



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for Gralewski Health Club, Pine Ridge Park PUD Lots 6 & 7
Presenter:	Russell Colby

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development – (11/9/15)		City Council
	Public Hearing		

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

**Executive Summary:**

The subject property is comprised of two vacant development lots in the Pine Ridge Park PUD. The PUD was approved by the City Council in 2006.

Sam Salahi of Architectural Planning Resources is proposing to develop the two lots with a single story Health/Fitness Club. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance requirements and applicable provisions of the Zoning Ordinance.

The proposal includes the following:

- 11,967 square foot, one-floor health club building
- 60 space parking lot
- Access to Woodward Drive and a shared cross access drive to the south

Staff has found the plans to be in conformance with the PUD and Zoning Ordinance requirements, subject to a few minor items. Staff is recommending approval of the PUD Preliminary Plan subject to resolution of staff review comments prior to City Council action.

**Plan Commission Recommendation**

The Plan Commission reviewed this application and unanimously recommended approval on 11/3/15.

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

Plan Commission Resolution, Staff Report, Application for PUD Preliminary Plan; Plan documents

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

Plan Commission recommendation to approve a PUD Preliminary Plan for Gralewski Health Club, Pine Ridge Park PUD Lots 6 & 7.

<i>For office use only:</i>	<i>Agenda Item Number:</i> 4C
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**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 20-2015**

**A Resolution Recommending Approval of a PUD Preliminary Plan for  
Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi)**

**Passed by Plan Commission on November 3, 2015**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi) received October 5, 2015; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the Pine Ridge Park PUD Ordinance No. 2006-Z-4, and all applicable requirements of the Zoning Ordinance, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of Gralewski Health Club (Pine Ridge Park PUD Lots 6 and 7) (Sam Salahi) PUD Preliminary Plan received October 5, 2015, contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Pretz, Doyle, Holderfield

Nays: None

Absent: Frio, Macklin-Purdy, Spruth

Motion Carried: 6-0

PASSED, this 3rd day of November 2015.

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Chairman  
St. Charles Plan Commission

Community and Economic Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**Staff Report**

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

**FROM:** Russell Colby, Planning Division Manager

**RE:** PUD Preliminary Plan for Gralewski Health Club (Pine Ridge Park PUD, Lot 6 & 7)

**DATE:** November 4, 2015

**I. APPLICATION INFORMATION:**

**Project Name:** Gralewski Health Club

**Applicant:** Sam Salahi, Architectural Planning Services

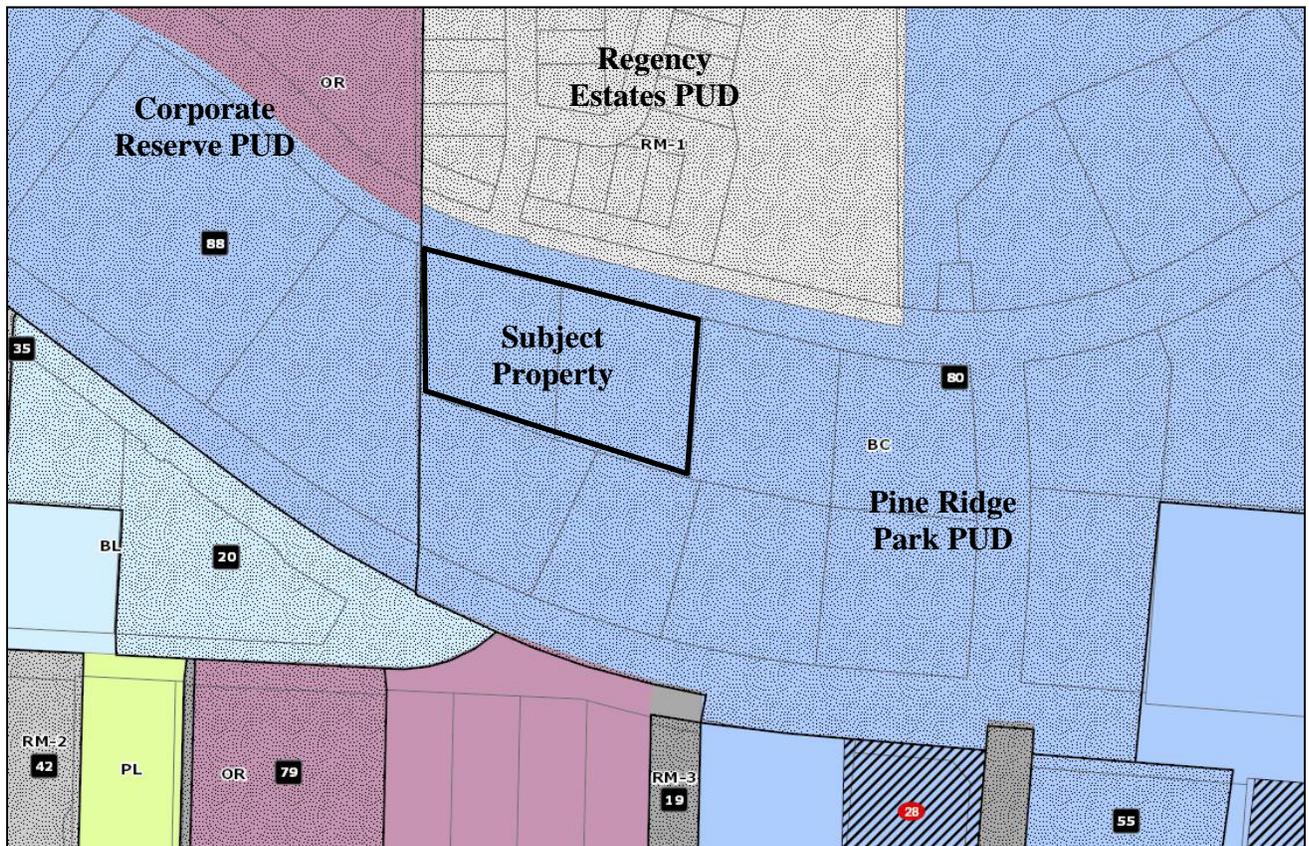
**Purpose:** PUD Preliminary Plan for a Health Club

<b>General Information:</b>		
<b>Site Information</b>		
Location	<b>Pine Ridge Park PUD, Lot 6 &amp; 7 – 2791 Woodward Dr.</b>	
Acres	2.22	
Applications	<b>PUD Preliminary Plan</b>	
Applicable Zoning Code	Pine Ridge Park PUD Ordinance 2006-Z-4, Exhibit “IV-A”, Development Standards and Design Criteria	
Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening	
<b>Existing Conditions</b>		
Land Use	Vacant lot	
Zoning	BC Community Business PUD	
<b>Zoning Summary</b>		
North	RM-1 Mixed Medium Density PUD	Regency Estate single family sub.
East	BC Community Business PUD	Vacant lot
South	BC Community Business PUD	Vacant (approved for daycare center)
West	BC Community Business PUD	Corporate Reserve detention basin
<b>Comprehensive Plan Designation</b>		
Industrial/Business Park		

**Aerial**



**Zoning**



## **II. BACKGROUND**

The subject property is comprised of two vacant development lots in the Pine Ridge Park PUD. The Pine Ridge Park PUD was approved by the City Council in 2006.

The details of the Pine Ridge PUD approval, Ord. 2006-Z-4, are as follows:

- PUD permits a variety of commercial uses.
- A Final Plat of Subdivision was approved creating lots for future commercial uses.
- Road, utility, and stormwater infrastructure were provided.
- Each commercial lot is required to have a PUD Preliminary Plan reviewed by Plan Commission and approved by City Council as the lots are developed.
- Specific standards were adopted for:
  - Bulk requirements
  - Architectural Design
  - Landscaping
  - Signage

### **PROPOSAL**

Sam Salahi of Architectural Planning Resources is proposing to develop the two lots with a single story Health/Fitness Club. Approval of a PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.

The proposal includes the following:

- 11,967 square foot, one-floor health club building
- 60 space parking lot
- Access to Woodward Drive and a shared cross access drive to the south

## **III. STAFF ANALYSIS**

Staff has performed an analysis of the submitted PUD Preliminary Plan against the standards established in the Pine Ridge Park PUD and the Zoning Ordinance.

### **A. PROPOSED USES**

A Health/Fitness Club is a use defined in the Zoning Ordinance and is a permitted use in the BC Community Business District:

*“An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses”*

The Health/Fitness Club use category is not specifically identified use in the Pine Ridge Park PUD; however the PUD permits similar businesses in a similar use category:

*“Physical fitness, gymnasiums, and reducing salons”*

**B. ZONING STANDARDS**

Staff has reviewed the submitted plans vs. the requirements of the Zoning Ordinance and PUD.

The proposed development would occupy two subdivided lots as a single zoning lot; therefore the zoning review considers the two lots as one single parcel. The submitted plans comply with all setback, bulk, and parking requirements as listed below.

<b>Category</b>	<b>Pine Ridge PUD or Zoning Ordinance Standard</b>	<b>Proposed</b>
<b>Lot Width</b>	None	430 ft. (approx.)
<b>Building Setbacks:</b>		
<i>Front (Woodward)</i>	40 ft.	40 ft.
<i>Side (east)</i>	10 ft.	230 ft.
<i>Side (west)</i>	10 ft.	76.7 ft.
<i>Rear(south cross access drive)</i>	30 ft.	43 ft.
<b>Parking Setbacks:</b>		
<i>Front (Rt.38)</i>	20 ft.	20 ft.
<i>Side (east)</i>	0 ft.	45 ft.
<i>Side (west)</i>	0 ft.	190 ft.
<i>Rear</i>	0 ft.	47 ft.
<b>Floor Area Ratio</b>	0.40	0.12
<b>Building Height</b>	3 stories or 40 ft.	26.5 ft. to tallest ridge
<b>Parking Stall Size</b>	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 18'
<b>Drive-Aisle Width</b>	24' (Two Way)	24'
<b>Parking Requirement</b>	Zoning Ordinance standard for Health/Fitness Club: 5 spaces per 1,000 sf @ 11,967 sf = 60 spaces	60 spaces

**C. LANDSCAPING**

PUD Exhibit IV-A of the Pine Ridge PUD established landscape standards for this development. Staff has reviewed the submitted landscape plan and determined that the plan meets the PUD landscape standards.

