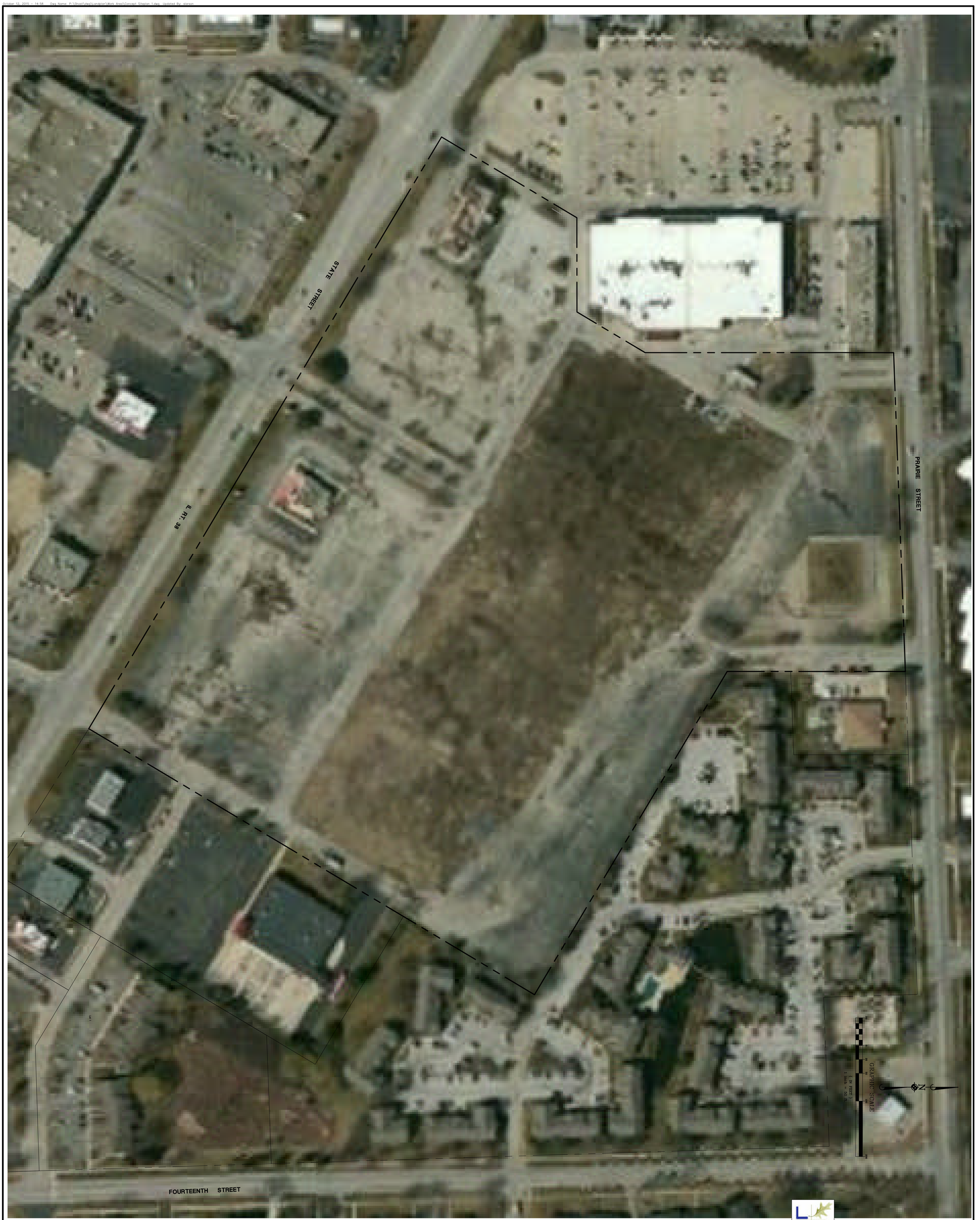
October 12, 2015 - 14:58 Dwg Name: P:\Shost\dwg\Landplan\Work Area\Concept Siteplan 1.dwg Updated By: slarson



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SHOST 1

PROJ. MGR. ESM
PROJ. ASSOC. SJM
DRAWN BY SJM
DATE 09/12/15
SCALE 1"=50'

PRAIRIE CENTRE

ST. CHARLES, ILLINOIS

AERIAL EXHIBIT - 1

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DATE	REVISIONS	DRAWN BY

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LDC Planners Landscape Architects 630.330.6053

