES SHALL BE DETERMINED AT TIME OF FINAL LANDSCAPE PLANS.
7. FOR PARK CONCEPT DESIGN DETAIL, SEE THIS SHEET.
8. FOR ARTISTIC RENDERING OF LANDSCAPE BUFFER ALONG INDUSTRIAL-USE NEIGHBORS, SEE SHEET #2.
9. FOR TREE PRESERVATION FENCE DETAIL, SEE SHEET #3.
10. FOR TREE PRESERVATION & REMOVAL PLAN, SEE ENGINEERING PLANS.

PLANT KEY

SHADE TREES, 2.5"-4": AUTUMN BLAZE MAPLE, SUGAR MAPLE, CRIMSON KING NORWAY MAPLE, GINKGO, KENTUCKY COFFEETREE, SWAMP WHITE OAK, ACCOLADE ELM, THORNLESS HONEYLOCUST, LINDEN, & COMMON HACKBERRY

NOTE! ALL PARKWAY SHADE TREES WILL BE INSTALLED AT 2.5" CALIPER, WHILE COMMON AREA SHADE TREES WILL BE INSTALLED IN A RANGE OF SIZES, VARYING FROM 2.5" CALIPER TO 4" CALIPER

EVERGREEN TREE, 6'-10': COLORADO SPRUCE, NORWAY SPRUCE, AUSTRIAN PINE, DOUGLAS FIR, & ARBORVITAE

ORNAMENTAL TREES, 6'-8': SERVICEBERRY, CORNELIANCHERRY DOGWOOD, FLOWERING CRABAPPLE, RIVER BIRCH, EUROPEAN BLACK ALDER, JAPANESE TREE LILAC, & BLACKHAW VIBURNUM

EVERGREEN SHRUBS, 24": KALLAY COMPACT JUNIPER, DENSE YEW, EMERALD & GOLD EUONYMUS, & EMERALD ARBORVITAE

LARGE, DECIDUOUS SHRUBS, 36": VIBURNUM, REDTWIG DOGWOOD, PEKING COTONEASTER, RED CHOKEBERRY, MEADOWLARK FORSYTHIA, LILAC, BURNING BUSH, HYDRANGEA, & WEIGELA

SMALL, DECIDUOUS SHRUBS, 24": SPIREA, ALPINE CURRANT, CRANBERRY COTONEASTER, CUTLEAF STEPHANANDRA, DIERVILLA, & GRO-LOW SUMAC

ORNAMENTAL GRASSES, 1 GAL.-3 GAL.: MAIDEN GRASS, KARL FOERSTER FEATHER REED GRASS, SWITCH GRASS, DWARF FOUNTAIN GRASS, & PRAIRIE DROPSEED

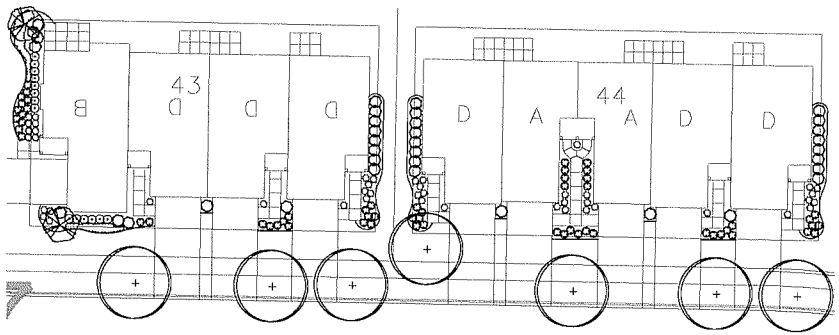
PERENNIALS & GROUNDCOVER, 3" POT-1 GAL.: DAYLILY, ASTER, COREOPSIS, BLACK EYED SUSAN, PURPLE CONEFLOWER, CRANESBILL, HOSTA, SEDUM, BLAZING STAR, & PURPLELEAF WINTERCREEPER

WET-MESIC NATIVE SEED MIX & EROSION CONTROL BLANKET (DETENTION AREA SLOPES): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS

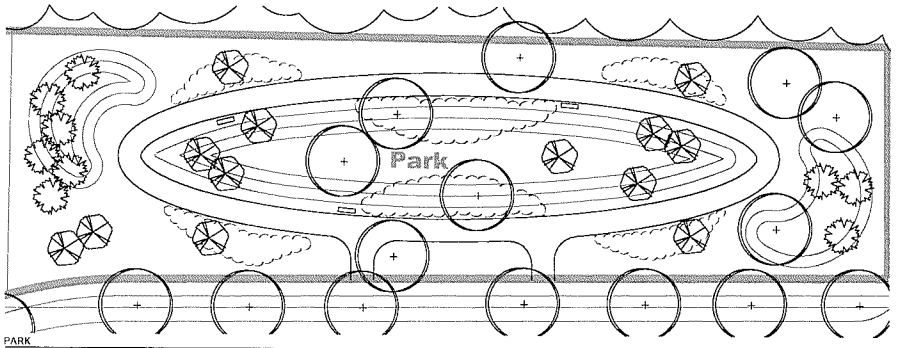
EMERGENT PLANTINGS (DETENTION AREA BASIN BOTTOMS): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS

EXISTING TREES, WITH THE POTENTIAL TO BE PRESERVED

NOTE! REFER TO CIVIL ENGINEERING PLANS FOR ACTUAL TREE PRESERVATION & REMOVAL PLAN.