Staff also reviewed the landscape plan against any applicable requirements of Zoning Ordinance Chapter 17.26, which contains more specific planting standards.

<b>Category</b>	<b>Zoning Ordinance Standard</b>	<b>Proposed</b>
<b>Overall Landscape Area</b>	15%	39%
<b>Interior Parking Lot Landscape Area</b>	10%	11.4%*
<b>Bldg. Foundation Landscaping</b>		
<i>East/Front wall</i>	75%	75%
<i>Remaining walls</i>	50%	50%
<b>Landscape Buffer Yard (based</b>	22 trees	22 trees

<b>on 20 ft. PUD setback from Woodward Dr.)</b>		
<b>Public Street frontage landscaping</b>	9 trees 75% landscaped	22 trees 75% landscaped
<b>Parking Lot screening</b>	50%	50%+

\*The landscape plan table indicates 7%; however, based on the calculation used by staff, where a box is drawn around the outer bounds of the parking lot, the resulting interior landscaped area is 11.4%

**D. SITE PLAN**

***Staff Comments:***

- A public sidewalk will be provided along Woodward Drive. The City is currently holding a financial guarantee for the installation of this sidewalk from the subdivider.
- The front entry sidewalk should connect to the public sidewalk to be installed on Woodward Drive.

**E. BUILDING ARCHITECTURE**

PUD Exhibit IV-A contains architectural design guidelines for all lots within the Pine Ridge PUD. Staff has reviewed the submitted building elevations for conformance with these standards and determined that the plans meet the requirements.

***Staff Comments:***

- Building materials will need to be identified on the plans. Vinyl siding is not permitted.
- Rooftop mechanical equipment is required to be screened.
- Information will need to be submitted on the trash enclosure. The enclosure should utilize the same façade materials as the building.

**F. SIGNAGE**

No signage has been proposed. If a freestanding or wall sign is proposed, the location will need to be identified on the PUD Preliminary Plan.

The PUD requires any freestanding sign be a monument style sign.

**G. LIGHTING**

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

**H. ENGINEERING REVIEW**

Engineering plans are under staff review. Because the lot is already established and stormwater detention has been provided off site, any engineering comments will be minor in nature.

Any comments will need to be addressed prior to City Council approval.

**IV. PLAN COMMISSION REVIEW**

The Plan Commission reviewed the PUD Preliminary Plan on 11/3/15 and recommended approval 6-0, subject to resolution of staff outstanding staff comments.

**V. SUGGESTED ACTION**

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the approved PUD ordinance and the Zoning Ordinance.

Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

**VI. ATTACHMENTS**

- Excerpt of Pine Ridge Park PUD Ordinance 2006-Z-4, Exhibit IV-A

**City of St. Charles, Illinois**

**Ordinance No. 2006-Z-4**

**An Ordinance Rezoning Property and Granting a  
Special Use as a Planned Unit Development for Pine-  
Ridge Park and Regency Estates PUD (A Portion of the  
West Gateway PUD)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
January 17, 2006**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, January 20, 2006**

  
City Clerk



## EXHIBIT "IV-A"

### Development Standards and Design Criteria - Pine Ridge Park

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A. The provisions of Chapter 17.24 "B3 Service Business District" shall apply to Pine Ridge Park except that the following provisions for permitted and special uses, floor area ratio, maximum building height, minimum yards and setbacks, sign regulations, landscaping requirements, and architectural standards shall apply in lieu of any conflicting provisions of Chapter 17.24:

1. Permitted and Special Uses

(a) Permitted Uses

- Amusement establishments, including bowling alleys, pool halls, gymnasiums, swimming pools and skating rinks
- Amusement game device arcade provided the arcade meets all the standards and requirements specified for such arcades in the St. Charles Zoning Ordinance
- Antique shops
- Apparel shops
- Art and school supply stores
- Art galleries
- Auction rooms
- Automobile accessory stores
- Automotive vehicle and automotive equipment sales;
- Bakeries, where not more than fifty percent of the floor access is devoted to processing, and not employing more than eight persons
- Banks and financial institutions with or without drive-in lanes
- Barbershops
- Beauty parlors
- Bicycle sales, rental and repair
- Blueprinting and photocopying establishments
- Book/stationery/greeting card stores
- Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- Contractors' and construction offices
- Camera and photographic supply stores
- Candy and ice cream stores
- Carpet and rug stores
- Caskets and casket supplies
- Catering establishments
- China and glassware stores
- Churches

- Clothing establishments
- Clubs and lodges, private, fraternal, or religious
- Coffee shop
- Coin and philatelic stores
- Computer sales and service
- Convenience stores
- Currency exchanges
- Custom dressmaking
- Department stores
- Drive-in establishments and facilities
- Drug stores
- Dry-cleaning and laundry
- Electronics and household appliance stores
- Employment agencies
- Exterminating shops
- Feed stores
- Fire stations
- Flower shops and greenhouses
- Food stores - including grocery stores, meat markets, bakeries, and delicatessens (retail only)
- Frozen food shops, including locker rental in conjunction therewith
- Fuel and ice sales, retail only
- Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use
- Furrier shops, including incidental storage and conditioning of furs
- Garden supply and seed stores
- Gift shops
- Haberdasheries
- Hardware stores
- Hobby shops
- Interior decorating shops, including upholstery and making of draperies, slipcovers, or other similar articles when conducted as part of the retail operations and secondary to the principal use
- Jewelry stores, including watch repair
- Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
- Landscape contractors
- Laundromats
- Leather goods and luggage store
- Libraries
- Libraries, branch
- Liquor stores, retail sales
- Loan offices
- Machinery and equipment sales, but not including service, repair,

or reconditioning and storage of all machinery shall be within enclosed buildings

- Mail order houses
- Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises
- Medical and dental clinics
- Meeting halls
- Millinery shops
- Monument sales
- Motels
- Museums
- Musical instrument sales and repair
- Newspaper offices, but not including printing
- Nurseries
- Nursery schools and day care centers
- Office supply stores
- Offices, business, professional and public
- Opticians and optometrists
- Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
- Parking lots and storage garages (automobile)
- Paint and wallpaper stores
- Pet shops
- Physical fitness, gymnasiums and reducing salons
- Photocopying and photography studios
- Picture framing, when conducted on the premises for retail trade
- Plumbing showrooms and shops
- Police stations
- Post office
- Radio and television service and repair shops
- Recording studios
- Recreational buildings, community centers, and meeting halls
- Restaurants with or without drive-in lanes
- Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- Schools, music, dance or business
- Secondhand stores and rummage shops
- Sewing machine sales and service, household machines only
- Shoe and hat repair stores
- Sporting goods stores
- Tailor shops
- Taxidermists

- Telegraph offices
- Telephone exchanges and telephone transmission equipment buildings and electric distribution centers
- Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- Tobacco shops, retail sales
- Toy shops
- Travel bureaus and transportation ticket offices
- Typewriter and adding machine sales and service establishments
- Undertaking establishments and funeral parlors
- Variety stores
- Vehicle service facilities
- Veterinary clinics
- Video and audio tape and supply stores
- Accessory uses to the permitted uses listed above in this section
- Other accessory uses: Communication antennas

(b) Special Uses

- Outdoor dining
- Outdoor entertainment
- Outdoor sales areas

2. **Floor Area Ratio (FAR):** The Maximum Building Coverage shall be 0.40.
3. **Building Height:** The maximum building height shall be 3 stories or 40 feet, not including screening devices for roof top mechanical equipment, whichever is greater.
4. **Minimum Yards and Setbacks:**
  - (a) Minimum building and parking setback along West Main Street: 50 feet
  - (b) Minimum building setback along collector and arterial streets (other than Main Street): 40 feet
  - (c) Minimum parking setback along collector and arterial streets (other than Main Street): 20 feet
  - (d) Minimum interior side and rear yard for parking along the easterly and northerly property lines of Pine Ridge Park: 5 feet

5. Signs

(a) Freestanding Signs

(i) Number and Size:

(aa) Adjacent to Main Street:

- One double-faced 200 sq. ft. sign at the full access on Main Street;
- One double-faced 100 sq. ft. sign at the right-in-right-out on Main Street;
- Five monument signs (one for each outlot, fronting Main Street) – 32 sq. ft. size, with maximum height not to exceed 8 feet above grade.

(bb) Adjacent to Woodward Drive: One double-faced freestanding monument sign is permitted for each lot – 32 sq. ft. in size with a maximum height of 8 ft. above grade.

(ii) Setback: All freestanding signs shall be setback from the nearest right-of-way a minimum of ten (10) feet.

(iii) Exterior Materials and Design: The base, framing, and display area of a freestanding monument sign shall be architecturally compatible with the materials, colors and design of the building to which it is accessory. There shall be no restriction on the color or any lettering, logos, or other advertising on the sign.

(b) Other Provisions

(i) Other signs including wall signs and awnings are permitted. The surface area of a sign or signs attached to a wall shall not exceed one and one half square feet for each linear foot of frontage of the wall on which the sign or signs are located. Lettering on awnings or canopies shall not exceed one square foot for each linear foot of frontage of the awning or canopy on which the lettering is located. In the case of a use which does not have any exterior wall frontage, the surface area of such sign shall not exceed one and one half (1.5%) percent of the floor area occupied by such use.

(ii) There shall be no flashing lights or moving parts on any sign within the Commercial Parcel.

(iii) Use of awning signage is encouraged to compliment and

harmonize with the building design, materials and colors.

