#### AGENDA

#### **CITY OF ST. CHARLES**

# **GOVERNMENT OPERATIONS COMMITTEE**

# ALD. RON SILKAITIS, CHAIR

## MONDAY, SEPTEMBER 19, 2022

# IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

- 1. Call to Order
- 2. Roll Call

#### 3. Administrative

a. Video Gaming August 2022 – Information Only

#### 4. Omnibus Vote

Items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

#### 5. Police Department

a. Recommendation to approve a new D-8 liquor license application for Vero Voce, LLC located at 3755 E Main Street, St. Charles.

#### 6. City Administrator's Office

a. Discussion of the Active River Project Vision from John Rabchuk of the River Corridor Foundation. – Information Only

#### 7. Information Systems

\*a. Recommendation to approve a Resolution Authorizing Staff to Award a Contract to Dell Marketing LP for Desktop Computers for \$109,677.

#### 8. Community Development

- \*a. Recommendation to approve a Final Plat for Charlestowne Lakes Subdivision.
- b. Recommendation to authorize the inclusion of the Frank Gorham Memorial Canoe Launch Access site in the Fabulous Fox Water Trail.

#### 9. Public Comment

#### 10. Additional Items from Mayor, Council, or Staff

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#### 11. Executive Session

- Personnel –5 ILCS 120/2(c)(1)
- Pending Litigation 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation 5 ILCS 120/2(c)(11)
- Property Acquisition 5 ILCS 120/2(c)(5)
- Collective Bargaining 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes 5 ILCS 120/2(c)(21)

#### 12. Adjournment

#### **ADA Compliance**

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at <a href="mailto:jmcmahon@stcharlesil.gov">jmcmahon@stcharlesil.gov</a>. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

A	AGENDA ITEM EXECUTIVE SUMMARY Agenda Item Number: 3a					3a	
	Title:	itle: Video Gaming Statistics – Information Only					
ST. CHARLES	Presenter:	Jim	Jim Keegan, Chief of Police				
Meeting: Governm	ent Operation	ons Co	ommittee Date: Septe	mber 19	, 2022		
Proposed Cost: \$			Budgeted Amount: \$		Not Budgeted:		
<b>Executive Summa</b>	<b>ry</b> (if not but	dgeted	d please explain):				
Attachments (plea Table – Current Lice	se list):	ent, pe les V	what businesses have been apprending applications into the state ideo Gaming Revenue as of Auging Establishments/Pending Apg Report, January 2012 - August	for appr ust 2022	oval, and January		
$\mathbf{c}$	Illinois Gaming Board Video Gaming Report, January 2012 - August 2022 Illinois Gaming Board Video Gaming Report, August 2022						
Recommendation/Suggested Action (briefly explain): None – For Information Only							

# City of St. Charles Video Gaming Statistics August 2022

## **Pending Establishments**

BRANDON WAYNE ENTERPRISES LLC	THE LEWIS	106 E MAIN ST	St. Charles
Chums Shrimp Shack LLC	Chums Shrimp Shack	2115 W Main St	St. Charles
Nuova Italia West Corp.	Nuova Italia Ristorante	18 N 4th St	Saint Charles

#### **Licensed Establishments**

1. ALEXANDER'S CAFE 64, INC.	Alexanders Cafe	1650 W. Main Street	St. Charles
2. ALIBI BAR & GRILL LTD.	ALIBI BAR & GRILL LTD.	12 N. 3rd Street	St. Charles
3. Alley 64, INC.	Alley 64	212 W. Main Street	St. Charles
4. BK & MM VENTURES LLC	ROOKIES 1, ALL AMERICAN PUB	1545 W. Main Street	St. Charles
5. C&A Management Group LLC	Flagship on The Fox	100 S Riverside Ave.	St. Charles
6. CHARLIE FOX'S PIZZERIA & EATERY LLC	CHARLIE FOX'S PIZZERIA & EATERY	3341 W MAIN #7	St. Charles
7. CMB STC LLC	The Hive Tavern and Eatery	204 W Main St	St. Charles
8. CRAZY FOX, LLC	THE CRAZY FOX BAR & GRILLE	104 E Main St	St. Charles
9. EL ELLE SEA, LLC	BOGART'S BAR	219 W. MAIN STREET	St. Charles
10. H & C HOSPITALITY, LLC	The Office Dining & Spirits	201 E Main St	St. Charles
11. HEALTH NUTS, LTD.	THE FILLING STATION	300 W. MAIN ST.	St. Charles
12. Jay's & N Inc.	Throwbacks Sports Bar	1890 W. Main Street	St. Charles
13. L. A. MANSON CORPORATION	ST. CHARLES BOWL	2520 W Main St	St. Charles
14. MARK VII HOSPITALITY LIMITED	Second Street Tavern	221 S. 2nd Street	St. Charles
15. NLHM Inc.	Brown's Chicken	1910 Lincoln Highway	St. Charles
16. Northwoods Pub & Grill Inc.	The Evergreen Pub & Grill	1400 W Main St	St. Charles
17. Onesti Entertainment Corporation	Arcada Theatre	105 E Main St	St. Charles
18. Riverside Pizza, Inc.	Riverside Pizza & Pub	102 E Main St	St. Charles
19. SAINT CHARLES SPORTS, LLC	SPOTTED FOX ALE HOUSE	3615 E. MAIN ST	St. Charles
20. SALERNO AND SONS, INC.	SALERNO'S ON THE FOX	320 N 2ND ST	St. Charles
21. SCMC ENTERPRISES, INC.	R HOUSE	214 W. Main St.	St. Charles
22. TAP HOUSE GRILL ST. CHARLES, LLC	Tap House Grill	3341 W MAIN ST	St. Charles
23. YUMMY PLACE BURRITO LOS ASADEROS INC.	BURRITO LOS ASADEROS INC.	2400 E. MAIN STREET	ST. Charles
24. St. Charles Lodge No. 1368, Loyal Order of Moose	St Charles Moose Lodge 1368	2250 W Rt 38	St. Charles

# ILLINOIS GAMING BOARD VIDEO GAMING REPORT

St. Charles

### August 2022

				VGT Wagering Activity		VGT Income		VGT Tax Distribution				
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds in	Funds Out	Net Terminal Income	NTI Tax	State Share	Municipality Share
St. Charles	Alley 64, INC.	160702383	6	\$857,648.48	\$792,234.94	\$65,413.54	\$271,210.00	\$205,796.71	\$65,413.29	\$22,240.56	\$18,969.89	\$3,270.67
St. Charles	BK & MM VENTURES LLC	160702415	6	\$668,269.27	\$600,765.84	\$67,503.43	\$203,711.00	\$136,217.48	\$67,493.52	\$22,947.77	\$19,573.10	\$3,374.67
St. Charles	C&A Management Group LLC	200702748	6	\$441,243.59	\$405,076.19	\$36,167.40	\$160,389.00	\$124,221.60	\$36,167.40	\$12,296.89	\$10,488.52	\$1,808.37
St. Charles	CHARLIE FOX'S PIZZERIA & EATERY LLC	200701085	4	\$36,909.88	\$33,007.78	\$3,902.10	\$13,198.00	\$9,295.90	\$3,902.10	\$1,326.77	\$1,131.66	\$195.11
St. Charles	CMB STC LLC	220700705	6	\$229,460.13	\$213,168.03	\$16,292.10	\$89,533.00	\$73,240.90	\$16,292.10	\$5,539.36	\$4,724.75	\$814.61
St. Charles	CRAZY FOX, LLC	170701805	6	\$207,926.73	\$181,455.11	\$26,471.62	\$68,028.00	\$41,556.23	\$26,471.77	\$9,000.39	\$7,676.81	\$1,323.58
St. Charles	EL ELLE SEA, LLC	210701595	6	\$391,012.99	\$355,410.80	\$35,602.19	\$119,384.00	\$83,781.81	\$35,602.19	\$12,104.84	\$10,324.72	\$1,780.12
St. Charles	H & C HOSPITALITY, LLC	210703536	6	\$94,045.09	\$84,239.91	\$9,805.18	\$29,793.00	\$19,987.82	\$9,805.18	\$3,333.78	\$2,843.52	\$490.26
St. Charles	HEALTH NUTS, LTD.	180702391	5	\$203,692.45	\$186,838.95	\$16,853.50	\$69,873.00	\$53,020.23	\$16,852.77	\$5,729.97	\$4,887.33	\$842.64
St. Charles	Jay's & N Inc.	190704088	6	\$424,297.89	\$391,366.13	\$32,931.76	\$114,437.00	\$81,505.24	\$32,931.76	\$11,196.81	\$9,550.22	\$1,646.59
St. Charles	L. A. MANSON CORPORATION	160703156	6	\$250,492.93	\$232,872.79	\$17,620.14	\$85,033.00	\$67,412.61	\$17,620.39	\$5,990.92	\$5,109.91	\$881.01
St. Charles	MARK VII HOSPITALITY LIMITED	170702225	6	\$660,212.00	\$603,535.03	\$56,676.97	\$189,938.00	\$133,261.03	\$56,676.97	\$19,270.21	\$16,436.35	\$2,833.86
St. Charles	NLHM Inc.	160702847	6	\$187,044.80	\$171,363.34	\$15,681.46	\$50,686.00	\$35,004.54	\$15,681.46	\$5,331.64	\$4,547.57	\$784.07
St. Charles	Northwoods Pub & Grill Inc.	160702493	5	\$505,220.31	\$456,882.77	\$48,337.54	\$168,310.00	\$119,972.46	\$48,337.54	\$16,434.85	\$14,017.96	\$2,416.89
St. Charles	Onesti Entertainment Corporation	160703007	6	\$33,785.95	\$29,965.30	\$3,820.65	\$14,596.00	\$10,775.15	\$3,820.85	\$1,299.04	\$1,108.00	\$191.04
St. Charles	Riverside Pizza, Inc.	160702553	5	\$427,716.08	\$384,212.43	\$43,503.65	\$129,807.00	\$86,303.35	\$43,503.65	\$14,791.23	\$12,616.05	\$2,175.18
St. Charles	SAINT CHARLES SPORTS, LLC	160702605	5	\$344,219.82	\$308,821.74	\$35,398.08	\$110,096.00	\$74,697.92	\$35,398.08	\$12,035.37	\$10,265.46	\$1,769.91
St. Charles	SALERNO AND SONS, INC.	200701673	3	\$41,798.26	\$36,194.83	\$5,603.43	\$16,070.00	\$10,466.57	\$5,603.43	\$1,905.17	\$1,625.00	\$280.17
St. Charles	SCMC ENTERPRISES, INC.	190702660	3	\$13,610.81	\$12,654.77	\$956.04	\$5,726.00	\$4,770.08	\$955.92	\$325.01	\$277.21	\$47.80
St. Charles	St. Charles Lodge No. 1368, Loyal Order of Moose	160802392	6	\$130,980.14	\$123,427.44	\$7,552.70	\$41,642.00	\$34,089.30	\$7,552.70	\$2,567.97	\$2,190.33	\$377.64
St. Charles	TAP HOUSE GRILL ST. CHARLES, LLC	170702248	6	\$371,110.19	\$349,888.74	\$21,221.45	\$131,063.00	\$109,841.39	\$21,221.61	\$7,215.38	\$6,154.29	\$1,061.09
St. Charles	YUMMY PLACE BURRITO LOS ASADEROS INC.	190700390	5	\$108,131.81	\$98,635.51	\$9,496.30	\$28,593.00	\$19,096.55	\$9,496.45	\$3,228.83	\$2,754.00	\$474.83
REPORT TOTAL:	22	Establishments	119	\$6,628,829.60	\$6,052,018.37	\$576,811.23	\$2,111,116.00	\$1,534,314.87	\$576,801.13	\$196,112.76	\$167,272.65	\$28,840.11

# ILLINOIS GAMING BOARD VIDEO GAMING REPORT

St. Charles

#### **January 2012 - August 2022**

				VGT Wagering Activity			VGT Income			VGT Tax Distribution		
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	Net Terminal Income	NTI Tax	State Share	Municipality Share
St. Charles	A'Salute' Inc.	160702452	5	\$2,091,601.88	\$1,923,949.67	\$167,652.21	\$577,279.00	\$409,626.79	\$167,652.21	\$50,296.35	\$41,913.65	\$8,382.70
St. Charles	ALIBI BAR & GRILL LTD.	150704430	5	\$448,186.83	\$410,300.14	\$37,886.69	\$160,719.00	\$122,831.26	\$37,887.74	\$11,705.71	\$9,819.24	\$1,886.47
St. Charles	Alley 64, INC.	160702383	6	\$39,931,825.61	\$36,962,087.97	\$2,969,737.64	\$13,324,015.00	\$10,354,202.71	\$2,969,812.29	\$957,692.13	\$809,201.28	\$148,490.85
St. Charles	BK & MM VENTURES LLC	160702415	6	\$29,906,413.54	\$27,555,170.79	\$2,351,242.75	\$8,936,715.00	\$6,585,351.01	\$2,351,363.99	\$755,767.12	\$638,198.65	\$117,568.47
St. Charles	C&A Management Group LLC	200702748	6	\$4,317,518.70	\$3,965,144.58	\$352,374.12	\$1,503,320.00	\$1,150,945.88	\$352,374.12	\$119,807.19	\$102,188.50	\$17,618.69
St. Charles	CHARLIE FOX'S PIZZERIA & EATERY LLC	200701085	4	\$401,054.92	\$364,150.76	\$36,904.16	\$134,833.00	\$97,928.56	\$36,904.44	\$12,547.77	\$10,702.52	\$1,845.25
St. Charles	CMB STC LLC	220700705	6	\$229,460.13	\$213,168.03	\$16,292.10	\$89,533.00	\$73,240.90	\$16,292.10	\$5,539.36	\$4,724.75	\$814.61
St. Charles	CRAZY FOX, LLC	170701805	6	\$8,291,282.11	\$7,544,794.66	\$746,487.45	\$2,583,080.00	\$1,836,592.29	\$746,487.71	\$248,257.94	\$210,933.43	\$37,324.51
St. Charles	DAWN'S CAFE, LTD.	160702454	2	\$971,673.92	\$891,880.95	\$79,792.97	\$314,384.00	\$234,589.68	\$79,794.32	\$24,302.84	\$20,313.09	\$3,989.75
St. Charles	DAWN'S VOODOO ROOM, LTD.	170702226	3	\$131,639.05	\$114,092.97	\$17,546.08	\$48,098.00	\$30,551.92	\$17,546.08	\$5,263.94	\$4,386.62	\$877.32
St. Charles	EL ELLE SEA, LLC	210701595	6	\$3,598,236.79	\$3,281,898.38	\$316,338.41	\$1,154,899.00	\$838,538.74	\$316,360.26	\$107,562.72	\$91,744.66	\$15,818.06
St. Charles	GOLREN ENTERPRISES, INC.	160703386	5	\$2,363,441.27	\$2,169,177.13	\$194,264.14	\$822,559.00	\$628,294.86	\$194,264.14	\$58,279.92	\$48,566.66	\$9,713.26
St. Charles	H & C HOSPITALITY, LLC	210703536	6	\$315,803.20	\$282,924.52	\$32,878.68	\$106,581.00	\$73,702.32	\$32,878.68	\$11,178.79	\$9,534.85	\$1,643.94
St. Charles	HDF Entertainment, LLC	180702511	5	\$2,024,379.17	\$1,843,635.36	\$180,743.81	\$702,564.00	\$521,820.19	\$180,743.81	\$59,890.90	\$50,853.73	\$9,037.17
St. Charles	HEALTH NUTS, LTD.	180702391	5	\$5,991,132.98	\$5,451,363.53	\$539,769.45	\$2,137,011.00	\$1,597,241.55	\$539,769.45	\$179,718.59	\$152,729.92	\$26,988.67
St. Charles	Jay's & N Inc.	190704088	6	\$6,064,787.33	\$5,572,917.16	\$491,870.17	\$1,740,977.00	\$1,249,106.78	\$491,870.22	\$167,236.13	\$142,642.56	\$24,593.57
St. Charles	KILLOUGH LLC	160702650	4	\$323,128.13	\$297,527.05	\$25,601.08	\$127,669.00	\$102,067.92	\$25,601.08	\$7,680.48	\$6,400.40	\$1,280.08
St. Charles	L. A. MANSON CORPORATION	160703156	6	\$9,537,036.77	\$8,677,736.99	\$859,299.78	\$2,958,387.00	\$2,099,086.82	\$859,300.18	\$277,781.10	\$234,815.82	\$42,965.28
St. Charles	MARK VII HOSPITALITY LIMITED	170702225	6	\$29,282,069.29	\$26,975,281.76	\$2,306,787.53	\$8,426,854.00	\$6,120,039.97	\$2,306,814.03	\$756,023.13	\$640,682.22	\$115,340.91
St. Charles	NLHM Inc.	160702847	6	\$7,115,814.81	\$6,497,234.18	\$618,580.63	\$1,975,673.00	\$1,357,073.80	\$618,599.20	\$201,805.84	\$170,875.71	\$30,930.13
St. Charles	Northwoods Pub & Grill Inc.	160702493	5	\$25,277,079.44	\$23,072,998.12	\$2,204,081.32	\$8,360,653.00	\$6,156,571.68	\$2,204,081.32	\$711,288.26	\$601,084.00	\$110,204.26
St. Charles	Onesti Entertainment Corporation	160703007	6	\$1,089,888.53	\$1,023,512.52	\$66,376.01	\$277,875.00	\$211,478.79	\$66,396.21	\$22,574.80	\$19,254.99	\$3,319.81
St. Charles	Panman, LLC	160703257	5	\$20,167.79	\$17,246.68	\$2,921.11	\$8,129.00	\$5,207.89	\$2,921.11	\$876.43	\$730.36	\$146.07
St. Charles	Pub 47 St Charles Inc.	180700422	5	\$451,127.23	\$407,893.79	\$43,233.44	\$150,077.00	\$106,843.56	\$43,233.44	\$12,970.29	\$10,808.58	\$2,161.71
St. Charles	Ram Restaurant Group Inc.,	180700820	5	\$332,529.45	\$302,216.78	\$30,312.67	\$121,311.00	\$90,998.02	\$30,312.98	\$9,094.21	\$7,578.51	\$1,515.70
St. Charles	Riverside Pizza, Inc.	160702553	5	\$16,344,155.77	\$14,966,356.98	\$1,377,798.79	\$5,283,416.00	\$3,905,330.39	\$1,378,085.61	\$450,754.23	\$381,849.89	\$68,904.34
St. Charles	SAINT CHARLES SPORTS, LLC	160702605	5	\$18,260,693.73	\$16,758,514.90	\$1,502,178.83	\$5,384,027.00	\$3,881,847.11	\$1,502,179.89	\$485,812.57	\$410,703.43	\$75,109.14
St. Charles	SALERNO AND SONS, INC.	200701673	3	\$440,909.97	\$400,333.44	\$40,576.53	\$144,335.00	\$103,758.47	\$40,576.53	\$13,796.08	\$11,767.25	\$2,028.83
St. Charles	SCMC ENTERPRISES, INC.	190702660	5	\$383,982.68	\$345,991.51	\$37,991.17	\$153,912.00	\$115,920.83	\$37,991.17	\$12,906.28	\$11,006.69	\$1,899.59
St. Charles	St. Charles Lodge No. 1368, Loyal Order of Moose	160802392	6	\$9,108,267.43	\$8,267,558.78	\$840,708.65	\$3,120,929.00	\$2,280,220.25	\$840,708.75	\$266,127.89	\$224,092.16	\$42,035.73
St. Charles	TAP HOUSE GRILL ST. CHARLES, LLC	170702248	6	\$13,445,467.94	\$12,447,879.92	\$997,588.02	\$4,210,687.00	\$3,213,096.44	\$997,590.56	\$330,033.67	\$280,153.88	\$49,879.79
St. Charles	YUMMY PLACE BURRITO LOS ASADEROS INC.	190700390	5	\$2,358,415.76	\$2,151,260.59	\$207,155.17	\$671,800.00	\$464,644.68	\$207,155.32	\$70,433.13	\$60,075.32	\$10,357.81
REPORT TOTAL:	32	Establishments	165	\$240,849,172.15	\$221,156,200.59	\$19,692,971.56	\$75,712,301.00	\$56,018,752.06	\$19,693,548.94	\$6,405,005.79	\$5,420,333.32	\$984,672.47

	AGENDA	A ITEM EXECUTIVE SUMMARY	Agenda Item Number: 5a					
CITY OF ST. CHARLES	Title:	Recommendation to approve a Proposal for a D-8 Liquor License Application for Vero Voce, LLC Located at 3755 E. Main St., St. Charles.						
ILLINOIS + 1834	Presenter:	Police Chief James Keegan						
Meeting: Governm	nent Operation	as Commitee Date: September 19	, 2022					
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted:					
for their business.		5 E. Main St., is requesting approval of cheduled at the Liquor Control Commi						
Presentation of this item is scheduled at the Liquor Control Commission meeting at 4:30 pm on September 19, 2022, before moving forward to this Committee to seek approval. The City Council will give their final vote at the City Council Meeting scheduled on October 3, 2022.								
Attachments (plea	use list):							
		ense Application, Insurance Proposal, A Site Plan, Floor Plan	Articles of Organization,					
Recommendation	/Suggested A	ction (briefly explain):						
Recommendation t E. Main St., St. Ch		roposal for a D-8 Liquor License for V	ero Voce, LLC located at 3755					

## Police Department

# Memo



Date: 9/13/2022

To: Lora Vitek, Mayor-Liquor Commissioner

From: James Keegan, Chief of Police

Re: Background Investigation-Liquor Establishment/D-8 (Vero Voce)

The purpose of this memorandum is to document and forward to your attention the results of the background investigation conducted by members of the St. Charles Police Department concerning the above mentioned establishment.

Vero Voce is a school for the performing arts which provides music, acting and theatre lessons. They are already in business and are seeking a liquor license to augment their existing business with beer, wine and on occasion, specialty drinks.

A detective was assigned this investigation and reviewed both the site location/floor plans and the corresponding application material. We found nothing of a derogatory nature that would preclude either the site location or the applicant from moving forward with on-site consumption; subject to City Council approval.

Thank you in advance for your consideration in this matter.

# LIQUOR APPLICANT BACKGROUND CHECK LIST



APPLICANT(S): Tara Frost					
BUSINESS: Vero Voce, LLC (DBA Vero Voce)					
ADDRESS: 3755 E. Main St					
	REQUESTED	COMPLETED 8/31/22			
APPLICATION					
BUSINESS PLAN/FLOOR PLAN/MENU		8/31/22			
LEASE (OR LETTER OF INTENT)		8/31/22			
BASSET CERTIFICATE(S)	desired the second of the second of	8/31/22			
FINGERPRINTS (ALL MANAGERS)		9/06/22			
DRAM SHOP (CERTIFICATE OF INSURANCE)		8/31/22			
TLO		9/01/22			
I-CLEAR	- Carlotte	9/01/22			
CERTIFICATE OF NATURALIZATION (IF APPLICABLE)	action of the Garmer's water the State State of	DNA			
POLICE RECORDS CHECK		9/01/22			
APPLICANT'S HOMETOWN RESIDENCY LETTER	N	DNA			
ILLINOIS LIQUOR COMMISSION		9/13/22			
SITE VISIT		9/13/22			
* COMMENTS:					
INVESTIGATOR ASSIGNED: 5. Numer 317					
SUPERVISOR REVIEW:					

## Police Department

# Memo

ST. CHARLES

Date: 9/13/2022

To: Chief Keegan (via chain of command)

From: Cmdr. E. Majewski #317

Re: Vero Voce LLC (DBA: Vero Voce)

The purpose of this memo is to document the background investigation of Tara Frost pursuant to her application for a Class D8 liquor license for the business Vero Voce LLC (DBA: Vero Voce) which is located at 3755 E. Main Street. This business will be located in Ward 1. Vero Voce is a school for performing arts which provides music, acting and theatre lessons.

#### **Applicant**

#### Tara Frost



Application was completed and is dated 08/31/2022. Application packet included application, lease, insurance policy quote, City of St. Charles Alcohol Tax Business information sheet, floor plans, LLC Articles of Organization and copies of BASSET certifications.

#### Record Check

> Frost currently lives at the above address and provided the below addresses where she has resided over the past 10 years.



> Kane County Sheriff's Office reported no contacts for Frost.

- Villa Park Police Department reported no contacts with Frost.
- New World was checked and there were no records pertaining to Frost that would prohibit her from obtaining a liquor license.
- > Frost returned no record when entered in I-CLEAR.
- ➤ Kane County and DuPage County Circuit Clerk sites were checked and nothing in the records would prohibit Frost from obtaining a liquor license.
- Frost's TLO report was reviewed there in nothing to indicate anything prohibitive of obtaining a liquor license.
- > Frost provided a copy of his Illinois Basset Seller / Server Certification
- Frost is a U.S. Citizen. Her fingerprint results indicated no criminal history.

#### Site Visit

On 09/13/22, I met with Tara Frost at Vero Voce for the site visit. She provided me a tour of the business and advised there would be some slight upgrades to the seating area in the main performance theatre but no structural changes overall. The layout of the interior matched the floor plan that she provided in her application. Tara stated this business is a hobby for her and she has experience in theatre stage management. Her full-time job is in IT and Project Management and she is employed full time at Northern Illinois University. She has never owned a liquor license of any kind. Aside from the main theatre room, the business contains small practice rooms which were previously used for voice and music lessons. Only one of these rooms is being subcontracted for piano lessons and the other rooms are being used as dressing rooms or storage. To make up the income, Tara is obtaining the liquor license to sell alcohol, beer and wine, to have available for sale during shows. She plans to have a concession counter, which is now the front desk, to sell the alcohol. Tara showed me some small refrigerators on site that have locking mechanisms and has a locked storage room to store alcohol. She only planned to have a couple cases of beer and about ten bottels of wine in inventory. Alcohol would only be served during Thursday, Friday, Saturday night shows and Sunday matinees starting at intermission. She may also sell specialty mixed drinks for themed shows such as holiday performances. As of right now, Tara would be the only one selling alcohol and would start serving in November if the license is obtained.

This concludes this background investigation.

Respectfully,

Cmdr. E. Majewski #317

# City of St. Charles. Illinois Liquor Control Commission CITY RETAIL LIQUOR DEALER LICENSE APPLICATION

Incomplete applications will not be accepted.

Applications may be submitted to: 2 E. Main Street, St. Charles, IL 60174-1984

## **Business Name**

APPLICATION CHECKLIST Theck items to confirm all are attached to this application	Applicant	Office Use
Application Fee of \$200 (5.08.0700) non-refundable		1
Non-refundable	K	图
Completed Application for all questions applicable to your business.	[X]	12
Copy of Lease/Proof of Ownership		<b>E</b>
Copy of Dram Shop Insurance or a letter from Insurance agent with a proposed quote.	$\boxtimes$	d
Copy of Articles of Corporation, if applicable.	N	19
Completed B.A.S.S.E.T. (Beverage Alcohol Sellers & Servers Training) form – filled out for all employees. A copy of the B.A.S.S.E.T. certificate is only needed for each manager. It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.	K	Q
Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, putdoor seating).	K	4
Copy of Floor Plan for Establishment (Drawn to scale and must include the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions percentage, and square footage noted for each space). Be sure to also include all fixed objects, such as pool tables, bar stools, vending/amusement machines; as well as all exits.		e/
Copy of Business Plan, to include: 以 Hours of Operation 区 Copy of Menu 以 Whether or not live music will be played at this establishment 以 Will there be outdoor seating and/or outdoor designated smoking area Do not include a marketing or financial plan with this business plan	Pg. 3	<b>2</b> ′
Are any building alterations planned for this site? If not sure, please contact Building & Code Enforcement at 630.377.4406 and/or Fire Prevention Bureau at 630.377.4458 to discuss whether or not a walk-thru and/or permit are necessary.		<b>2</b>
All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.		
Alcohol Tax Acknowledgement and Business Information Sheet		19/
Signature of Investigating Officer  Badge Number & Rank	311/Con	
Approval Recommended Approval NOT Recommended 217-22	VIII 901	nnann.
ignature of Chief of Police Date		

Date Application Received: 8-31-7072

LICENSE INFORMATION:							
□A Package \$3200-3600	□A1 □A2 □A	<b>\4 □A5</b> ն	<b>□A6</b>				
□B Restaurant \$2400-3600 □B1 □B2 □B3 □ Late Night Permit 1:00am \$800 (B/C only)							
□C Tavern \$2400-3600	□C1 □C2 I	□ <b>C1</b>	Late Night Pern	nit 2:00am \$2300 (B/C only)			
■D Hotel/Banquet/Arcad	la/Q-Center/Entertainment	/Club - \$varies	D-Type <sup>8</sup>				
□G Brewery/Restaurant	or Site License - \$varies	□G1 □G2					
☐H Catering License - \$v	aries	□H1 □H2					
*Initial Liquor License fees for A, B, C, D, G are reduced by 50% for annual renewals and licenses issued after Nov 1. *Licenses are valid until April 30 following issuance and a renewal application is required for the next year (May 1-April 30) (5.08.040)							
APPLICANT INFORMATION	N						
1. Type of Business: 🔲 In	dividual	Corporation	on 🗖 Other (explai	in):			
2. Business Name: Vero Voce, LLC							
3. Business Address:	AINT CHADIES II 60474						
3755 E MAIN STREET SA 4. Type of Business	AINT CHARLES, IL 60174  5. Length of Time in this		rchandise that norma	ally will be in inventory when in			
(5.08.070-3):	Business (5.08.070-4):	operation (5.08	3.070-5): \$ 500 -				
Therter	4 MONTHS		,				
7. Business Phone:	8. Business E-mail:	9. Business We		10: Illinois Tax ID Number:			
630-384-9380		VEROVO	CE.COM	4455-0091			
11. Applicant/Contact Perso	on Name:	12. Title: managing Dire	ector	13. Email: taraf@onebrick.org			
14. Applicant Home Addres	s, and all addresses for the						
218 N 4th Ave. St Charles, it. 5N488 Hanson Ridge Dr. St. 442 S. Oakland Ave. Villa Pa	.60174 Charles, IL60175						
15. Ph #:	DI#	16. Date of Bir	th:	17. Birthplace:			
630-384-9380 18. If Corporation, Corporat	tion Name:	Д	6.				
Vero Voce, LLC 19. Corporation Address (ci	by state zin codel:						
3755 E Main S		les, IL 60	0174				
ADDITIONAL OWNERS, INV	(ESTORS (greater than 5% ii	nterest), and MA	ANAGER INFORMATI	ON			
Full Name, include middle	10	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
			Title:				
Birthdate: Birthpla	ce: Driv	ver's License#:	'	Home Phone:			
Home Address, and all addresses for the last 10 years:  St. Charles, IL 60174							

Full Name, include middle initial:		Title:				
Birthdate: Birthplace:	Driver's License		e Phone:			
Home Address, and all addresses for the	last 10 years:	Emai	l Address:			
Full Name, include middle initial:		Title:				
Birthdate: Birthplace:	Driver's Licenses	se#: Home Phone:				
Home Address, and all addresses for the	Home Address, and all addresses for the last 10 years: Email Address:					
1. Exact Street Address for liquor license:	2. # Parking	3. Outside Dining s.f.	4. Total Building s.f.:			
3755 E. Main St. St. Charles, IL 601	174 Spaces: 20	[17.20.020-R]: O	3000			
5. Total # Seats: 6. Live Entertainment Area s.f. [5.08.010-H]: N/A						
7. Brief Business Plan description based on type of establishment listed above (5.08.070-6);  Vero Voce is a Parforming Arts vanue that offers private music and acting classes as well as theateral workshops, plays and musicals.  Hours of Operation will vary. However, hours that atochol would be served would be during performances. These shows generally occur on Thursday, Friday, Saturday evenings from 7-10. And Sundays from 3-8. This would not be every weekend – the plan is to average about 2 weekends per month. We would serve eloched the 45 minutes before the show starts and then during Intermissions.  The menu will be very basic.  - Beer = 1 light, 1 larger, 1 Stous.  - Wine = 1 Red, 1 white, 1 Sperking.  - Mixed = 1-2 A signature copitatis. For example – a Christmas show might have a Hot Chocotate and Rum, a show set in the 50/60's might have an Old Feshioned.  There is no five music, but recorded music to go clong with performances.  There is no outdoor seasing or designated amolding area.						

#### PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY

#### Attach to this application a floorplan or layout of the proposed facility to include the following:

- Every application for Liquor license shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale showing the following:
  - a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof;
  - b. The designated use of each room or segregated area (i.e. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided);
  - c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.
- The site drawing is subject to the approval of the Local Liquor Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any license by noting the same on the approved site drawing or as provided on the face of the license.
- 3. A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
- It shall be unlawful for any licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.

THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.

CORF	PORATION / PREMISES QUESTIONS	
1.	If applicant is an individual or partnership, is each and every person a United States cit is any individual a naturalized citizen?   Yes No  If yes, print name(s), date(s), and place(s) of naturalization:	izen (5.08.070-2)?
2.	Is the premises owned or leased (5.08.070-6A)?   Owned   Leased	
3.	If the premises are leased, list the names and addresses of all direct owners or owners if premises are held in trust (5.08.070-68):	of beneficial interests in any trusts,
	Name of Building Owner:  Don Wickman  Address of Building Owner:	Phone Number: 630-319-7447 E-mail Address:
	3755 E Main St. Ste 175 St. Charles, IL 60174 Mailing Address of Building Owner (if different):	don@wickmanproperties
	Name of Building Owner:	Phone Number:
	Address of Building Owner:	E-mail Address:
	Mailing Address of Building Owner (If different):	
	Name of Building Owner:	Phone Number:
	Address of Building Owner:	E-mail Address:
	Mailing Address of Building Owner (if different):	
4.	Does the applicant currently operate, or operated in the past, any other establishmen	t within the City of St. Charles that
	requires a liquor license? 🔲 Yes 🗏 No	:
	If yes, please list the business name(s) and address(es):	
5.	Does applicant have any outstanding debt with the City of St. Charles, including, but no and permit fees, for any current or previous establishment owned, operated or management.	
	Yes No	
	If yes, please note the City of St. Charles requires all debt to be paid in full before con liquor license is issued. (5.08.050)	sideration of a new or renewed
	Are any improvements planned for the building and/or site that will require a building	permit? 🗆 Yes 🖪 No
6.	If yes, has a building permit been applied for?   Yes  No Date of permit been applied for?	nit application
7.	Has applicant applied for a similar or other license on the premises other than the one	for which this license is sought
	(5.08.070-7)?	•
	If yes, what was the disposition of the application? Explain as necessary:	

8.	Has applicant (and all persons listed on page 2 of this application) ever been convicted of a felony under any Federal or						
	State law, or convicted of a misdemeanor opposed to decency or morality (5.08.070-8)?   Yes No						
	Is applicant (and all persons listed on page 2 of this application) disqualified from receiving a liquor license by reason of any						
	matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances?   Yes No						
9.	List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper						
	If necessary.						
	Government Unit: Location, City/State:						
	Date: Special Explanations:						
	Government Unit: Location, City/State:						
	Date: Special Explanations:						
	Have any liquor licenses possessed ever been revoked (5.08.070-9)?						
	If yes, list all reasons on a separate, signed letter accompanying this application.						
10.	Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction?						
	☐ Yes ☐ No						
	If yes, proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.						
11.	Complete ONLY if yes was answered to the question above (10):						
	Name: Name of Business:						
	Position with the Business: Date(s) of Denial:						
	Reason(s) for Denial of License:						
12.	Date of Incorporation (Illinois Corporations) (5.08.070-10): 4-29-2022						
	Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation):						
13.	Has the applicant and all designated managers read and do they all understand and agree not to violate any laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business (5.08.070-11)?						
	■ Yes □ No						
	Have you, or in the case of a corporation, the local manager, or in the case of a partnership any of the partners, ever been						
1	convicted of any violation of any law pertaining to alcoholic liquor?						
	Have you, or in the case of a corporation the local manager, or in the case of a partnership any of the partners, ever been						
	convicted of a felony?						
	Have you ever been convicted of a gambling offense?						
	Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor?						
	■ Yes □ No						

14.	All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 2 of this application must be fingerprinted by the City of St. Charles Police Department (5.08.070-A12).					
	Has this been done?					
	If yes, date(s): 8=1-2022					
15.	Has the applicant atta	ached proof of Dran		o this application or al	ready furnished	it to the City of St.
	Charles (5.08.060)?	Yes No	gnote :	f already furnished, da	te of delivery:	
16.	16. Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station (5.08.230)?					
	🗆 Yes 📕 No					
	S.E.T. TRAINING	ed to have R A S S F	T training on this	nage – include all man	agers assistant	managers, bartenders,
and cle		d to make alcoholic				only and mark Manager
Name	(First, Middle, Last): -	TARA FROST				Birthdate: (
Home	Street Address, Incl C	ity, State, Zip:				
Date o 8-2-2	f Course: 2022	Place Course was Online	Taken:	Certificate Granted	? Y/N	Expiration: 8-1-2023
Name	(First, Middle, Last):					Birthdate:
Home Street Address, Incl City, State, Zip:						
Date o	f Course:	Place Course was	Taken:	Certificate Granted	? Y/N	Expiration:
Name	(First, Middle, Last):					Birthdate:
Home:	Street Address, Incl Ci	ity, State, Zip:				
Date o	f Course:	Place Course was	Taken:	Certificate Granted	? Y/N	Expiration:
Name	(First, Middle, Last):					Birthdate:
Home Street Address, Incl City, State, Zip:						
Date o	f Course:	Place Course was	Taken:	Certificate Granted	? Y/N	Expiration:
NEW MANAGEMENT REQUIREMENTS						
Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.  It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.						
COMMENTS/ADDITIONAL INFORMATION						

Business Name: Vero Voce, LLC					
SIGNATURES					
Applicant's Signature					
Subscribed and sworn before me this 31 day of August 2022					
Subscribed and sworn before me this 3/ day of August , 2022  (Seal) OFFICIAL SEAL"  NOTARY PUBLIC, STATE OF ILLINOIS  NOTARY PUBLIC, STATE OF ILLINOIS					
ADDENDOM TO RETAIL ELEGISTIC METERS AND ELEGISTIC					
To be completed by the City of St. Charles Police Department					
Date: 09/13/22 Name of Applicant: TOYA Frost					
Name of Business:					
Vere Voice UC					
Address of Business: Ward Number:					
3755 E Main St ST. Charles IL 60174 STE 158					
Pursuant to the provision of the City of St. Charles Municipal Code, Chapter 5.08, Alcoholic Beverages, the following guide shall be					
in effect for the investigation of an applicant for a Retail Dealer's Liquor License:  1. Date on which applicant will begin selling retail alcoholic liquors at this location:					
1 1 2					
Navember 2022					
2. Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans,					
their wives/husbands or children; or any military or naval station?					
3. If the answer to question 2 is yes, answer the following: is applicant's place of business a hotel offering restaurant service, a					
regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal					
business?					
If yes, answer a, b and c:					
a. State the kind of such business:					
<ul> <li>b. Give date on which applicant began the kind of business named at this location:</li> <li>c. Has the kind of business designated been established at this location for such purpose prior to February 1,</li> </ul>					
1934, and carried on continuously since such time by either the applicant or any other person?					
☐ Yes ☐ No					
4. If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises					
been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church?   Yes No					
If yes, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original					
alcoholic liquor license was issued therefore?					

5.	Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes?				
	☐ Yes ☑ No				
6.	Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.)  Yes No				
7.	If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business:				
8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible?   Yes  No				
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.?   Yes  No				
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors?   Ves  No				
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: Yes No				
12.	From your observation and investigation, has applicant—to the best of your knowledge—truthfully answered all questions?  Yes No  If no, state exceptions:				
	Have all persons named in this application been fingerprinted? Ves 🗆 No				
13.	Fingerprinted by: SCPD Date: 09104122				
14.	Other necessary data:				

# COMMERCIAL

#### INSURANCE PROPOSAL

#### PREPARED FOR:

VERO VOCE 3755 E MAIN ST SUITE 158 Saint Charles, IL 60174

Policy Quote No: CPP1029907-00

PRESENTED BY:

Catanzaro Insurance LLC 729 S 3rd Street Columbus, OH 43206 Work: (614) 489-8383 Fax: (614) 375-1805

Producer:
ANTHONY CATANZARO
anthony@catanzaroinsurance.com
Prepared: 08/24/2022

This quote is only valid for 30 days from the Prepared Date above.

Thank you for the opportunity to provide you with a quote for your insurance needs. We are pleased to attach our quote for your commercial insurance. Please carefully review the information in the quote as actual quote terms may differ from those requested on your application. This is not an insurance policy. For a complete statement of policy coverages, terms, and exclusions, please see the policy documents. This quote is subject to normal underwriting considerations by the company, including, but not limited to, acceptable loss experience and favorable loss control inspection. Coverage cannot be bound without company written approval.

This is not an offer for coverage. This quote is for illustration purposes only.

INSURANCE CARRIER: Specialty Risk of America

Locations

Loc

Address

City/State/Zip

**Description Occupancy** 

Loc 1 Bldg 1 3755 E Main St

Saint Charles IL 60174

Main Office

Page 2 of 8 **Quote Summary** 

#### INSURANCE CARRIER: Specialty Risk of America

#### General Liability Coverage Part

Coverages	Deductible	<u>Limits</u>
Bodily Injury and Property Damage Liability Each Occurrence	\$0	\$1,000,000
Personal and Advertising Injury Liability		\$1,000,000
Medical Payments		\$1,000
Fire Legal Liability		\$50,000
General Aggregate Limit		\$2,000,000
Products/Completed Work Aggregate		\$2,000,000

If this is checked \_\_\_\_\_ we do not provide coverage for Products/Completed Work, and Each Occurrence Limit does not apply to Coverage N.

**COVERED LOCATIONS** (Only those specific locations listed below have General Liability Coverage)

Loc 1 Bldg 1

3755 E Main St

Saint Charles IL 60174

Main Office

INSURANCE CARRIER: Specialty Risk of America

# GL Class Code GL Description GL Rating Basis GL Exposure GL Final Rate Theaters – NOC – Other than Not-For-Profit – Including Products/Completed Work – 27595 GL Rating Basis GL Exposure GL Final Rate No of Admitted 800 86.540

Products/Completed Operations Occurrence

0.000

600

Quote Summary Page 4 of 8

INSURANCE CARRIER: Specialty Risk of America

Liquor Liability	Coverage Part
------------------	---------------

Coverages Limita Premium Liquor Liability Each Common Cause \$300,000 \$ 92 Liquor Liability Aggregate Limit \$600,000 \$0 COVERED LOCATIONS (Only those specific locations listed below have Liquor Liability Coverage) Receipts Loc 1 Bldg 1 3755 E Main St Saint Charles IL 60174 \$15,000 7111-Restaurant receipts from

alcohol < 40%

INSURANCE CARRIER: Specialty Risk of America

#### **PREMIUM SUMMARY**

DESCRIPTION OF COVERAGE		PREMIUM
General Liability Coverage Part	1/	237.00
Liquor Liability Coverage Part		475.00
	Total Estimated Premium:	712.00
	Policy Fee:	50.00
	Broker Fee:	70.00
	Estimated Taxes & Fees Sub-total:	120.00
	Total Premium + Taxes & Fees:	832.00

This quotation is for informational purposes only. Coverage is not bound and no coverage will be afforded by this quotation. Premium charges are estimated based on information provided by the application and rates in force at the time of quotation.

Quote Summary Page 6 of 8

INSURANCE CARRIER: Specialty Risk of America

## POLICY IS SUBJECT TO THE FOLLOWING FORMS AND ENDORSEMENTS

CL-300 1.0	AMENDATORY ENDORSEMENT
CL-0120 11 17	AMENDATORY ENDORSEMENT ILLINOIS
CL-0605 01 21	CERTIFIED TERRORISM LOSS DISCLOSURE OF PREMIUM AND FEDERAL SHARE OF INSURED LOSSES
CL 0678 02 11	CIVIL UNION AMENDMENT - ILLINOIS
CL-0811 09 18	CANNABIS ITEMS AND ACTIVITIES EXCLUSION
CL-1045 01 21	POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE
GL-200 01 16	COMMERCIAL GENERAL LIABILITY COVERAGE (BROAD FORM)
GL-224 1.0	LIABILITY COVERAGE DESIGNATED PREMISES
GL-853 2.2	EXCLUSION ABUSE OR MOLESTATION
GL-890 1.0	LEAD LIABILITY EXCLUSION
GL-894 1.1	PUNITIVE DAMAGES EXCLUSION ILLINOIS
GL-914 1.0	LIMITED LIABILITY COMPANY
GL-0163 01 08	EXCLUSION WAR AND MILITARY ACTION
GL-0187 06 21	CYBER LOSS EXCLUSION
GL-0209 10 05	ASBESTOS EXCLUSION
GL-0215 10 05	SILICA EXCLUSION
GL-0250 01 15	CERTIFIED TERRORISM LOSS
GL-0348 06 02	EXCLUSION WET ROT, DRY ROT, BACTERIA, FUNGI OR PROTISTS
GL-0439 10 08	AMENDATORY ENDORSEMENT ILLINOIS
GL-0908 10 08	POLLUTION EXCLUSION EXCEPTION
GL-0940 07 09	AMENDATORY ENDORSEMENT DEFENSE COSTS REIMBURSEMENT ILLINOIS
GL-0950 05 00	KNOWN INJURY OR DAMAGE AMENDMENTS
GL-0966 08 00	EXCLUSION - INSPECTION, APPRAISAL, AND SURVEY COMPANIES
GL 1020 09 09	OTHER INSURANCE AMENDMENT
GL-1022 09 09	INFORMATION DISTRIBUTION AND RECORDING VIOLATIONS EXCLUSIONS
GL-1023 12 09	EXCLUSION COMMUNICABLE DISEASE
GL-1353 09 14	EXCLUSION DATA BREACH LIABILITY
GL-2280 06 04	NUCLEAR, BIOLOGICAL AND CHEMICAL TERRORISM EXCLUSION
LL-610 03 21	ILLINOIS LIQUOR LIABILITY COVERAGE
LL-625 10 11	ILLINOIS DEFENSE COSTS REIMBURSEMENT
SPR-100 03 12	POLICYHOLDER NOTICE OF CONSUMER COMPLAINTS
SPR 0215 09 21	BIOMETRIC PRIVACY INFORMATION EXCLUSION

Quote Summary Page 7 of 8

INSURANCE CARRIER: Specialty Risk of America

### Payment Plan Options

	Annual Payment	50% + 1 Pay	25% + 3 Pay	25% + 8 Monthly
Deposit	\$832.00	\$476.00	\$298.00	\$298.00
09/24/2022	\$0.00	\$0.00	\$0.00	\$0.00
10/24/2022	\$0.00	\$0.00	\$183.00	\$72.00
11/24/2022	\$0.00	\$0.00	\$0.00	\$72.00
12/24/2022	\$0.00	\$361.00	\$183.00	\$72.00
01/24/2023	\$0.00	\$0.00	\$0.00	\$72.00
02/24/2023	\$0.00	\$0.00	\$183.00	\$72.00
03/24/2023	\$0.00	\$0.00	\$0.00	\$72.00
04/24/2023	\$0.00	\$0.00	\$0.00	\$72.00
05/24/2023	\$0.00	\$0.00	\$0.00	\$70.00
06/24/2023	\$0.00	\$0.00	\$0.00	\$0.00
07/24/2023	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$832.00	\$837.00	\$847.00	\$872.00

Installment Fees are included in the payments above

Quote Summary Page 8 of 8

# Form LLC-5.5

# Illinois Limited Liability Company Act Articles of Organization

FILE #11766544

Secretary of State Jesse White Department of Business Services Limited Liability Division www.ilsos.gov

Filing Fee:

\$150

APR 29 2022

Approved By: HLH

Jesse White Secretary of State

FILED

- 1. Limited Liability Company Name: VERO VOCE LLC
- Address of Principal Place of Business where records of the company will be kept: 3755 E MAIN ST, STE 158

ST. CHARLES, IL 60174-2463

- 3. The Limited Liability Company has one or more members on the filing date.
- 4. Registered Agent's Name and Registered Office Address:

ZENBUSINESS INC. 1 W OLD STATE CAP PLZ, STE 805 SPRINGFIELD, IL 62701

- Purpose for which the Limited Liability Company is organized:
   "The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."
- 6. The LLC is to have perpetual existence.
- 7. Name and business addresses of all the managers and any member having the authority of manager:

FROST TARA

8. Name and Address of Organizer

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: APRIL 29, 2022

TARA FROST

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, cut along the dotted line (fits a standard 5" x 7" frame). Your authorization must be visibly displayed at the address listed. Do not discard the attached illinois Business Authorization unless the information displayed is incorrect or until it expires. Your Illinois Business Authorization is an Important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.



## **BASSET Card**

TARA FROST



August 2, 2022

Letter ID: L0247912584

License No.: Expiration Date: 5A-1141597 8/1/2025

License Type:

**Basset Card** 

Your "Student ID number" is: 10641

Your "Trainer's ID number" is: 5A-1141597

Your BASSET Card is located BELOW

# DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.

#### **IMPORTANT:**

To re-print your card, visit the Illinois Liquor Control Commission website at <u>ILCC.illinois.gov</u> (click on the RESOURCES tab to access the "BASSET Card Lookup" page).

#### ILLINOIS LIQUOR CONTROL COMMISSION

100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601 BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

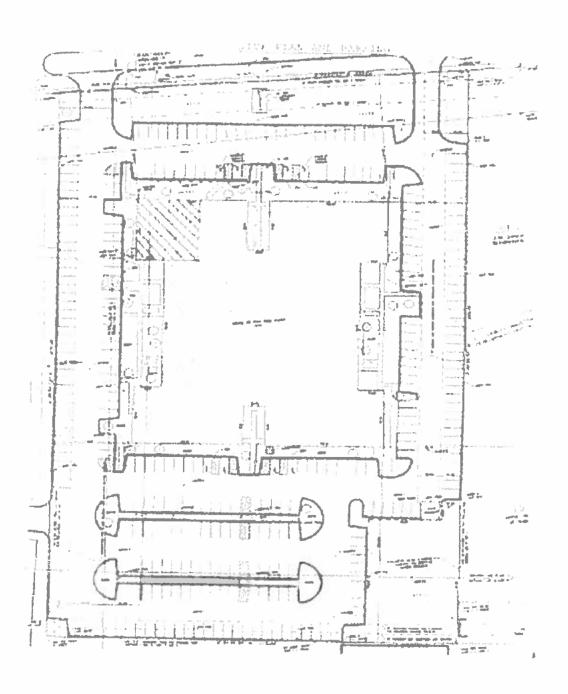
Date of Certification: 8/1/2022 Expires: 8/1/2025
Trainer's IL Liquor License Number: 5A-1141597

TARA FROST

\*\*Card is not transferrable\*\*

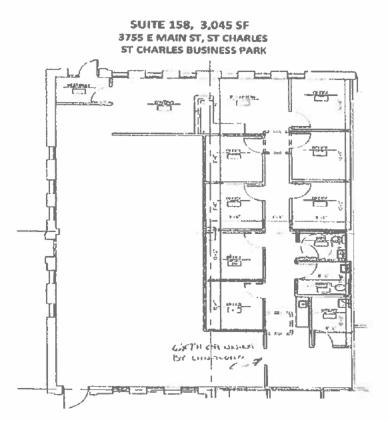
# EXHIBIT "A"

## SITE PLAN AND PARKING



#### EXHIBIT "B"

#### DESCRIPTION OF LANDLORD'S WORK

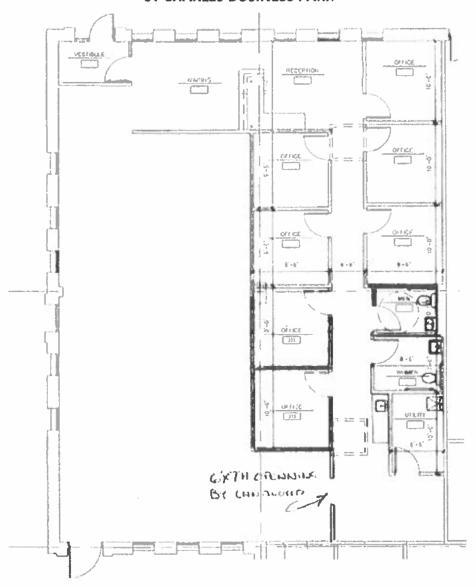


Landlord shall provide and opening 6'w x 7'h in partition.

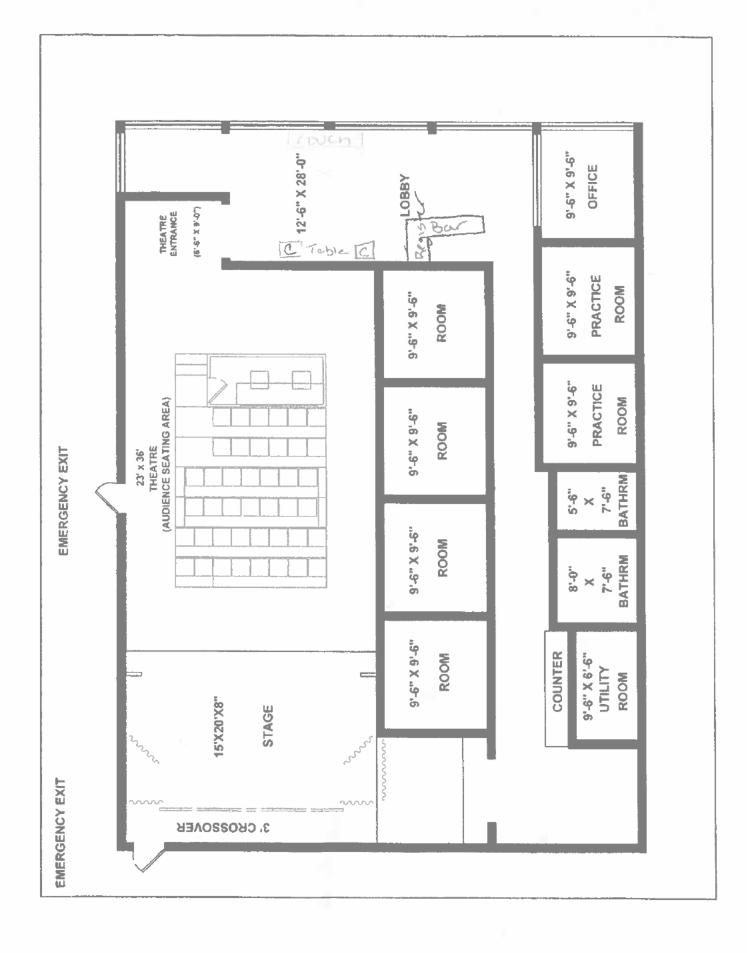
OPENING: Landlord shall provide an opening  $6'w \times 7'h$  in southern most partition.

FURNITURE: Tenant shall have use of all furniture a no cost during lease term.

## SUITE 158, 3,045 SF 3755 E MAIN ST, ST CHARLES ST CHARLES BUSINESS PARK



Landlord shall provide and opening 6'w x 7th in partition.



	AGENDA ITEM EXECUTIVE SUMMARY Agen			Agenda Item number: 6a	
ST. CHARLES SINCE 1834	Title:	Ra	Discussion of the Active River Project Vision from John Rabchuk of the River Corridor Foundation. – Information Only		
	Presenter:	John	Rabchuk, River Corridor Foundat	ion	
Meeting: Government Operations Committee Date: September 19, 2022					
Proposed Cost: \$			Budgeted Amount: \$	Not Budgeted:	
Executive Summary (if not budgeted please explain):  John Rabchuk will be presenting and answering questions about the Active River Project Vision.					
Attachments (please list): Active River Project Vision, Photos (cantilevered walk, east bank, stepped boulders)					
<b>Recommendation/Suggested Action</b> (briefly explain): Discussion of the Active River Project Vision from John Rabchuk of the River Corridor Foundation. – Information Only					

#### Moving Forward with an Active River Project Vision

St. Charles City Council & St. Charles Park District Board September 2022

#### Introduction

River Corridor Foundation (RCF) – We are 501C3 nonprofit and federal contractor status Successful Projects in St. Charles

#### **Active River Project - quick history**

- → Concept plan to leverage Fox River as asset
- → Engineering study proved plan would maintain river level north of RR trestle
- → Adopted by City and Park Board as amendment to Comp. Plans
- → Hold up has been needs to have engineering plan to be 'shovel ready' and grant eligible

#### **RCF Proposal**

- → Focus on small section of riverfront (a manageable segment)
- → East bank -Illinois St. south to pedestrian bridge

#### Step 1

- Form advisory committee of RCF, Park Board, City representatives
- Committee defines priority concepts

#### Step 2

 RCF contracts and pays for engineering to develop 2-3 detailed concept plans with construction cost estimates

#### Step 3

- Select plan
- Blessing of chosen plan by City and Park Board
- Examples of limestone steps and cantilevered overhang attached as visuals

#### Step 4

 RCF solicits grants/funding for detailed engineering and construction estimate for chosen plan

#### Step 5

RCF solicits grants/funding for construction

#### Step 6

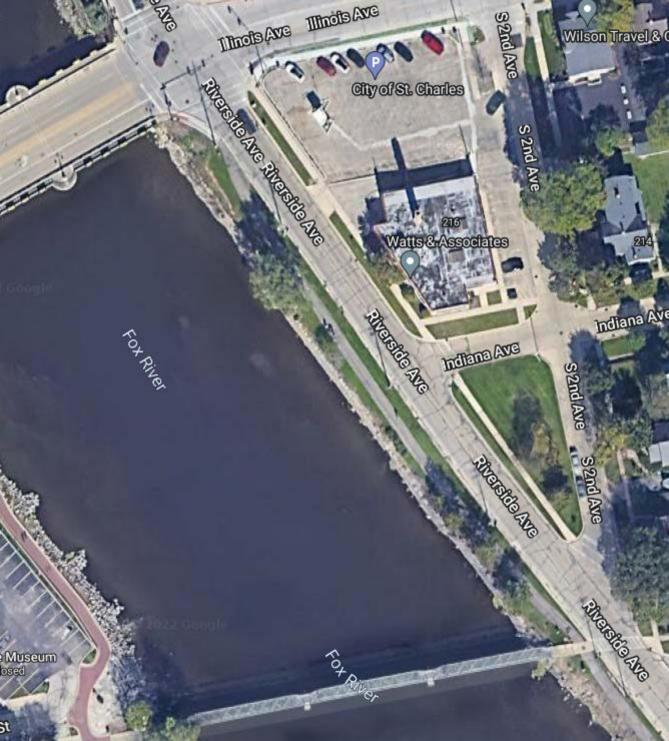
- when complete, project donated to City/Park Board

#### Objective:

Utilize small section of the shoreline to move the Active River Project forward with manageable scope without asking for City or Park funding.

Many unknowns. We will provide periodic updates. Ask for blessing to proceed.







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

Authorize staff to award a contract to Dell Marketing LP for Desktop Computers for \$109,677.

		Desc
	13.5	Req
		Req
	CITY OF ST. CHARLES	Арр
-	HIINOIS 1924	App

BID WAIVER	<b>O</b> ne Time	Today through	
scription:			
quested Vendor:			
quested by:	Da	ate:	
nroval:			

Bid Waivers are required when there are unique circumstances related to a proposed procurement that has not been competitively solicited.