TYPICAL FOUNDTION LANDSCAPE PLAN - TOWN HOUSES
SCALE: 1" = 20'-0"



PARK
SCALE: 1" = 20'-0"

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph. 847.438.5013 fax. 847.438.5084 e-mail: general@pugsleys.com

revisions:
1. Per City comments 02/17/09
2. Per City comments 03/20/09
3. Per City comments 05/01/09
4. Per City Plan 07/17/09
5. Per City Plan 09/17/09
6. Per Waukegan Plan 09/30/09

north

scale: AS SHOWN

LEXINGTON CLUB
Preliminary Landscape Plan
LEXINGTON HOMES
Waukegan, IL

date: 11/25/09

sheet 1 of 3

job no. 093703

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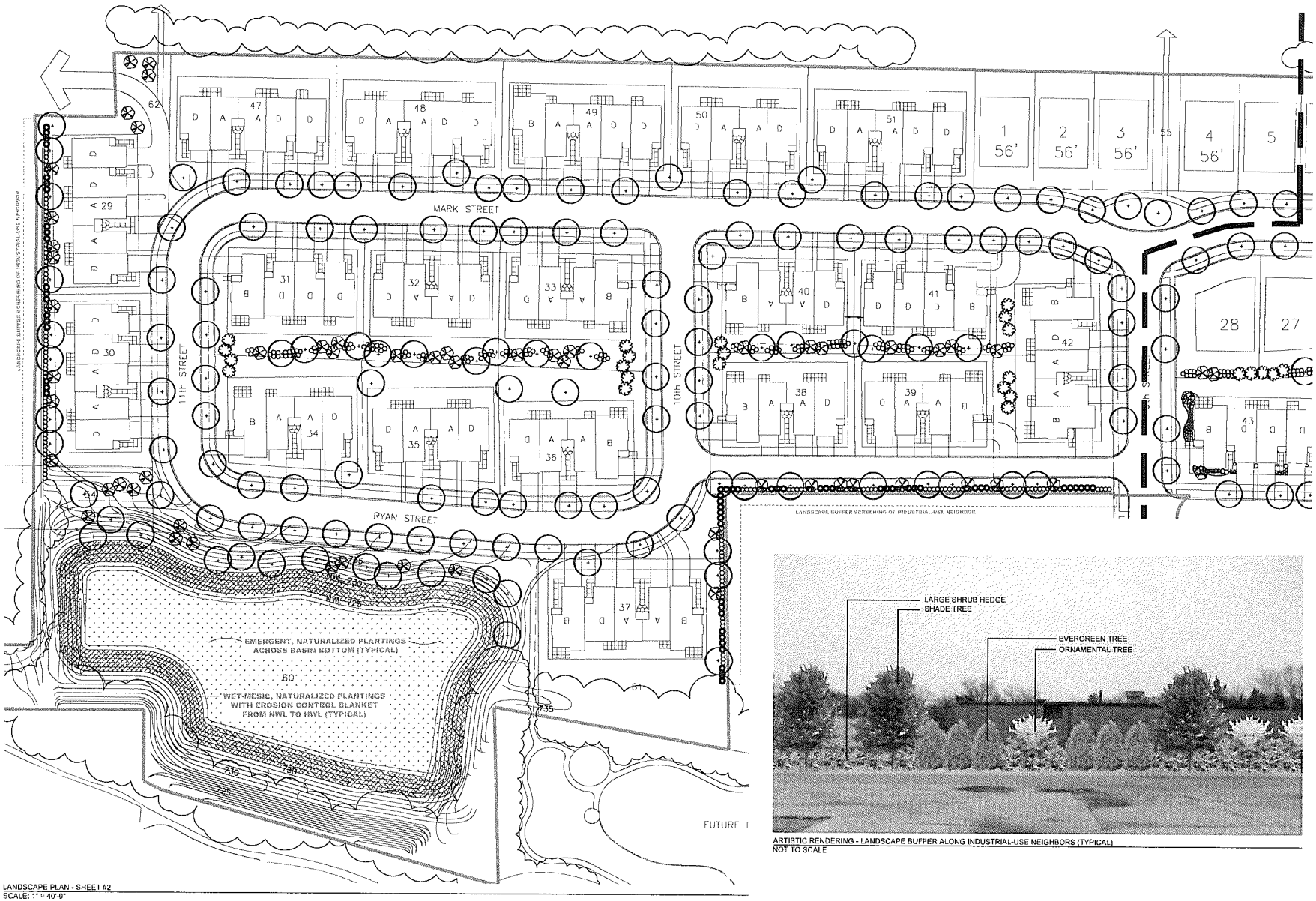