- (iv) Temporary Signs shall comply with the provisions of Section 17.02.150 C. of the St. Charles Zoning Code, except as modified by the provisions of Exhibit "V" to this Ordinance.

6. Landscape Standards: Landscaping shall comply with the provisions of the St. Charles Zoning ordinance and with the following additional requirements:

(a) General Provisions

- (i) The preservation of existing trees and other vegetation shall be considered in the landscape design. Grading and other site improvements shall be designed so as to preserve existing trees whenever practical, while allowing permitted development, in accordance with the provisions of Chapter 8.30 of the St. Charles Municipal Code, "Tree Preservation on Private Property".
- (ii) Landscape design shall provide for appropriate proportion, balance, unity, variety of species, and variety of color and texture evident throughout the four seasons.
- (iii) Landscaping materials native to the region shall be used whenever feasible.
- (iv) Landscaping shall be designed to complement the massing of buildings, screen parking and service areas, and to provide visual relief.
- (v) Landscaping shall be designed so as to reduce the intrusion of headlights and other glare.
- (vi) Landscaping shall be designed with attention to the long-term maintenance of the plant materials. Irrigation systems shall be installed when necessary to ensure long-term maintenance.
- (vii) Earth mounds and berming are encouraged, where appropriate. Berms should be no steeper than a 1 to 3 proportion.

(b) Parking Lot and Vehicle Use Area Internal Planting

- (i) Landscape islands shall be provided so that not more than 20 consecutive parking spaces adjoin each other.

- (ii) The minimum size of landscape islands shall be 9 feet in width and 18 feet in length, and should be graded to provide a crown of approximately 6-12 inches.
- (c) Building Foundation Landscaping
  - (i) Foundation plantings may be formal and uniform, or uneven and naturalistic. Foundation plantings should respond to the materials and form of a building.
  - (ii) Consideration of the mature size of plants is important in the design of foundation plantings. In particular, the relationship of the plant's mature size to the placement and size of windows, architectural features and the height of the building is important.
  - (iii) Foundation plantings for retail buildings should be installed where reasonably practicable across the front facade and along the building at the corner side yards, excepting entrance walks and drives, drive-in facilities and approaches, pedestrian areas and other such features and amenities which are not conducive to foundation plantings.
- (d) Landscaping Signage: Monument signs should have a landscape bed surrounding the base.

## 7. **Architectural Standards**

### A. *Articulation of Building Facades*

*Intent: To reduce the apparent bulk of buildings and relate them to a human scale.*

1. Building walls that are visually prominent as viewed from any public street, or from an internal circulation road that provides access to two or more buildings, should conform with the following standards:
  - a. Walls that are over one-hundred (100) feet in length should incorporate offsets, projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade, as measured in square feet of wall area.
  - b. Architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features should comprise at least fifty percent (50%) of visually prominent building walls, as measured in square feet of wall area.
2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

- i. change in wall plane of at least two (2) feet,
  - ii. change in wall texture or masonry patterns,
  - iii. transparent windows,
  - iv. columns or pilasters.
3. Building entryways should offer protection from weather such as overhangs, awnings, canopies, etc.
  4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.
  5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors (as detailed in Section G. Colors, below).

#### ***B. Windows and Transparency***

*Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.*

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.
2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

#### ***C. Building Entrances and Pedestrian Walkways***

*Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.*

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.
2. All public entrances should be articulated from the building mass. Examples of such

articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than six (6) feet in width. Sidewalks in this area should have a minimum width of six (6) feet.
4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

#### ***D. Roof Design***

*Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.*

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, minimum of every one-hundred (100) linear feet in building length.
2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wood shingle, standing seam metal roof or better. The roof of any building may be flat.
3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.
4. Mansard roof designs are discouraged.
5. "Green roof" designs are encouraged.
6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

#### ***E. Building Wall Materials***

*Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:*

1. Approved Materials
  - a. Brick
  - b. Wood
  - c. Native or architectural cast stone

- d. Tinted and/or textured concrete masonry units
  - e. Cement based Stucco
  - f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited
2. Prohibited Materials
- a. Smooth-faced, untinted concrete masonry units
  - b. Exterior Insulation Finish Systems
  - c. Vinyl
  - d. Plain tilt-up concrete panels

***F. Screening of Mechanical Equipment***

As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with a structure comparable and compatible with the exterior building materials.

- a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.
- b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.
- c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.
- d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

***G. Colors***

Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) on any portion of the building such as trim, banding or patterns on walls, cloth or metal awnings, entryway features shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

### ***H. Compatibility within the Development***

The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed building with the previously approved buildings:

- a. Type of materials (brick, stone, wood, metal, etc.)
- b. Colors and textures of exterior surfaces
- c. Architectural scale (size and height of buildings, both actual and perceived)
- d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.

### ***I. Refuse enclosures***

Refuse enclosures should be made of the same building materials as the building they are to serve, and should be gated.

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

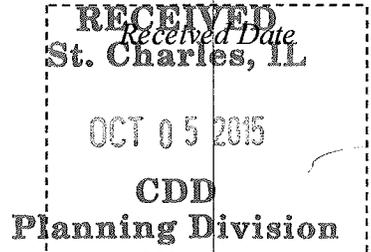


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

**PUD PRELIMINARY PLAN APPLICATION**

<b>For City Use</b>	
Project Name:	Gralewski Health Club - Pine Ridge PUD
Project Number:	2015 -PR- 023
Application Number:	2015 -AP-037



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

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

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

<b>1. Property Information:</b>	Location:	2791 Woodward Drive St. Charles, IL	
	Parcel Number (s):	Lots 6 & 7 09-29-454-001 (LOT 7) 09-29-454-002 (LOT 6)	
	Proposed PUD Name:	Pine Ridge Park	
<b>2. Applicant Information:</b>	Name	Sam Salahi - Architect	Phone 630-665-0355
	Address	123 W. Front, Suite 202 Wheaton, IL. 60187	Fax 630-665-3022
			Email Sam.Salahi@Apsarchitects.com
<b>3. Record Owner Information:</b>	Name	John & Hoang Gralowski	Phone
	Address	30 W 476 N. Lakeview Circle St. Charles, IL. 60175	Fax
			Email

**Please check the type of application:**

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

**Subdivision of land:**

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

**Attachment Checklist:**

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

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

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

- REIMBURSEMENT OF FEES AGREEMENT:**

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

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

**PLAT OF SURVEY:**

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

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

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

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

NA  **ENDANGERED SPECIES REPORT:**

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

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

**PLANS:**

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

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

**SITE/ENGINEERING PLAN:**

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

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

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

the proposal indicated

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

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

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

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

**ARCHITECTURAL PLANS:**

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

**TREE PRESERVATION PLAN:**

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

**LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

**STORMWATER MANAGEMENT:**

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

**SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

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

**NA**  **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

**NA**  **SCHEDULE:** Construction schedule indicating:

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

**NA**  **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

**NA**  **INCLUSIONARY HOUSING SUMMARY & WORKSHEET:**

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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

John & Hoang Grabeuski                      7/6/15  
Record Owner    Date

Sam Salahi - Architect                      7/6/15  
Applicant or Authorized Agent                      Date

# GRALEWSKI HEALTH CLUB

2791 WOODWARD DRIVE  
ST. CHARLES, ILLINOIS

LOCATION MAP



PROJECT LOCATION



## SHEET INDEX

<b>ARCHITECTURAL</b>	
G001	COVER PAGE
A101	PROPOSED FLOOR PLAN
A201	PROPOSED BUILDING ELEVATIONS
<b>CIVIL</b>	
T OF 1	PRELIMINARY ENGINEERING/PUD PLAN
<b>SITE/ LANDSCAPE</b>	
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS AND SPECIFICATIONS
SPH101	SITE PHOTOMETRIC PLAN



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122 N. Front St, Suite 202  
Wheaton, Illinois 60187  
TEL: 630-466-0336  
FAX: 630-466-0322  
www.AP&Sarchitects.com