October 12, 2015 - 14:58 Dwg Name: P:\Shost\dwg\Landplan\Work Area\Concept Sitepian 1.dwg Updated By: slarson

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SHOST 2

PROJ. MGR. ESM
PROJ. ASSOC. SML
DRAWN BY SML
DATE 09/12/15
SCALE 1"=50'

PRAIRIE CENTRE

ST. CHARLES, ILLINOIS

AERIAL EXHIBIT - 2

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DATE	REVISIONS	DRAWN BY

SHODEEN

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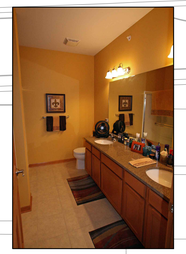

PRAIRIE STREET

EXISTING ENTRANCE

EXISTING ENTRANCE

EXISTING ENTRANCE

EXISTING ENTRANCE

RETAIL
EXISTING

JEWEL
EXISTING

DETENTION

DETENTION

R1
RESIDENTIAL
39

CLUBHOUSE

POOL

R2
RESIDENTIAL
33

R3
RESIDENTIAL
39

R4
RESIDENTIAL
33

R5
RESIDENTIAL
33

R17
RESIDENTIAL
33

R16
RESIDENTIAL
27

R13
RESIDENTIAL
39

R15
RESIDENTIAL
27

R12
RESIDENTIAL
33

EX. ZONING: BR
PROP. ZONING: PUD
27.65 Ac.

R11
RESIDENTIAL
33

R14
RESIDENTIAL
39

R10
RESIDENTIAL
33

R9
RESIDENTIAL
33

H
1 FLOOR
RETAIL/RESTAURANT

R6
3 FLOORS
RESIDENTIAL
45

A
EXISTING

B
RESTAURANT

G
1 FLOOR
RETAIL/RESTAURANT

R7
3 FLOORS
RESIDENTIAL
45

C
RESTAURANT

F
1 FLOOR RETAIL

R8
3 FLOORS
RESIDENTIAL
45

D
RESTAURANT

E
RESTAURANT

STATE STREET

IL RT. 38

FOURTEENTH STREET

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Prairie Centre
Site Information Comparison
Exhibit 1
Date: August 10, 2015

					Parking				
Zoning District -	Exhibit 1 (Current Mixed Use Plan)				Required	Proposed			Parking
Description	Retail SF	Restaurant SF	Residential Units	Acres	Surface	Surface	Garage	Underground	Total
PUD-Mixed Use Development:									
A-Fast Food Restaurant (Existing)		4,500			45	54			
B-Fast Food Restaurant		4,800			48	56			
C-Fast Food Restaurant		4,000			40	57			
D-Fast Food Restaurant		4,000			40	57			
E-Fast Food Restaurant		4,000			40	57			
Subtotal:		21,300			213	281			281
F-Retail (1st Floor)	18,200				73	68			
G-Retail (1st Floor)	18,200				73	68			
H-Retail (1st Floor)	18,200				73	67			
Subtotal:	54,600				219	203			203
R1-Residential (3 Floors)			39		51	12		39	
R2-Residential (3 Floors)			33		43	10		33	
R3-Residential (3 Floors)			39		51	12		39	
R4-Residential (3 Floors)			33		43	10		33	
R5-Residential (3 Floors)			33		43	10		33	
R6-Residential (3 Floors)			45		59	14		45	
R7-Residential (3 Floors)			45		59	14		45	
R8-Residential (3 Floors)			45		59	14		45	
R9-Residential (3 Floors)			33		43	10		33	
R10-Residential (3 Floors)			33		43	10		33	
R11-Residential (3 Floors)			33		43	10		33	
R12-Residential (3 Floors)			33		43	10		33	
R13-Residential (3 Floors)			39		51	12		39	
R14-Residential (3 Floors)			39		51	12		39	
R15-Residential (3 Floors)			27		35	8		27	
R16-Residential (3 Floors)			27		35	8		27	
R17-Residential (3 Floors)			33		43	10		33	
Subtotal:		21,300	609		795	186		609	795
Parking Summary:									
Retail-4/1,000 sf									
Restaurant-10/1,000 sf									
Residential-1.3/unit									
Totals	54,600	21,300	609	27.65	1,227	670		609	1,279

OPEN SPACE:
PUD OPEN SPACE
10.55 Ac.