ARTISTIC RENDERING - LANDSCAPE BUFFER ALONG INDUSTRIAL-USE NEIGHBORS (TYPICAL)
NOT TO SCALE

LANDSCAPE PLAN - SHEET #2
SCALE: 1" = 40'-0"

NOTE: LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph: 847.438.0013 fax: 847.438.0084 e-mail: general@pugsleyla.com

Revisions:
1. Per City comments 12/17/10
2. Per City comments 02/09/11
3. Per City comments 02/22/11
4. Per City comments 02/13/12
5. Per Site Plan 03/12/12
6. Per Industrial Buffer 04/18/12
7.
8.
9.
10.

north

AS SHOWN

LEXINGTON CLUB
St. Charles, IL
Preliminary Landscape Plan
LEXINGTON HOMES
Chicago, IL

date: 11/25/09

sheet 2 of 3

job no. 093703

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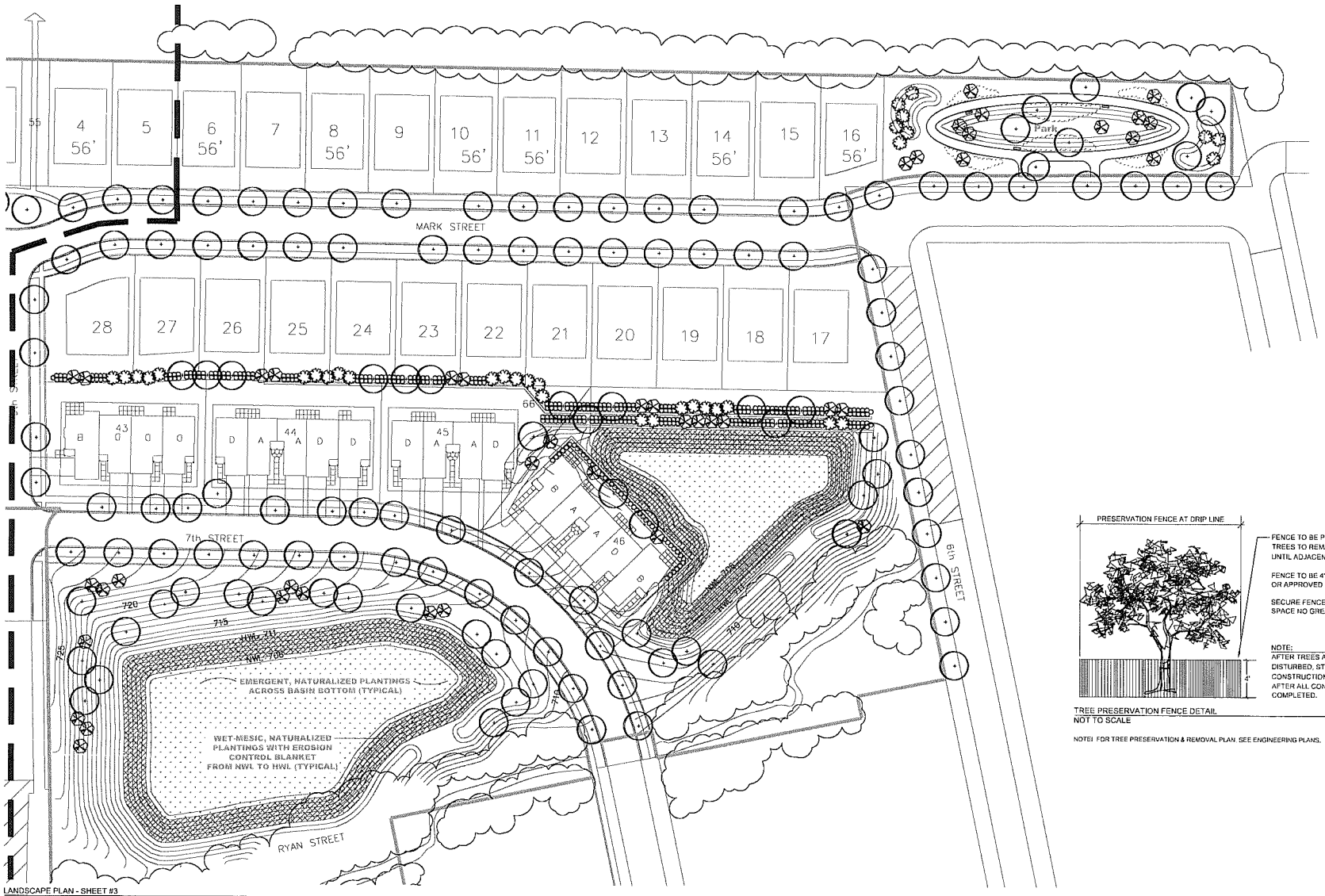

LANDSCAPE PLAN - SHEET #3
SCALE: 1" = 60'-0"

NOTE! LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.