CONSULTANTS

PROJECT

GRALEWSKI HEALTH CLUB  
2791 WOODWARD DRIVE  
ST. CHARLES, ILLINOIS

S/APP

MARK	DATE	DESCRIPTION
	10/25/15	FOR SUBMITTAL

PROJECT NO: 15-015  
DRAWN BY: LOM, MFC

CHK'D BY: SIS

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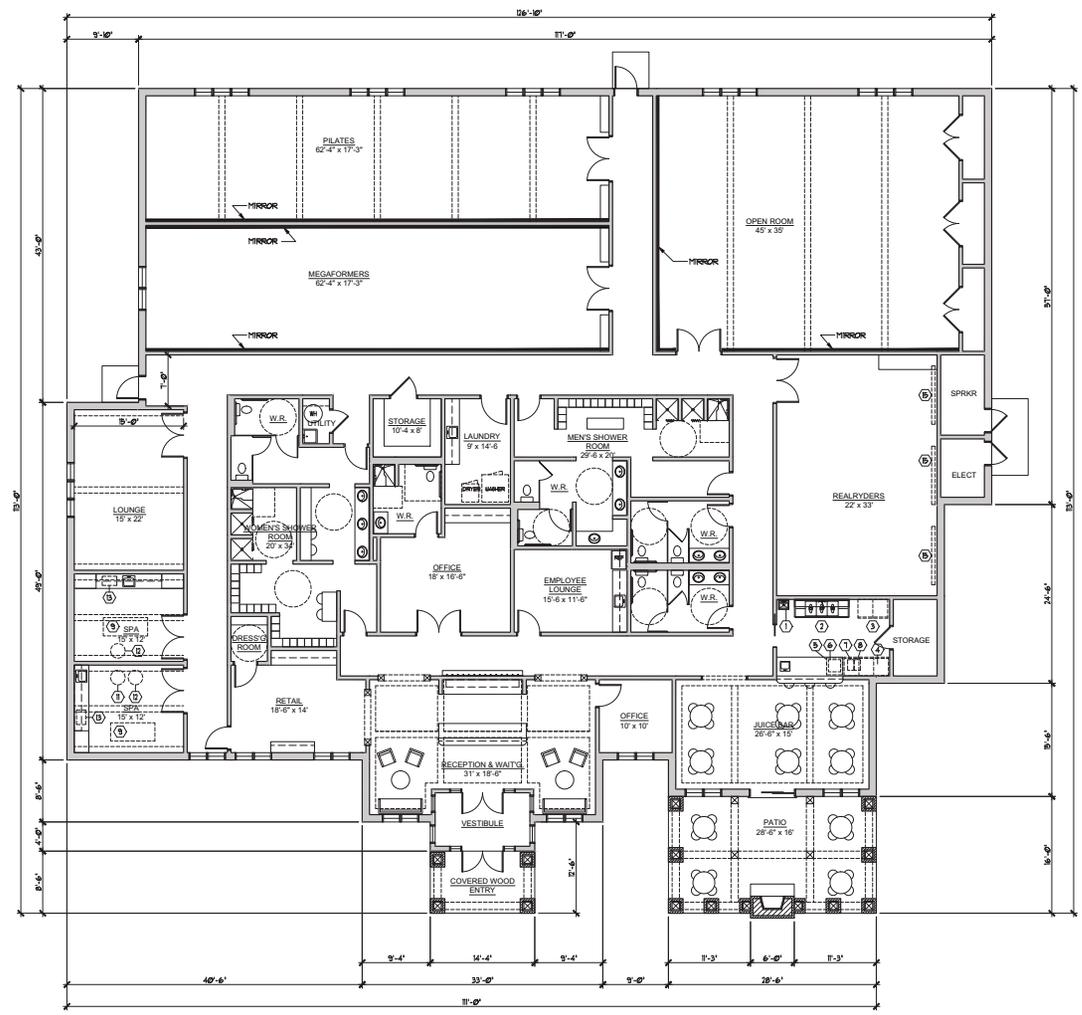
SHEET TITLE  
COVER PAGE

G001

SHEET 1 OF 3

EQUIPMENT SCHEDULE	
EQUIP NO.	NAME / DESCRIPTION
1	HAND SINK
2	3 COMPARTMENT SINK
3	UNDER COUNTER FREEZER TUC-46F-D-4
4	UNDER COUNTER REFRIGERATOR TUC-12
5	ICE MACHINE
6	BREVILLE JUICE FOUNTAIN ELITE 800/054
7	NUTRABLAST OPTI-FRESH
8	NUTRABLAST 066P
9	DENALI ELITE SPA TREATMENT AND MASSAGE TABLE
10	PARAGON 101 FACIAL VAPORIZER
11	DENALI ELITE SPA TREATMENT AND MASSAGE TABLE
12	2-IN-1 STEAMER & MAGNIFYING LAMP
13	SPA PRO MASSAGE STONE HEATER
14	STEREO SYSTEM
15	PROJECTION SCREENS

BUILDING AREAS	
PROPOSED BUILDING	+ 11,406 SF.
PROPOSED PATIO	+ 456 SF.



1 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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PROJECT

GRALEWSKI HEALTH CLUB  
 2791 WOODWARD DRIVE  
 ST. CHARLES, ILLINOIS

MARK	DATE	DESCRIPTION
	10/20/15	FOR SUBMITTAL

PROJECT NO: 15-015  
 DRAWN BY: LM, MC  
 CHECKED BY: SIS

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SHEET TITLE  
 FLOOR PLAN

A101  
 SHEET 2 OF 3



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PROJECT

GRALEWSKI HEALTH CLUB  
 2791 WOODWARD DRIVE  
 ST. CHARLES, ILLINOIS

STAMP

MARK	DATE	DESCRIPTION
	10/25/15	FOR SUBMITTAL

PROJECT NO: 15-015

DRAWN BY: LM, MC

CHECK'D BY: SIS

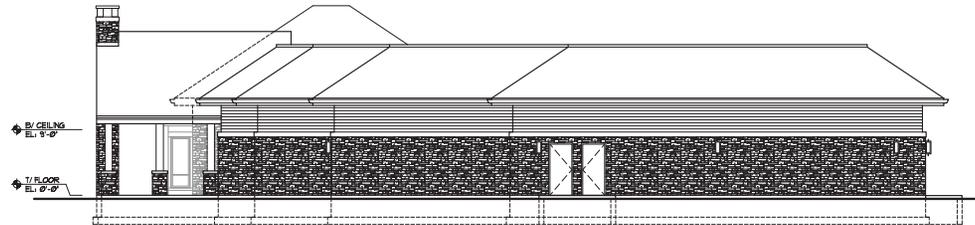
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SHEET TITLE

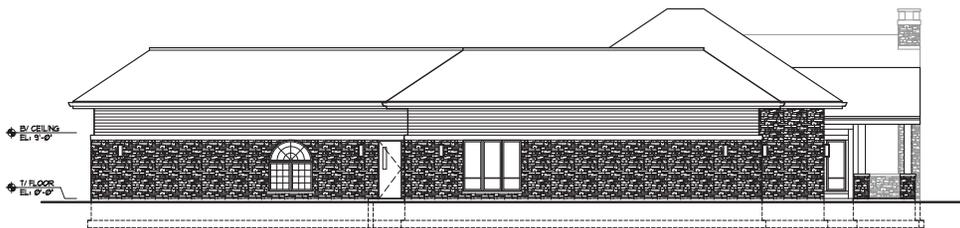
ELEVATIONS

A201

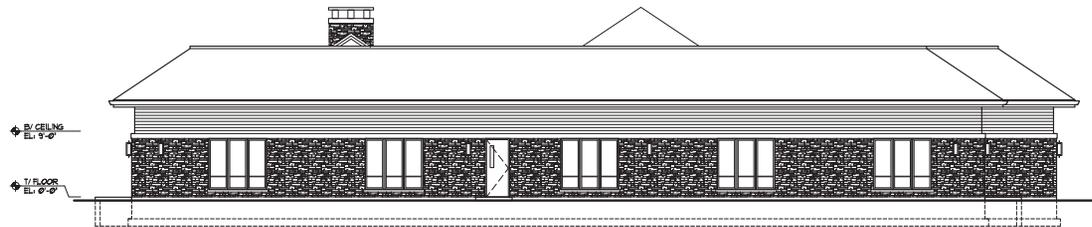
SHEET 3 OF 3



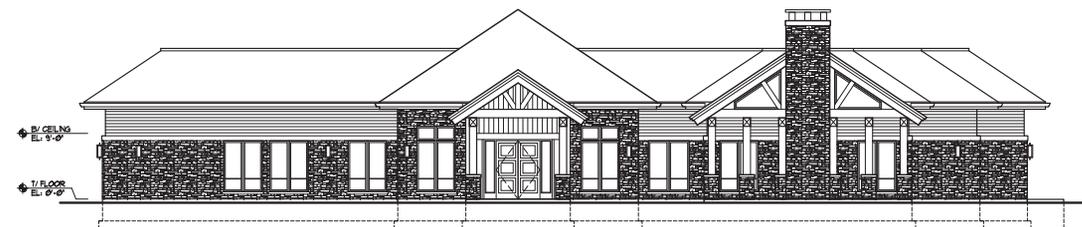
4 PROPOSED RIGHT SIDE ELEVATION  
 A201 SCALE: 1/8" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION  
 A201 SCALE: 1/8" = 1'-0"