LDC Planners Landscape Architects

SHODEEN

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PRAIRIE CENTRE
ST. CHARLES, ILLINOIS
CONCEPT SITE PLAN 1

PROJ. MGR.: ESM
PROJ. ASSOC: SWL
DRAWN BY: SWL
DATE: 10/27/15
SCALE: 1"=50'

SHEET
3
SHOST

DRAWN BY | REVISIONS | DATE

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October 27, 2015 - 11:43 - User Name: P:\Work\Data\Landplan\Planning\Concept Plans - Land - Shodeen.dgn - Shodeen

PRAIRIE STREET

EXISTING ENTRANCE

RETAIL
EXISTING

JEWEL
EXISTING

EXISTING PARKING

R1
19 UNITS

R2
19 UNITS

R3
18 UNITS

R4
18 UNITS

R5
19 UNITS

R6
19 UNITS

R7
19 UNITS

R8
19 UNITS

R9
19 UNITS

R10
18 UNITS

R11
19 UNITS

R12
19 UNITS

R13
19 UNITS

R14
18 UNITS

R15
18 UNITS

R16
18 UNITS

R17
18 UNITS

DETENTION

POOL

CLUBHOUSE

A
EXISTING

A1
RETAIL
RESIDENTIAL

B
RESTAURANT

B1
RETAIL
RESIDENTIAL

C
RESTAURANT

C1
RETAIL
RESIDENTIAL

D
RESTAURANT

D1
RETAIL
RESIDENTIAL

E
RESTAURANT

E1
RETAIL
RESIDENTIAL

EX. ZONING: BR
PROP. ZONING: RM3
16.47 Ac.

EX. ZONING: BR
PROP. ZONING: CBD1
5.21 Ac.

EX. ZONING: BR
PROP. ZONING: BR
5.97 Ac.

STATE STREET

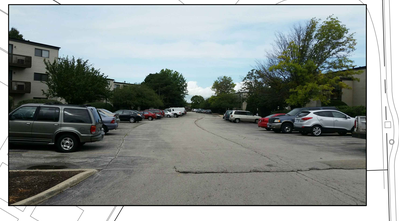
EXISTING ENTRANCE

IL RT. 38

FOURTEENTH STREET

N

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.



Prairie Centre
Site Information Comparison
Exhibit 2
Date: August 10, 2015

Zoning District -	Exhibit 2 (BC Zoning-CBD1 Zoning-RM3 Zoning)				Parking Required	Parking Proposed			Parking
Description	Retail SF	Restaurant SF	Residential Unit	Acres	Surface	Surface	Garage	Underground	Total
BC Zoning District				5.97					
CBD-1 Zoning District:									
A1-Retail (1st Floor)	8,400				34	40			
B1-Retail (1st Floor)	8,400				34	40			
C1-Retail (1st Floor)	10,000				40	45			
D1-Retail (1st Floor)	10,000				40	45			
E1-Retail (1st Floor)	10,000				40	45			
Subtotal:	46,800				188	215			215
CBD-1 Zoning District:									
A1-Residential (3 Floors)			24		36	15		24	
B1-Residential (3 Floors)			24		36	15		24	
C1-Residential (3 Floors)			30		44	15		30	
D1-Residential (3 Floors)			30		44	15		30	
E1-Residential (3 Floors)			30		44	16		30	
Subtotal:			138	5.21	204	76		138	214
RM3 Zoning District:									
R1-Residential (3 Floors)			18		27	25	6		
R2-Residential (3 Floors)			18		27	25	6		
R3-Residential (3 Floors)			19		28	25	2		
R4-Residential (3 Floors)			19		28	25	2		
R5-Residential (3 Floors)			19		28	25	2		
R6-Residential (3 Floors)			19		28	25	2		
R7-Residential (3 Floors)			19		28	25	2		
R8-Residential (3 Floors)			19		28	25	2		
R9-Residential (3 Floors)			19		28	25	2		
R10-Residential (3 Floors)			18		27	25	6		
R11-Residential (3 Floors)			19		28	25	2		
R12-Residential (3 Floors)			19		28	25	2		
R13-Residential (3 Floors)			19		28	25	2		
R14-Residential (3 Floors)			18		27	25	6		
R15-Residential (3 Floors)			18		27	25	6		
R16-Residential (3 Floors)			18		27	25	6		
R17-Residential (3 Floors)			18		27	25	6		
Subtotal:		21,300	316	16.47	469	425	62		487
Parking Summary:									
Retail-4/1,000 sf									
Restaurant-10/1,000 sf									
Residential-1.3-1.7/unit									
1.3-1BD									
1.7-2BD									
Totals	46,800	21,300	454	27.65	1,074	994	62	138	1,194

OPEN SPACE:
BR, CBD-1, RM3 OVERALL OPEN SPACE
10.55 Ac.