FENCE TO BE PROVIDED AROUND ALL EXISTING TREES TO REMAIN. FENCE TO REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE TO BE 4' TALL, ROLLED WOOD LATHE OR APPROVED EQUAL.

SECURE FENCE TO METAL STAKES, SPACE NO GREATER THAN 8' O.C.

NOTE:
AFTER TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, OR CUT INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

TREE PRESERVATION FENCE DETAIL
NOT TO SCALE

NOTE! FOR TREE PRESERVATION & REMOVAL PLAN, SEE ENGINEERING PLANS.

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24414 N. Old Mchenry Rd. Lake Zurich, Illinois 60047-8904
Ph. 847.438.3013 fax 847.438.3084 e-mail: greenlife@pugsleys.com

11/25/09 Village comments
12/7/09 Village comments
12/8/09 Village comments
12/10/09 Village comments
12/14/09 Village comments
12/15/09 Per Industrial Buffer
12/16/09 Per Industrial Buffer
12/17/09 Per Industrial Buffer

scale: AS SHOWN
north

LEXINGTON CLUB
St. Charles, IL
Preliminary Landscape Plan
LEXINGTON HOMES
Chicago, IL

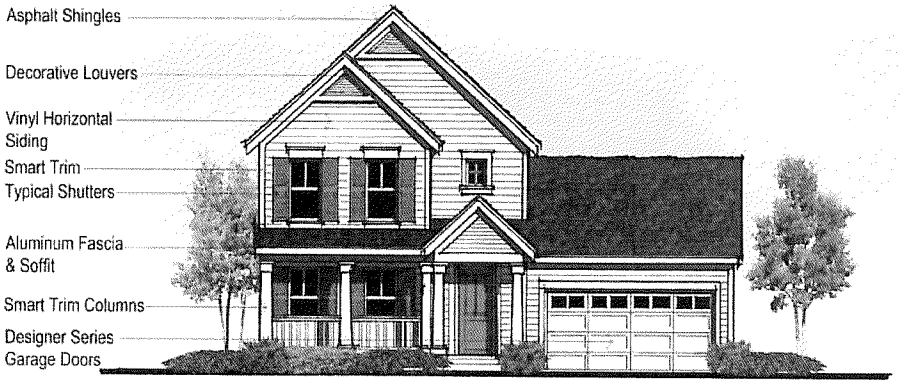
date: 11/25/09
sheet: 3 of: 3
job no. 083703

Plan 500 & 503 : Prairie

scale: 3/16" = 1'-0"

Plan 500: Craftsman

scale: 3/16" = 1'-0"



Plan 501: Farmhouse

scale: 3/16" = 1'-0"

Plan 501: French Country

scale: 3/16" = 1'-0"

Character Elevations

Lexington Homes
Chicago, IL

Lexington Club
St. Charles, IL

July 21, 2011

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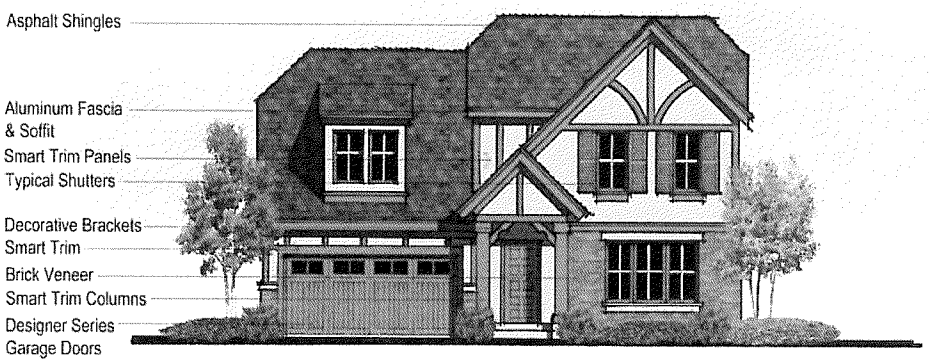
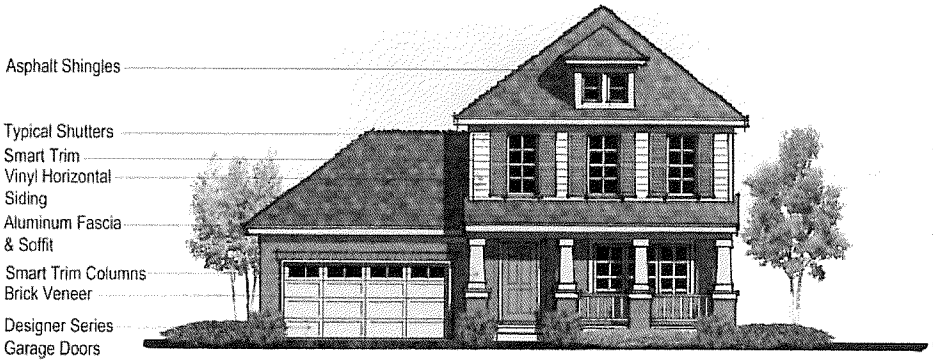