Department Head

mpe	titively solicited.			
1.	This procurement is valued at	\$	for this one time order, and	d/or
		\$	for a 12 month period.	
2.	This good/service has been com If yes: Was the solicitation publ		•	Yes No
3.	Justification for Bid Waiver			
	<b>Emergency</b> i.e. declared by the	Mayor and applicab	le to EOC/FEMA procedures.	
	<b>Urgent</b> i.e. required to resolve	an unanticipated pro	oblem that, if not resolved wi	thin 48 hours, may cause undue
	risk to individuals and/or extens	ive damage to prope	erty.	
	Need for these goods/services v	vere <b>not anticipated</b>	and procurement through n	ormal channels would take too
	long.			
	A responsible contractor was on site performing a related repair, and, based on professional judgement;			
	prudent to request this service/repair from said contractor.			
	These goods are replacement panon-brand item will jeopardize		l item, and the warranty is st	ill in place, and purchase of a
	These goods/services are <b>inhere</b> provided by the Provider.	ently related to, and	an ongoing part of, other go	ods/services previously
	These goods utilize a <b>proprietar</b>	y, patent, trademar	k, or customized programing	resulting in lack of competition.
	These goods are <b>standardized</b> for	or operational safety	and efficiency.	
	These goods are only available	through the provide	r's <b>local distribution</b> channel	s.
	Other:			

# City of St. Charles, Illinois Resolution No.

# A Resolution to Execute an Agreement with Dell Marketing LP for the Purchase of Desktop Computers in the submitted amount

## Presented & Passed by the City Council on

WHEREAS, the Information Systems Department solicited a request for quote for Dell desktop computers;

WHEREAS, Dell Marketing LP of Round Rock, TX submitted contract pricing though the National Cooperative Purchasing Alliance, a national government purchasing cooperative that may be used by governmental units of the State of Illinois;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, an Agreement be approved with Dell Marketing LP in the submitted amount.

day

PRESENTED to the City Council of the City of St. Charles, Illinois, this

of, 2022	
PASSED by the City Coun March, 2022	icil of the City of St. Charles, Illinois, this 7 <sup>th</sup> day of
APPROVED by the Mayor, 2022	r of the City of St. Charles, Illinois, this day of
ATTEST:	Lora Vitek, Mayor
City Clerk	_
COUNCIL VOTE:	
Ayes:	
Nays:	
Absent:	
Abstain:	

TA KANANA	AGENDA	ITE	M EXECUTIVE SUMMARY	Agenda Item Number: 8*a	
	Title:	Recommendation to approve a Final Plat for Charlestowne Lakes Subdivision.			
ST. CHARLES ILLINOIS • 1834	Presenter:	Russ	sell Colby		
Meeting: Governm	ent Operation	s Cor	nmittee <b>Date</b> : Septem	ber 19, 2022	
Proposed Cost: \$0			Budgeted Amount: \$0	Not Budgeted: □	
<b>Executive Summa</b>	ry (if not bud	geted	please explain):		
The Charlestowne Lakes PUD was approved by the City in June. The development includes 105 townhomes and 62 duplex units on the 28-acre property known as the Oliver-Hoffman Property, located south of Foxfield Dr. and northeast of Charlestowne Mall.					
The project is curre	ntly under Fii	nal Er	ngineering review by staff.		
			a submitted for approval. Because a sion approval, Plan Commission re		
Staff has reviewed the plat and found it to be in substantial conformance with the approved Preliminary Plat and Title 16 "Subdivision and Land Improvement". Staff recommends approval, subject to resolution of staff comments and any minor revisions that occur as a part of the Final Engineering review.					
<u>Consent Decree</u> – The property is subject to a 2009 Consent Decree settlement agreement between the City and property owner. The Consent Decree requires modification to facilitate the proposed development. The Consent Decree amendment is scheduled to be on tonight's City Council meeting. Approval of the PUD and Plat of Subdivision is subject to approval of the Consent Decree.					
Attachments (please list): Application, Final Plat, PUD Ordinance					
Recommendation/Suggested Action (briefly explain): Recommendation to approve a Final Plat for Charlestowne Lakes Subdivision.					

## City of St. Charles Community Development Division 2 E. Main Street St. Charles, IL 60174



Phone: (630) 377-4443 Email: cd@stcharlesil.gov

## FINAL PLAT OF SUBDIVISION APPLICATION

**For City Use** 

Project Name:

Charlestowne Lakes

Project Number:

2021 -PR-

Cityview Project Number:

PLFP202200056

Received Date
RECEIVED

JUL 2 0 2022

City of St. Charles
Community Development

- File this application to request approval of a Final Plat of Subdivision.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat of Subdivision will be scheduled for Plan Commission review when staff has determined the plans are ready.

1.	Property Information:	Location:  Northeast of Charlestowne Mall; North of Main St.; West of Smith Rd.				
		Parcel Number (s): 09-25-245-002; 09-25-250-003; 09-25-250-004; 09-25-250-005; 09-25-250-006				
		Proposed Subdivision Name:  Charlestowne Lakes				
2.	Applicant Information:	Name:	D.R. Horton, IncMidwest	Phone: 630-244-3101		
		Address	1750 E. Golf Rd., Ste. 925 Schaumburg, IL 60173	Email: prcook@drhorton.com		
3.	Record Owner Information:	Name:	Gompers-Lewis II LLC	Phone: 708-579-6669		
		Address:		Email:		
		6	140 Joliet Road, Countryside, IL 60525	brussell@local150.org		

## 4. Identify the Type of Application:

✓ Subdivision:
Preliminary Subdivision Plat was previously approved by the City
Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
✓ Planned Unit Development (PUD):
PUD Preliminary Plan was previously approved by the City
Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
PUD Final Plat Application filed concurrently

#### 5. Required Attachments:

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

**✓ APPLICATION FEE:** \$300

**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 subject property:

Number of	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres	
Review Items	Onder 5 Acres	J 13 ACICS	10 73 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	

**FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark		
20+	2	\$5000		
10 to 20	1	\$2500		
5 to 10	0.5	\$1250		
1 to 5	0.25	\$625		
Less than 1	0.10	\$250		

PROOF OF OWNERSHIP: a) A current title policy report; or b) A deed and a current title search

b) A deed and a current title search

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

<sup>\*</sup>Note- This application is <u>not</u> required for a Minor Subdivision. File only a Minor Subdivision-Final Plat application for a subdivision which qualifies as a Minor Subdivision per City Code Section 16.04.040.

1	OWNERSHIP DISCLOSURE: Use the appropriate disclosur	re form (attached), if the owner or applicant is a
	artnership, Corporation, Trust, or LLC.	

**LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

1	STORMWATER MANAGEMENT PERMIT APPLICATION	If application is not already filed
---	--	-------------------------------------

**✓** STORMWATER REPORT

**ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.

FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT: With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

- Letter of Credit form see City Code Title 16, Appendix C
- Land Improvement Agreement see City Code Title 16, Appendix D
- PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments only. Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET: For residential developments only. Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- **COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
  - Illinois EPA Water Pollution Control Permit for sanitary sewer extension
  - Illinois EPA Division of Public Works Supplies Permit for water mains
  - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
  - IDNR Office of Water Resources Permit (for work in floodplain)
  - Wetlands Permit from Army Corps of Engineers
  - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
  - Offsite easements and right-of-way necessary to construct the required Land Improvements

**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: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST: Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed Checklist (attached).

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.

July 15, 2022

Date

Patrick Cook

7/18/22

Applicant or Authorized Agent

Date

## **INCLUSIONARY HOUSING WORKSHEET**

Name of Development: Charlestowne Lakes

**Date Submitted:** 

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

## 1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		Х	5%	=	
More than 15 Units	167	X	10%	=	16.7

П	Provide	on-site	affordable units	

1	Pay a fee	in-lieu o	fnroviding	affordable	units (	ralculate	fee in-lieu	helow)
10	ravaice	III-IICU U	i providing	alluluable	uilles (i	Laitulate	iec ili-lieu	DEIOMI

Provide a mixture of affordable units and fee in-lieu

- o # of affordable units to be provided:
- o Amount of fee in-lieu to be paid (calculate below):

## **Fee In-Lieu Payment Calculation**

## **Multi-Family Development:**

# of Affordable Units Required	Unite Proposed to		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		х	\$39,665.75	=	

## Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
16.7	16.7	Х	\$27,766.03	=	463,692.70

## **Single-Family Development:**

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		Х	\$15,866.30	=	

## PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Charlestowne Lakes

Date Submitted:

Prepared by:

Patti A. Bernhard

Total Dwelling Units:	167
-----------------------	-----

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

**Total Dwelling Units w/ Deduction:** 

\*If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.

**Estimated Population Yield:** 

Type of Dwelling		# Dwelling Units (DU)	Population Generation per Unit	Estimated Population	
Det	ached Single Family		***************************************		
>	3 Bedroom		DU x 2.899	=	
>	4 Bedroom		DU x 3.764	=	
>	5 Bedroom		DU x 3.770	=	
Att	ached Single Family				
>	1 Bedroom	and and the second seco	DU x 1.193	: 400	
>	2 Bedroom	25	DU x 1.990	= 49.75	
>	3 Bedroom	135	DU x 2.392	= 322.92	
>	4 Bedroom	7	DU x 3.145	= 22.015	
Apa	ertments				
>	Efficiency		DU x 1.294	=	
>	1 Bedroom		DU x 1.758	· =	
>	2 Bedroom		DU x 1.914	=	
>	3 Bedroom		DU x 3.053	The state of the s	

≥ 3 Bedroom		DU x 3.053	: =	TA SA SA AND FOR MY STRANGER BERNELOW SELECTION AND THE SAME AND THE
Totals:	167			394.685
(wit	Total Dwelling Units th deduction, if applicable	le)	Estimate	ed Total Population
Park Site Requirements:		_	*	_
Estimated Total Population:	394.685 x .01	.0 Acres per capita =	3.94685	Acres

Cash in lieu of requirements:

Total Site Acres: 3.94685 x \$240,500 (Fair Market Value per Improved Land) = \$

949,217.43

## SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:

Charlestowne Lakes

Date Submitted:

Prepared by:

Patti A. Bernhard

**Total Dwelling Units:** 

167

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

**Total Dwelling Units w/ Deduction:** 

\*If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.

**Estimated Student Yield by Grades:** 

Type of Dwelling	# of dwelling Units (DU)		mentary des K to 5)	-	Middle des 6 to 8)		High les 9 to 12)
Detached Single Famil	ly	*** ***********************************	A Commission of the Commission			a composition and a second	Manual (1994) - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 199
3 Bedroom	At the colonial of courts, the state of the colonians of	DU x .369	=	DU x .173	[=	DU x .184	=
> 4 Bedroom	A grand of the second of the s	DU x .530	difference of the state of the	DU x .298	=	DU x .360	=
> 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Famil	У		***************************************	and the second second second second	2 · · · · · · · · · · · · · · · · · · ·		ear at the second at the second
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	
> 2 Bedroom	25	B80. x UD	= 2.2	DU x .048	= 1.2	DU x .038	= 0.95
> 3 Bedroom	135	DU x .234	= 31.59	DU x .058	= 7.83	DU x .059	= 7.965
> 4 Bedroom	7	DU x .322	= 2.254	DU x .154	= 1.078	DU x .173	= 1.211
Apartments	to a second seco		No. 10   10   10   10   10   10   10   10		* 1 th m ream market with the		and the second of the second o
Efficiency	The second secon	DU x .000	=	DU x .000		000. x UD	****
> 1 Bedroom	Committee in an international contraction of the desired state of the de	DU x .002	_	DU x .001	=	DU x .001	:=
> 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	8	DU x .118	B
<b>Fotals:</b> (wi	167 <sub>TDU</sub>	cable)	36.044 TE		10.108 TM	an later constitution and the Matter service	10.126

**School Site Requirements:** 

Туре	# of students	Acres per student	Site Acres
Elementary (TE)	36.044	x .025	= .9011
Middle (TM)	10.108	x .0389	= .3932012
High (TH)	10.126	x .072	= .729072

**Total Site Acres:** 

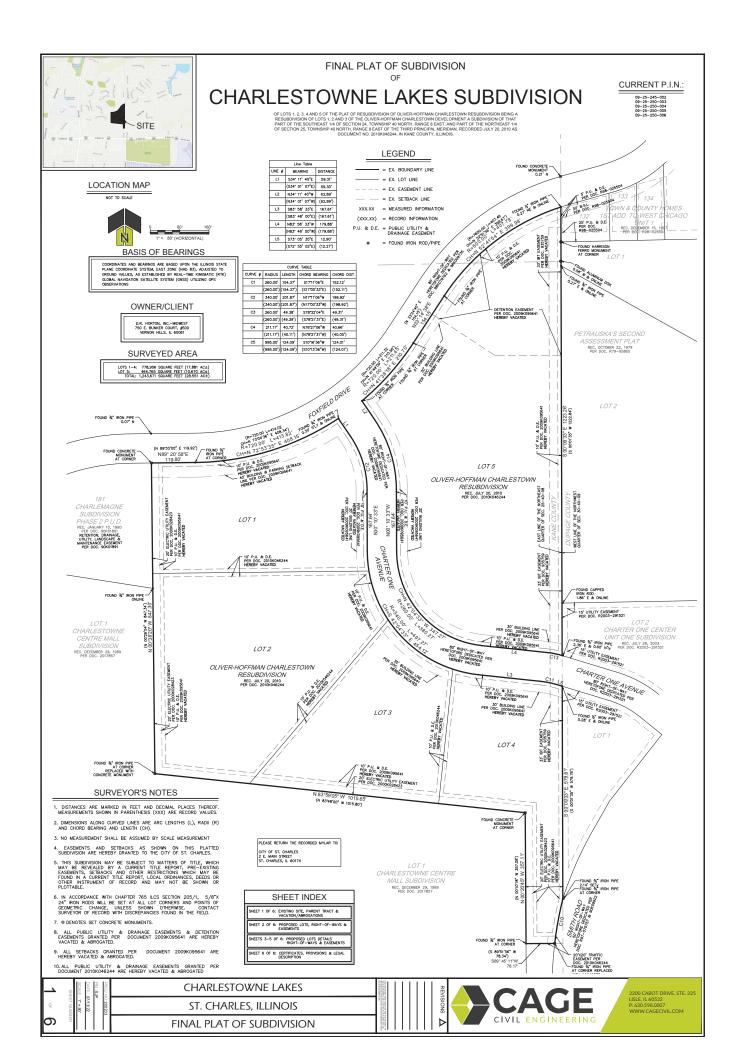
2.023384

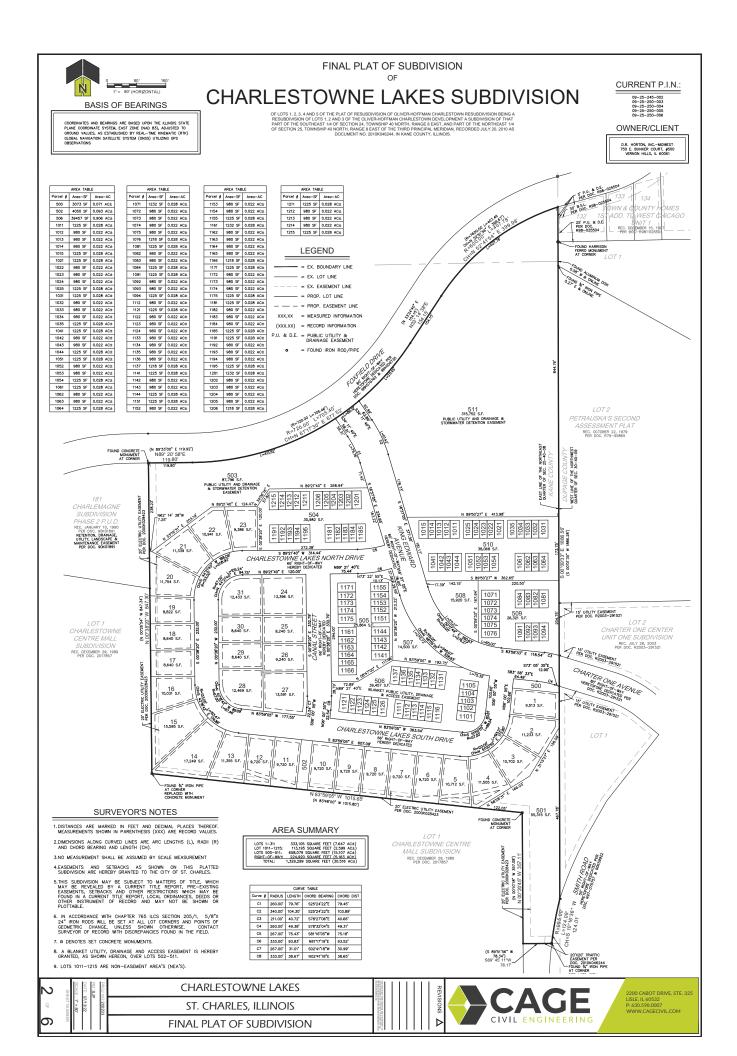
Cash in lieu of requirements:

2.023384

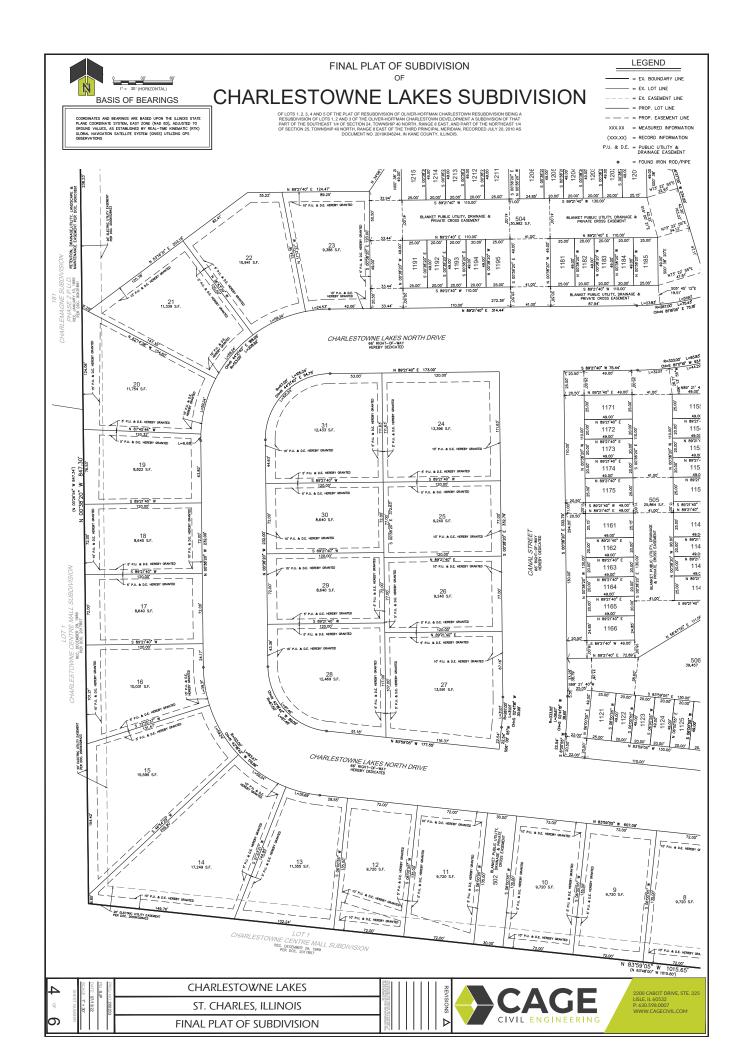
(Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$

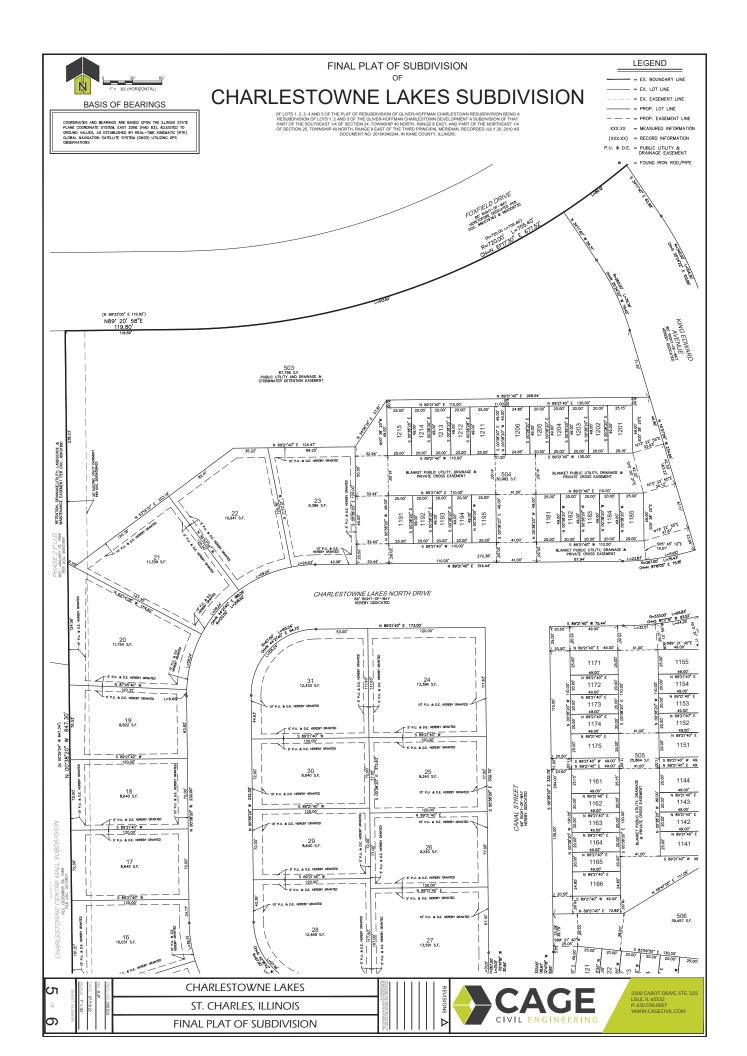
486,623.85





#### FINAL PLAT OF SUBDIVISION LEGEND = EX. BOUNDARY LINE CHARLESTOWNE LAKES SUBDIVISION EX. LOT LINE BASIS OF BEARINGS = PROP. LOT LINE - = PROP, EASEMENT LINE XXX.XX = MEASURED INFORMATION (XXX.XX) = RECORD INFORMATION P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT = FOUND IRON ROD/PIPE UBLIC UTILITY, DRAINAGE & S. IS. 8 29.50° 48.00° 1023 1023 48.00° 009'33° 1022 48.00° 49.00 11183 49.00 003820 1184 49.00 003820 11185 SECOND ASSE. REC. OCTOBER 22, 1979 PER DOC. R79-95885 CHARLESTOWNE LAKES NORTH DRIVE 48.00° 1052 000933° 49.00° 1053 000933° 49.00° 49.00° 1042 49.00° 009.33° 1 48.00° 1062 48.00° 0009'33° 1063 48.00° 0009'33° 1064 1051 1155 49.00 1154 49.00 508 15,920 S.F. BLANKET PUBLIC UTILITY, DRAINAGE 8 PRIVATE CROSS EASEMENT 49.00' N 89'21'40" 1153 1084 49.00 49.00 2009.33 1082 49.00' N 89"21"40" 49.00' N 89'50'27" 1173 1072 49.00 1174 1152 1073 49.00° N 89°21'40° E 49.00° N 89°21'40° 49.00° N 89°50°27° 1074 1175 49.00 89.50 27 1075 49.00° N 89°50°27° 1161 1076 49.00' N 89'21'40" 1143 BLANKET PUBLIC UTILITY, DRAINA & PRIVATE CROSS EASEMENT 49.00' N 89"21"40" I 1162 49.00' 89'21'40" 507 14,500 S.F. BLANKET PUBLIC UTILITY, DRAINAGE PRIVATE CROSS EASEMENT 1142 1163 S 83'58'33" E 118.54" 49.00° 89°21°40° E 49.00' N 89'21'40" 1164 1141 49.00' 89'21'40' 1165 49.00° N 89°21°40° CHARTER ON BOY RIGHT-C BOC RESOUR. 1166 1131 64.49' S 83'59'05" E 506 39,457 S.F. ILANKET PUBLIC UTILITY, DRAINAGE & PRIVATE 500 CROSS EASEMENT 1105 128.22° S 83.59°05° E 49.00° 83°59'05" 1103 9,513 S.F. 49.00° 83'59'05 49.00° 83'59'05 1101 136.01° S 83'59'05" E 2 11,233 S.F. 15' UTLITY EASEMENT PER DOC. R2003-2913 501 55,315 S.F. **CHARLESTOWNE LAKES** ST. CHARLES, ILLINOIS CIVIL ENGINEERING FINAL PLAT OF SUBDIVISION





## CHARLESTOWNE LAKES SUBDIVISION

OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLUTER-HOFFMAN CHARLESTOWN RESUBDIVISION OF THAT RESUBDIVISION OF OF LOTS 1, 2 AND 5 OF THE OLUBER HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 14 OF SECTION 2,4 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,4 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 14 OF SECTION 2,5 TOWNSHIP 40 NORTH

		PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS
		A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS
OWNER'S CERTIFICATE		FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, COMMONWEALTH EDISON, AT&T, COMCAST CABLE AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFED TO AS "ORDANITES") IN LIPON APPOSE ONED LINICE AND TRADUIGN THE ADEAS SHOWN BY DASHED LINES AND
STATE OF		LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERNIA, ENLARGING,
		EUBLIC UTILITY AND DEANINGE EASEMENT PROVISIONS  A FERMANN HOPCISURE EASEMENT IS REBRY REMAINED TO THE OTY OF 51. CHARES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY THING OPERATION DIRECT PRAINING THE LEADERST ROUTE FROM 300 OTY 05 15. CHARES AND TO CHARES AND TO CHARES AND THE TOOL ACTION OF THE TOOL AND THE TOOL ACTION OF THE TOOL AC
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCREED IN THE AMERICAN PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREM SET FORTH, AND DOSS HEREBY AGNORMEDCE AND ADON'T THE SAME UNDER THE STILE		ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOSTIFICATION OF THE PROCESS ASSOCIATION OF
FORTH, AND DUCS REREBY NONMERCE AND ADDIT THE SAME WINDER HE STILE AND THILE THEREON INDICATED. ALSO, THIS IS TO CERTRY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNERS KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN		PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE
THE LIMITS OF:		SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND MINOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES,
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303		SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID FASSIFIETS
DATED THIS DAY OF A.D., 20		NO PERMANENT BULDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID
BY:		PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL.
PRINT:		NO FERMINENT BULLINGS, TRESS, CAREDIO, SHERRS, OR RETIRING THALL BE FLACED ON OR IN SAD ACADIONIS, BUT THE EXEMENT AREA WHI ELECTOR FORWARD, FRICES, SERVING, AND ORDER FURDOUSS; THAT DO NOT RETIRIZE WHI THE ARCESSAD DESC AND ROTTS, WHERE, AN EXSENDED IS HERE FURDOUSS; THAT DO NOT RETIRIZE AND THE AREA OF THE AREA
		ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.  FOLLOWING ANY WORK TO BE DEPENDING BY THE CRANTEES IN THE EXERCISE OF ITS EASEMENT RICHTS.
NOTARY CERTIFICATE		FOLUMIS ANY MONE TO BE PREFUNDED BY THE GRANTESS IN THE DEBESS. OF THE LASSIBLYT BOOTS CHARTEN HERBY THE GRANTES SHALL HAVE NO GRANTED HERBY TO SURFACE SESTIONING MANUAL PROPERTY OF MA
STATE OF) SS		PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.
COUNTY OF)		
I, THE STATE AFORESMID, DO HERRY CRIFF, OR MO FOR SAUD COUNTY, IN THE STATE AFORESMID, DO HERRY CRIFF! THAT		KANE COUNTY CLERK'S CERTIFICATE
ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCIDED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWN EDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED BY AT AS THEIR OWN		STATE OF ILLINOIS ) ) SS
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.		COUNTY OF KANE )
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF A.D., 20		I, COUNTY CLERK OF KAME COUNTY, ILLINGS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
		I FURTHER CERTIFY THAT I RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
NOTARY PUBLIC SIGNATURE		GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS
		THIS DAY OF A.D., 20
CITY COUNCIL CERTIFICATE		KANE COUNTY CLERK
STATE OF ILLINOIS ) ) SS		KANE COUNTY CLERK
COUNTY OF KANE )		
APPROVED AND ACCEPTED THIS DAY OF A.D., 20  BY CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.		
BY CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.		
MAYOR		KANE COUNTY RECORDER'S CERTIFICATE
ATTEST:		STATE OF ILLINOIS ) ) SS
AT EST:		COUNTY OF KANE )
CITY CLERK		THIS INSTRUMENT NO. WAS FILED FOR RECORDING IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THIS DAY OF A.D., 20_ ATO'CLOCK _M AND WAS RECORDED IN PLAT ENVELOPE NO
		AND WAS RECORDED IN PLAT ENVELOPE NO
		BY: KANE COUNTY RECORDER
		The section of the se
DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNEE) CERTIFICATE		
STATE OF ILLINOIS ) COUNTY OF KANE ) SS		SURFACE WATER STATEMENT
		STATE OF ILLINOIS) ) SS
I, po debeny certify that the required during the hold been posted for the completion of all required land improvements.		COUNTY OF DUPAGE)  TO THE REST OF DUR KNOW FDGE AND RELIFE THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY
DATED AT, ILLINOIS, THIS DAY OF A.D., 20		TO THE REST OF OUR MONESCE AND BRUET THE DRAWAGE OF SHIPECE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SHIPS SHEEWING OF ANY PART HEREOF, OR, THAT IF SHOU SHARCE WRITE PRANALE PROVISION OF ANY PART HEREOF, OR, THAT IF SHOU SHARCE WATER PROVIDED HAVE SHEET OF THE CHANGE OF THE SHEET OF THE CHANGE, OF DRAWS HAVE SHEET WATER SHOULD HAVE AN OFF THE SHEET OF THE CHANGE SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ALJOHNON PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBMISSION.
DIRECTOR OF COMMUNITY DEVELOPMENT		SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE
DIRECTOR OF COMMUNITY DEVELOPMENT		CONSTRUCTION OF THE SUBDIVISION.  DATED THIS DAY OF A.D., 20
		BRADLEY P. HOVANEC COENTROL
		BRADLEY P. HOVANEC LILINO'S REGISTRED PROFESSIONAL ENGINEER LILINO'S REGISTRED
PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS )		LICENSE EXPIRES NOVEMBER 30, 2023
OUNTY OF KANE ) SS		OWNER'S OR ATTORNEY'S SIGNATURE:
APPROVED THIS DAY OF A.D., 20		PRINTED NAME:
BY THE CITY OF ST. CHARLES PLAN COMMISSION		
		PERMISSION TO RECORD
CHAIRPERSON		STATE OF ILLINOIS )
		COUNTY OF DUPAGE )
		I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE FROM THE VILLAGE CLERK'S OFFICE OF THE CITY OF ST. CHARLES, ILLINOIS TO RECORD THIS
CERTIFICATE AS TO SPECIAL ASSESSMENT		PLAT WITH THE KANE COUNTY RECORDER'S OFFICE. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.
STATE OF ILLINOIS ) ) SS		S(c) ** FH// (1)
COUNTY OF KANE )		BY:
COUNTY OF KANE.)  1. DO HERBEY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFIETED SPECIAL ASSESSMENTS OR ANY DEFENSED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.		811 SAMUEL J. PHILLIPPE SPHILLIPPE CONTROL OF CONTROL O
THE PLAT.  DATED AT, ILLINOIS THIS DAY OF A.D., 20		
		The state of the s
COLLECTOR OF SPECIAL ASSESSMENTS		SURVEYOR'S CERTIFICATE  STATE OF ILLINOIS )
	BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS	) SS COUNTY OF DUPAGE )
	A PERPETUAL NON-EXCLUSIVE EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF ST.	THIS IS TO CERTIFY I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
	PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF ST. CHARLES, ILLINOS AND THOSE UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TO), NICOR GAS, AND ATER LILINOS (TILEHPHORE), THER SUCCESSORS AND ASSIGNEES	OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION
COUNTY ENGINEER'S CERTIFICATE	INC. (CABLE TV), NICOR GAS, AND AT&T ILLINOIS (TELEPHONE), THEIR SUCCESSORS AND ASSIGNEES ("FRANCHISEES") (WITH THE CITY AND SUCH FRANCHISEES BEING COLLECTIVELY CALLED THE "GRANTEES").	BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8
STATE OF ILLINOIS ) ) SS	IN, OVER, UNDER, ACROSS, UPON AND THROUGH ALL OF LOTS 500, 502, 504 THROUGH 510, EXCEPT WHERE BUILDING STRUCTURES WILL LIE IN NON-EASEMENT AREAS, INCLUDING ALL PLATTED EASEMENT	OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEBOX A RESUBDIVISION OF LOTS 1, 2 AND 5 THE COMER-HOFFMAN CHARLESTOWN DEVELOPMENT. AS EAST, AND PART OF THE INCREMENT AND CHARTER OF SECTION 25, TONNIEW HIS WORK FRANCE BLAST OF THE THROP PRINCIPAL MERDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010XG44244, IN KANE COUNTY, LILNOS.
COUNTY OF KANE )	RECONSTRUCT, REMOVE, REPLACE, INSPECT, RENEW, ALTER, MAINTAIN AND OPERATE THEREIN UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS LINES, STRUCTURES AND APPURETNANCES THERETO	SUBDIMDED PROPERTY CONTAINS 28.551 ACRES MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADMAY ACCESS TO PURSUANT TO ILCS CHAPTER 765 PARAGRAPH 205/2.	INCLUDING WITHOUT LIMITATION, WATER MAINS, DRAINAGE WAYS, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES, CABLE TELEVISION AND SUCH OTHER UTILITIES AS MAY BE	I FURTHER CERTIFY THAT 5/8" X 24" IRON RODS HAVE BEEN SET OR WILL BE SET UPON COMPLETION OF
DATED AT, ILLINOIS THIS DAY OF A.D., 20	INC. CAME. TV, INCO GLS, AND ATAT LUMOS (TELEPHORE), THER SUCKSSIONS AND ASSIGNED.  (TARANCHEEZ) FURTH HE CHT YAM DESIGN PRANCHEEZE SINC COLLICITATION CAUGH THE "CHAMITES").  WESTE BEALTHON STRUCTURES MILL EN INDI-CASSION THE ASSISTANCE AND THE ASSISTANCE ASSISTAN	CONSTRUCTION, AT ALL CORNERS, POINTS OF CURVATURE AND TANGENTS AND CONCRETE MONUMENTS WILL BE PLACED AS INDICATED HEREON, UNLESS NOTED OTHERWISE.
	THE BLANK UTILITY EASEMENT PREMISES SHALL NOT INCLUDE NOR BE ENFORCEABLE AGAINST THOSE BOOTIONS OF THE BLATTER LOTS INFORMATION HINDRONED WITH BINDRONE OF LABELER AS "NON-EASEMENT	I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD
COUNTY ENGINEER		INSURANCE RATE MAP NUMBER 17089C0270H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS A NON-PRINTED PANEL.
	OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST, CHARLES SO AS NOT TO INTERFERE WITH THE GRANITY FLOW IN SAID SEWER OR SEMERS. UTILITY INSTALLATIONS OTHER THAN THOSE MANAGED BY THE CITY OF ST, CHARLES, SHALL RE SUBJECT TO THE	THIS IS ALSO TO DECLAME THAT THE PROPERTY AS DESCRIBED ON THE ANNOXID PLAT LIES WITHIN THE COPPORATE MINTS OF THE CITY OF ST. CHARLES, ELLINOS, WHICH HAS ADOPTED A CITY PLAN AND IS DEREOSING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOS IN ACCORDANCE WITH 65 ILCS S/11-12-6 AS PRETOTORE AND PREPATURE ANNOXED.
	CHARLES SO AS NOT TO INTERFERE WITH THE CRAMITY FLOW IN SAID SEWER OR SEWERS. UTLITY INSTALLATIONS OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALLE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATIONS AND OTHER INSTALLATIONS ARE SUBJECT TO THE CORDINAICES OF THE CITY OF ST. CHARLES.	EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.
PRIVATE CROSS EASEMENT FOR INGRESS AND EGRESS PROVISIONS		CASE INDEED BY HAND AND SEAL AT LISTE BLINGS THIS DAY OF AD 20
A PRIVATE CROSS EASEMENT FOR INGRESS AND EGRESS IS HEREBY RESERVED AND GRANTED TO THE DIMMERS OF LOTS 1011 THEOLIGH 1015, INCLUSIVE TO MAKE AND EMPLOY THE MOMERTED TO	THE REPORT OF THE PROPERTY OF	FOR REVIEW SPHLIPPERACKOWLOW
RIGHT IN, UPON, ACROSS, OVER, UNDER AND THEODER LOOS THROUGH 510, IN WHOLE, AND AS LABELED "CROSS EASEMENT" HEREON, FOR THE PURPOSE OF INGRESS AND		SAMUEL J. PHILLIPPE SPHILLIPPE@CAGECIVIL.COM PRDFESSIONAL
A PRIVATE CHOOL EASILINET FOR HOUSES, AND CROSS IS HERRY RESERVED AND CRAFTED TO THE CORNERS OF LOTS TIOT THE HOUSE AND EASILIES. IN ALL PASS AND EASYLVET THE MACHINE PRIVATE HOUSE AND EASYLVET AND EASILY EASILY AND EASILY EASILY AND EASILY E	THE OTT AND ITS PRIVIOUSES, WITH PERMITS FROM THE OTT, MAY PORTE UPON THE SAMEST UTULTY EXPONENT FROM THE SAMES THAT AND THAT AND THAT LAND THE ROOT TO CUIT, THIN OR ROOME ANY TREES, SHRIPS OR OTHER PLANTS WITHIN THE BLANCE WITH THE SAMES OF SHRIPS OF OTHER PLANTS WITHIN THE BLANCE WITHIN THE CONSTRUCTION, HETALATION, RESTORATION, BEAR, REMOVAL, REPLACEDIT, MANITOMACE AND OPERATION OF THE SAME SHRIPS OF STEELS OF SHRIPS OF STEELS AND SHRIPS WITHIN THE CONSTRUCTION, OF ACCUSED THE SAME SHRIPS OF STEELS AND SHRIPS WITHIN THE CONSTRUCTION, SHRIPS AND THE SAME SHRIPS WITHIN THE CONSTRUCTION OF STEELS AND SHRIPS AND STEELS AND SHRIPS AND SHRIPS WITHIN THE SAME SH	LICENSE EXPIRES NOVEMBER 30, 2022
SAME MAY BE USED FOR SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.  THE PAVED AREA'S WITHIN SAID CROSS EASEMENT WILL BE KEPT MAINTAINED REPAIRED AND	THE RIGHT TO GOT, HIS OR REMOVE ANT HELD, SHROUS OR OTHER PLANTS WITHIN THE BLANKET UTILITY EASEMENT PREMISES OR SPECIFIC UTILITY EASEMENT WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RESTORATION, REPAIR, REMOVAL, REPLASSIANT, MAINTENANCE AND	DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577 LICENSE EXPIRES APRIL 30, 2023.
IMPROVED BY THE CHARLESTOWNE LAKES HOMEOWNER'S ASSOCIATION.	OPERATION OF THE AFORESAID TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES  APPURTENANT THERETO.	DATE OF FIELD SURVEY: JULY 27, 2021 THIS DEPOSESSIONAL SERVICE CONFORMS TO THE CHERENT HUNORS
		THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

PAL-SUP
DATE : 07/19/22
SCALE : NIA
SHEET NUMBER

CHARLESTOWNE LAKES

ST. CHARLES, ILLINOIS

FINAL PLAT OF SUBDIVISION





2200 CABOT DRIVE, STE. 325 LISLE, IL 60532 P: 630.598.0007

REFER 1	ΓO:
Minutes_	6-6-2022
Page	

## City of St. Charles, Illinois

Ordinance No.: 2022-Z-12

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes

Adopted by the
City Council
of the
City of St. Charles
June 6, 2022

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, June 13, 2022

City Clerk

THE OR ST. CHARLES ILLIAND IN STREET OF ST. CHARLES ILLIAND IN STREET OF STR

(SEAL)

## City of St. Charles, Illinois Ordinance No. 2022-Z-12

# An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes

WHEREAS, on or about February 5, 2009, a Consent Decree was filed with the Clerk of the Circuit Court of Kane County, Illinois resulting from a Complaint for Condemnation filed by the City of St. Charles ("City") against West Suburban Bank, as Trustee, u/t/a dated April 30, 1981 a/k/a Trust 2580 and Unknown Others, in the Circuit Court of the Sixteenth Judicial Circuit, Kane County, Illinois, Case No. 07 ED 07, pertaining to a parcel of land known as the Oliver-Hoffman Property, the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"); and,

WHEREAS, the Consent Decree was subsequently replaced by an Amended Consent Decree entered on or about July 8, 2009; and

WHEREAS, said Complaint for Condemnation was filed by the City to acquire by eminent domain a parcel of land on the Subject Property for use as a right-of-way for the construction of an extension of Charter One Drive (now known as King Edward Ave.) connecting to Foxfield Road; and,

WHEREAS, said Amended Consent Decree dismissed the City's complaint and decreed development parameters which resulted in the current subdivision and zoning of the Subject Property; and,

WHEREAS, said Amended Consent Decree further requires that any future development of the Subject Property be submitted to the City as a request for Planned Unit Development and that the extension of Charter One Drive/King Edward Ave. be constructed as part of the development; and,

WHEREAS, the Subject Property is currently owned by Gompers-Lewis II, LLC, an Illinois Limited Liability Company, (the "Owner") and is under contract to be purchased and developed by D.R. Horton, Inc.- Midwest, a California corporation (hereinafter, the "Applicant" or the "Developer"), and Owner has provided written authorization to the City for the Applicant to act as agent for the Owner in filing applications with the City for zoning entitlements; and

WHEREAS, on or about December 16, 2021, the Applicant filed petitions for: 1) Map Amendment from the BC Community Business District and RM-3 General Residential District to the RM-2 Medium Density Multi-Family Residential District; 2) Special Use for Planned Unit Development; and 3) PUD Preliminary Plan, all for Subject Property, for the purpose of developing Charlestowne Lakes, a residential subdivision consisting of 62 two-family units and 105 townhome units and which includes construction of the extension of Charter One Drive, now known as King Edward Avenue; and,

Ordinance No. 2022-Z-12 Page 2

WHEREAS, the City, Owner and Applicant will be required to amend said Amended Consent Decree in order to allow the proposed residential development, subject to final City approval of said petitions for Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan; and

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about March 18, 2022 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about April 5, 2022 on said petitions 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 petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petitions for Map Amendment, Special Use for Planned Unit Development (PUD), and PUD Preliminary Plan on or about April 5, 2022; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about April 11, 2022; and,

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

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

- 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
- 2. With the exception of the Amended Consent Decree or any amendments thereto, this Ordinance shall supersede the prior annexation agreement for the Subject Property between the City and any other owners or developers.
- 3. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the BC Community Business District and the RM-3 General Residential District to the RM-2 Medium Density Multi-Family Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.
- 4. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public

Ordinance No. 2022-Z-12 Page 3

Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.

- 5. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:
  - Site Plan; Gary R. Weber Associates, Inc.; revised 5/13/2022
  - Preliminary Engineering Plans; Cage Civil Engineering; revised 5/12/2022
  - Preliminary Landscape Plan; Gary R. Weber Associates, Inc. revised 5/13/2022
  - Preliminary Plat of Subdivision; Cage Civil Engineering; revised 5/12/2022
  - Building Elevations; Premier Architecture, Inc.; dated 3/28/2022
- 6. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:
  - a. Zoning: The Subject Property shall be subject to the requirements of the RM-2 Medium Density Multi-Family Residential District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations", attached hereto and incorporated herein as Exhibit "E".
  - b. Additional Code Departures: The Subject Property shall be subject to all Codes and Regulations adopted by the City of St. Charles, except as specifically varied in the "Additional Code Departures", attached hereto and incorporated herein as Exhibit "F".
  - c. Use: The Subject Property shall be developed for residential purposes, consisting of sixty-two (62) duplex units and one hundred five (105) townhome units.
  - d. Final PUD Plan and Final Plat: The City shall approve a Final PUD Plan and Final Plat of Subdivision that is in substantial conformance with the approved Preliminary PUD Plan and Preliminary Plat of Subdivision.
  - e. Phases: The Subject Property may be developed in phases and final PUD plans and final plats may be submitted by the Developer for portions of the Subject Property to allow for the staging of the Subject Property. If the Subject Property is developed in phases, public improvements that are necessary for each phase, as determined by the City Development Engineer, will be installed by the Developer with each phase.
  - f. Owners' Association: The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions

that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities and common open space. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded prior to the issuance of the first building permit for a residential unit.

- On-Site Improvements: In connection with its development of the Subject g. Property, Developer shall, at its expense, construct all improvements located on the Subject Property, including sanitary sewers and facilities, watermains and facilities, storm sewers, stormwater detention and retention areas, on-site roads, alleys, parking spaces, curb and gutter, street lighting, traffic signs, street name signs, sidewalks, and parkway trees ("Subdivision Improvements"), in accordance with the approved Preliminary Plat, Preliminary PUD Plan, Landscape Plans, and Preliminary Engineering Plans and final engineering plans that are approved by the City, with the exception of the Departures approved herewith. The final surfacing of the local streets, King Edward Avenue, and alleys shall be completed when final occupancy permits have been issued for all 167 residences in the Subject Property. Paving of the alleys may be completed when all residential units accessed by the alley have been issued final occupancy permits. Final surfacing of King Edward Avenue may occur earlier upon mutual agreement of the City and Developer.
  - i. Developer will construct the local streets with 66' right-of-way widths with 28' pavement width back-to-back of curb. The radius of the horizontal gradient shall be 90'. The entrances to the subdivision will be off of Foxfield Drive to the north and King Edward Avenue to the south.
  - ii. Developer will construct King Edward Avenue between Foxfield Drive and Charter One Avenue (now known as King Edward Avenue) as a collector street with an 80' right-of-way and pavement width of 34' back-to-back of curb with one inbound and one outbound lane at Foxfield Drive, with stop sign control. If the Subject Property is developed in phases, King Edward Avenue will be constructed in its entirety, from Foxfield Drive to existing King Edward Avenue, as a part of the first phase.
  - iii. Developer shall have no obligation to construct any additional roadways or off-site utilities except those shown on the Preliminary PUD Plan, Preliminary Plat, and Preliminary Engineering Plans.
  - iv. As a part of the Final Engineering review, Developer shall evaluate the Kingswood Sanitary Sewer Lift Station to verify that adequate capacity is available. This evaluation shall include inspection of the wet well and pump and review of force main size calculations. The City shall review the engineering calculations and supporting

- documents prior to submission to the IEPA for permitting. The Developer will be responsible for any improvements necessary to provide service capacity for the development of the Subject Property as Charlestowne Lakes.
- v. Developer shall not be required to oversize any water, sanitary sewer or storm sewer utilities over or above what is shown on the Preliminary Engineering Plans. If the City determines during final engineering, however, that any utilities need to be further oversized to serve properties other than the Subject Property, the City will reimburse Developer for the incremental cost of oversizing a utility, based on an amount determined during the Final Engineering review.
- h. Water and Sanitary Sewer Service: The City has the capacity to provide and will provide potable water and sanitary sewer service to all portions of the Subject Property for which a Final Plat has been approved. The City shall cooperate with Developer in its submittal of permit applications to the Illinois Environmental Protection Agency (the "IEPA"), as applicable, for water main and sanitary sewer extensions within the Subject Property, and for connection to the Kingswood Subdivision sanitary sewer lift station, upon the applications and supporting engineering plans being properly prepared by Developer. Water and sanitary sewer connections to the Subject Property will occur pursuant to the final engineering plans.
- i. Stormwater Management Facilities: Developer will provide sufficient detention/retention for the Subject Property in conformance with the City's Stormwater Management Ordinance. The final engineering plans are subject to the City's approval.
- j. Building Elevations: The Building Elevations submitted by Developer are approved and supersede any requirements in the City of St. Charles Municipal Code. Any subsequent elevations that Developer submits to the City that are similar to the Building Elevations and comply with the City's Municipal Code shall be approved administratively without requiring an amendment to this Agreement.
- k. Master Plan Approvals. Developer may submit building permit applications to the City for master plan approval for each townhome building and each duplex building with all options contemplated for the Subject Property. The City agrees to review and approve master plans, provided that the plans comply with the requirements of the City's Municipal Code, subject to reasonable conditions (each a "Master Plan" or collectively, the "Master Plans"). The approval of Master Plans shall not relieve Developer from the obligation to submit a separate building permit for each building prior to the commencement of construction but shall serve as a mechanism to facilitate prompt and efficient review of individual building permit applications by the City. Once a Master Plan is approved, individual building permit plans shall not require the stamp of an architect

- provided that the individual building permit plans comply with an approved and stamped Master Plan for that same building type.
- 1. Occupancy Certificates. Developer's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping, and final grading, shall not delay the issuance of a temporary certificate of occupancy as long as all safety related items have been completed to the City's satisfaction and provided Developer delivers security to the City (that is similar in nature and form to the Guarantee provided with the Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16) to assure the completion of said unfinished items. Additionally, a \$3,000.00 cash deposit or other suitable guarantee as determined by the City Development Engineer or Building Official shall be posted for each lot which cannot be completed or verified as completed by the City. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the City Development Engineer or Building Official at the time of occupancy. Once unfinished items have been completed and approved by the City, the City shall issue final occupancy certificates. The City shall return the deposit/guarantee for the full amount (no interest) after completion of the lot grading, driveway, service walks, sidewalks, stoops, landscaping, parkway trees and submittal of a final asbuilt survey and acceptance by the City Development Engineer.
- m. Special Service Area: 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 Property. 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.
- n. School and Park Contributions: The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as the same may be amended from time to time. Said cash contributions shall be paid directly to St. Charles Community Unit School District 303 and the St. Charles Park District for each residential unit upon submittal for a building permit.
- o. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time. The Inclusionary Housing contribution shall be provided based on the 2022 Inclusionary Housing Fee applicable to Single-Family Attached (Townhouse) and Two-Family Developments, which is \$27,766.03 per required affordable unit. Said cash contribution shall be paid to the City for each dwelling unit upon submittal for a building permit.

- p. Guarantee and Land Improvement Agreement: A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16.
- q. Landscape Buffer: The Preliminary Landscape Plan depicts trees and other plantings along the rear lot lines of the two-family dwellings along the west and south perimeter of the Subject Property. A portion of this landscaping is within Public Utility and Drainage Easements as depicted on the Preliminary Plat of Subdivision. Trees and landscaping are not typically allowed within the easement area. Modifications to the Landscape Plan to address easement and utility conflicts shall be permitted as part of the PUD Final Plan.
- r. Trail Connection: A pedestrian trail connection to the property to the east shall be provided, terminating at the east property line of the Subject Property and connecting to a pedestrian trail running from Foxfield Dr. to King Edward Ave. between the wetland and detention basin on the Subject Property, as depicted on the PUD Preliminary Plan ("Pedestrian Trail"). The location of the trail connection to the east is subject to change as part of the PUD Final Plan in coordination with the final development plans for the property to the east. Public access over the Pedestrian Trail is desired. The Applicant shall coordinate with the City and St. Charles Park District to provide public access. Should the parties fail to come to agreement regarding public access, the Pedestrian Trail shall be constructed as depicted on the PUD Preliminary Plan for private utilization.
- s. Building Design Key Lots: Additional exterior architectural detail as depicted on the Building Elevations shall be provided on the two-family and townhouse buildings identified as "Key Lots", attached hereto and incorporated herein as Exhibit "G".
- t. Crosswalks: Depressed curb ramps for pedestrian connectivity shall be constructed by the Developer at the intersection of Foxfield Dr. and King Edward Ave. adjacent to the Subject Property and on the north side of Foxfield Dr., pending verification of adequate sight distance based on information to be submitted by the Developer with the PUD Final Plan.
- u. Models/Trailers: Following approval of the first Final Plat and after Master Plan approval, Developer shall have the right to construct three (3) models, including one (1) or two (2) duplex models and one (1) or two (2) townhome models, and other appurtenant facilities, including potable water and temporary sanitary facilities on the Subject Property. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the City. One of the model home units may be used as a sales office. Two (2) transportable modular trailers may be located on the Subject Property and

utilized for on-site construction offices provided that they have potable water and temporary sanitary facilities and up to two (2) semi-tractor trailers may be located on the Subject Property and utilized to store materials on-site (subject to approval as to their location by the City).

- 7. That the approvals granted by this ordinance shall be subject to the City, Owner and Applicant amending the Consent Decree to permit the development of the Subject Property as approved herein, with the condition that the City expressly reserves the right to retain and carry forward any provision of the existing Amended Consent Decree, dated July 8, 2009, that is not in direct conflict with this ordinance and said petitions approved herein.
- 8. Conflicts with City Laws. Except for the Amended Consent Decree or any further amendments thereto, if the City's Municipal Code or other City Resolutions, Ordinances, Rules or Regulations (cumulatively "City Laws") are inconsistent or conflict with any provision of this Ordinance, then such provisions of this Ordinance shall supersede the terms of such City Laws, as they may relate to the Subject Property.
- 9. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6<sup>th</sup> day of June 2022.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6<sup>th</sup> day of June 2022.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6<sup>th</sup> day of June 2022.

Lora A. Vitek, Mayor

Attest:  Nancy Garrison, City Clerk  Vote:  Ayes: 8  Nays: 0	THO PRATEDOCTOBER 1
Absent:	***************************************

Abstain: 0
Date:

## **EXHIBIT "A"**

#### SUBJECT PROPERTY

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2, AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

PIN# 09-25-245-002; 09-25-50-003; 09-25-250-004; 09-25-250-005; 09-25-250-006

#### **EXHIBIT "B"**

## FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The existing uses of nearby properties consist of multi-family (RM-2 PUD) and single-family residences (RS-4) to the north and single-family residences (R3 in West Chicago) to the northeast, open space and commercial (BR PUD) to the west and south, and office (OR) and vacant land to the east (R-4 in DuPage County). The proposed Rowhomes and Villas are consistent with and will complement the residential uses to the north and east and provide a transition from the higher intensity commercial uses along Main Street to the lower intensity residential uses to the north.

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

The Property has not developed since it was annexed into the City in 1991, and more importantly since the Consent Decree in 2007 established the existing BC and RM-3 Zoning classifications. The rezoning of the Property from BC and RM-3 to RM-2 will permit the development of the Property as a single-family residential community, which will increase the value of the Property, adding homes to increase the consumer base in the immediate area and throughout the City. Enhancing the City's housing stock will provide for the improvement of the City's real estate tax base while also bringing new families to the community to live and work. The gain to the City and the public as described above will be significant.

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 existing zoning classification does not promote the health, safety, morals, or general welfare of the public. The vacant, underproductive Property does nothing to support the general public or the City. The current market for commercial development is non-existent. The proposed rezoning with residential uses, however, will increase the value of the Property, add homes to increase the consumer base, increase the tax base, and will not be detrimental to the public health, safety, morals, or general welfare.

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 unsuitable for the present BC zoning classification. Since the Consent Decree established the zoning classification of BC in 2007, the Property has not developed, and will likely remain undeveloped with the BC zoning classification for a number of years. The current market for new commercial development is non-existent, while the residential market in the Chicago suburban areas is growing. The existing RM-3 Zoning classification for the 10-acre property to the east of the extension of King

Arthur Avenue would allow 20 dwelling units per acre or over 200 dwelling units on that 10-acre parcel alone. Petitioner is only seeking 167 units for the entire 30-acre property for a density of less than 5 dwelling units per acre. Consistent with the surrounding uses, Petitioner felt that the RM-2 Zoning classification with its lower density is more appropriate than the current RM-3 Zoning classification.

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.

As stated above, the Property has not developed since it was annexed in 1991 nor under the current zoning established pursuant to the Consent Decree entered by the Kane County Court in 2007. With the redevelopment of Charlestowne Mall and the effect that the climate and the pandemic has had on the retail and commercial markets, the likelihood of the Property developing as commercial is extremely slim. Further the Property is tucked back off of the main arterial street, making it unsuitable for commercial development. The overarching development in the area north of Charlestowne Mall has been single and multi-family residential.

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

The influx of new homebuyers into the suburban markets is clear evidence of the necessity for suburban single-family housing in the City as opposed to a higher density housing product. As a result of the pandemic and the ability of employees to work from home, the suburban housing market has seen a rapid influx of buyers. Charlestowne Lakes will attract new young professionals, young couples, and empty nesters to the City.

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

The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation, with a lower density. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 zoning is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

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

The Property is vacant so no nonconformities will be created as a result of the Map Amendment. Petitioner is seeking a Planned Unit Development to address any variances or deviations from the Zoning Code that may be required for the development of Charlestowne Lakes.

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

The trend of development in the area is Single-Family detached residential and Multi-Family residential uses. Very little commercial development on vacant land that is not on the major arterial roadways is occurring in the City. This parcel is tucked back off of Main Street, and it is not a prime location for commercial or retail development. Therefore, Petitioner feels that the proposed residential development that will support the commercial uses located on Main Street is the highest and best use of the Property.

## **EXHIBIT "C"**

## CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. 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.
  - 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.
  - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
  - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
  - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
  - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
  - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

The proposed PUD advances the purposes of the Planned Unit Development procedure by promoting a creative approach to building design that results in an attractive development that will become an integral part of the community. The PUD will also create a pedestrian-oriented community with walkable neighborhoods, useable open space, and promote social interaction by providing interconnectivity with the Charlestowne Mall. The existing, environmentally-sensitive wetland on the Property will be preserved. D.R. Horton is promoting the economical development and efficient use of land with townhomes and villas, while providing the much-needed connection from Foxfield Drive to Smith Road via the extension of King Edward Avenue through the development as contemplated by the City and mandated in the Court Decree. While the PUD does not encourage redevelopment of property it does provide for the development of underperforming vacant parcels of land. D.R. Horton has collaborated with the City and has utilized many of the Planning Commission and City Council's comments in finalizing its design of Charlestowne Lakes.

- ii. 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 are, pedestrian and transit facilities.
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
- 3. The PUD will provide superior landscaping, buffering or screening.
- 4. The buildings within the PUD offer high quality architectural design.
- 5. The PUD provides for energy efficient building and site design.
- 6. The PUD provides for the use of innovative stormwater management techniques.
- 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.
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
- 9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD shall comply with the RM-2 zoning district except as delineated in this Petition. There is a fairly large wetland on the Property that Developer is not going to disturb which definitely lessens the available space for housing on the Property. In addition, King Edward Avenue, as required by the Court in the Consent Decree, cuts a wide swath through the center of the Property which created the need for Petitioner to seek deviations under the PUD zoning. Conforming to the RM-2 Zoning Requirements would inhibit creative design and be impractical in some instances, given the unique geometries and conditions presented by the site. The proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the RM-2 zoning district Requirements. Pursuant to Section 17.04.400B, Petitioner will preserve open space and the environmentally sensitive wetlands area on the Property, provide enhanced landscaping and buffering from adjacent commercial uses, provide the much-needed extension of King Edward Avenue connecting Foxfield Drive to Smith Road, and provide a visually appealing streetscape with strategically positioned buildings utilizing rearloading garages along the extension of King Edward Avenue.

- iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):
  - A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The Petitioner is seeking a Special Use for a Planned Unit Development. The request is consistent with the original residential zoning of the Property at the time of annexation and is complementary to the surrounding uses which include residential, commercial, and recreational uses. Further the Consent Decree required that the property come in as a PUD. D.R. Horton's proposed PUD at this particular location is situated to provide desirable housing in the interest of the City and the general public and will contribute to the general welfare of the community. Notably, there has been an influx of suburban, single-family attached homebuyers, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing diverse housing stock and additional residents to continue to support the City's tax base and the business community.