2 PROPOSED REAR ELEVATION  
 A201 SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
 A201 SCALE: 1/8" = 1'-0"

**DATA TABLE**  
SITE AREA = 95,742 S.F.  
= 2.22 AC.

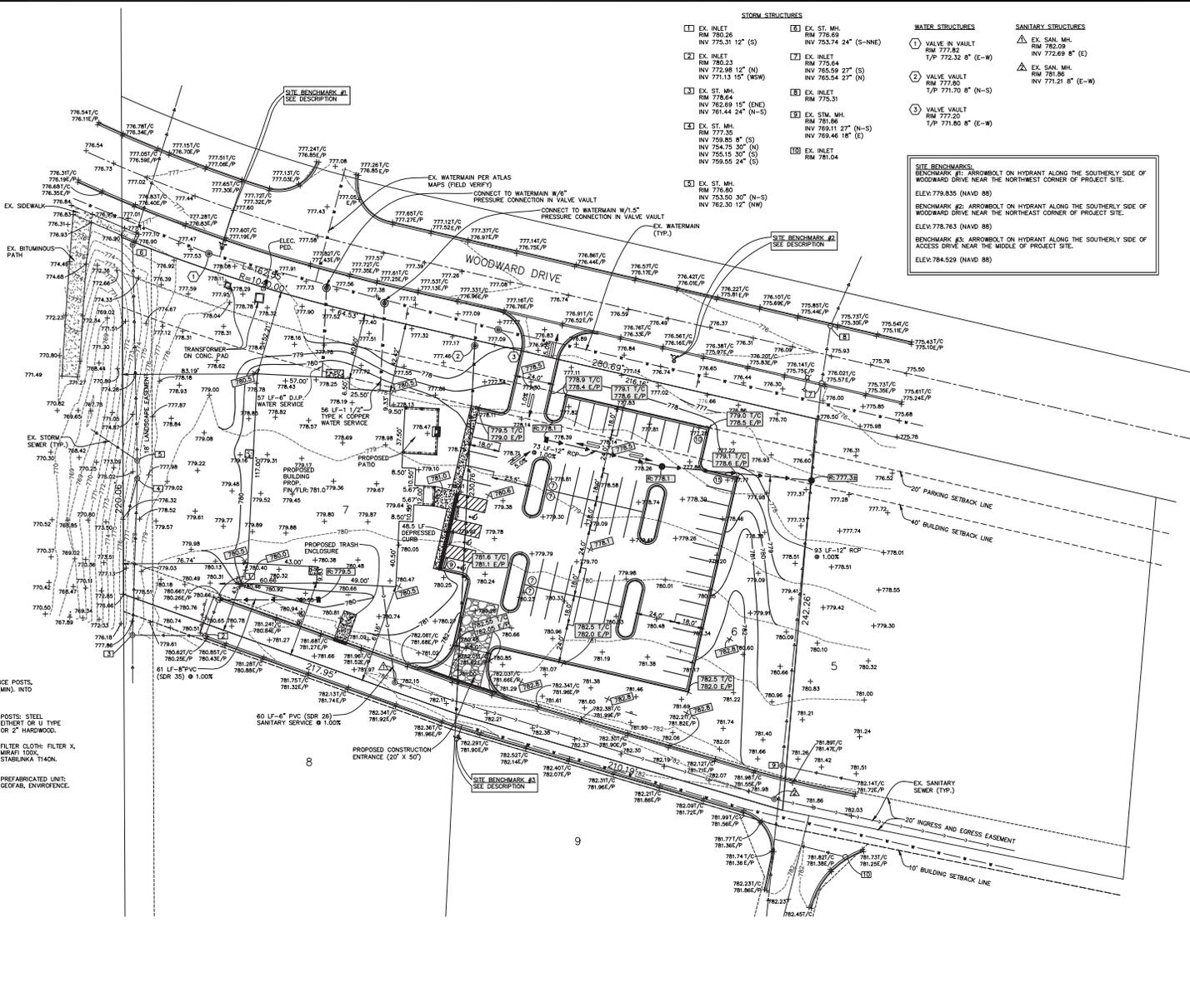
EXISTING LAND USE: COMMUNITY BUSINESS  
PROPOSED LAND USE: COMMUNITY BUSINESS

**PROPOSED**  
PROPOSED BUILDING: 11,967 S.F.  
CONCRETE: 869 S.F.  
TOTAL BUILDING AREA: 11,967 S.F.  
F.A.R.: 0.12

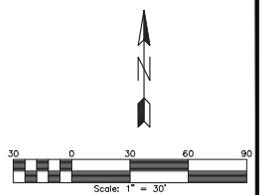
**IMPERVIOUS AREAS**  
PAVEMENT: 24,616 S.F.  
BUILDINGS: 11,967 S.F.  
TOTAL IMPERVIOUS: 37,452 S.F.  
LOT COVERAGE: 0.39

**PARKING DATA REQUIRED**  
STANDARD SPACES: 57  
HANDICAPPED SPACES: 3  
TOTAL SPACES: 60

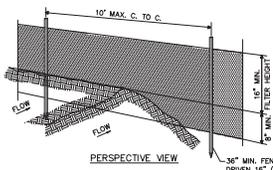
**PARKING DATA PROVIDED**  
STANDARD SPACES: 59  
HANDICAPPED SPACES: 3  
TOTAL SPACES: 62



- STORM STRUCTURES**
- [1] EX. INLET RM 780.26 INV 775.31 12" (S)
  - [2] EX. INLET RM 780.23 INV 772.08 12" (N) INV 771.13 15" (WSW)
  - [3] EX. ST. MH. RM 778.64 INV 762.69 15" (ENE) INV 761.44 24" (N-S)
  - [4] EX. ST. MH. RM 777.35 INV 759.85 8" (S) INV 754.25 30" (N) INV 755.15 30" (S) INV 759.55 24" (S)
  - [5] EX. ST. MH. RM 778.80 INV 763.50 30" (N-S) INV 762.50 12" (NW)
  - [6] EX. ST. MH. RM 776.69 INV 763.74 24" (S-NNE)
  - [7] EX. INLET RM 775.64 INV 765.59 21" (S) INV 765.54 27" (N)
  - [8] EX. INLET RM 775.31
  - [9] EX. ST. MH. RM 777.80 INV 769.11 27" (N-S) INV 769.46 18" (E)
  - [10] EX. INLET RM 781.04
- WATER STRUCTURES**
- ① VALVE IN VAULT RM 777.82 1/P 772.32 8" (E-W)
  - ② VALVE VAULT RM 777.80 1/P 771.70 8" (N-S)
  - ③ VALVE VAULT RM 777.20 1/P 771.80 8" (E-W)
- SANITARY STRUCTURES**
- △ EX. SAN. MH. RM 762.09 INV 772.68 8" (E)
  - △ EX. SAN. MH. RM 771.86 INV 771.21 8" (E-W)



**SITE BENCHMARKS:**  
BENCHMARK #1: ARROWBOLT ON HYDRANT ALONG THE SOUTHERLY SIDE OF WOODWARD DRIVE NEAR THE NORTHWEST CORNER OF PROJECT SITE. ELEV: 779.835 (NAVD 88)  
BENCHMARK #2: ARROWBOLT ON HYDRANT ALONG THE SOUTHERLY SIDE OF WOODWARD DRIVE NEAR THE NORTHEAST CORNER OF PROJECT SITE. ELEV: 778.763 (NAVD 88)  
BENCHMARK #3: ARROWBOLT ON HYDRANT ALONG THE SOUTHERLY SIDE OF ACCESS DRIVE NEAR THE MIDDLE OF PROJECT SITE. ELEV: 784.529 (NAVD 88)



**PERSPECTIVE VIEW**

36" MIN. FENCE POSTS, DRIVEN 16" (MIN.) INTO GROUND.

1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.

2. FILTER CLOTH TO BE FASTENED SECURELY TO UNDISTURBED GROUND WITH WIRE FENCE TIES SPACED EVERY 24" AT TOP AND MID SECTION.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN, EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED AND MATERIAL REMOVED WHEN WELLS DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER OR U TYPE OR 2" HARDWOOD.

FILTER CLOTH: FILTER #1, MIRAPE 100%, STABILKON T14ON.

PREFABRICATED UNITS: GEOPAR, ENVIRONMENT.

**SILT FENCE**  
NOT TO SCALE

It's smart It's free It's the law

Call before you dig

**800.892.0123**

**JULIE**  
LUMBER ONE-CALL SYSTEM

REVISIONS:	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: BL  
CHECKED BY: AK  
APPROVED BY: JC

**ENGINEERING RESOURCE ASSOCIATES, INC.**  
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3660  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 1800  
CHICAGO, ILLINOIS 60606  
PHONE (312) 683-0110  
FAX (312) 474-6099

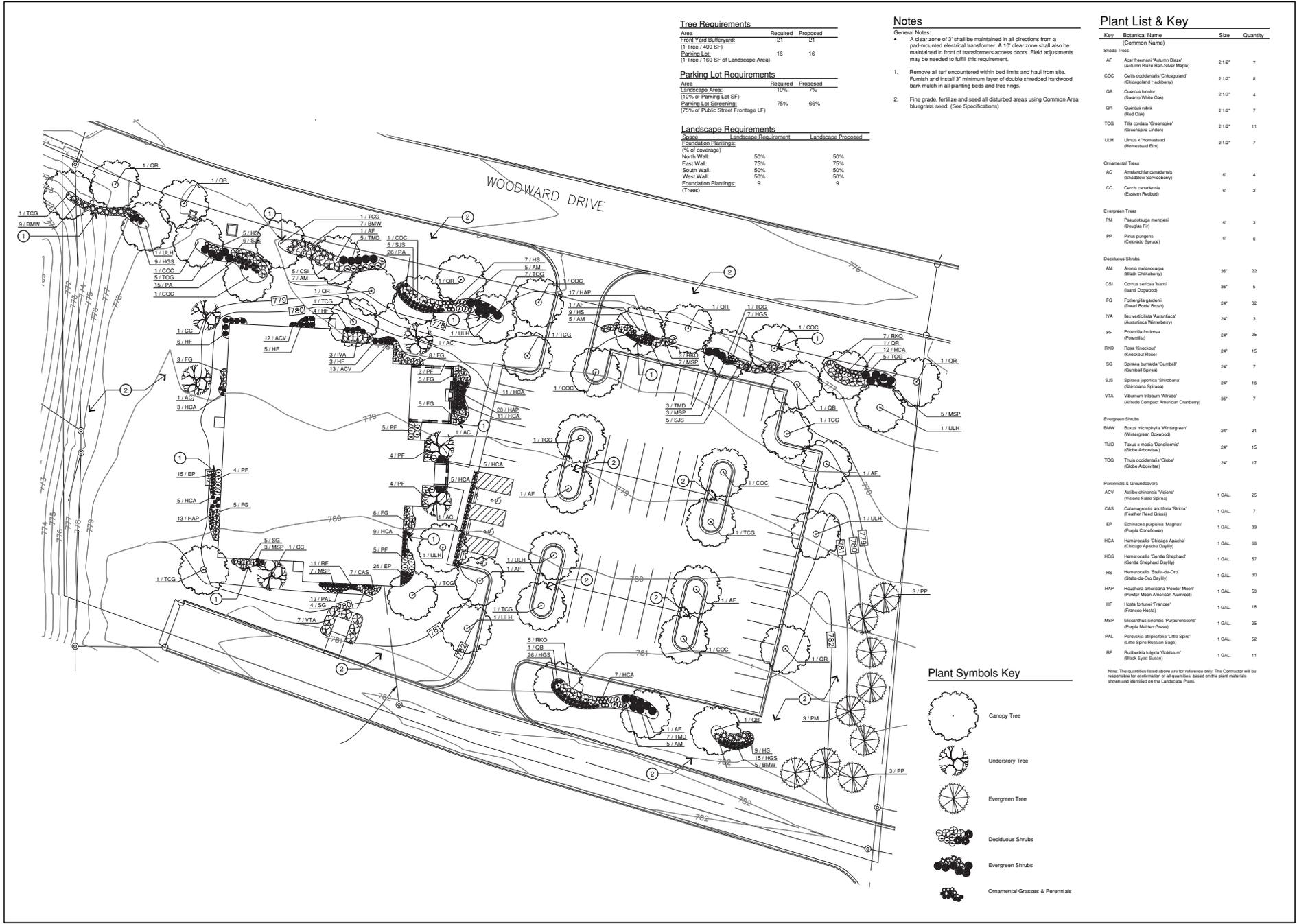
3002 CROSSING COURT  
CHAMPAIGN, ILLINOIS 61822  
PHONE (217) 351-6268  
FAX (217) 355-1902