Plan 502: Tudor

scale: 3/16" = 1'-0"

Plan 502: Victorian

scale: 3/16" = 1'-0"



Plan 503: Four Square

scale: 3/16" = 1'-0"

Plan 503: Old English

scale: 3/16" = 1'-0"

Character Elevations

Lexington Homes
Chicago, IL

Lexington Club
St. Charles, IL

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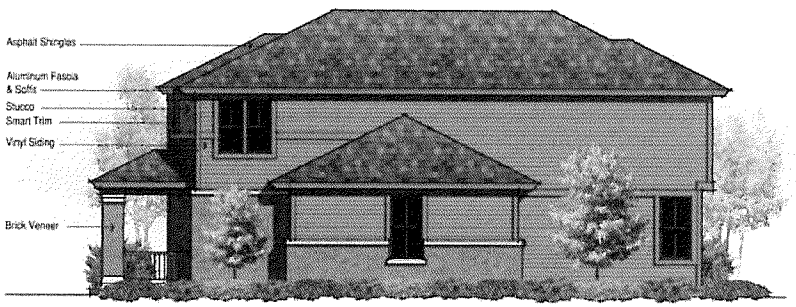
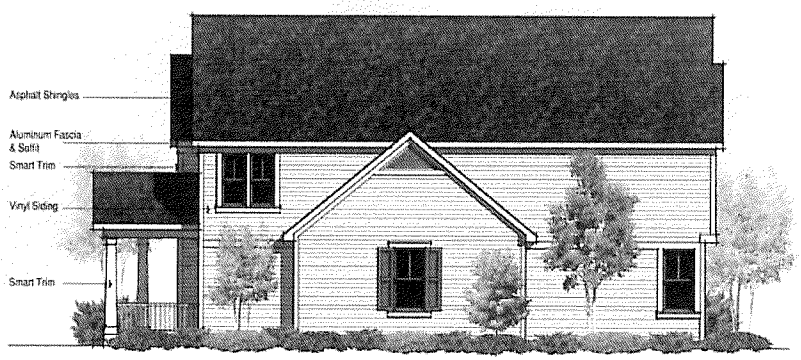
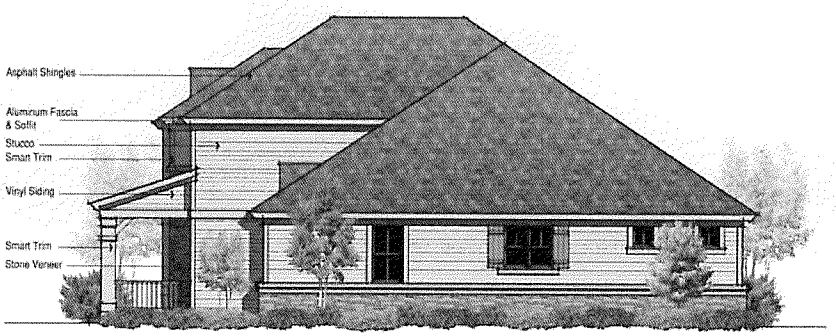


Plan 500 & 503: Prairie - Side Elevation
scale: 3/16" = 1'-0"

Plan 500: Craftsman - Side Elevation
scale: 3/16" = 1'-0"



Plan 501: Farmhouse - Side Elevation
scale: 3/16" = 1'-0"



Plan 501: French Country - Side Elevation
scale: 3/16" = 1'-0"