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

All public services, facilities, and utilities are adequate and available to service the site. Any new on-site facilities necessary will be provided as part of the development of the Property. As shown on the Preliminary PUD Plan submitted with this Petition, D.R. Horton will provide adequate utilities, access roads and drainage for its proposed development. King Edward Avenue will be extended through the Property to meet the stub street off of Smith Road. Adequate roadways will be provided throughout Charlestowne Lakes as depicted on the PUD Plan. City water and sanitary sewer will be extended through the Property, along with electricity, gas, phone, cable and other utilities. The stormwater management facilities will be located along the northern portion of the Property, providing open areas along Foxfield Drive. The stormwater management areas have been designed to operate efficiently with the topography of the Property and are optimized to provide sufficient stormwater storage for the Charlestowne Lakes Subdivision.

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

The residential uses will be consistent with the residential uses to the north and will complement the commercial uses to the south by increasing the consumer base for the commercial uses. The PUD will not affect the OR zoned property to the east, nor the vacant land in DuPage County with residential zoning. The property to the west is stormwater detention facilities, so the PUD will have no effect on this property. The proposed PUD with Rowhomes and Villas will not be injurious to the use and enjoyment of the surrounding properties for the uses

permitted, nor will the PUD negatively diminish or impair property values in the area.

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.

Most of the surrounding property is already developed, except for the property to the east, which is zoned residential in DuPage County. The proposed residential PUD will not impede the development of the vacant land to the east with residential uses in DuPage County. Conversely, D.R. Horton's development of the Property will enhance and improve the existing uses, value, and enjoyment of the surrounding properties by making use of an underperforming vacant parcel of land with a complementary residential use. D.R. Horton's proposed development is less intensive than the currently approved CB, Commercial, and RM-3, high density residential zoning for the Property. Because D.R. Horton's use will be less intensive than the previously approved commercial and high-density residential uses for the Property, D.R. Horton anticipates a lesser impact on traffic with its proposed lesser density residential uses than the traffic currently anticipated for the Property under its current zoning classifications. Further, the residential PUD proposed will aid in any redevelopment of the commercial properties on Main Street by increasing the consumer base.

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

The establishment, maintenance, and operation of the proposed residential PUD will not be detrimental to or endanger the public health, safety, comfort, or general welfare. Instead, the residential community will positively impact the Community. Since annexation thirty (30) years ago, the Property has not developed and has remained vacant and underperforming, contributing little to the City's economy. Today, the Property provides an excellent opportunity for a new residential community that will complement the nearby residential uses and commercial uses.

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.

D.R. Horton's proposed PUD will conform to all regulations in the RM-2 zoning district except for any variations or deviations requested in more detail on Exhibit B attached to this Petition.

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

D.R. Horton's proposed PUD is complementary to the surrounding uses which include residential, commercial and recreational uses. The proposed PUD is to be located on vacant, underperforming land. D.R. Horton's proposed PUD at this particular location is situated to provide desirable and diverse housing in the interest of the public and will contribute to the general welfare of the community. Notably, there has been an influx of single family attached homebuyers to the suburban markets, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing a diverse housing stock and additional homeowners to continue to support the City's tax base and the business community. The proximity to shopping, restaurants, and recreational uses makes this property ideal for residential uses and support for the nearby commercial and recreational uses. Therefore, the proposed PUD will be beneficial to the development, diversity, tax base and economic well-being of the City.

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

The Stated purpose of the Comprehensive Plan is as follows:
The Comprehensive Plan serves as the City's official policy guide for physical improvement and development. At its most basic level, the Comprehensive Plan is intended to direct orderly growth and change as well as maintain and enhance the livability of the City. The Comprehensive Plan provides a vision for the future to describe an ideal St. Charles, based on community input and consensus, to ensure that quality of life remains high. In addition, plans and recommendations are provided for key focus areas, including West Gateway, East Gateway, Downtown, and Main Street.

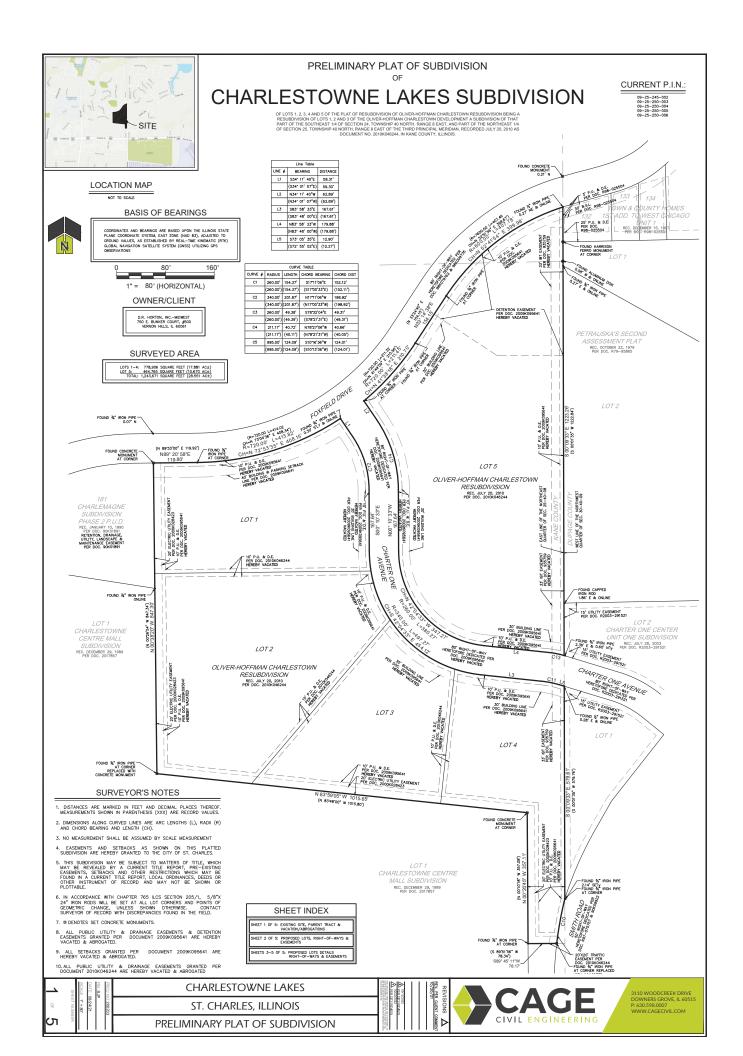
The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 Zoning west of King Edward Avenue extended is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

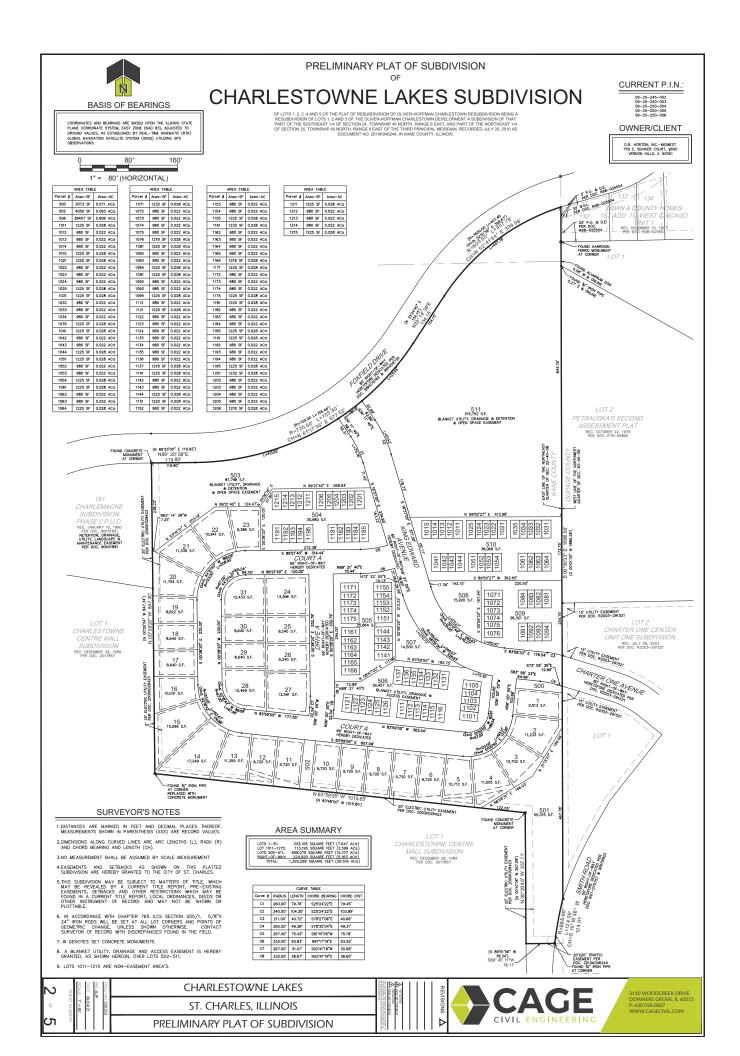
The proposed PUD will assist in the orderly growth of this area and enhance the livability of the City. The Property was annexed into the City in 1991 with a zoning

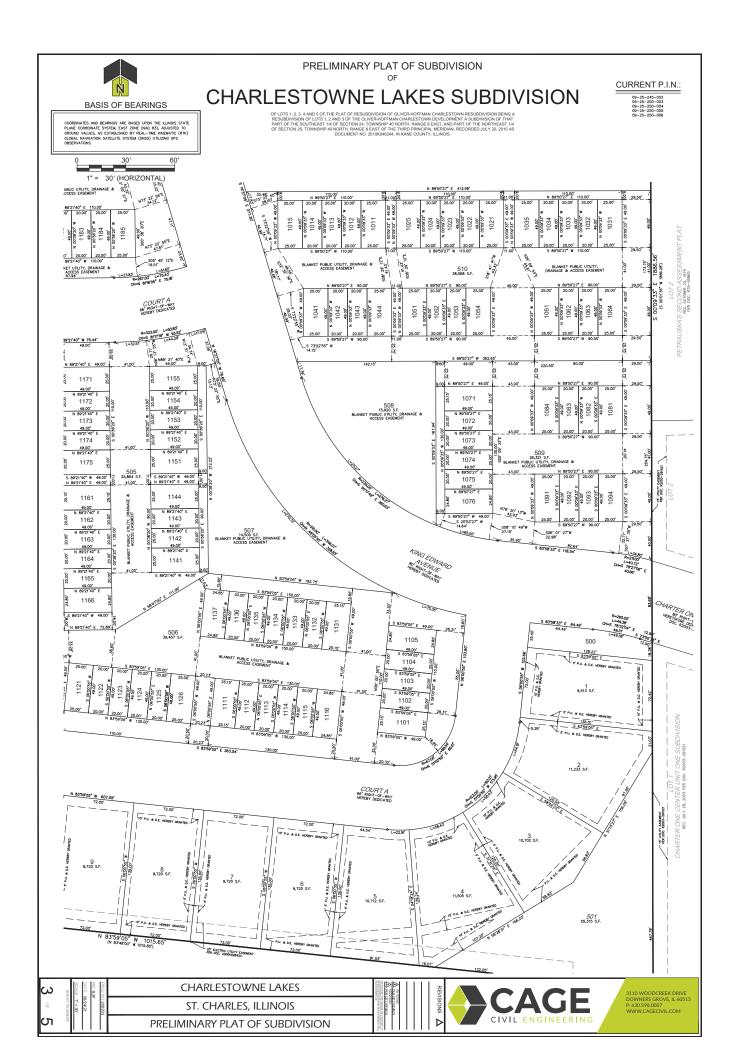
classification of R-2A PUD, Single Family Residence District, but was rezoned pursuant to a Consent Decree from Kane County Circuit Court case, City of St. Charles v. West Suburban Bank, Case Number in 07 ED 07 to BC Community Business District and RM-3 General Residence District, and since that time has remained vacant and underperforming. Since the Comprehensive Plan was approved by the City, there have been some major changes to the office, commercial, and retail markets, which changes were already entrenched before the pandemic. During the pandemic, the on-line shopping trend has continued and intensified, extending to encompass almost every commercial and retail market. This shift to on-line purchasing and work from home has had a major effect on the commercial and office market, making it unlikely that this parcel, tucked back off of Main Street, will develop with commercial or office uses. The proposed PUD will assist the City in meeting the challenge of changing conditions in the area and in the City. While the entire Property is not consistent with the Comprehensive Plan, it is definitely more consistent with the market and the trend of development in the area. The proximity to shopping, restaurants, institutional, and recreational uses makes this Property ideal for residential uses and support for nearby commercial uses.

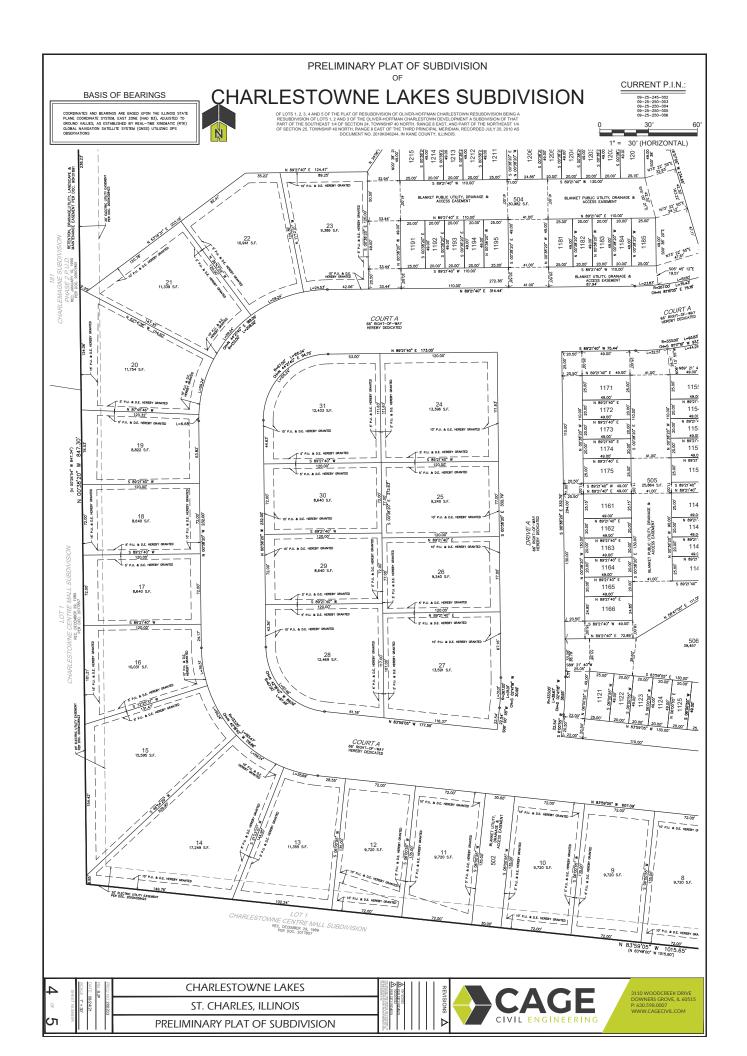
# EXHIBIT "D"

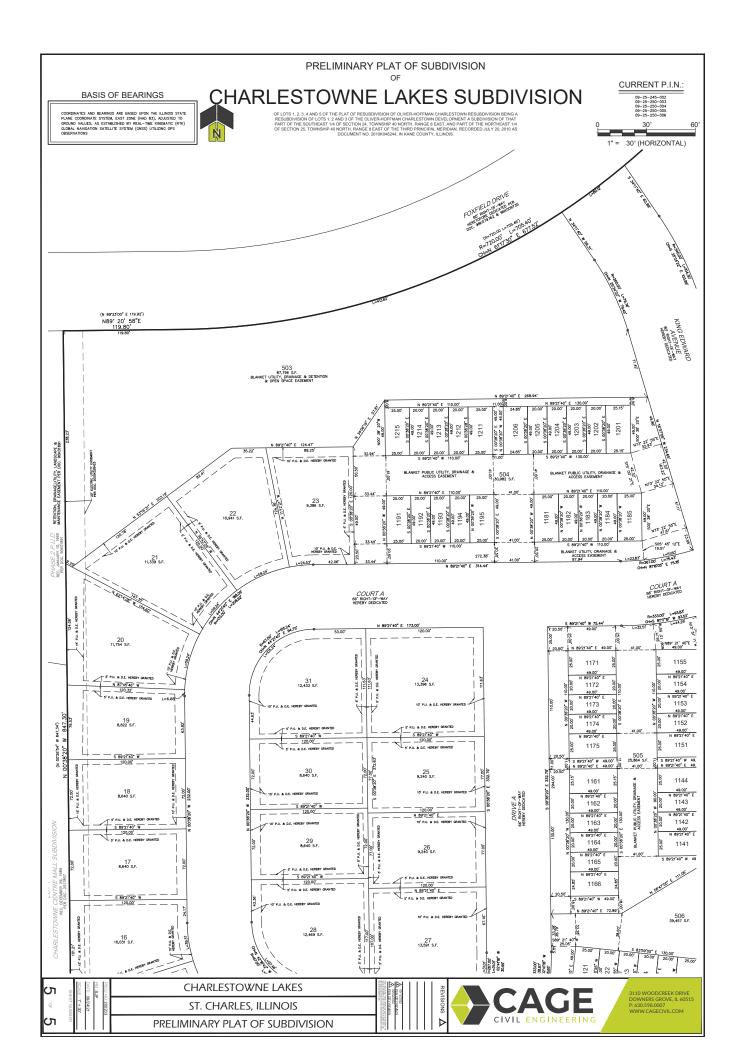
# PUD PRELIMINARY PLAN (37 pages)











SCALE: 1"=20'



LOCATION MAP



## SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TOWNHOMES	105	16.27	53.31%
TWO-FAMILY	62	9.08	29.75%
ROW	-	5.17	16.94%
TOTAL	167	30.52	100.00%

LOT COVERAGE SITE

% OF SITE 21.78% See note 3

PARKING:

435 SPACES (4.1 PER UNIT) GARAGE SPACES DRINEWAY SPACES OFF STREET GUEST TOWNHOMES: 210 SPACES (2 PER UNIT)

REQUIRED 124 SPACES (2 PER UNIT) TWO-FAMILY:

MINIMUM REAR YARD = 30 FT.

# SITE PLAN







D·R·HORTON America's Builde 1750 E. GOLF RD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING

3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES

ST. CHARLES, ILLINOIS

SITE PLAN

AND USE	UNITS	ACRES	PERCENT	
OWNHOMES	105	16.27	53.31%	
WO-FAMILY	62	9.08	29.75%	
OW	-	5.17	16.94%	
OTAL	167	30.52	100.00%	

DENSITY: 167 DU/30.52 AC

LANDSCAPE AREA:

= 5.47 DU/AC = 591714 S.F. (13.6 AC) 44.5% OF SITE

TOWNHOMES TWO-FAMILY

25.03% 28.34% PROVIDED

PROVIDED

248 SPACES
(4 PER UNIT)
GARAGE SPACES
124
DRIVEWAY SPACES
124

PROPOSED SETBACKS:
TOWNHOMES:
MINIMUM FRONT TO ROW = 25 FT.
MINIMUM SIDE TO PRIMETER = 34 FT.
BUILDING TO BUILDING SEPARATIONS
MINIMUM FRONT TO FRONT = 60 FT.
MINIMUM FRONT TO SIDE = 40 FT.

MINIMUM FRONT TO SIDE = 40 FT.
MINIMUM SIDE TO SIDE = 20 FT.
MINIMUM SIDE TO REAR = 20 FT.
MINIMUM REAR TO REAR = 50 FT.
MINIMUM GARAGE TO GARAGE = 60 FT.
TWO-FAMILY
MINIMUM FRONT YARD = 30 FT.

MINIMUM INTERIOR SIDE YARD = 10 FT.

MNIMUM EXTERIOR SIDE YARD

ABUTTING COLLECTOR = 20 FT.

MNIMUM EXTERIOR SIDE YARD

ABUTTING LOCAL STREET = 20 FT.

NOTES:

1. EXISTING ZONING IS BC & RM-3 IN THE CITY OF ST CHARLES.

2. PROPOSED ZONING IS RM-2 IN THE CITY OF ST CHARLES.

3. INCLUDES LOTS 503-511

4. INCLUDES LOTS 1-31, 501 AND 502

SCALE: 1"=100'



3.24.2022 2.23.2022 DATE 12.3.2021 PROJECT NO. DR2061

DRAWN

5 13 2022

MGM

CHECKED SHEET NO. 1 OF 1

# PRELIMINARY ENGINEERING FOR

# **CHARLESTOWNE LAKES**

ST. CHARLES, ILLINOIS

# **INDEX OF SHEETS**

C0.0 - SITE LOCATION MAP & CIVIL LEGEND

C1.0 - EXISTING CONDITIONS & DEMO PLAN

C1.1 - EXISTING CONDITIONS & DEMO PLAN

C1.2 - EXISTING CONDITIONS & DEMO PLAN

C2.0 - OVERALL SITE LAYOUT PLAN

C2.1 - DETAILED SITE LAYOUT PLAN

C2.2 - DETAILED SITE LAYOUT PLAN

C2.3 - DETAILED SITE LAYOUT PLAN

C3.0 - OVERALL GRADING PLAN

C3.1 - DETAILED GRADING PLAN

C3.2 - DETAILED GRADING PLAN

C3.3 - DETAILED GRADING PLAN

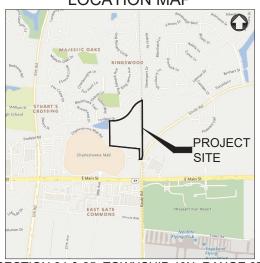
C4.0 - OVERALL UTILITY PLAN

C4.1 - DETAILED UTILITY PLAN

C4.2 - DETAILED UTILITY PLAN

C4.3 - DETAILED UTILITY PLAN

# LOCATION MAP



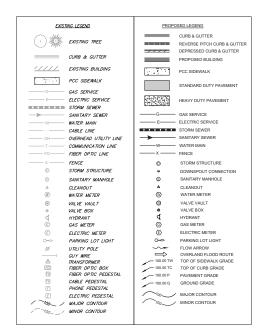
SECTION 24 & 25, TOWNSHIP 40N, RANGE 8E

## OWNER/DEVELOPER

.R. HORTON, INC. - MIDWEST 750 BUNKER CT, SUITE 100 VERNON HILLS, IL 60061 PHONE: 224.358.5127 BRUCE MELLEN

### ENGINEER CAGE ENGINEERING

SURVEYOR



PER CITY REVIEW

CHARLESTOWNE LAKES

ENG: BPH

DATE: 10/21/21

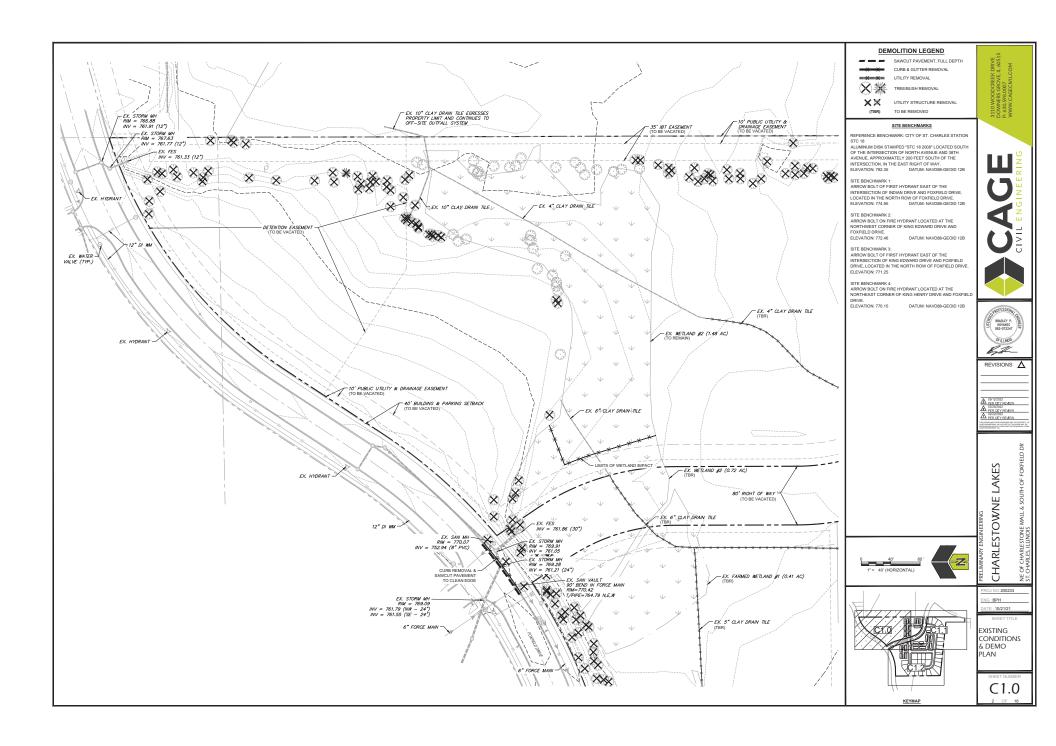
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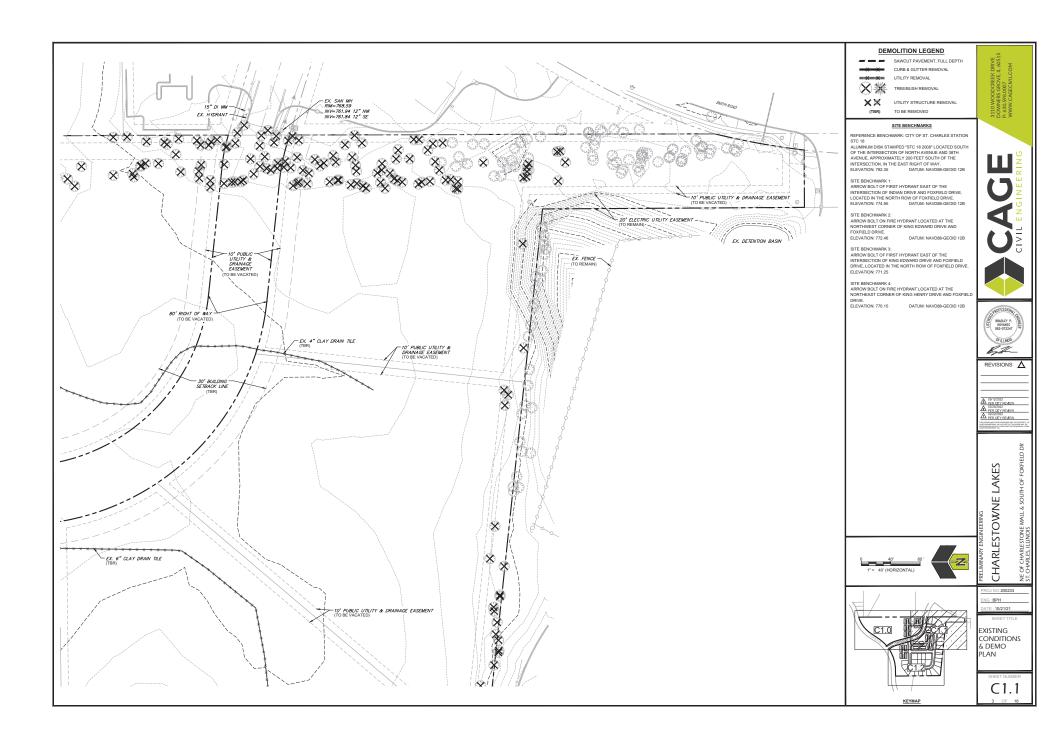
SITE LOCATION