**ARCHITECTURAL PLANNING & SERVICES, L.T.D.**

**TITLE: PRELIMINARY ENGINEERING/PUD PLAN**  
2791 WOODWARD DRIVE  
ST. CHARLES, IL

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

SCALE: 1" = 30'  
DATE: 06/02/15  
JOB NO: 150103  
SUBMIT 1 of 1



**Tree Requirements**

Area	Required	Proposed
Front Yard Buffering: (1 Tree / 400 SF)	21	21
Parking Lot: (1 Tree / 160 SF of Landscape Area)	16	16

**Parking Lot Requirements**

Area	Required	Proposed
Landscape Area: (10% of Parking Lot SF)	10%	7%
Parking Lot Screening: (75% of Public Street Frontage LF)	75%	66%

**Landscape Requirements**

Source	Landscape Requirement	Landscape Proposed
Foundation Plantings: (% of coverage)		
North Wall:	50%	50%
East Wall:	75%	75%
South Wall:	50%	50%
West Wall:	50%	50%
Foundation Plantings: (Trees)	9	9

**Notes**

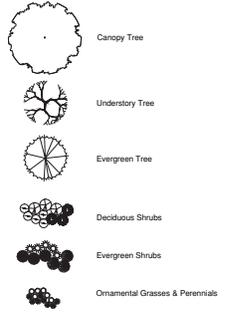
- General Notes:**
- A clear zone of 3' shall be maintained in all directions from a pad-mounted electrical transformer. A 10' clear zone shall also be maintained in front of transformers access doors. Field adjustments may be needed to fulfill this requirement.
- Remove all turf encountered within bed limits and haul from site. Furnish and install 3" minimum layer of double shredded hardwood bark mulch in all planting beds and tree rings.
  - Fine grade, fertilize and seed all disturbed areas using Common Area bluegrass seed. (See Specifications)

**Plant List & Key**

Key	Botanical Name (Common Name)	Size	Quantity
<b>Shade Trees</b>			
AF	Acer Freemanii 'Autumn Blaze' (Autumn Blaze Red-Leaf Maple)	2 1/2"	7
COC	Celtis occidentalis 'ChicagoLand' (ChicagoLand Hackberry)	2 1/2"	8
GB	Quercus laevis (Swamp White Oak)	2 1/2"	4
OR	Quercus rubra (Red Oak)	2 1/2"	7
TCG	Tilia cordata 'Greenleaf' (Greenspire Linden)	2 1/2"	11
ULH	Ulmus x 'Homestead' (Homestead Elm)	2 1/2"	7
<b>Ornamental Trees</b>			
AC	Amanitiera canadensis (Shishiboo Sycamore)	6"	4
CC	Cercis canadensis (Eastern Redbud)	6"	2
<b>Evergreen Trees</b>			
PM	Pinus strobus (Douglas Fir)	6"	3
PP	Pinus pungens (Canada Spruce)	6"	6
<b>Deciduous Shrubs</b>			
AM	Aronia melanocarpa (Black Chokeberry)	36"	22
CSI	Cornus sericea 'Ivory' (Ivory Dogwood)	36"	5
FG	Fothergilla gardenii (Sheep Blue Bush)	24"	32
IVA	Ilex verticillata 'Aurea-nana' (Aurea-nana Winterberry)	24"	3
PF	Photinia fraxinea (Photinia)	24"	25
RKO	Rosa 'Knockout' (Knockout Rose)	24"	15
SG	Spirea japonica 'Gumball' (Gumball Spirea)	24"	7
SJS	Spirea japonica 'Shirobana' (Shirobana Spirea)	24"	16
VTA	Viburnum trilobum 'Milex' (Milex Compact American Cranberry)	36"	7
<b>Evergreen Shrubs</b>			
BMW	Buxus microphylla 'Wintergreen' (Wintergreen Boxwood)	24"	21
TMD	Taxus x media 'Densatorta' (Globe Arborvitae)	24"	15
TOG	Thuja occidentalis 'Globe' (Globe Arborvitae)	24"	17
<b>Perennials &amp; Groundcovers</b>			
ACV	Aster chinensis 'Visions' (Visions False Spirea)	1 GAL	25
CAS	Calamagrostis acutiflora 'Shiraz' (Festive Reed Grass)	1 GAL	7
EP	Echinacea purpurea 'Magnus' (Purple Coneflower)	1 GAL	39
HCA	Hemerocallis 'Chicago Apache' (Chicago Apache Daylily)	1 GAL	68
HGS	Hemerocallis 'Gentle Shepherd' (Gentle Shepherd Daylily)	1 GAL	57
HS	Hemerocallis 'Shades of Gray' (Shades of Gray Daylily)	1 GAL	30
HAP	Houstonia americana 'Pewee Moon' (Pewee Moon American Alumroot)	1 GAL	50
HF	Hosta 'Innovative' (Innovative Hosta)	1 GAL	18
MSP	Miscanthus sinensis 'Purpureus-nansan' (Purple Maiden Grass)	1 GAL	25
PAL	Parthenocissus vitacea 'Little Spire' (Little Spire Russian Sage)	1 GAL	52
RF	Rubus idaeus 'Goldstar' (Black Eye Susan)	1 GAL	11

Note: The quantities listed above are for reference only. The Contractor will be responsible for confirmation of all quantities, based on the plant materials shown and identified on the Landscape Plans.

**Plant Symbols Key**



**BDG**  
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**Project & Client Name**  
**Gralewski Health Club**  
 2791 Woodward Drive, St. Charles, Illinois  
 Architectural Planning & Services, LTD.

**Project #:** B15023  
**Scale:** 1" = 20'  
 North

Issues & Revisions	Date	Description
1	05/18/15	For Client Review
2	07/23/15	Issue For Permit

**Sheet Title**  
**Landscape Plan**  
 Sheet # **L1**  
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# Specifications

## Section 32 92 00 - Turf and Grasses

### 1.0 General Description

This work shall consist of cultivating and the grading of topsoil, rock and debris removal, backfilling and seed installation or installation.

### 1.1 Submittals

The Contractor must submit fertilizer mixture tags, seed mixture tags or seed specifications from the seed nursery for approval by the Landscape Architect or the Owner's Representative. Products must be approved by the Landscape Architect or the Owner's Representative prior to any installation.

### 1.2 Product Delivery, Storage and Handling

All seed, seed, fertilizer and other materials to be used for the installation must be protected from weather, damage during transit and ventilation while stored at the project site. Any materials that have been damaged by any of the above will not be acceptable for use on the project.

### 1.3 Protection

The Contractor will be responsible for the protection of any seeded or sodded areas until the final acceptance of the installation. The Contractor may only use barriers, devices or products that are acceptable to the Owner or the Landscape Architect for protection of seeded or sodded areas.

### 2.0 Products

A. Water: The Contractor will be required to supply water including all meters, hoses and connectors, etc. necessary to water the turf area.

### B. Soil:

- All soil used for this project must be blended Blue Grass as specified below, with no more than 5% (five) percent of other grasses. The soil must be free of rocks, stones or debris and must have a 1" minimum thickness of soil and an adequate root system. Soil that has been used on one (1) square yard sections. Blot root soil to within 3/32" area acceptable.
- All soil used must contain equal percentages of at least four different varieties of the following:
  - a. M-100
  - b. Columbia
  - c. Ryegrass
  - d. Bluegrass
  - e. Nubia
- All soil must be supplied by growers within a fifty (50) mile radius of the project site. The soil must be delivered to the project site on a truck or trailer. Dumping of soil from any vehicle is not permitted. Dumped soil or any soil that appears to be dry or in clumps will not be accepted. All soil must be placed within forty-eight (48) hours after it has been harvested.

### C. Seed:

1. Grass seed mixture must be composed of the following seeds mixed in proportions by weight, with the following minimum percentages of purity and germination:

Proportion By Weight	Name of Grass	Purity Percent	Germination
80%	Blended Blue Grass Mixture	85%	80%
10%	Columbia, Nubia, Ryegrass or Bluegrass	85%	80%
20%	Perennial Ryegrass (Roughstem)	98%	80%
	Marrastal II, Charge II and Catalina II		

### Ornamental Tree:

Proportion By Weight	Name of Grass	Purity Percent	Germination
10%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%

### Athletic Fields:

Proportion By Weight	Name of Grass	Purity Percent	Germination
10%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%
15%	Shade Tree	85%	80%

### D. Fertilizer:

1. Commercial fertilizers must contain the following percentages by weight:

Prior to Seeding 10-18-18 with 30% Nitrates	Nitrogen	10%
	Phosphoric Acid	18%
	Potash	18%
	After Seeding 25-0-10	
	Nitrogen	25%
	Phosphoric Acid	00%
	Potash	10%
	Sulfur	10%

2. All fertilizer must be delivered to the project site in unopened bags, which include identification tags or labels.

## Section 32 93 00 - Plants, continued

### 3.0 Execution

A. The Contractor must inspect all final grading prepared by the Grading Contractor and receive approval from the Landscape Architect or the Owner's Representative to begin seeding or soil installation. Any discrepancies noted in the final topsoil grades must be reviewed by the Landscape Architect and resolved prior to the commencement of seed or soil installation.

### B. Fine Grading:

- All areas to be seeded or sodded shall be prepared by pulverizing the soil to a minimum depth of three (3) inches. This process shall include leveling and/or grading, and rolling and dragging the soil to produce a smooth bed for seeding or soil installation. Regardless of whether the area will receive seed or soil, the soil preparation must be consistent. All rocks and other debris 3/4 inch in diameter or greater must be removed from the surface prior to seeding or sodding.
- Should previously conditioned soil become compacted by weather, construction equipment or other means, the area shall be re-conditioned as indicated above.