Character Elevations

Lexington Homes
Chicago, Illinois

Lexington Club
St. Charles, IL

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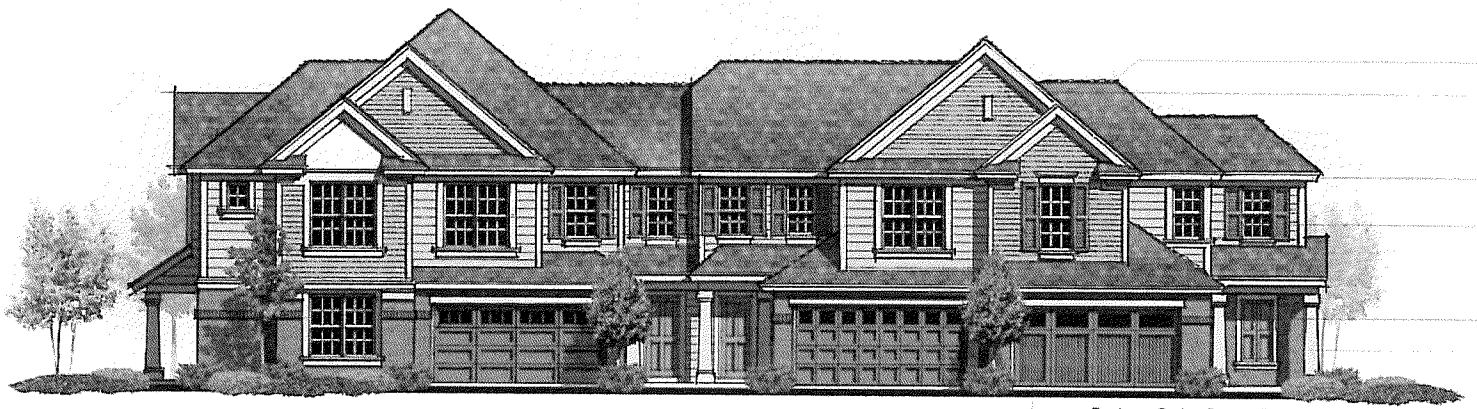
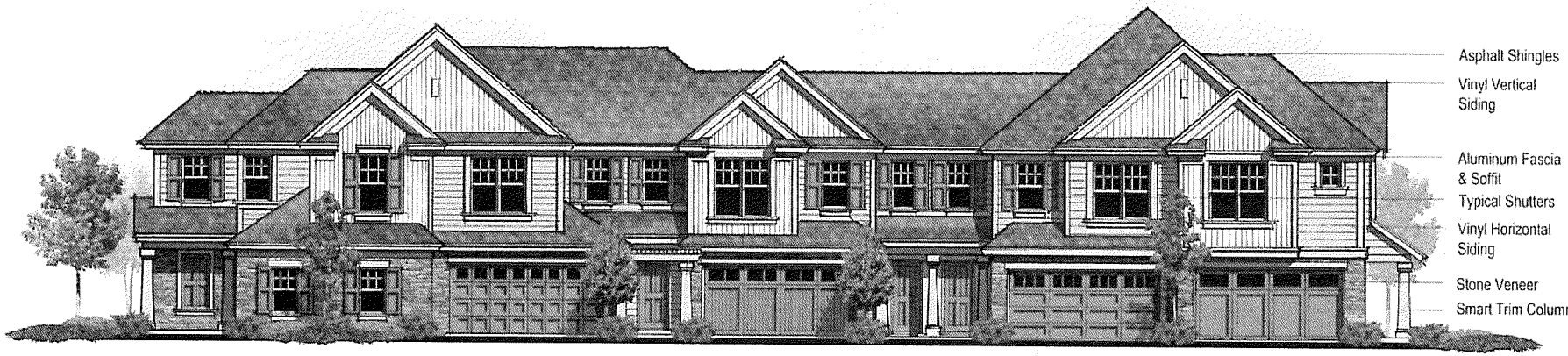


Front Elevation - 4 Unit Building

scale: 3/16" = 1'-0"



Front Elevation - 5 Unit Building

scale: 3/16" = 1'-0"

Character Elevations

Lexington Homes
Chicago, IL

Lexington Club
St. Charles, IL

July 21, 2011

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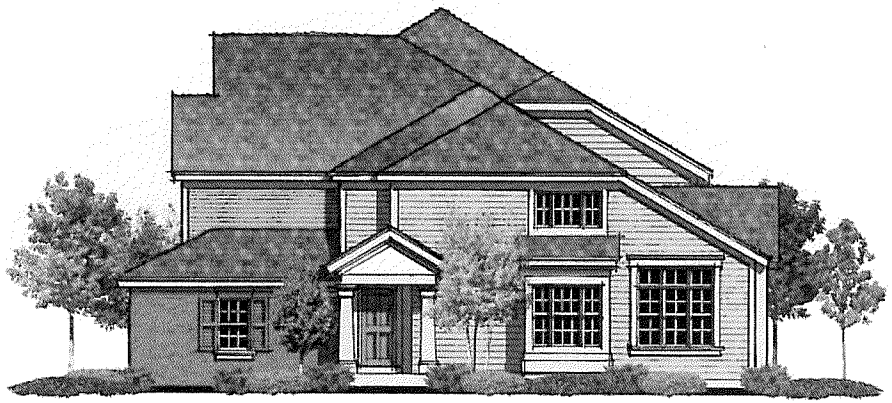
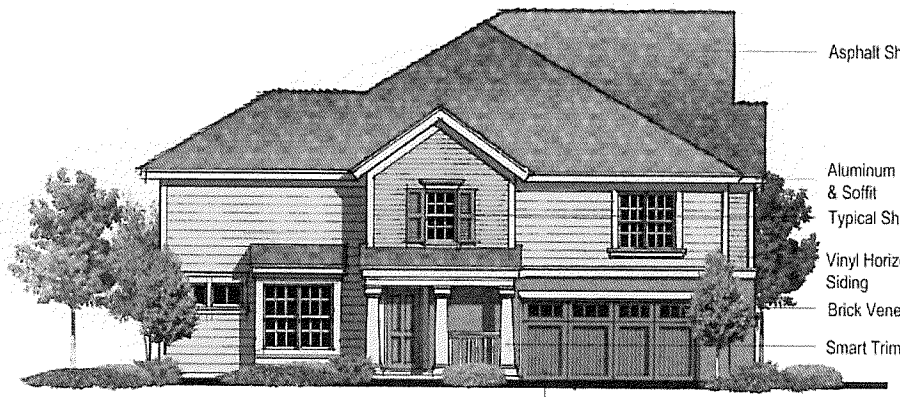