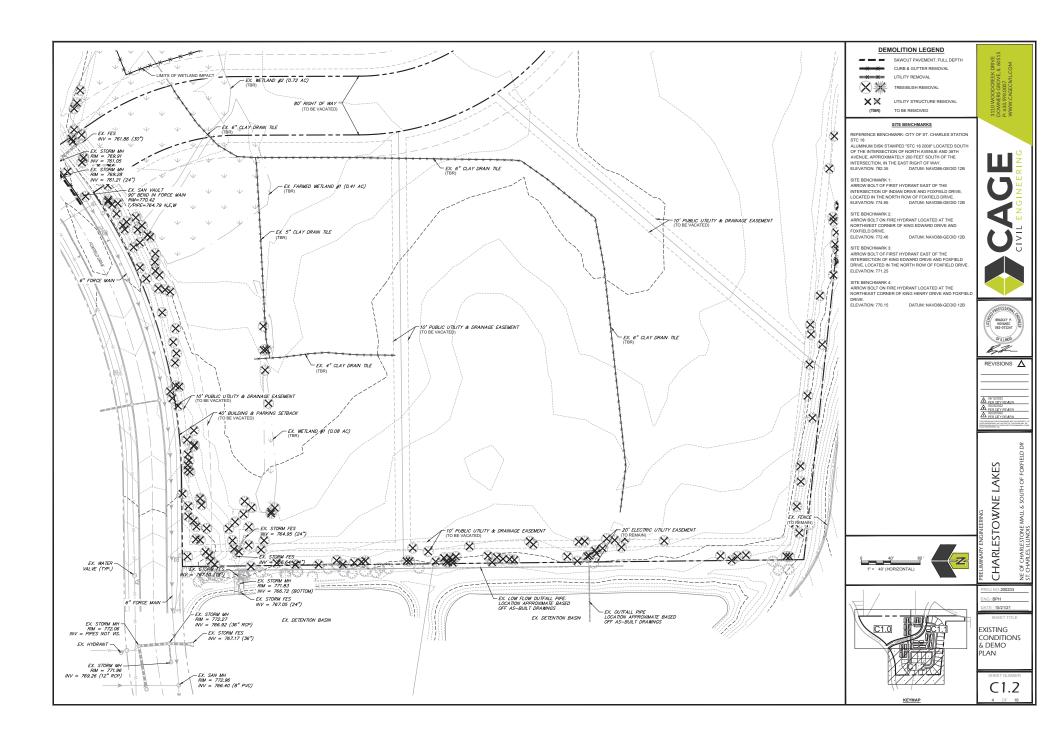
MAP & CIVIL

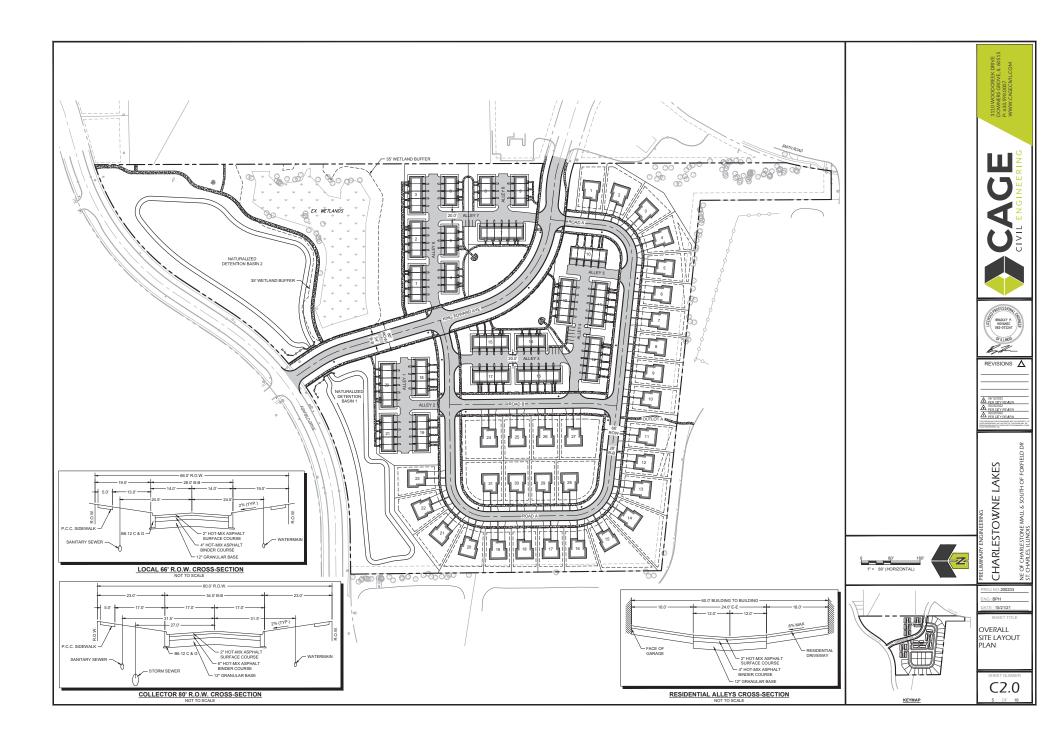


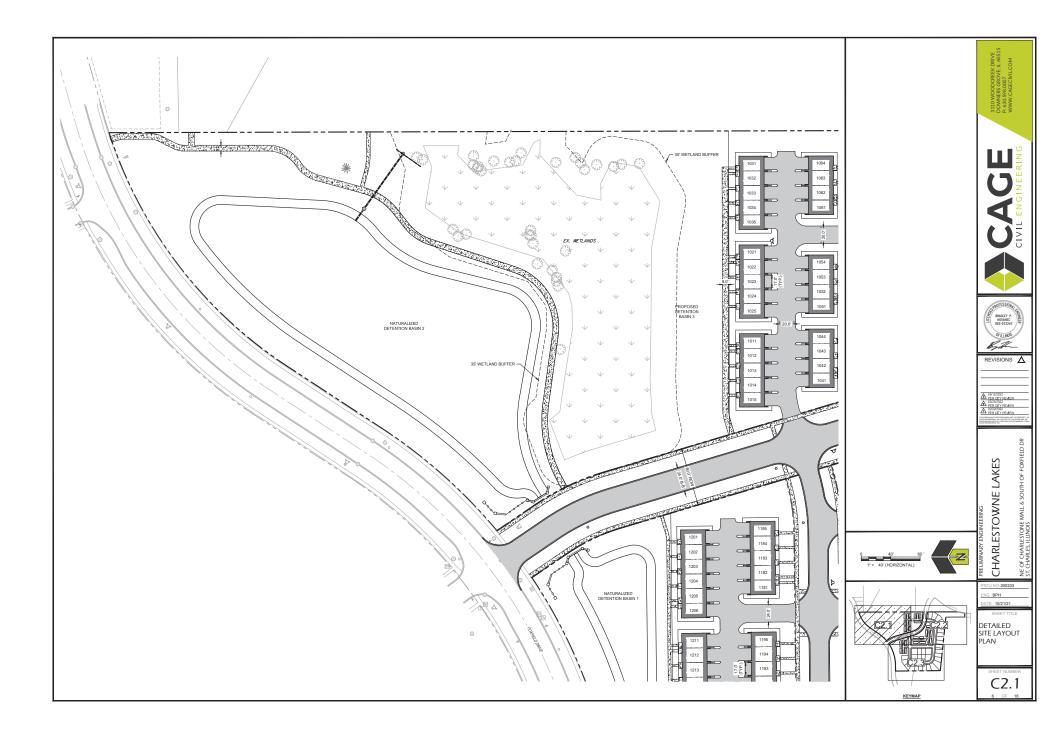


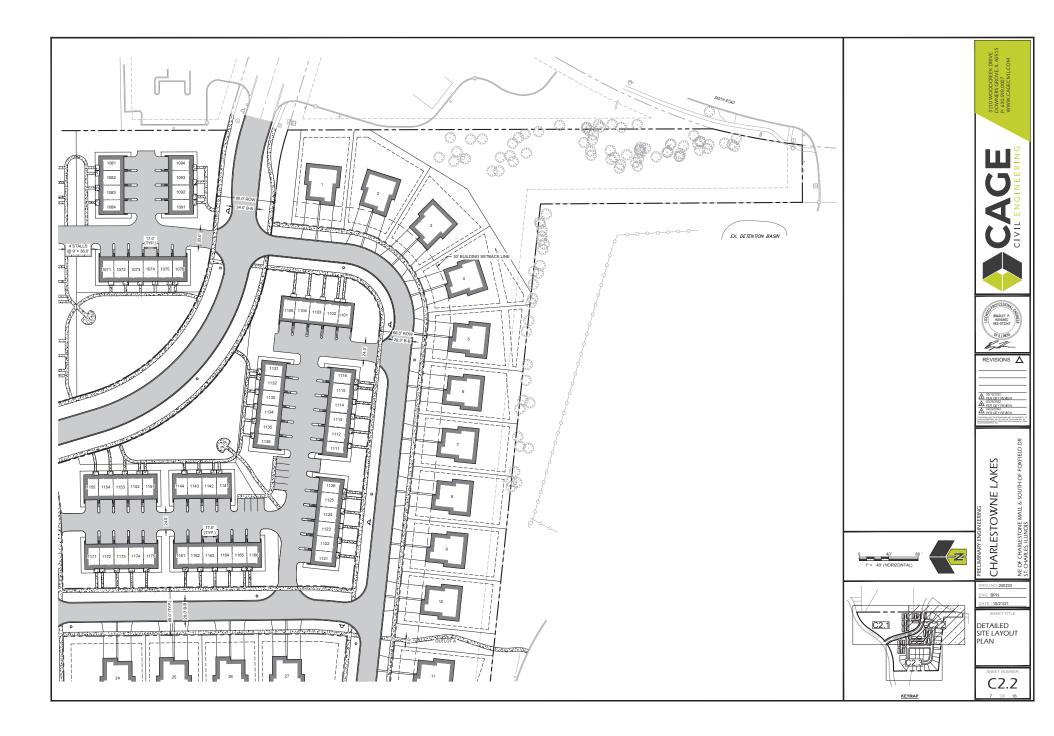


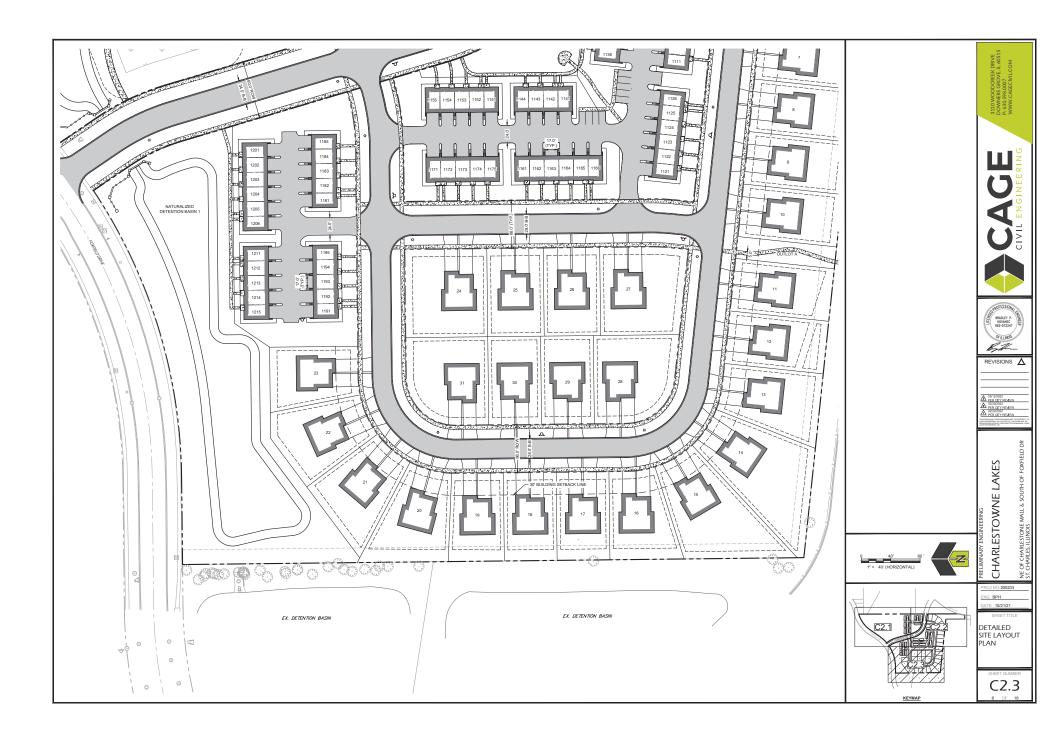


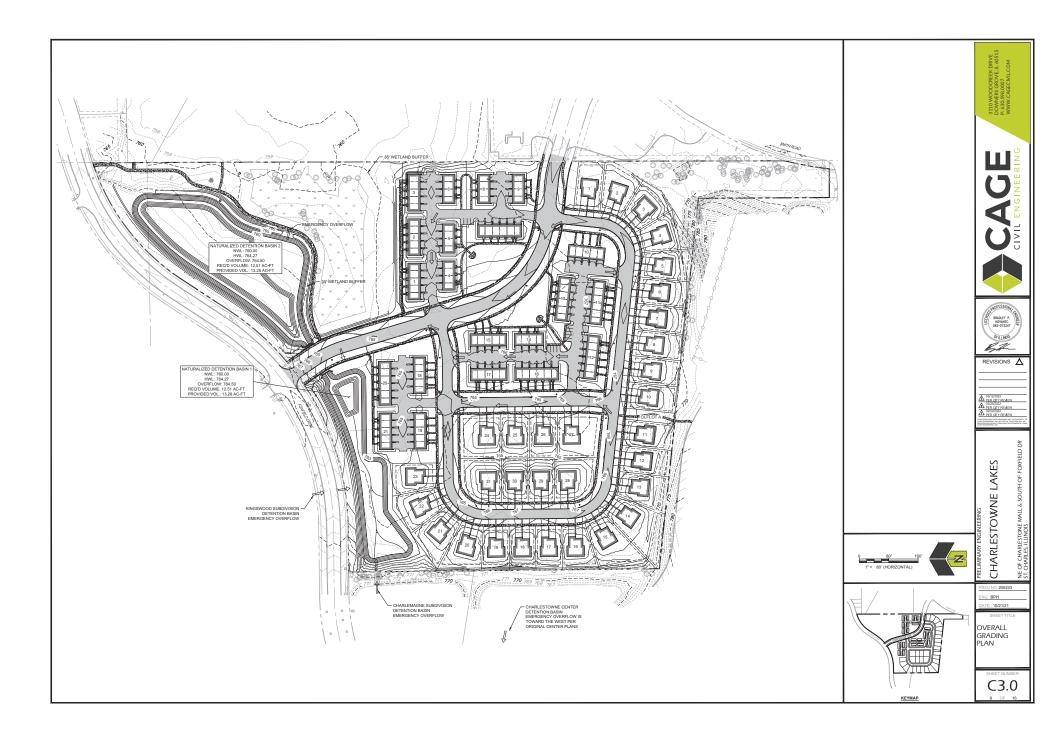


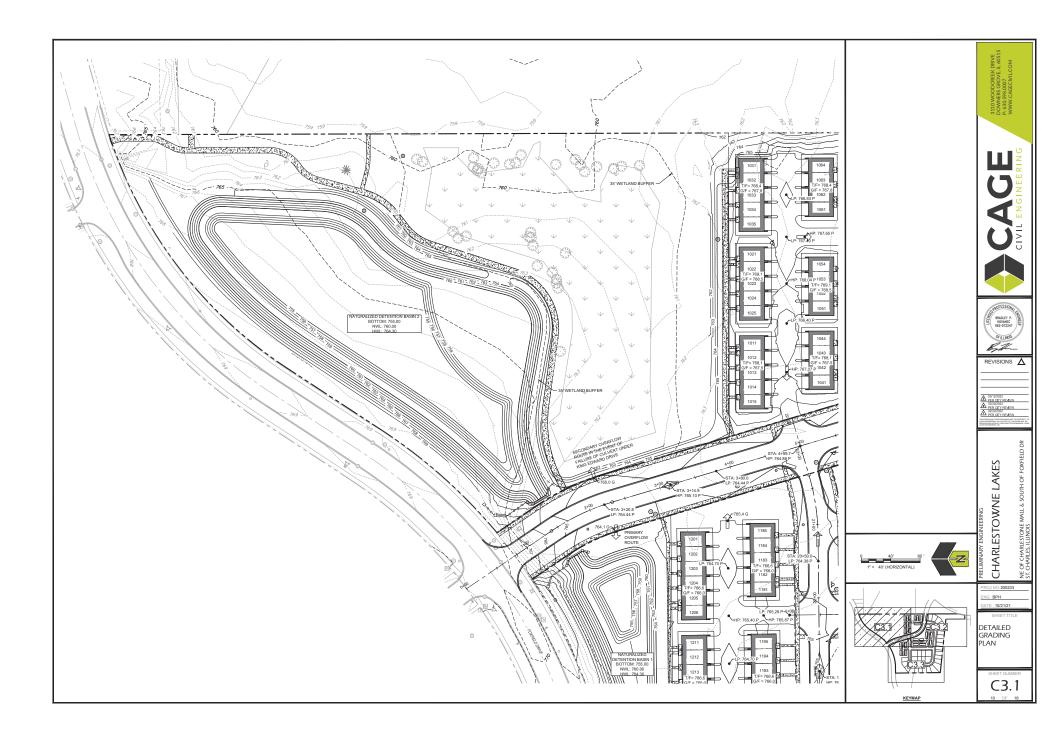




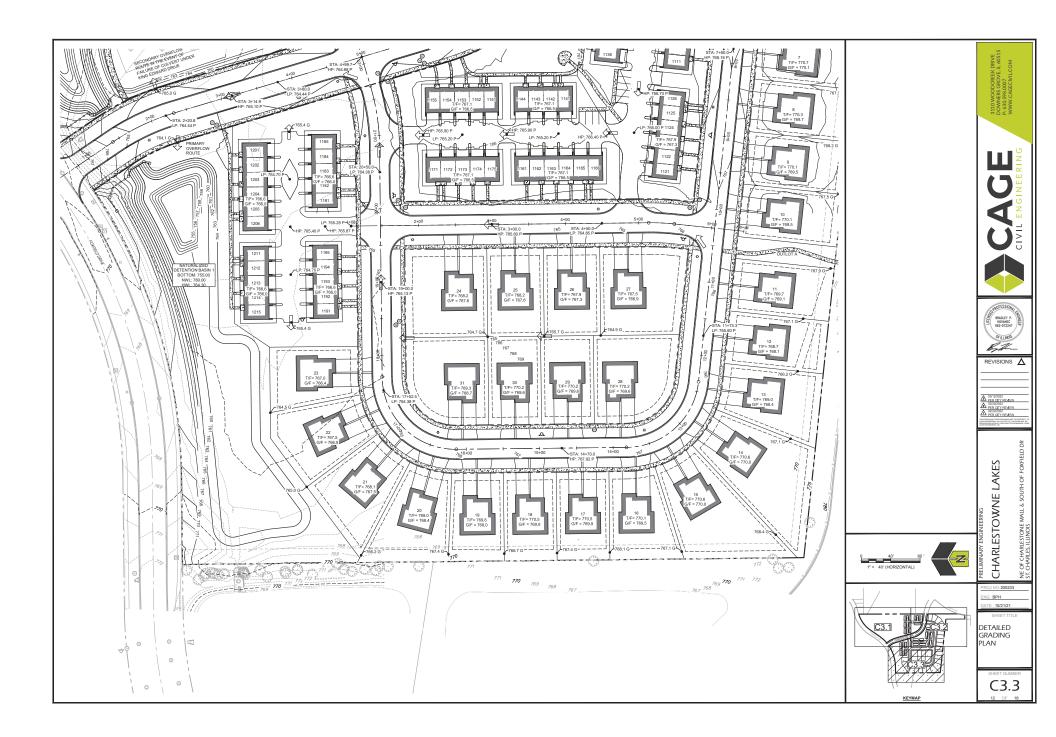


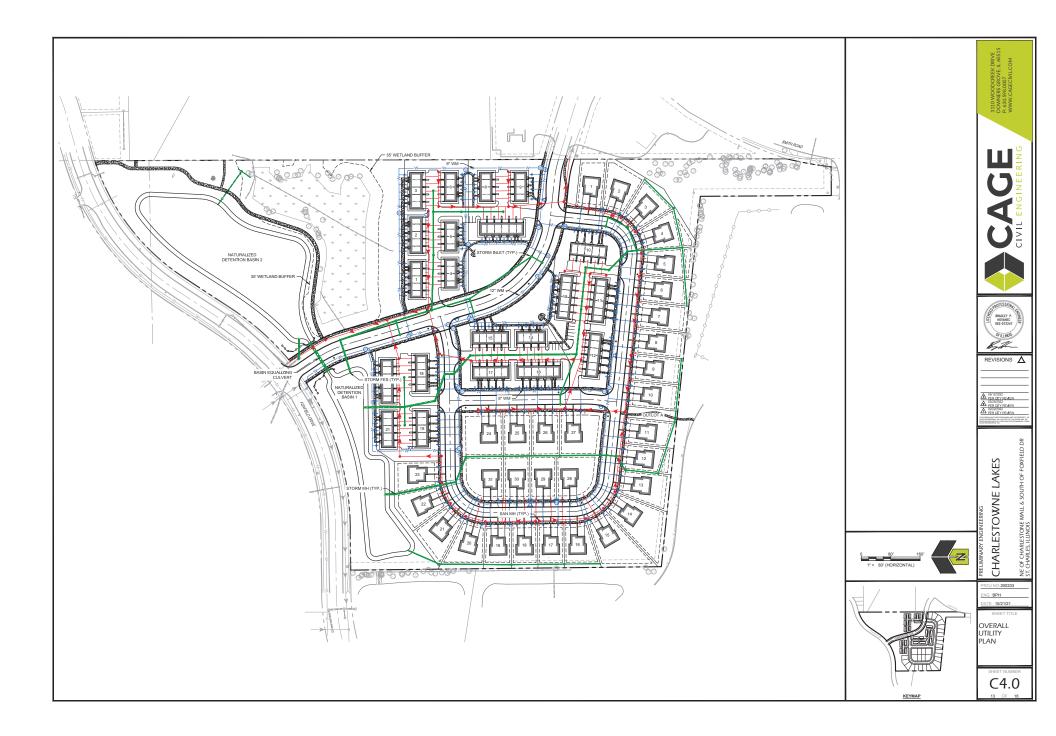


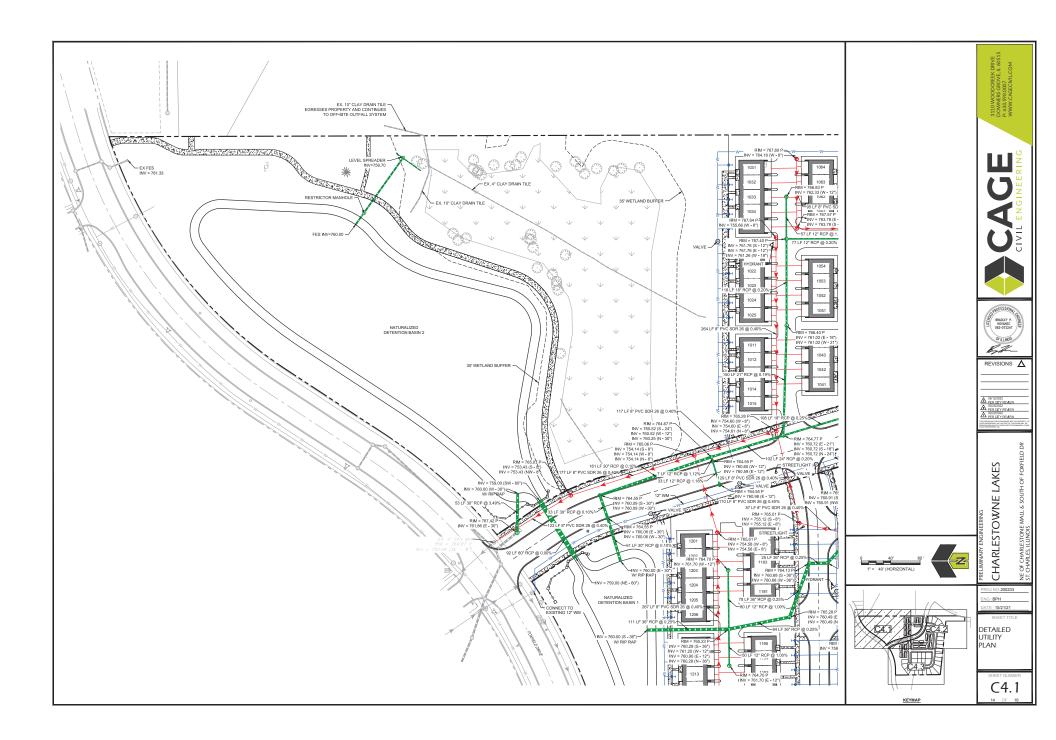




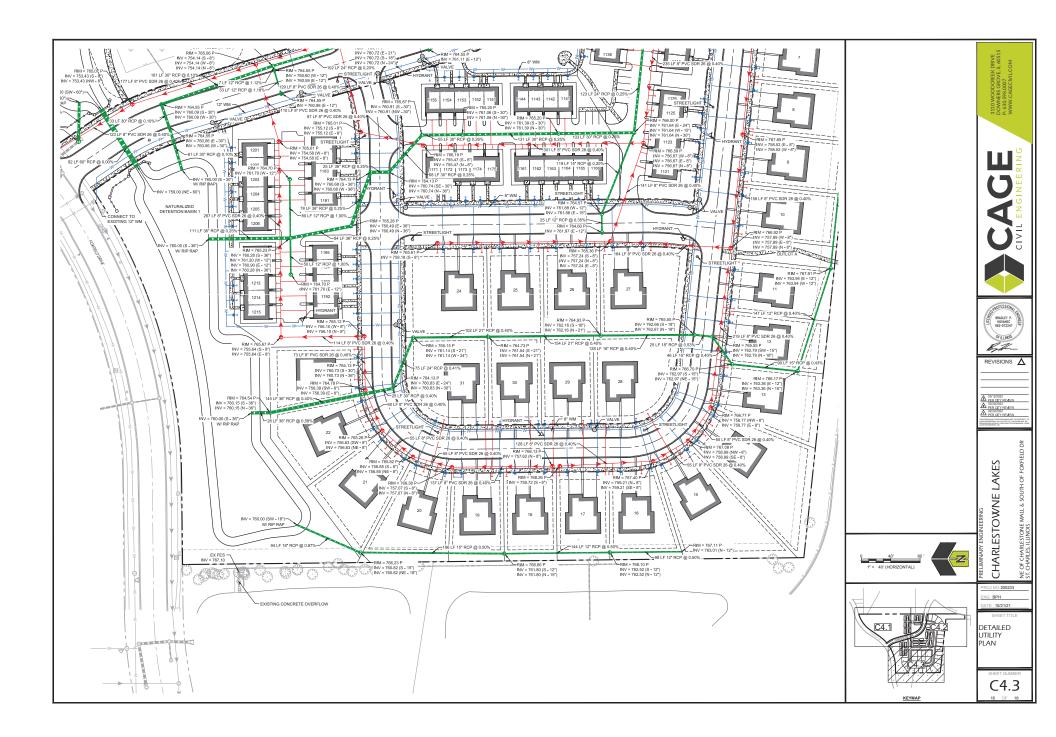












# Preliminary Landscape Plan Set

# CHARLESTOWNE LAKES

St. Charles, Illinois

May 13, 2022

# **CONSULTANTS:**







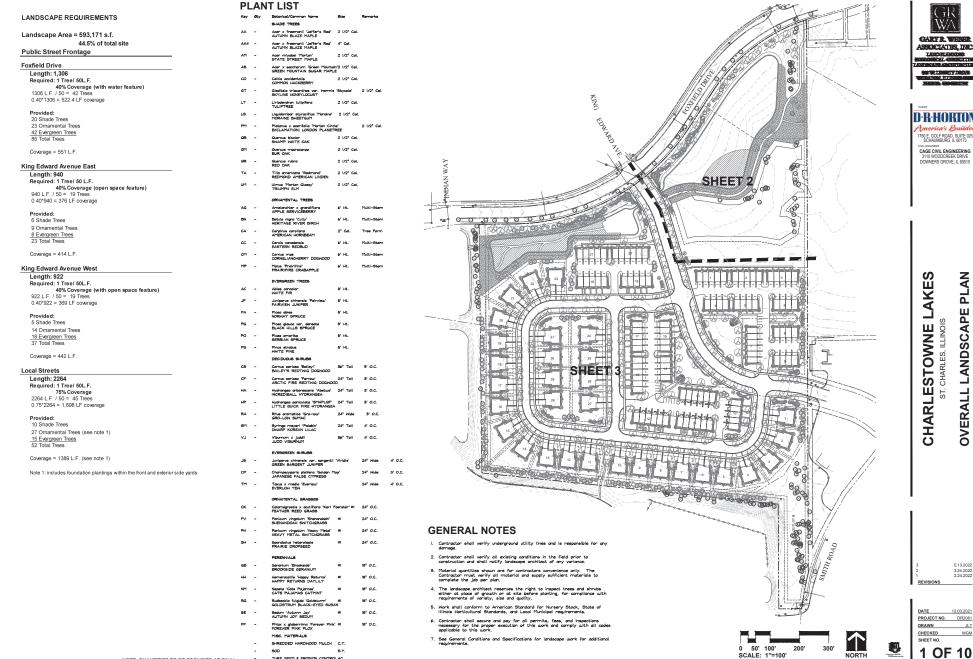
LOCATION MAP

SCALE: 1"=300'



# INDEX OF SHEETS

CHEETNO	DESCRIPTION
SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FOUNDATION PLAN
6	MONUMENT DETAIL
7	TREE INVENTORY
8	TREE PRESERVATION PLAN
9	TREE PRESERVATION PLAN
10	LANDSCAPE SPECIFICATIONS



NOTE: QUANTITIES TO BE PROVIDED AT FINAL

GARYR WESER ASSOCIATES, INC. THE RESIDENCE OF THE PERSON NAMED IN

**D**·R·HORTON America's Builde

> 5 13 2022 3.24.2022 2.24.2022

12.03.2021 PROJECT NO. DR2061 MGM



### Temporary Cover Crop

Botanical Name	Common Name	lbs / AC
Spring Cover Crop Avene sative	Seed Oats	30.000
Fall or Dormant Cover Crop Tricticum sestivum	Regreen	10.000

Botanical Name	Common Name	lbs / AC	Plugs / AC
Acorus americanus	Sweet Flag	0.500	49
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	49
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	49
Pontederia cordata	Pickerel Weed	0.250	49
Sagittaria latifolia	Common Arrowhead	1.250	49
Scirpus acutus	Hardstern Bulrush	0.500	98
Scirpus fluviatilis	River Bulrush	1.000	49
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	98
Sparganium eurycarpum	Bur Reed	1.000	49-
	Total Emergent Wetland Mix	8.750	543

### Wet Meadow Seed Mixture

Botanical Name

Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bickneW	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Speading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glycerie striete	Fowl Manna Grass	0.130
Juncus dudieyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	7.721
Wildflowers/Broadleaves		
Asclepias incamata	Swamp Mikweed	0.125
Bidens cemue	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
	Common Boneset	0.015
Eupatorium perfoliatum Helenium autumnale	Sneezeweed	
	Sneezeweed Blue Flag Iris	0.063
Helenium autumnale		0.083
Helenium autumnale Iris virginica shrevel Lobelia siphilitica	Blue Flag Iris	0.063 1.000 0.031
Helenium autumnale Iris virginica shrevel Lobella siphilitica Mimulus ringens	Blue Flag Iris Great Blue Lobelia	0.063 1.000 0.031 0.031
Helenium autumnale Iris virginica shrevel Lobelia siphilitica Mimulus ringens Symphyotrichium novae-angliae	Blue Flag Iris Great Blue Lobelia Morkey Flower	0.063 1.000 0.031 0.031 0.250 0.063
Helenium autumnale Iris virginica shrevei	Blue Flag Iris Great Blue Lobelia Morkey Flower New England Aster	0.063 1.000 0.031 0.031

Total Forbs

Total Wet Meadow Seed Mix

3.037

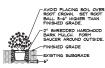
Botanical Name	Common Name	lbs / AC
Grasses		
Boutelous curtipenduls	Side Oats Grama	8.0
Panicum virgatum	Prairie Switch Grass	0.1
Elymus trachycaulus	Slender Wheatgrass	2.0
Elymus canadenesis	Prairie Wild Rye	1.0
Schizechyrium scoparium	Little Bluestern	6.0
	Total Grasses	17.1
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.1
Amorpha canscens	Lead Plant	0.1
Asclepia canadensis	Whorled Milkweed	0.0
Asclepias tuberosa	Butterflyweed	0.6
Astragalus canadensis	Canada Milk Vetch	0.0
Coreopsis palmata	Prairie Coreopsis	0.0
Echinacea pallida	Pale Purple Coneflower	1.0
Echinacea purpurea	Purple Coneflower	0.5
Eryngium yuccifolium	Rattlesnake Master	0.1
Lespedeza capitata	Round-Headed Bush Clover	0.1
Liatris aspera	Rough Blazing Star	0.2
Liatris pycnostachya	Prairie Blazing Star	0.1
Monarda fistulosa	Prairie Bergamot	0.0
Parthenium integrifolium	Wild Quinine	0.0
Penstemon digitalis	Foxglove Beard Tongue	0.1
Petalostemum candidum	White Prairie Clover	0.1
Petalostemum purpureum	Purple Prairie Clover	0.1
PotentiVa arguta	Prairie Cinquefoil	0.0
Pycnanthemum tenuifolium	Slender Mountain Mint	0.0
Ratibida pinnete	Yellow Coneflower	0.1
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.5
Rudbeckia hirta	Black-Eyed Susan	0.5
Rudbeckie subtomentose	Sweet Black-Eyed Susan	0.0
Symphoytrichum leave	Smooth Blue Aster	0.0
Tradescantia ohiensis	Common Spiderwort	0.0
Verbena stricta	Hoary Vensin	0.1
Zizia aurea	Golden Alexanders	0.5
	Total Forbs	5.6

## PLANTING DETAILS





DECIDUOUS TREES



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE





FINISHED GRADE -EXISTING SUBGRADE PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL.