### 3.1 Installation

A. Planting Seasons:

- Seeded Areas: Seed may be installed from March 15th through May 14th and from August 15th through October 1st.
- Sodded Areas: Sod may be installed from March 1st through June 15th and from August 15th through November 1st.

3. If approval in writing and approved by the Landscape Architect or the Owner's Representative, the planting seasons listed above may be extended due to favorable weather conditions.

### B. Fertilizing:

1. Fertilizer must be mechanically broadcast or spread and tilled into the top three (3) inches of soil at the rate of 5.5 lbs. per 1,000 square feet or 240 lbs/acre.

### C. Seeding:

Common Area and Athletic Field Seed shall be mechanically applied at the rate of 5.0 lbs. per 1,000 square feet of area or 220 lbs/acre. The seed shall be spread evenly and lightly raked into the soil.

### E. Sodding:

1. Sod shall be laid tightly together with the joints in the long dimension of the sod staggered in a fashion equal to running bond brick.

2. After the sod is laid, it must be watered thoroughly and rolled if necessary to settle the sod into the soil.

### 3.2 Maintenance, Clean-Up and Acceptance

A. Maintenance: The Contractor must provide maintenance of seeded or sodded areas until the date of final acceptance, including the following:

- Seeded Areas:
  - Watering of turf.
  - Fluffing with topsoil and the over-seeding of washed out or rutted areas.
  - Re-fertilizing with a commercial fertilizer at the rate of 5.5 lbs. per 1,000 square feet (240 lbs/acre) on one occasion after sufficient germination.
- Over-seeding any turf areas that haven't germinated sufficiently or which fail to appear uniform and consistent stand of grass. Any such areas must be re-seeded with the similar seed mixture and rate initially applied. Re-seeding must continue until all turf areas are covered with a uniform and consistent stand of grass. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.
- All seeded areas must be maintained as noted above for a period of thirty (30) days after installation or until a uniform and consistent stand of grass has been established. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.

### B. Sodded Areas:

a. Watering of turf.

b. Re-fertilizing with a commercial fertilizer at the rate of 5.5 lbs. per 1,000 square feet (240 lbs/acre) on one occasion.

c. Replacement of sod, which falls to grow or is in a state of decline using the same mix and rate as previously installed.

d. All seeded areas must be maintained as noted above for a period of thirty (30) days after installation or until a uniform and consistent stand of grass has been established. A uniform and consistent stand of turf will be defined as turf that is full and even with no bare areas.

### C. Clean Up:

1. All debris generated by this work shall be removed from the site.

2. All pavements and walks must be clean and washed of any mud or heavy concentration of soil.

3. All planting beds must be edged or spaded to form a smooth, continuous shape.

### C. Final Inspection and Acceptance:

Upon completion of the required maintenance period, the Contractor must provide a written request to the Landscape Architect to schedule a final inspection of the turf areas. The Contractor will be required to make the request a minimum of ten (10) working days prior to the inspection. Upon inspection, the Landscape Architect has the right to request that the Contractor provide materials from another source.

### 3.0 Execution

A. When required in the plan notes or details, material or product samples must be submitted by the Contractor for approval by the Landscape Architect.

B. The Landscape Architect shall review the material or product samples submitted and shall reserve the right to complete the submitted materials with the materials delivered to the project site. If the materials delivered to the project site are of the same type, consistency and quality as the submitted samples, the Landscape Architect has the right to reject such products and require the Contractor to provide materials from another source.

### 3.0 Execution

A. Plant Material Layout and Location:

1. Prior to installation, the Contractor must locate all plant materials using a wooden stake or flag. The Landscape Architect or the Owner's Representative will review and approve plant material locations.

2. The Contractor must submit a list of the exact quantity or the Owner's representative to locate all plants prior to any excavation.

### B. Planting Hole Excavation:

1. The Contractor must excavate as necessary for installation of plant materials. All rock, broken concrete and similar debris shall be removed from planting holes and hauled from the site at no additional expense to the Owner.

2. All excess soils generated from planting operations must be hauled from the site at no additional expense to the Owner.

## Section 32 93 00 - Plants, continued

### 3.0 Product Delivery, Storage & Handling

A. Storage of Materials: Plant materials will be permitted to be stored at the project site in locations approved by the Landscape Architect or the Owner's Representative from theft, damage or vandalism. Plant materials that are stolen or damaged in any way must be replaced by the Contractor at no additional expense to the Owner. Plant materials that are not limited to marking plants, fertilizer, insecticides, or other chemicals must be stored in sealed and transported to the site each day for use.

### B. Inspections:

1. All plant materials shall be subject to inspection and approval by the Landscape Architect or the Owner's Representative at the project or growth nursery for theft, damage or vandalism. Plant materials that are stolen or damaged in any way must be replaced by the Contractor at no additional expense to the Owner. Plant materials that are not limited to marking plants, fertilizer, insecticides, or other chemicals must be stored in sealed and transported to the site each day for use.

2. Should any plant materials be found to be unacceptable during the on-site inspection, then they shall be replaced by the Contractor at no additional expense to the Owner.

3. The Contractor, at their expense can also arrange for the inspection of plant materials at local growth nurseries, which must be located within a fifty (50) mile radius of the project site. The Contractor must pre-approve all such nurseries and provide a list of the same to the Landscape Architect or the Owner's Representative. The Contractor must make a decision regarding their acceptability for the project. Should any pre-approved plant materials be unacceptable, then the Contractor will be responsible for locating another supplier for review.

4. The Contractor must request the Landscape Architect's attendance at least ten (10) working days in advance for all points of growth nursery inspections.

5. The entire staff of the inspection shall be named and paid for by the Contractor including Architect's hourly cost of \$150.00/hour, unless otherwise waived by the Architect or paid for directly by the Owner.

6. A representative of the Contractor must be present during all plant material inspections.

### C. Digging and Handling of Plant Material

1. All shade trees, ornamental trees and evergreen trees must be balled and burlapped. Shrubs may be balled and burlapped or container grown. Perennials and groundcovers shall be grown in flats or in containers.

2. Plant materials with cracked or broken bolls shall not be accepted.

3. All balled and burlapped plants that cannot be planted immediately upon delivery to the job site shall be stored in a secure and protected area. Plant materials that have been stored on site for a period longer than thirty (30) days shall not be accepted.

4. All plant materials must be delivered to the project site in covered trailers or protected by a tarp or appropriate coverings during transit.

5. Plant materials must be marked for identification with their name or their appropriate key symbol, which can be found on the plant list.

### 3.0 Protection

A. All plant materials must be protected by the Contractor from theft or vandalism until the completed planting has received Preliminary Acceptance. Any plant material that is stolen or vandalized will be replaced by the Contractor at no additional expense to the Owner.

### 3.0 Quantities

A. Plant materials must be guaranteed to grow and thrive for a period of one year from final acceptance. Any plant materials that are in decline as determined by the Landscape Architect or the Owner during the Guarantee Period must be replaced by the Contractor at no additional expense to the Owner, and will be guaranteed for an additional one (1) year period.

B. The Contractor will be responsible for repairing any damage to or pavements caused by plant material replacement.

### 3.0 Products and Materials

A. Water: The Contractor will be required to supply water including all meters, hoses and connectors, etc. necessary to water the landscape plantings.

B. Plant Mixes or Humus: Commercial type sphagnum Peat Moss.

C. Fertilizer: Agrifilm Tablets by the Scotts Company, LLC, with the following analysis:

Nitrogen	20%
Phosphoric Acid	10%
Potash	5%

D. Mulch: A double shredded hardwood bark mulch material shall be used. Submit samples to the Landscape Architect for approval.

E. Topsoil: Topsoil required for planting mixture must be pulverized, clean soil, free of weeds, roots, sticks, and other debris. Submit samples to Landscape Architect for approval.

F. Planting Mixes: Planting mix shall consist of topsoil, topped with three (3) inch layer of One Step Soil Conditioner with Microfibrils as produced by Midwest Trading Horticultural Supply, Inc. The topsoil (2) inch layer of One Step Soil Conditioner to a depth of twelve (12) inches within topsoil. Fertilizer Tablets shall be included in the installation in accordance with manufacturer's instructions.

G. Plant Materials: All plant materials used for the project must be nursery grown at a location within a fifty (50) mile radius of the project site.

1. All plant materials used for this project must be healthy and container grown.

2. All plant materials must have a typical growth habit, be appropriately branched and densely foliated and shall be disease and pest free.

3. All plants must conform to the sizes contained on the written list and the requirements set forth in the American Standard for Nursery Stock.

4. Plant material substitutions may only be made with the plan approval of the Landscape Architect. The Contractor must submit all requests for plant material substitutions in writing to the Landscape Architect.

H. Pre-Emergence Herbicide: Shall be a granular form of Premerg Spray Preventer. The granular weed preventer will be applied after final installation in all planting beds at a rate of one (1) ounce per one (100) square foot, immediately water after installation. Follow manufacturer's installation instructions.

### 3.0 Execution

A. Plant Material Layout and Location:

1. Prior to installation, the Contractor must locate all plant materials using a wooden stake or flag. The Landscape Architect or the Owner's Representative will review and approve plant material locations.

2. The Contractor must submit a list of the exact quantity or the Owner's representative to locate all plants prior to any excavation.

### B. Planting Hole Excavation:

1. The Contractor must excavate as necessary for installation of plant materials. All rock, broken concrete and similar debris shall be removed from planting holes and hauled from the site at no additional expense to the Owner.

2. All excess soils generated from planting operations must be hauled from the site at no additional expense to the Owner.

## Section 32 93 00 - Plants, continued

### 3.0 Installation

#### A. Planting Seasons:

- Deciduous Plants must be planted during the following dates: April 1st to June 1st and October 1st to December 15th.
- Evergreen Plants must be planted during the following dates: April 1st to May 15th and September 1st to October 1st.
- The planting periods indicated will be extended due to weather conditions or other factors, which must be approved by the Landscape Architect.