LDC Planners Landscape Architects

SHODEEN

DRAWN BY	REVISIONS	DATE

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PRAIRIE CENTRE
ST. CHARLES, ILLINOIS
CONCEPT SITE PLAN 2

PROJ. MGR.: ESM
PROJ. ASSOC.: SWL
DRAWN BY: SWL
DATE: 10/27/15
SCALE: 1"=50'

SHEET
4
SHOST

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August 28, 2015 - 1:55
P:\Projects\Prairie Centre\Drawings\Planning\Concept Plans\Prairie Centre Concept Plan 2.dwg, 10/27/2015 7:48:47 AM, Shost

Prairie Centre
Site Information Comparison
Exhibit 3
Date: December 29, 2015

Zoning District -	Exhibit 3 (BC Zoning-RM3 Zoning)			Parking			
				Required	Proposed		Parking
Description	Restaurant SF	Residential Units	Acres	Surface	Surface	Garage	Total
BC Zoning District:							
A-Fast Food Restaurant (Existing)	4,500			45	54		
B-Fast Food Restaurant	4,800			48	56		
C-Fast Food Restaurant	4,000			40	57		
D-Fast Food Restaurant	4,000			40	57		
E-Fast Food Restaurant	4,000			40	57		
Subtotal:	**21,300**		**5.97**	**213**	**281**		**281**
RM3 Zoning District:							
R1-Residential (3 Floors)		22		31	27	4	
R2-Residential (3 Floors)		18		29	24	5	
R3-Residential (2 Floors)		14		20	16	4	
R4-Residential (2 Floors)		14		20	16	4	
R5-Residential (2 Floors)		14		20	16	4	
R6-Residential (2 Floors)		14		20	16	4	
R7-Residential (3 Floors)		19		30	28	2	
R8-Residential (3 Floors)		18		29	24	5	
R9-Residential (3 Floors)		18		29	24	5	
R10-Residential (3 Floors)		22		31	27	4	
R11-Residential (3 Floors)		22		31	27	4	
R12-Residential (3 Floors)		22		31	27	4	
R13-Residential (2 Floors)		14		20	16	4	
R14-Residential (2 Floors)		14		19	15	4	
R15-Residential (2 Floors)		14		19	15	4	
R16-Residential (2 Floors)		14		19	15	4	
R17-Residential (3 Floors)		22		31	27	4	
R18-Residential (3 Floors)		22		31	27	4	
R19-Residential (3 Floors)		22		31	27	4	
R20-Residential (3 Floors)		22		31	27	4	
R21-Residential (3 Floors)		22		31	27	4	
R22-Residential (3 Floors)		22		31	27	4	
R23-Residential (2 Floors)		14		19	15	4	
R24-Residential (2 Floors)		14		19	15	4	
Subtotal:		**433**	**21.68**	**622**	**525**	**97**	**622**
RM3 Zoning Density - 20units/acre							
Parking Summary:							
Restaurant-10/1,000 sf							
Residential-1.3-1.7/unit							
286 - 1 Bedroom Units @1.3 spaces/unit							
147 - 2 Bedroom Units @ 1.7 spaces/unit							
Totals	**21,300**	**433**	**27.65**	**835**	**806**	**97**	**903**

LDC Planners Landscape Architects
SHODEEN

PREPARED FOR:
SHODEEN GROUP
77 NORTH FIRST STREET
GENEVA, ILLINOIS 60134
(630) 444-0777

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING ENTITLEMENT & LAND DEVELOPMENT FEASABILITY
1315 MACOM DRIVE - SUITE 205, NAPERVILLE ILLINOIS 60154
PH: 630-300-0933

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PRAIRIE CENTER – ST. CHARLES, ILLINOIS

CONCEPT SITE PLAN 3

FILE NAME: CONCEPT SITEPLAN 3	DSGN. BY: ESM	JOB NO: 100.100	FLD. BK:	SHEET NO.
DISC NUM:	DRN BY: SJH	DATE: 12/20/2015	DATE:	5 of 5