Side Elevation - Unit B
scale: 3/16" = 1'-0"



Side Elevation - Unit C
scale: 3/16" = 1'-0"

Rear Elevation - 4 Unit Building
scale: 3/16" = 1'-0"

Character Elevations

Lexington Club
St. Charles, IL

July 21, 2011

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EXHIBIT "F"

AFFORDABLE HOUSING AGREEMENT

This Affordable Housing Agreement (hereinafter referred to as the "Agreement") is made and entered into as of the _____ day of _____, 2013, by and between the City of St. Charles, a municipal corporation (the "City"), organized and incorporated under the laws of the State of Illinois and Lexington Homes, LLC, an Illinois limited liability company (the "Developer"; the City and the Developer each known individually as a "Party" and collectively as the "Parties").

RECITALS

WHEREAS, the Developer is the owner of the real estate legally described on Exhibit "A", attached hereto and made a part hereof (the "Subject Realty"); and

WHEREAS, the Developer has filed applications with the City regarding the Subject Realty for, among other things, (a) a zoning map amendment, (b) a special use for a planned unit development, and (c) certain deviations from the City's Zoning Ordinance, in order to allow construction of a residential development consisting of 102 two-story townhomes and 28 single family detached homes, all as more specifically described in Ordinance No. 2013-Z-_____, passed by the City on _____, 2013 (the "Project"); and

WHEREAS, one of the deviations requested by the Developer is exemption from the requirements of Chapter 17.18 of the City's Zoning Ordinance regarding inclusionary housing; and

WHEREAS, as a condition of approving such a deviation, the Developer is required to take certain actions to seek funding for providing Affordable Housing (as defined in the Zoning Ordinance) on the Subject Realty, and to enter in to this Agreement in connection therewith.

NOW, THEREFORE, in consideration of the foregoing premises and in further consideration of the mutual covenants, conditions and agreements herein contained, the Parties hereto agree as follows:

Section 1. Incorporation of Recitals. The recitals set forth in the foregoing recitals are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section 1, and this Agreement shall be construed in accordance therewith.

Section 2. Application for Affordable Housing Funding. Commencing with the execution of this Agreement, and until the last certificate of occupancy is granted for the Project, the Developer shall apply for grant funding for the purpose of obtaining financing for the construction of Affordable Housing as part of the Project. At a minimum, application shall be made to Kane County Office of Community Reinvestment, Illinois Housing Development Authority, and the U.S. Department of Housing and Urban Development for all programs for which the project may qualify.

Applications shall be made each calendar year, or grant funding cycle, whichever is more frequent. The Developer shall provide copies of each funding application to the City for review prior to filing such application. In the event the project does not qualify for any program offered during the calendar year or grant funding cycle, the developer shall provide documentation demonstrating that the project does not qualify or shall provide a letter confirming such from each respective agency.

Section 3. Use of Funds. Should the Developer obtain any of the grant funding applied for, it shall utilize the funds to construct Affordable Housing on the Subject Realty as part of the Project, in conformance with all applicable laws, ordinances and regulations.

Section 4. Meeting with Housing Commission. Upon filing the first grant application, the Developer shall meet with the Housing Commission of the City to discuss strategies and activities related to the Developer's obligations hereunder. Additional meetings shall occur periodically thereafter, pursuant to the request of either Party.

Section 5. Failure to Comply. Should the Developer fail to comply with the terms of this Agreement at any time during construction of the Project, the City may declare the Developer to be in default by providing written notice to the Developer. Upon such written notice, the requirements of Chapter 17.18 of the City's Zoning Ordinance shall apply to all remaining housing units comprising the Project which have not, at the time of such written notice, received a final occupancy permit.

Section 6. Miscellaneous Provisions.

(a) *Mutual Cooperation.* The Parties shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in furthering the objectives of this Agreement and the intent of the Parties as reflected by the terms of this Agreement.

(b) *Disclaimer.* Nothing contained in this Agreement, nor any act of the City, shall be deemed or construed by any of the Parties, or by third persons, to create any relationship of third Party beneficiary, or of principal or agent, or of limited or general partnership, or of joint venture, or of any association or relationship involving the City or the Developer.

(c) *Covenants Running with the Land.* It is intended and agreed that all covenants provided in this Agreement on the part of the Developer to be performed or observed shall be covenants running with the land binding to the fullest extent permitted by law and equity for the benefit and in favor of, and enforceable by the City, and any successor in interest to the Subject Realty, other than individual owners of residential units constructed on the Subject Realty.