The state of the s

NATIVE-BUFFER

SEED TO LIMITS OF DISTURBANCE

MATCH LINE SHEET 3

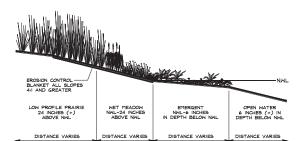
WET MEAD

MITIGATION AREA O A ACRES

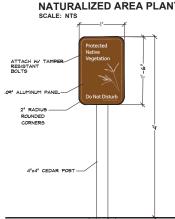
£3/60/

*~* 

EVERGREEN TREES



## NATURALIZED AREA PLANTING DETAIL



SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE

FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.

 SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC. 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

> FOXFIELD DRIVE ENTRANCE = LANDSCAPE SEE DETAIL SHEET 4

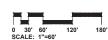
# **NATIVE SEED LEGEND**



WET MEADOW SEED MIX

LOW PROFILE PRAIRIE SEED MIX

**NATIVE AREA SIGN DETAIL** 



9 0





D·R·HORTON America's Builde 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING

3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

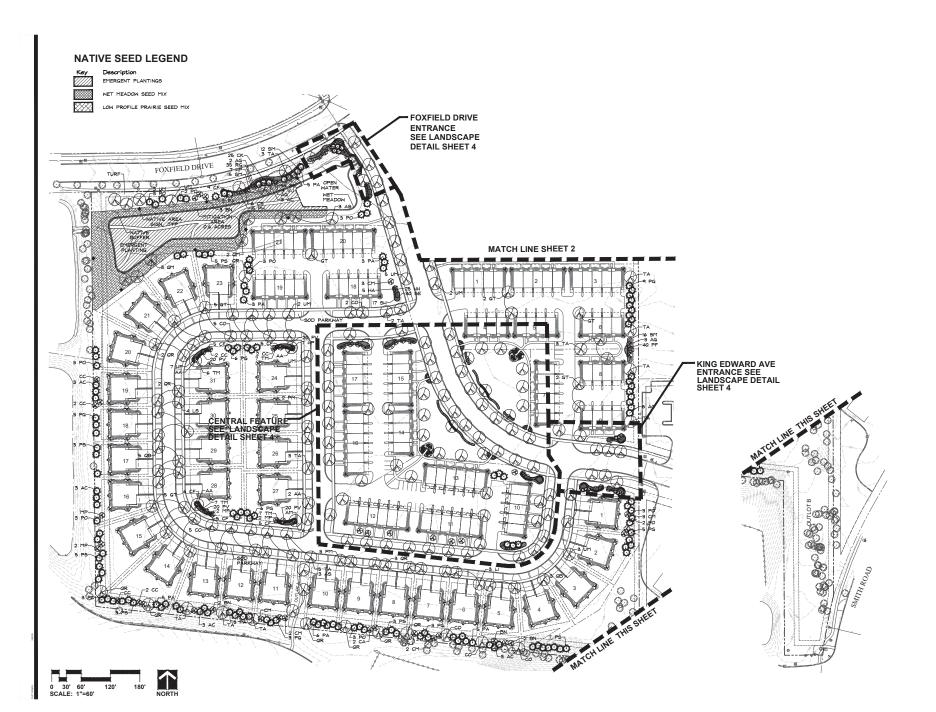
CHARLESTOWNE LAKES

PLAN

ST. CHARLES, ILLINOIS LANDSCAPE

5 13 2022 3.24.2022 2.24.2022 REVISIONS

DATE 12.03.2021 PROJECT NO. DR2061 DRAWN CHECKED SHEET NO. MGM





D·R·HORTON America's Builde 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

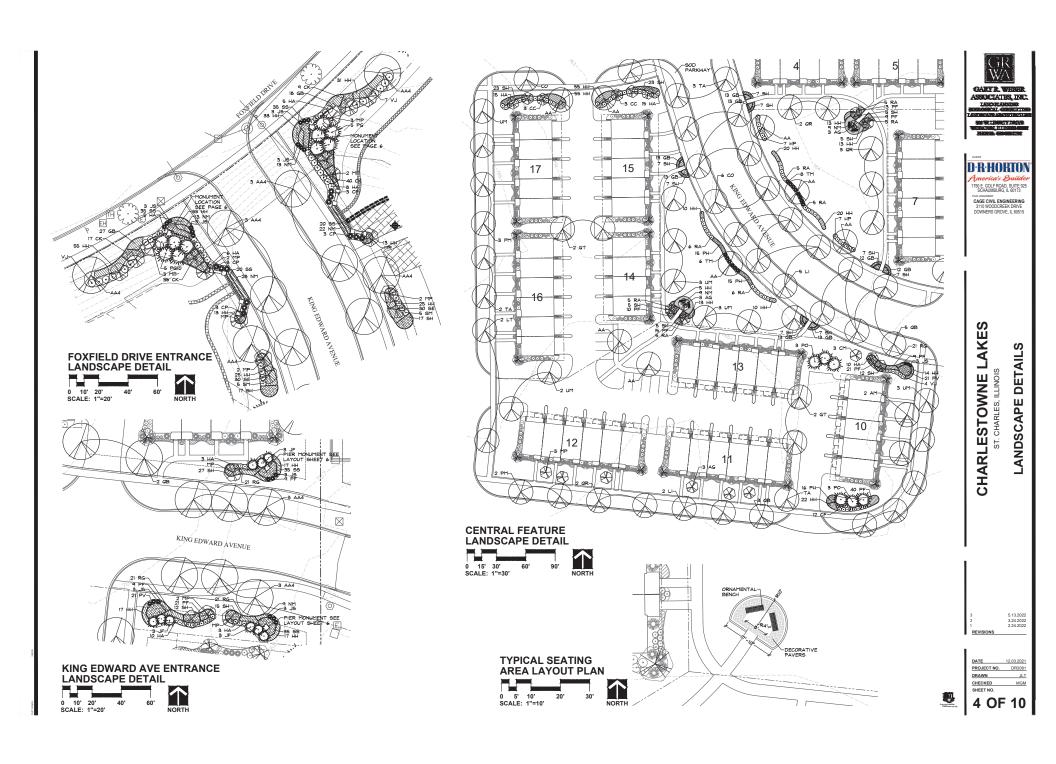
CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

LANDSCAPE PLAN ST. CHARLES, ILLINOIS

CHARLESTOWNE LAKES

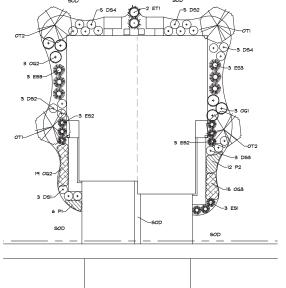
5.13.2022 3.24.2022 2.24.2022 REVISIONS

DATE 12.03.2021 PROJECT NO. DR2061 CHECKED SHEET NO. MGM



TYP	ICAL	DUPLEX FOUNDATION	PLANT	LIST A	TYP	PICAL	DUPLEX FOUNDATION	PLANT	LIST B
Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botonical/Common Name	Size	Remarks
		ORNAMENTAL TREES					ORNAMENTAL TREES		
<i>0</i> T1	2	Molus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem	оті	2	Amlanchier x grandiflora APPLE SERVICEBERRY	61 Ht.	Multi-Stem
<i>0</i> T2	2	Magnolia stellata 'Rayal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem	<i>0</i> T2	2	Comus mas CORNELIANCHERRY DOGMOOD	6' Ht.	Multi-Stem
		EVERGREEN TREES					EVERGREEN TREES		
ETI	2	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	61 O.C.	ETI	2	Thuja accidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS					DECIDUOUS SHRUBS		
DSI	3	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.	DSI	3	Ceonothus americanus NEW JERSEY TEA	24" Tol1	3' O.C.
DS2	8	Hydrangea apercifolia "Pee Wee" PEE WEE OAKLEAF HYDRANGEA	24" Tall	3' O.C.	D62	8	Welgela x 'Dark Horse DARK HORSE WEIGELA	24" Tall	3' O.C.
D88	3	Fothergilla gardenii DMARF FOTHERGILLA	24" Tall	B' O.C.	D63	3	Hydrangea paniculate 'SMHPLGF' LITTLE GUICKFIRE HYDRANGEA	24" Tall	3' O.C.
D84	8	Ciethera ainifolia 'Hummingbird' HUMMINGBIRD SUMMERSWEET	24" Tall	3' O.C.	D54	8	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Toll	3' O.C.
		EVERGREEN SHRUBS					EVERGREEN SHRUBS		
ESI	3	Juniperus sabina "Blue Farest" BLUE FOREST JUNIPER	24" Wide	3' O.C.	ESI	3	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Nide	5' O.C.
ES2	6	Taxus x media 'Evenlow' EVERLOW YEM	24" Mide	4º O.C.	E52	6	Buxus 'Glencos' CHICAGO GREENLAND BOXWOOD	24" Wide	4' O.C.
E93	6	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.	ES3	6	Taxus x media 'Densiformis' DENSE YEM	24" Hide	4' O.C.
		ORNAMENTAL GRASSES					ORNAMENTAL GRASSES		
OG1	3	Calamagnostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30° O.C.	OGI	3	Panicum virgatum "Hat Rad" HOT ROD SWITCHGRASS	#1	30° O.C.
OG2	22	Sesieria autumnolis AUTUMN MOOR GRASS	#1	24° O.C.	OG2	22	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24° O.C.
OG8	15	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24' O.C.	OG3	15	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24° O.C.
		PERENNIALS					PERENNIALS		
PI	6	Hemerocollis 'Happy Returns' HAPPY RETURNS DAYLILY	=1	18" O.C.	PI	6	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	12	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.	P2	12	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC, MATERIALS					MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.			7	SHREDDED HARDWOOD MULCH	C.Y.	

Key	Qty	Botonical/Common Name	Size	Remarks	Key	<b>Q</b> ty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES					ORNAMENTAL TREES		
<i>о</i> ті	1	Magnolia virginiana SMEETBAY MAGNOLIA	6' Ht.	Multi-Stem	OΠ	1	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
OT2	1	Cornus alternifolia PAGODA DOGINOOD	61 Ht.	Multi-Stem	OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stern
		EVERGREEN TREES					EVERGREEN TREES		
ETI	6	Juniperis scopularum 'Blue Arraw' BLUE ARROW JUNIPER	6' Ht.	6' O.C.	ETI	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS					DECIDUOUS SHRUBS		
DSI	7	Comus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.	DSI	7	itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SMEETSPIRE	24" Tall	3' O.C.
D62	7	Physocorpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Toll	3' O.C.	D82	7	Hydrangea arbonescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
D53	2	Vibumum x juddii JUDD VIBURNUM	36" Toll	4' O.C.	DS3	2	Hydrangea quercifolia "Flernygea" SNOW QUEEN OAKLEAF HYDRANGEA	36" Tall	5' O.C.
D64	4	Rhododendron 'Lernon Lighte' LEMON LIGHTS AZALEA	36" Tell	4' O.C.	D54	4	Meigela florida 'Bakrasopin' SONIC BOOM PINK MEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS					EVERGREEN SHRUBS		
ESI	14	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	B' O.C.	ESI	14	Pinus mugo 'Slowmound' DWARF MOUNTAIN PINE	24" Wide	3' O.C.
E82	6	Taxus x media 'Densiformis' DENSE YEM	24" Wide	4' O.C.	E82	4	Buxus 'Glencos' CHICAGOLAND GREEN BOXINOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES					ORNAMENTAL GRASSES		
OGI	11	Colomograstis x acutifiora 'Karl Foerster' FEATHER REED GRASS	#1	30° O.C.	OG1	11	Calamagnestis x acutifiora 'Kari Foerster' FEATHER REED GRASS	=1	30° O.C.
OG2	6	Ponicum vingatum 'RRI' HOT ROD SWITCH GRASS	#1	30° O.C.	OG2	4	Boutelous gracilia		30° O.G.
o <sub>G</sub> 3	23	Sporobolus heterolepis	#1	24° O.C.		-	BLUE GRAMA GRASS		
-		PRAIRIE DROPSEED		2.00	OG3	23	Sesieria autumnalis AUTUMN MOOR GRASS	#1	24° O.C.
		PERENNIALS					PERENNIALS		
PI	30	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.	PI	30	Phlax 'Faneyer Pink' FOREVER PINK PHLOX	#1	18" O.C.
P2	21	Euchera 'Georgio Peach' GEORGIA PEACH CORAL BELLS	#1	18" O.C.	P2	21	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		MISC. MATERIALS							
	8	SHREDDED HARDWOOD MULCH	C.Y.				MISC. MATERIALS		
	2	ORNAMENTAL STONE	C.Y.			8	SHREDDED HARDWOOD MULCH	C.Y.	
						2	ORNAMENTAL STONE	C.Y.	



### LANDSCAPE REQUIREMENTS

Townhome Foundation Requirements

Length (excluding driveways and walks): 168'
Required: 2 trees and 20 shrubs/perennials per 50 LF

Required 7 Trees/Large Shrubs 64 Shrubs/Perennials

Provided: 2 Ornamental Trees 6 Arborvitae Trees

2 Large Shrubs 38 Small/Medium Shrubs 90 Perennials/Ornamental Grasses

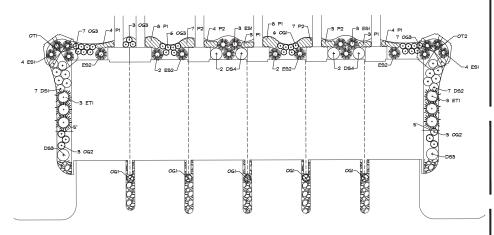
**Duplex Foundation Requirements** 

Length (excluding driveways and walks): 137' Required: 2 trees and 20 shrubs/perennials per 50 LF

Required 6 Trees/Large Shrubs 55 Shrubs/Perennials

Provided:
4 Omamental Trees
2 Arborvitae Trees
37 Small/Medium Shrubs
58 Perennials/Ornamental Grasses

TYPICAL DUPLEX FOUNDATION PLAN SCALE: 1"=10"



TYPICAL TOWNHOME FOUNDATION PLAN SCALE: 1"=10"



D·R·HORTON America's Builder 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES

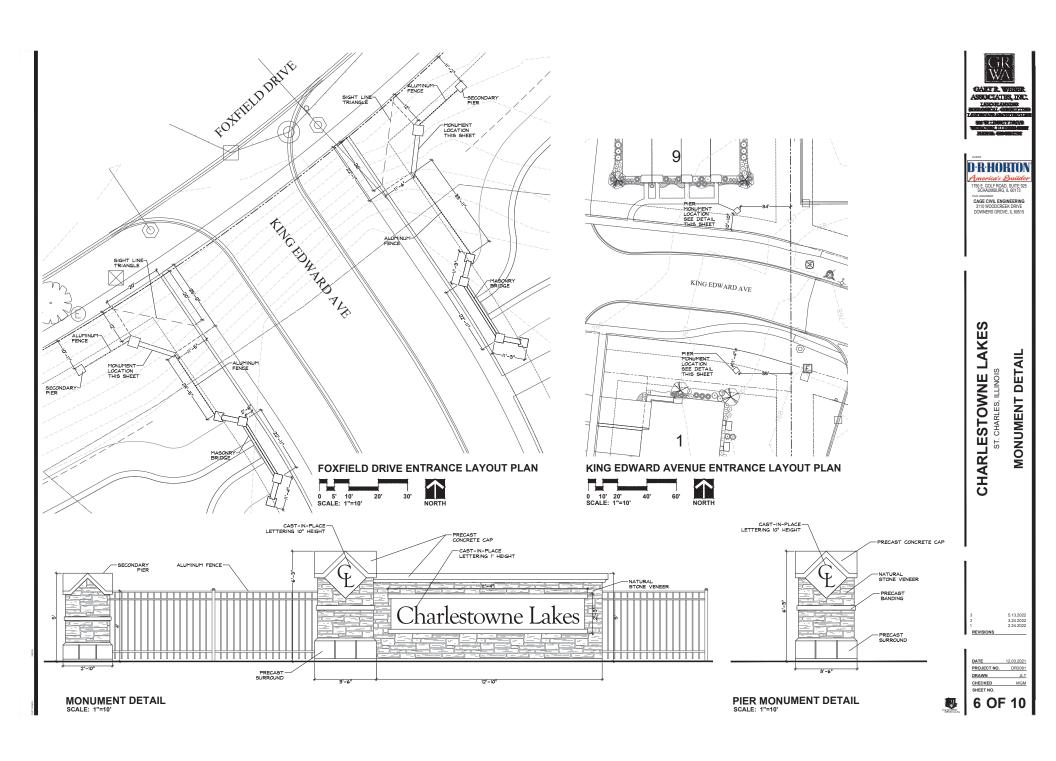
TYPICAL FOUNDATION PLAN

ST. CHARLES, ILLINOIS

5.13.2022 3.24.2022 2.24.2022

 
 DATE
 12.03.2021

 PROJECT NO.
 DR2061
 DRAWN CHECKED SHEET NO. MGM



TAG NO.	SCIENTIFIC NAME Populus deltoides	COMMON NAME Fasters Cottogwood	DBH (inches)	Page	PRESERVEREMO*
602	Ридиси визовения  Олгоно  Разрым савымена  Разрым савымена  Разрым савымена  Так атмосита  Ручи савирана  Ручи савирана  Ручи савирана  Ручи савирана  Листина  Мосит систе   Так атмосита  Мосит систем  Ручи савирана  Виситичний  Так тереной	Eastern Cottonwood Black Walnut Dead Eastern Cottonwood Black Cherry	24 18	Poor Fair	Remove Off-Site
603 604 605	Populus deltoides	Eastern Cottonwood	8 24 10	Poor Good Fair	Off-Sine
606	Ulmus Pumila	Siberian Elm	6	Poor	Off-Site
608	Tilia americana Tilia americana	American Basswood American Basswood	- 6	Poor	Remove Off-Site Off-Site
609 610 611	Titia americana Juntans ninra	Black Chamy Siberdina Ein American Blasswood American Black Walnut Callery pear	9 6.6.8	Poor Poor Poor Poor Poor Poor Poor Poor	Off-Site
611	Pyrus calleryana	Callery pear	10	Good	Remove
612 613 614	Pyrus calleryana Pyrus calleryana	Callery pear Callery pear	6	Poor	Remove
614	Pyrus calleryana Pyrus calleryana	Callery pear Callery pear	6	Poor	Remove
615 616 617	Pyrus calleryana Pyrus calleryana	Callery pear Callery pear	6 7	Poor	Remove
	Pronus serodina	Black Walnut	11	Fair	Remove
619 620 621	Aper negundo	Boxelder	8	Poor	Remove
622	Morus rubra	Red Mulberry	8 8	Fair	Remove
622 623 624 625 626 627 628 629 630 631	Pyrus callenyana Pyrus callenyana	Callery pear Callery pear	8 9	Poor	Remove
625	Pyrus calleryana Aper negworlo	Callery pear Royelder	6 26	Poor Poor	Remove
627	Acer regundo Fyrus callenyarea Acer regundo Pyrus callenyarea Pyrus callenyarea Pyrus callenyarea Acer regundo Acer regundo Acer pepundo Acer regundo Acer regundo Acer regundo Acer regundo	Tag Missing	6		Remove
629	Pyrus calleryana	Calley near	24	Poor	Off-Site
631	Acer negundo Acer negundo	Boxelder Boxelder Red Mulborry Boxelder Boxelder Boxelder Boxelder Boxelder Black Warnut Black Warnut Callery pear Callery pear Callery pear Boxelder Boxelder Boxelder	11, 6, 6, 8	Poor	Off-Site
632	Morus rubra Aner neguerin	Red Mulberry Bowelder	6	Poor	Off-Site Off-Site
634	Acernegundo	Boxelder	8 10	Poor	Off-Site
638	Jugians nigra	Black Welnut	7	Fair	Remove
637	Juglans nigra Pyrus callenyana	Black Walnut Callery pear	8 8	Poor	Remove
639	Pyrus calleryana Pyrus calleryana	Callery pear Callery pear	9 7	Poor	Remove
641	Aper negundo	Boxelder	8	Poor	Remove
643	Pyrus callengana	Callery pear	7	Poor	Remove
644	Acer negundo Pyrus calleryana Pyrus calleryana Pyrus calleryana Unknown	Boxelder Boxelder Callery pear Callery pear Callery pear Callery pear Dead Broad far	8 7	Poor	Remove
632 633 634 635 636 637 638 639 640 641 642 643 644 645 645 646 647 648	Unknown Aper negundo	Dead Boxelder	6,6	Poor	CIT Sile CIT Sile CIT Sile Remore
648	Aper negundo Morus rubra	Red Mulberry	7, 8, 4, 4	Poor	Remove
649 650 651	Aller imagenida  Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida   Ader inagenida    Ader inagenida    Ader inagenida    Ader inagenida    Ader inagenida    Ader inagenida    Ader inagenida    Ader inagenida     Ader inagenida     Ader inagenida	Boxelder Boxelder Red Mulberry	6 6,4 6	Poor Poor Poor Poor Poor Poor Poor Poor	Remove Remove
	Morus rubra Ailanthus athissima	Red Mulberry Tree of Heaven Boxelder	6 7,6	Poor Poor	Remove Remove
653 654 655	Aper negundo Aper negundo	Boxelder Boxelder	7	Poor Poor Poor Fair Poor Poor Poor Poor Poor Poor Poor Po	Remme
655	Aper negundo	Boxelder Boxelder	6 6, 5, 4	Fair	Remove Remove Remove
657	Aper negundo Aper negundo	Royelder		Poor	Remove
658 659	Acer negundo Acer negundo	Boxelder Boxelder Boxelder	7,4 4 6,3,3,4 8,8,4,4	Poor	Remove Remove
660	Aper negundo	Boxelder Boxelder	8, 8, 4, 4	Poor	Remove
661 662 663	Morus rubra	Boxelder Red Mulberry Red Mulberry	6 8,4,3 8,4,3,3	Poor	Remove
663 664 665	Morus rub ra Aper negundo	Red Mulberry Boxelder	8,4,3,3	Poor	Remove
666	Acer negundo Acer negundo	Boxelder Boxelder Boxelder	6	Poor	Remove Remove
667	Aper negundo	Boxelder Post Multipress	6, 7	Poor	Remove
669 670	Morus rubra	Red Mulberry	6,8	Poor	Remove
671	Aper negundo Morus rub re	Bowlder Red Mulberry Red Mulberry Boxelder Red Mulberry Red Mulberry American Basswood Boxelder	6,8 6 6,5,5 8,8,6,6 6,4,5	Poor	Remove
672 673	Morus rubra Tilia americana	Red Mulberry American Basswood	8, 8, 6, 6 6, 4, 5	Poor	Remove
674 675	Acer negundo Acer negundo	Boxelder Boxelder		Poor	Remove
676	Morus rub ra	Boxelder Red Mulberry Boxelder Red Mulberry Boxelder	6, 4, 5 6, 5, 3 6, 4, 3, 3	Poor	Remove
678	Acer negundo Morus rubre	Red Mulberry	6, 4, 3, 3	Poor	Remove
680	Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo Acer negundo	Boxelder Boxelder	6	Poor	Remove
681	Acer negundo Acer negundo	Boxelder Boxelder	6, 3, 3	Poor	Remove
683	Aper negundo	Boxelder Red Mulberry	8 6,5,3,3 9	Poor	Remove
685	Aper negundo	Boxelder	9	Poor	Remove
687	Morus rubra Morus rubra	Red Mulberry	6, 3, 3, 2 6, 4, 4, 3	Poor	Remove
688	Morus rub ra Morus rub ra	Red Mulberry Red Mulberry	6	Poor	Remove
690	Populus deltoides Monte out re	Eastern Cottonwood Red Mulharry	14	Fair	Remove
692	Populus deltoides	Eastern Cottonwood	14 6 14	Fair	Remove
694	Umas amencana Unknown	American Erm Dead	12	Poor	Remove
695 696	Fraxinus pennsylvenice Pyrus callengene	Green Ash Callery Pear	16	Poor	Remove
697	Populus deltoides Monus cub ra	Eastern Cottonwood	6	Poor	Remove
678 677 677 678 679 680 681 681 682 653 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 698	Advantagement Ad	Real Mulberry Booslee Red Mulberry Rest Red Mulberry Rest Red Mulberry Rest Rest Mulberry Rest Red Mulberry Rest Red Mulberry Rest Rest Rest Rest Rest Rest Rest Rest	10,4	Poor Poor Poor Poor Poor Poor Poor Poor	Remore
713 714	Pyrus calleryana	Callery Pear	7	Poor	
715	Acer negundo Acer negundo	Boxelder Boxelder	7 17, 16 8	Poor Poor Fair Poor Poor Fair	Preserve Preserve Remove
715 716 717 718	Morus rubre Aper negundo	Red Mulberry Boxelder	6 26	Poor	Remove
718	Jugians nigra	Boxelder Black Walnut Bald Opress Red Mulberry		Fair Poor	Preserve Remove
720	Morus rubre	Red Mulberry	8, 6, 10	Poor	Remove
720 721 722 723 724 725 726 727 728 729 730	Appart opport Parcelor and Parc	Bald Optress Bald Optress Bald Optress Hackberry Biopary Elm Boxelder Boxelder Boxelder Bald Optress Hackberry Black Warut Hackberry Black Warut Hackberry Black Warut Hackberry Boxelder	17 18, 11 8, 8, 10 18, 10 22 14	Poor Poor Poor Poor Poor Fair	Remove
723 724	Certis occidentaris Ulmus rub ra	Hackberry Stipperv Elm		Poor Fair	Remove Remove Preserve
725 726	Acer negundo	Boxelder Bald Corporar	8	Poor	Remove
727	Certis occidentaris	Hackberry	19 18, 14, 12 13, 8 20, 16, 12 8	Poor Poor Fair Fair Fair Fair	Preserve
728 729	Certis occidentalis Certis occidentalis	Hackberry Hackberry	13,8	Fair	Preserve
731	Certis occidentariis Certis occidentarii×	Hackberry Hackberry		Fair	Preserve Preserve
732	Certis occidentaris	Hackberry Black Wildows	6	Poor	Remove Remove Preserve Remove
734 735	Certis occidentaris	Hackberry	10	Poor Good Fair Fair Fair Good Fair Poor	Preserve
736	Certis occidentaris Certis occidentaris	Hackberry Hackberry	9 12 12	Fair Fair	Preserve
737 738	Celtis occidentalis Juglans ninn	Hackberry Black Whinut	12 50	Fair Good	Preserve Preserve
739	Certis occidentaris	Hackberry	8	Fair	Preserve
740 741 742	Aper negundo Celtis occidentalis	Hackberry Hackberry	6 22 21	Fair	Preserve
742	Certis occidentaris Taxodium distictum	Hackberry Baid Cypress	1.0	Fair	Preserve Remove
744	Morus rubra Caltis oppidantalis	Red Mulberry Hackherry	20 18.6.10	Fair Fair	Remove
743 744 745 746 747 748 749	Certis occidentaris	Bowlder Hackberry Bippery Elm Bloppery Elm Bowlder Bowlder	20 18, 6, 10 14, 3	Fair Fair Fair Fair Fair Fair Fair Fair	Remove
748	Ulmus rub ra	nackberry Stippery Elm	12 8	Fair	Remove
750	Ulmus rubra Celtis occidentalis	Slippery Elm Hackberry	6 18	Fair Good	Remove
750 751 752 753 754	Taxodium distichum Aper negundo	Bald Cypress Boxelder	18 18, 16 7	Poor	Preserve Remove Remove Remove Remove Remove
753	Gleditsia triacanthos	Honey Locust Boxelder Black Walnut	8	Fair	Remove
/04	Acer negundo	Boxelder	6	Fair	remove