4. The Contractor must be relieved for his guarantee responsibility should the Owner require plant material installations to be completed during other times than the planting season indicated.

#### B. Fertilizing:

1. All shade trees, ornamental trees, evergreen trees, shrubs and perennials shall be planted in holes excavated at least twice the width of the diameter of the ball or container and deep enough so that the top of the ball or soil in the container is at or just above existing grade.

2. Install Agrifilm fertilizer tablets in excavated holes after filling half way up the root ball. Follow manufacturer's Application Plans.

3. All frame or rope must be cut and removed and the burlap folded away from the top of the ball. The excavation must be backfilled with the planting mixture and watered. Any settlement will be filled with planting mixture.

4. A 4" deep saucer, similar to the diameter of the planting hole shall be created using planting mix.

5. Groundcovers: All perennial and groundcover beds shall be filled to a depth of 18" (18) inches. Three (3) inches of mulch or similar compost must then be filled into the soil and the planting bed raked smooth prior to planting.

#### C. Pruning:

1. All trees and shrubs shall be pruned to enhance the natural character of the plant and to remove any broken or damaged branches.

#### D. Mulching:

1. All shade trees, ornamental trees, and evergreen trees shall be mulched. The mulch shall cover the planting area with a minimum of three (3) inches and not more than four (4) inches in depth. No mulch material may cover the trunk or girth of the tree.

2. All mulched plantings will be mulched with a minimum of three (3) inches and not more than four (4) inches of mulch. The entire bed shall be mulched under the plants. A stepped edge must be produced in the bed areas as indicated on the plans.

#### E. Groundcover Areas will not receive any mulch.

#### F. Pre-Emergence Herbicide Application:

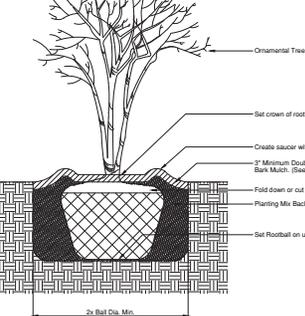
1. Granular weed preventer will be applied after final installation in all planting beds at a rate of one (1) ounce per one (100) square foot. Immediately water in after installation. Follow manufacturer's installation instructions.

#### F. Weeding, Staking & Guying

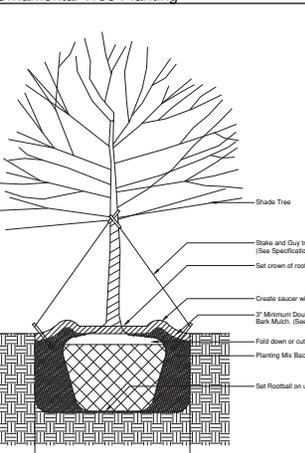
1. All shade and angle stem ornamental trees must be wrapped with burlap or an approved tree wrap from the base of the tree to the start of the first branches.

2. Evergreen trees 6" high and larger must be staked and guyed. Deciduous trees 4" caliper and larger must be staked and guyed.

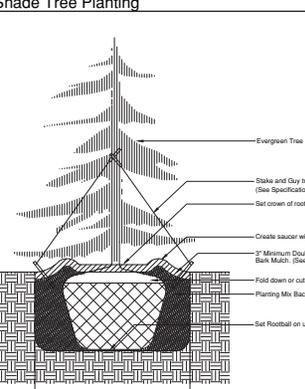
3. When required, a three-point guying system shall be used consisting of galvanized wire, hose loops, limb blocks and approved stakes. One (1) commercial staking and guying system may be used per planting. All guying must be approved by the Landscape Architect. All guy wires must have high visibility orange flagging and all stakes must be painted with top visibility orange paint.



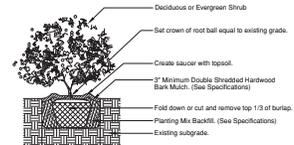
Ornamental Tree Planting



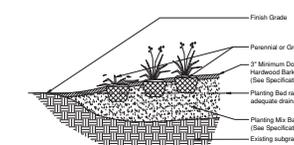
Shade Tree Planting



Evergreen Tree Planting



Shrub Planting



Perennial Planting

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**Architectural Planning & Services, LTD.**

**Project #:** B15023

Issues & Revisions	Date	Description
1	10/28/15	For Client Review
2	1/23/16	Issue For Permit

**Sheet Title**  
**Landscape Details & Specifications**

**Sheet #**  
**L2**



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PROJECT

GRALEWSKI HEALTH CLUB  
 2791 WOODWARD DRIVE  
 ST. CHARLES, ILLINOIS

STAMP



EXPIRES 11/30/15 SIGNED 07/07/15

MARK DATE DESCRIPTION

PROJECT NO: 15-015

DRAWN BY: DM, RC, JR

CHECKED BY: SIT

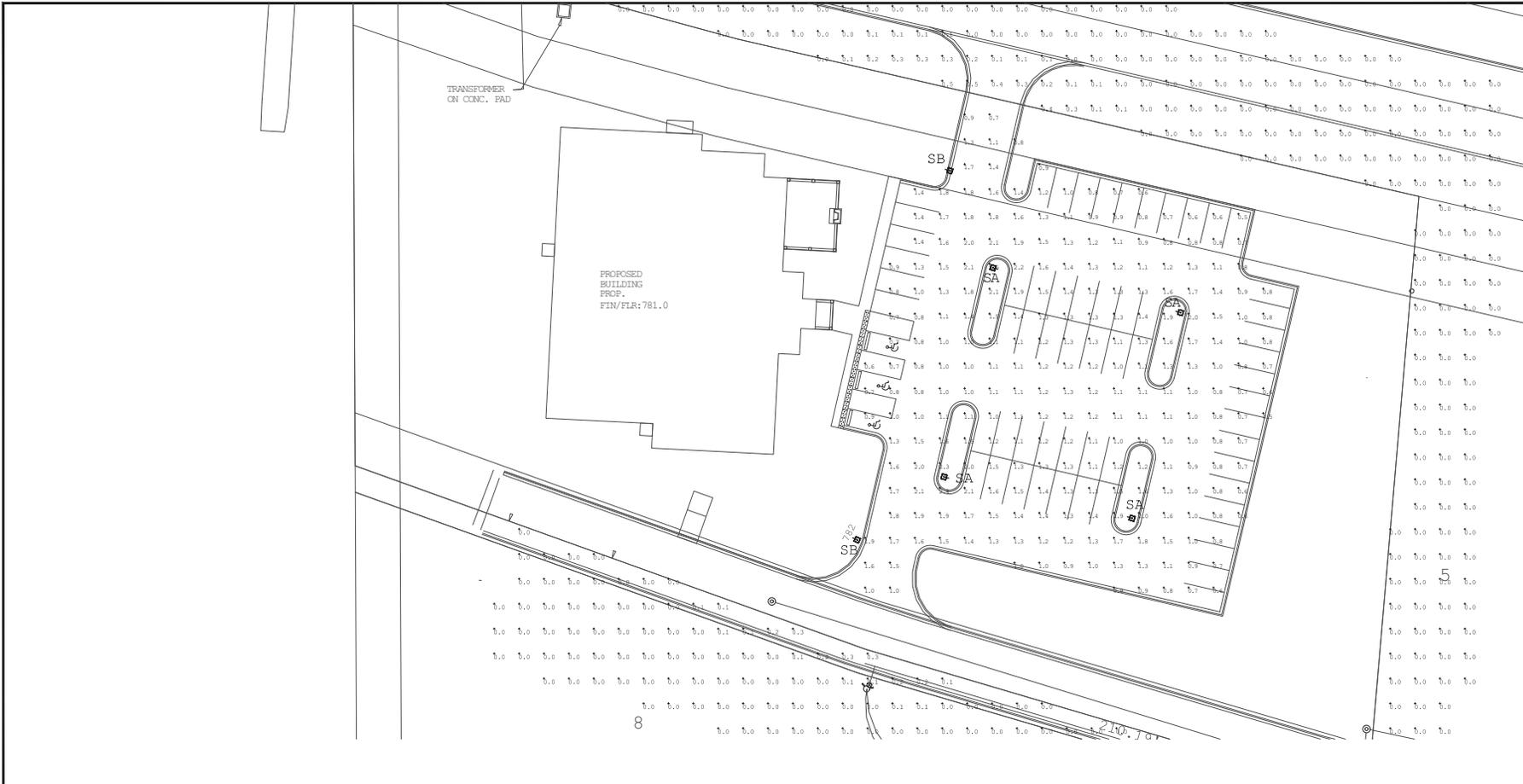
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SHEET TITLE

SITE PHOTOMETRIC PLAN

SPH101

SHEET 1 OF 1



Qty	Label	Arrangement	LLF	Description	Filename	Lum. Watts
4	SA	SINGLE	0.850	Quattro Ltg. 1 / CAS500-15-13GLEDF4.1-B2TX on a ALP Pole SNS-25-50-11-AB-BC-PCDB-D19 25' Pole on a 0.0' Base	ITL68315-136L5.IES	138.3
2	SB	SINGLE	1.000	Quattro Ltg. 1 / CAS500-15-70LEDF4.1-B2TX on a ALP Pole SNS-25-50-11-AB-BC-PCDB-D19 25' Pole on a 0.0' Base	ITL68659.IES	69.6

BOUNDARY LINE CALCULATION IS AT 3.50 FEET ABOVE GRADE.  
 PARKING AREA CALCULATION IS AT GRADE.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary Line	ILLUMINANCE	Fc	0.02	0.5	0.0	N.A.	N.A.
Parking Area	ILLUMINANCE	Fc	1.22	2.5	0.5	2.44	5.00

1 SITE PHOTOMETRIC PLAN  
 SCALE: 1"=20'-0"