(d) *Paragraph Headings.* The paragraph headings and references are for the convenience of the parties and are not intended to limit, vary, define or expand the terms and provisions contained in this Agreement and shall not be used to interpret of construe the terms and provisions of this Agreement.

(e) *Counterparts.* This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

(f) *Recordation of Agreement.* The Parties agree to execute and deliver the original of this Agreement in proper form for recording in the office of the Recorder of Deeds, Kane County, Illinois.

(g) *Notices.* Notices herein required shall be in writing and shall be served upon the Parties, either personally or mailed by certified or registered mail, return receipt requested:

If to the City:

City Administrator
City of St. Charles
2 East Main Street
St. Charles, Illinois 60174

with a copy to:

Gorski & Good, LLP
211 South Wheaton Avenue, Suite 305
Wheaton, Illinois 60187
Attn: Ms. Robin Jones

If to Developer:
Lexington Homes, LLC
1731 N. Marcey Street, Suite 200
Chicago, Illinois 60614

with a copy to:

Rathje & Woodward, LLC
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187
Attn: Mr. Henry Stillwell

If to any Mortgagee: To the person and address designated to the City in writing by the Mortgagee.

A Party's address may be changed from time to time by such Party giving notice as provided above to the other Parties noted above.

(h) *Integration.* This Agreement together with all Exhibits and attachments thereto, constitute the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof.

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City or the Developer.

(i) *Amendment.* This Agreement, and any Exhibit attached hereto, may be amended only by written instrument properly executed by the Parties or their successors in interest. Execution of any such amendment by the City shall first have been authorized by the Ordinance or Resolution duly adopted by the corporate authorities of the City.

(j) *Successors and Assignees.* The terms and conditions of this Agreement are to apply to and bind and inure to the benefit of the City, the Developer and their successors and assignees.

(k) *Severability.* If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word, or the application thereof, in any circumstances, is held invalid, the remainder of the Agreement shall be construed as if such invalid part were never included herein and the Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

(l) *Term.* This Agreement shall be in full force and effect from and after the execution hereof by the last Party to execute the same and shall remain in full force and effect until final completion of the Project, as evidenced by issuance of a final occupancy certificate for the last unit comprising the Project.

(m) *Governing Law.* The laws of the State of Illinois shall govern the interpretation and enforcement of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

CITY OF ST. CHARLES, an Illinois municipal corporation,

By:_____
Mayor

ATTEST:

_____
City Clerk

_____, an Illinois limited liability company

By:_____
Its:_____

ATTEST:

_____

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald P. DeWitte, Mayor of the City of St. Charles, and Nancy Garrison, City Clerk of said City, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mayor and City Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth; and the City Clerk then and there acknowledged that she, as custodian of the corporate seal of said City, did affix the corporate seal of said City to said instrument, as her own free and voluntary act and as the free and voluntary act of said City, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2013.

_____
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____of _____, an Illinois limited liability company, and _____, _____ of said company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this ___ day of _____, 2013.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT REALTY

SUBJECT PROPERTY:
PARCEL ONE:
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PARCEL TWO:
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT
PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PARCEL THREE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES, 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE
SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PARCEL FOUR:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT 150 FEET NORTH OF THE NORTHERLY LINE OF DEAN STREET, FOR THE POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET; THENCE WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.51 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
PARCEL FIVE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON'S ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST

SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 46 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SIX:

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 479.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN:

EASEMENT FOR PRIVATE ROADWAY RESERVED BY DEED RECORDED JULY 16, 1957, IN BOOK 1855, PAGE 119, AS DOCUMENT 839306, MADE BY HAWLEY PRODUCT COMPANY TO CARL E. SODERQUIST AND SONS FOR THE BENEFIT OF THE NORTH 30 FEET OF LOT 11 IN BLOCK 5 OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES IN PARCEL TWO, OVER THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 535 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE EAST 30 FEET; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST

134.45 FEET; THENCE NORTH 1 DEGREE WEST PARALLEL WITH THE WEST LINE OF SAID ADDITION 30 FEET; THENCE SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST 134.45 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL EIGHT:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT NO. 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT G

REIMBURSEMENT FOR OFF-SITE WATER MAIN IMPROVEMENTS

	ASPHALT ROADS			
	Street Name	**Unit**	**Quantity**	**Cost**
	State St., 9th to Dean St	FT	250	**$ 13,863.33**
	WATERMAIN			
		Unit	**Quantity**	**Cost**
1	10" DIP, Class 52, Water Main	LF	820	$65,600.00
2	Fire Hydrant Assembly, With Auxillary Valve and Box	EA	1	$3,200.00
3	1" Type "K" Copper Water Service, With B-Box Assembly	EA	6	$12,000.00
4	Curb and Gutter Removal and Replacement	LF	30	$630.00
5	Restoration	LS	1	$2,000.00
				$83,430.00
	TOTAL FOR ALL WORK			***$97,293.33***