Page	TAG NO.	SCIENTIFIC NAME Aper negwords	COMMON NAME Roselder	DBH (inches)	RATING	PRESERVEREMOVE Remove
Page	758 759	Acer negundo		8 6	Poor	Remove
Page	760 761	Jugiens nigre	Black Walnut Black Walnut	6	Fair	Remove
Page	762	Ulmus rubra Phonis rubra	Stippery Elm Fastern Cottogwood	12, 12	Poor	
Page	764	Pyrus calleryana Phonius delhidar	Callery Pear Eastern Cottonwood	6 8 6	Poor	Remove
Page	766	Populus delfoides	Eastern Cottonwood	8	Fair	Remove
Page	768	Populus delloides	Eastern Cottonwood	10	Poor	Remove
Page	770	Ulmus rubra	Slippery Elm	6,8	Poor	Remove
Page	772	Populus deltoides	Eastern Cottonwood	12	Poor	Remove
Page	773	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	11	Poor	Remove
Page	776	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	14	Poor	Remove
Self age	778	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	12, 10	Poor	Preserve
Self age	779	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	- 8	Poor	Preserve Preserve
Self age	781 782	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	16 20	Good	Preserve Preserve
Self age	783 784	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	20 18	Good	Preserve Preserve
Age   Part   Part	786	Acer negundo Acer negundo	Boxelder Boxelder	8 8		Preserve Preserve
Age   Part   Part	787	Salix spp. Aper negundo	Boxelder	18	Fair	Preserve Preserve
Age   Part   Part	789 790	Aper negundo Aper negundo	Boxelder Boxelder	8 8	Fair	Preserve Preserve
Process	792		Red Mulberry Boxelder	8,6	Poor	Remove Remove
Process	793 794	Aper saccherinum Aper negundo	Silver Maple Boxelder	6	Poor Poor	
Dec	796	Acer negundo Juglans nigra	Boxelder Black Walnut	6, 6, 6, 6	Poor	Remove Remove
Dec	797 798	Morus rubra	Red Mulberry Red Mulberry	6 8	Poor	
Dec	801	Jugians nigra	Missing tags #799,800 Black Walnut	8	Fair	Remove
Dec	802 803	Juglans nigra Acer negundo	Black Walnut Boxelder	6	Fair Fair	Preserve
Part	804 805	Acer negundo Acer negundo	Boxelder Boxelder	6 7	Fair	Preserve Preserve
Part	806 807	Morus rubre Celtis occidentalis	Red Mulberry Hackberry	- 6	Poor Fair	Preserve Preserve
Part	808	Acer negundo Acer negundo	Boxelder Boxelder	10	Poor	Preserve Preserve
Part	811	Aper negundo Aper negundo		6 8	Poor	
Description	812 813	Acer negundo Taxodium distichum	Boxelder Bald Cypress	11	Poor	Preserve Preserve
Description	814 815	Aper negundo Aper negundo	Boxelder Boxelder	8 8	Poor	Preserve Preserve
Description	816 817	Juglans nigra Juglans nigra	Black Walnut Black Walnut	12	Poor	Preserve Preserve
Description	818 819	Taxodium distichum Juglens nigre	Bald Cypress Black Walnut	20 16	Poor	Preserve Preserve
Description	820	Morus rubre Morus rubre	Red Mulberry Red Mulberry	4,6 21	Poor	Preserve Preserve
Description	822	Acer negundo Acer negundo	Boxelder Boxelder	30, 10, 20 26	Poor	Remove Preserve
Description	824 825	Aper negundo Juolena nigre	Boxelder Black Walnut	22 24	Poor	Remove
Description	826 827	Taxodium distichum Taxodium distichum	Baid Cypress Baid Cypress	22 16.8	Poor	Remove
Book	828	Juglans nigra Aper pegyado	Black Walnut Boxelder	6 8	Fair	Remove
Book	830 831	Ulmus rubra Aper negundo	Stippery Elm Boxelder	7 14.6	Poor	Remove
Baseline   Baseline	832 833	Ceitis occidentalis Taxodium distinhum	Hackberry Baid Cypress		Good	Remove
Baseline   Baseline	834	Ceitis occidentalis Aper negyado	Hackberry Boselder	22	Good	Remove
Baseline   Baseline		Taxodium distichum Morus rubre	Baid Cypress Red Mulberry	20	Poor	Remove
Baseline   Baseline	838 839	Morus rub re Celtis occidentalis	Red Mulberry Hackberry	7 20	Poor Good	Remove Remove
Baseline   Baseline	840 841	Taxodium distichum	Bald Cypress Hackberry	14,6	Poor	Remove
Baseline   Baseline	842 843	Ceitis occidentalis Aper negyado	Hackberry Roselder	14	Good	Remove
December   Process   Pro	844	Fraxinus pennsylvanica Taxodium distinhum	Green Ash Baid Cynness	14	Poor	Remove
December   Process   Pro	846 847	Acer negundo Pronus serotina	Boxelder Black Cherry	6	Poor	Remove
Big	848 849	Ceitis occidentalis Frazinus pennavivanica	Hackberry Green Ash	7 18 12	Fair	Remove
Big	850	Cedis occidentalis Cedis occidentalis	Hackberry Hackberry	/	Fair	Remove
Age accolonisment	852 853	Jugiana nigra Celtis occidentalis	Black Walnut Hackberry	7	Poor Good	Remove
Age accolonisment	854 855	Unknown Unknown	Dead Dead	24 16	Poor	Remove Remove
Description	856 857	Acer negundo Acer saccharinum	Boxelder Silver Manie	36	Poor	Remove Remove
Description	858 859	Unknown Fraxious pennsylvanion	Dead Green Ash	24 16	Dead Dead	Remove Remove
	861		Dead Pod Mulhamy	20 28	Poor	Remove Remove
17	862 863	Robina pseudoacacia Fraxinus pennsylvanica	Black Looust Green Ash		Fair Poor	Remove
17	864 865	Celtis occidentalis Morus rubra	Hackberry Red Mulberry	10		Remove
17	866 867	Unknown	Tag Missing Dead		Dead	Remove
17	868 869	Unknown Cedia oppidentalia	Dead Hackberry	9	Poor Good	Remove
17	870 871	Ulmus rubra Morus rubra	Slippery Elm Red Mulberry	11 8,10	Poor	Remove Remove
17	872 873	Pronue serotina Morus rub re	Black Cherry Red Mulberry	12, 14 18, 12	Poor	Remove Remove
17	874 875	Jugians nigra	Black Walnut Black Chemy	14, 12	Poor	Remove
17	877	Jugians nigra Jugians nigra	Black Walnut Black Walnut	8 9	Fair Fair	Remove Remove
Bit	878 879	Acer negundo Morus nihra	Boxelder Red Mulberry	10	Poor	Remove Remove
Description   Personal Control Adv.   24   Page   Personal Control Adv.   24   Personal Control Adv.   Personal Control Adv.		Aper negundo	Boxelder Black Walnut		Poor	Remove
200	882 883	Jugians nigra Fraxinus pennsylvanico	Black Walnut Green Ash	6 24		Remove Remove
200	884 885	Certis occidentaris Aper negurado	Hackberry Boselder	9 8	Good	Remove
1880   Ostrocom   Castery   27   Part	888	Morus rubre	Red Mulberry Black Whitnut	8 9	Poor	Remove
	888	Morus rubre //nknown	Red Mulberry Dead	6 22	Poor	Remove
	890 891	Morus rubra Morus rubra	Red Mulberry Red Mulberry	6	Poor	Remove
	892 893	Pronus serotina	Black Cherry Stippery Flm	8 17	Poor	Remove
1970   Monte editor   Rest Malemary   0   Paper   Service	894 895	Ulmus rubra Ulmknown	Slippery Elm Dead	6 12	Poor	Remove
New   New	896 897	Morus rubra Morus rubra	Red Mulberry Red Mulberry	6	Poor	Remove
950 Millionen David 24 Piper Remove 951 Millionen der Red Millionery 7 Piper Remove 952 Centra occidentaria Hackbarry 9 Fair Remove	898 899		Red Mulberry Dead	8,6		Remove
902 Cette occidentaris Hackberry 9 Fair Remove	900	Unknown	Dead Red Mulberry		Poor	Remove Remove
	902	Cedia occidentalia	Hackberry	9	Fair	Remove

TAG NO.	SCIENTIFIC NAME Cetts occidentatis Mores notice Cetts occidentatis Abres notice Cetts occidentatis Taxodium distilibum Apor regundo Mores notice Apor regundo Mores notice Mores notice Mores notice Mores notice Mores notice	COMMON NAME Hackberry Red Mulberry Hackberry Baid Operes Bowelder Red Mulberry David Bowelder Red Mulberry	DBH (inches)	RATING	PRESERVEREMO
903	Certis occidentaris Morus rubra	Red Mulberry		Poor Fair	PRESERVERREMO Remove
904 905 906 907 908 909 910 911 912 913 914 915 916 917 918	Celtis occidentalis Taxodium distichum	Hackberry Baid Cypress	7 8 17, 12 12 6	Fair Poor	Remove
907	Aper negundo Monte cobre	Boxelder Red Mulherry	12	Pair Poor Poor Poor Poor Poor Poor Poor Po	Remove
909	Unknown	Dead	8	Poor	Remove
911	Acer negundo Morus rub re	Red Mulberry	25 8, 6 28 10	Poor	Remove
912	Morus rubra Robina psaudoanania	Red Mulberry Black Locust	28	Fair Good	Remove
914	Robina pseudoacacia Morus rubra	Red Mulberry	6, 5 23	Poor	Remove
916	Morus rubra	Red Mulberry Dead Red Mulberry Red Mulberry Sippesy Elm Callery Pear Saver Maple Box Elder Sippesy Elm Dead Dead Hackberry Hackberry Red Mulberry Red Mulberry Red Mulberry Dead	6	Poor	Remove
917	Morus rub ra Ulmus rub ra	Red Mulberry Stippery Elm	8 7	Fair	Remove Remove
919 920	Pyrus calleryana	Callery Pear	10	Good	
920 921 922	Acer negundo	Box Elder	8	Fair	Remove
923	Ulmus rubra Unknown	Slippery Elm Dead	8 19, 16	Good	Remove
924 925 926	Taxodium distichum	Baid Cypress	10, 12 27	Poor	Remove
926	Certis occidentaris	Hackberry	9	Fair	Remove
927 928	Morus rub ra Unknown	Red Milberry Dead Red Milberry Tree of Heaven Red Milberry Black Cherry Black Cherry Red Milberry Callery Pear Red Milberry Stingary Elm Red Milberry Stingary Elm	8,53	Poor	Remove
929	Morus rubra	Red Mulberry	6,44	Poor	Remove
931 932	Morus rub ra	Red Mulberry	8,9	Poor	Remove
	Prunus serotina Prunus serotina	Black Cherry Black Cherry	9 10	Poor	Remove
934 935 936	Monus rubre	Red Mulberry Calles Pear	10	Poor Poor Poor	Remove
936	Morus rub ra	Red Mulberry	6	Poor	Remove
937 938 939	Ulmus rubra Ulmus rubra	Stippery Elm Stippery Elm	9 9 10 7	Fair Fair Good	Remove
939	Celtis occidentalis	Hackberry Block Woland	10	Good	Preserve
940 941	Aper negundo	Box Elder	9	Poor	Remove
942	Morus rub ra Celtis occidentalis	Red Mulberry Hackberry	9 8	Fair Fair	Remove Preserve
944	Allanthus altissima	Tree of Heaven	7 8 4	Poor	Remove
946	Monus rubra	Red Mulberry	8,4 10	Poor	Remove
947	Celtis occidentalis Gleditsia triacanthos	Hackberry Honey Locust	7 6	Fair Fair	Remove
942 943 944 945 946 947 948 949 950 951	Nooling Periodolistors  Olistorous  Miscolar periodolistors  Miscolar del consistente  Mora regionale  Ultima nella socialità del consistente  Mora regionale  Miscolar del consistente  Celle conceleration	Red Mulberry Sippary Elim Sippary Elim Sippary Elim Sippary Elim Sippary Elim Sippary Elim Sippary Sippary Sippary Sippary Hackberry	6	Fair Poor Fair Poor Poor Poor Poor Poor Poor Poor Good Poor	Remove
951	Celtis occidentalis	Hackberry Hackberry	10	Poor	Preserve
952 953 954	Certis occidentaris Certis occidentaris	Hackberry Hackberry	20 7	Excellent Poor	Preserve Preserve
954	Certis accidentaris	Hackberry	8	Fair	Preserve
955 956	Monus rubre Celtis occidentalis	Hackberry Hackberry	20, 18 12 14	Excellent Poor Fair Poor Fair Good Poor Good	Remove Preserve Preserve Preserve Preserve
957 958	Celtis occidentalis	Hackberry Black Waterut	14 8	Good	Preserve
959	Celtis occidentalis	Hackberry	9 10	Good	Preserve
960 961 962	Gleditsia triacanthos	Honey Locust Honey Locust		Fair Fair Fair Fair Fair Poor Poor	Preserve
	Certis occidentalis	Hackberry	6 7	Fair	Preserve
964 965 966	Robina pseudoacacia	Black Locust	6,3 6	Fair	Off-Site
966	Avanthus attissima Ailanthus attissima	Tree of Heaven	6	Poor	Preserve
957 958	Jugians nigra Cedis popularitatis	Black Walnut	7 7	Fair Fair Poor	Preserve
969	Robina pseudoacacia	Black Locust	7	Poor	Remove
970 971	Robina pseudoacacia Robina pseudoacacia	Black Locust Black Locust	20, 18	Poor	Remove
972	Gleditsia triacanthos	Honey Locust	20, 18 18, 14, 10	Poor	Remove
973 974 975	Central scale of the contral s	Hazaberry Hazaberry Block Wafnul Hazaberry Block Wafnul Hazaberry	7 20, 18 18, 14, 8, 10, 14, 12, 18 20, 18 18, 14, 10 8	Poor Poor Poor Poor Poor Poor Poor Pair Good Fair	Proserve Remove Remove Remove Remove Remove Remove Company Remove Remov
976	Celtis occidentalis	Hackberry	12	Fair	Off-Site
976 977 978 979 980	Gleditsia fracanthos Celtis occidentalis	Honey Locust Hackbarry	48	Fair Good	Off-Site Off-Site
979	Celtis occidentalis	Hackberry	6 8	Fair	Off-Site
981	Celtria sociolentellati Celtria sociolentellati Celtria sociolentellati Celtria sociolentellati Celtria sociolentellati Allor sociolentellati Allor sociolentellati Allor sociolentellati Celtria sociolentellati Celtria sociolentellati Motras trutta Motras trutta Celtria sociolentellati Celtria sociolentellati Celtria sociolentellati Celtria sociolentellati Alloria trutta Celtria sociolentellati Alloria trutta Celtria sociolentellati Alloria trutta Celtria sociolentellati Papiriati sociolentellati Papiriati sociolentellati Celtria cociolentellati	Hackberry Hackberry Hackberry Hackberry Hackberry Silver Mapte Hackberry Hackberry Hackberry Hackberry Red Mulberry Hackberry Hackberry	80	Evrellent	
982	Celtis occidentalis Celtis occidentalis	Hackberry Hackberry	9	Good Fair Fair	Off-Site Off-Site Remove Off-Site
983 984 985	Acer saccharinum	Silver Maple	10	Fair Fair	Remove
986	Certis occidentalis Certis occidentalis	nackbeny Hackbeny		Good	Off-Site
987 988	Celtis occidentelis Morus rubra	Hackberry Red Mulberry	8 75 30	Good Excellent Poor	CH-Sine CH-Sine CH-Sine CH-Sine CH-Sine CH-Sine CH-Sine CH-Sine
989	Certis occidentalis	Hackberry Hackberry Hackberry	40, 34 40, 23	Fair	Off-Site
991	Celtis occidentalis	Hackberry	40, 23	Fair	Off-Site
992 993 994	Celtis occidentalis Morus rubra	Hackberry Hackberry Red Mulberry Hackberry Hackberry Cottonwood Cottonwood Callery Pear	10 26, 3	Good Fair	Preserve Remove Off-Site
995	Certis occidentalis	Hackberry	12	Good	Off-Site Off-Site
996	Populus deltoides	Cottonwood	12 14 18	Good	
997	Populus deltoides Pyrus calleryana	Cottonwood Callery Pear	18	Good Poor	Remove
997 998 999 1000	Unknown Celtis occidentells	Coldenwood Coldenwood Callery Pear Dead Hackberry Gap in tag series Hackberry	20 13	Poor Fair Fair Fair Good Fair Good Good Good Good Good Good Good Goo	Remove Remove Off-Site
	Jenio occidentatió	Gap in tag series			OT STATE
2533 2534 2535 2536 2537	Certis occidentaris Certis occidentaris Certis occidentaris Certis occidentaris Certis occidentaris	Hackberry Hackberry	15	Good Good Good Good Fair	Off-Site Off-Site
2535	Certis occidentalis	Hackberry	6 8,5	Good	Off-Site Off-Site
2537		Hackberry	20	Fair	Off-Site
2539 2539	Certis occidentaris Certis occidentaris	Hackberry Hackberry	20	Good Poor Fair	Off-Site Off-Site
2540	Certis occidentaris	Hackberry Hackberry Hackberry Hackberry Thomless Honey Locust Slippery Elm Box Elder	6 10 10	Fair Good	Off-Site Remove
2542	Ulmus rub ra	Stippery Elm	10	Good Poor Fair	Remove
			8	Cond	Memove Off-Site
2543 2544	Aper negundo Celtis occidentalis		16		
2543 2544 2545 2546	Centra accidentaria Centra accidentaria Centra accidentaria Centra accidentaria Ulmura robra Aper negumdo Centra accidentaria Centra accidentaria Centra cocidentaria Minora robra		16 12 9.6	Fair Poor	Off-Site Remove
2538 2539 2540 2541 2542 2543 2544 2544 2545 2546 2547 2649	Aper negundo Cettis accidentelis Cettis accidentelis Morus rubra Aper negundo	Hackberry Red Mulberry Box Elder	16 12 9,6 8,3	Fair Poor Poor	Off-Site Remove Remove
2547 2548 2549	Aper negurado Certis occidentarios Certis occidentarios Moras robra Aper negurado Moras robra Certis occidentarios	Hackberry Red Mulberry Box Elder	16 12 9, 6 8, 3 3, 18, 14 6	Fair Poor Poor Poor Fair	Off-Size Off-Size Off-Size Off-Size Off-Size Off-Size Off-Size Off-Size Off-Size Remove
2547 2548 2549 2550 2551	Aper negundo Certis accidentatis Certis accidentatis Moras rubra Aper negundo Moras rubra Certis accidentatis Acer negundo Ader negundo Malas spo.	Hackberry Red Mulberry Box Elder	16 12 9, 6 6, 3 3, 18, 14 6 8, 9 7	Fair Poor Poor Poor Fair Poor Fair	Off-Site Remove Remove Remove Remove Remove Remove Remove Remove
2547 2548 2549 2550 2551 2552	Aber negumdo Catis occidentatis Cettis occidentatis Cettis occidentatis Morus rubra Aber negumdo Morus rubra Acer negumdo Metus rubra Acer negumdo Metus spp. Uniknown Aper negumdo	Hackberry Red Mulberry Box Elder	16 12 9,6 6,3 3,18,14 6 8,9 7 6,3,3 8,3	Fair Poor Poor Poor Fair Poor Fair Poor Fair Poor Poor Poor	Off-Side Remove
2547 2548 2549 2550 2551 2552 2553 2554	Acer neguerdo Cetts accidentatis Cetts accidentatis Mirros robre Acer neguerdo Moros robre Acer neguerdo Moros robre Acer neguerdo Motos robre Acer neguerdo Motos accidentatis Acer neguerdo Cetts accidentatis Acer neguerdo Cetts accidentatis Cetts accidentatis Acer neguerdo Cetts accidentatis	Hackberry Red Mulberry Box Elder	16 12 9, 6 6, 3 3, 18, 14 6 6, 9 7 6, 3, 3 8, 3	Fair Poor Poor Poor Fair Poor Poor Fair Poor Poor Fair Poor Fair	Off-Site Remove
2547 2548 2549 2550 2551 2552 2553 2554 2555 2555	Aper negoundo Cettis accidentatis Cettis accidentatis Cettis accidentatis Metous roten Aper negoundo Morus roten Cettis accidentatis Aper negoundo Metous spp. Uniknovan Aper negoundo Cettis accidentatis Litmus pubmis Litmus pubmis Litmus pubmis Litmus pubmis	Hackberry Red Mulberry Box Elder	16 12 9,6 6,3 3,18,14 6 8,9 7 6,3,3 8,3 8	Good Fair Poor Poor Poor Fair Poor Fair Poor Fair Fair Fair Fair	Off-Site Remove
2547 2548 2549 2550 2551 2552 2553 2554 2555 2555 2556 2557	Aper negoundo Cettis accidentatis Cettis accidentatis Cettis accidentatis Moves ruize Aper negoundo Movas ruize Cettis accidentatis Movas ruize Cettis accidentatis Aper negoundo Movas ruize Aper negoundo Movas spp. Uniknown Aper negoundo Cettis accidentatis Ulmus ruize Ulmus ruize Aler negoundo Aper negoundo	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 6	Fair Poor Poor Poor Fair Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair Fair	Remove Remove Remove Remove Remove Remove Remove Remove
2547 2548 2549 2550 2551 2552 2553 2554 2555 2555 2556 2557	Сента ососнентавля Мотил тибля Ален пердилибо Мотил тибля Сент перцилибо Мотил тибля Сента ососнентавля Ален пердилибо Мотил тибля Ален пердилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 6	Fair Poor Poor Poor Fair Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair Fair Fai	Remove Remove Remove Remove Remove Remove Remove Remove
2547 2548 2549 2550 2551 2552 2553 2554 2555 2555 2556 2557	Сента ососнентавля Мотил тибля Ален пердилибо Мотил тибля Сент перцилибо Мотил тибля Сента ососнентавля Ален пердилибо Мотил тибля Ален пердилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	16 9,6 6,3 3,18,14 6,9 7, 6,3,5 8,3 8,3 8 6 6 8 8 10,8 6	Fair Poor Poor Poor Fair Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair Fair Good Good	Remove Remove Remove Remove Remove Remove Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Сента ососнентавля Мотил тибля Ален пердилибо Мотил тибля Сент перцилибо Мотил тибля Сента ососнентавля Ален пердилибо Мотил тибля Ален пердилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 6 8 10,8	Fair Poor Poor Poor Poor Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair Fair Fai	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Сента ососнентавля Мотил тибля Ален пердилибо Мотил тибля Сент перцилибо Мотил тибля Сента ососнентавля Ален пердилибо Мотил тибля Ален пердилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 8 8 10,8 6 10 8 8	Fair Fair Fair Fair Fair Fair Fair Fair	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Сента ососнентавля Могил тибля Ален пердилибо Могил тибля Сент перцилибо Могил тибля Сента ососнентавля Ален перцилибо Могил тибля Ален перцилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 8 8 10,8 6 10 8 8	Fair Fair Fair Fair Fair Fair Fair Fair	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Сента ососнентавля Могил тибля Ален пердилибо Могил тибля Сент перцилибо Могил тибля Сента ососнентавля Ален перцилибо Могил тибля Ален перцилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 6 8 10,8	Pair Poor Poor Poor Poor Poor Poor Poor Po	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Сента ососнентавля Могил тибля Ален пердилибо Могил тибля Сент перцилибо Могил тибля Сента ососнентавля Ален перцилибо Могил тибля Ален перцилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 8 8 10,8 6 10 8 8	Fair Poor Poor Poor Poor Poor Poor Fair Poor Fair Poor Fair Fair Fair Fair Fair Fair Fair Fai	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Leefs coccionation Acer regions Mores notes Ceste coccionation Acer regions Mores notes Ceste coccionation Acer regions Acer regions Ceste coccionation Acer regions Acer regions Ceste coccionation Acer regions Ceste coccionation Acer regions Acer regio	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 8 8 10,8 6 10 8 8	Fair Poor Foor Foor Foor Foor Foor Foor Foo	Remove
2547 2548 2549 2550 2551 2551 2552 2553 2554 2555 2555 2555 2556 2557 2558 2559 2560 2560 2561	Leefs coccionation Acer regions Mores notes Ceste coccionation Acer regions Mores notes Ceste coccionation Acer regions Acer regions Ceste coccionation Acer regions Acer regions Ceste coccionation Acer regions Ceste coccionation Acer regions Acer regio	Hackberry Hackberry Red Milberry Box Elder Red Milberry Hackberry Box Elder Crabappie Dead Box Elder Hackberry Slippery Elm Sleedan Elm Box Elder	6 8 8 10,8 6 10 8 8	Fair Poor Poor Poor Poor Poor Poor Poor Po	Remove
2547 2548 2549 2550 2551 2552 2553 2554 2555 2555 2556 2557	Сента ососнентавля Могил тибля Ален пердилибо Могил тибля Сент перцилибо Могил тибля Сента ососнентавля Ален перцилибо Могил тибля Ален перцилибо Сента ососнентавля Сента ососнента ососнентавля Сента ососнентавля Сента ососнента осо	Hackberry Red Mulberry Box Elder	6 8 8 10,8 6 10 8 8	Fair Poor Foor Foor Foor Foor Foor Foor Foo	Remove Remove Remove Remove Remove Remove Remove Remove

2578 2579					
2072	Certis occidentalis	Hackberry Hackberry Red Mulberry Callery Pear Hackberry Hackberry Boxelder Boxelder Hackberry Hackberry Hackberry	10	Good	Off-Site Remove
	Morus rubra	Red Mulberry	7,6	Poor Poor Good Good Poor Poor Poor	Remove
2590 2581	Pyrus calleryana	Callery Pear	8	Poor	Remove
2582 2583 2584 2585 2586 2587	Celtis occidentalis Celtis occidentalis	Hackberry	22	Good	Remove Remove
2584	Acer regundo Acer regundo Celtis occidentalis Celtis occidentalis	Boxelder	7	Poor	Remove Remove Remove
2585	Acer negundo	Boxelder	8	Poor	Remove
2586	Celtis occidentalis Celtis occidentalis	Hackberry Hackberry	8,3	Poor	Remove
2588		Slippery Elm	7		Remove
2589	Robina pseudoacacia	Sippery Elm Sipper Const Hackbarry Dead Black Wahrut Dead Red Mulberry Dead Hackberry Hackberry Cottewood	12 10,8 12 6,8 14,16	Poor Poor Poor Poor Poor Poor Poor Poor	Remove
2590	Certis occidentaris	Hackberry	10,8	Poor	Remove
2591 2592	Juntans ninra	Black Walnut	6.8	Poor	Remove Remove Remove
2593	Jugians nigra	Black Walnut	14 ,16	Poor	Remove
2594	Jugians nigra	Black Walnut	10	Poor	Remove
2595	Jugians nigra	Black Walnut	12	Poor	Remove
2597	Jugians rigra	Black Walnut	8	Poor	Remove
2598	Jugians nigra	Black Walnut	9	Poor	Remove
2595 2597 2598 2599 2600	Unknown	Dead	14, 12	Dead	Remove Remove Remove Remove Remove Remove CH-Site Remove
2801	Morus rubra	Red Mulberry Red Mulberry	6	Poor	C6See
2602	Unknown	Dead	8	Dead	Remove
2603	Certis occidentaris	Hackberry	22	Good Poor Good Good Good Good	Remove
2804 2805	Celtis occidentalis	Cofforwood	9 16	Poor	Remove Off-Site Off-Site Off-Site
2606	Populus deltoides	Cottonwood Cottonwood	27	Good	Off-Site
2607	Populus deltoides	Cottonwood	27 25 21	Good	Off-Site
2608	Populus deltoides	Cottonwood	21		
2610	Aper negundo	Boxelder	6	Poor	Remove
2611	Unknown Cetts occidentatis Cetts occidentatis Populus deltatides Populus deltatides Populus deltatides Populus deltatides Populus deltatides Aper regundo Aper regundo Unknown Populus retitations Populus retitations Aper regundo Unknown	Cottonwood Cottonwood Boselder Boselder Dead Cottonwood	10	Poor Poor Poor	Remove Remove Off-Site Remove
2612	Populus deltoides	Cottonwood	22 10	Good	Off-Site
2614	Celtis oppidentalis	Cottonwood Dead Hackberry Black Cherry	10	Fair	Remove
2615	Prunus serotina	Black Cherry	10	Poor	Remove Remove Off-Site Off-Site
2611 2612 2613 2614 2615 2616	Populus deltoides	Cottonwood Box Elder	8 10 16 24	Poor Good Poor Fair Poor Good	Off-Site
2617 2618	Active resignation Criticional Populus delitates Criticional Populus delitates Criticional Certis accidentes Prantos serrofina Populus delitates Acar regundo Prantos serrofina Populus delitates Cotto accidentesis Criticional Criticional Criticional Criticional Criticional Criticional Criticional Criticional Criticional	Box Elder	24 20	Poor Poor Poor Poor Unknown Unknown	
2619	Populus deltrides	Black Cherry Eastern Cottonwood Hackberry Unknown	30	Poor	Remove Off-Site Off-Site Remove
2619 2620 2621	Celtis occidentalis	Hackberry	18	Poor	Off-Site
2621	Unknown	Unknown	Unknown	Unknown	Remove
2622	Unknown	Unknown	Unknown	Unknown	Remove Off-Site Off-Site Off-Site
2901	Unknown Titia americana Titia americana Gleditsia triacanthos Gleditsia triacanthos Penso rallonana	American Basswood American Basswood	-	12 G000	Off-Site
2903	Gleditsia triacanthos	Honey Locust	1	8 Poor	Off-Sine
2903 2904	Gleditsia triacanthos	Honey Locust		8 Poor	Off-Site
2905 2905	Pyrus calleryana	Callery Pear	1	10 Good	Off-Site Off-Site Off-Site Off-Site
2905	Pyrus calleryana Taxoglum distinhum	Baid Curves	+	10 Good 8 Poor	Off-Site Off-Site
2907 2908	Taxodium distichum	Bald Cypress		8 Poor	Off-Site
2909	Tilia americana	American Basswood American Basswood		14 Good	Off-Site
2908 2909 2910 2911 2912	Gledinia riseanthos Pyrus calleryana Pyrus calleryana Pyrus calleryana Paxodium distribum Paxodium distribum Pilia americana Pilia americana Pilia americana Acer saccharum Acer saccharum	Unknown  Unknown  American Basswood  American Basswood  American Basswood  American Basswood  Edwin Pear  Callery Pear  Bad Opereas  Bad Opereas  American Basswood  B	_	Book   Book	Off-Site Off-Site Off-Site Off-Site Off-Site
2912	Aper secoherum	Suger Maple	1	14 Fair	Off-Site
2913 2914	Aper saccharum Aper saccharum	Suger Maple		16 Good	
2914	Are reacherom Are confident Are reacherom Are confident	Suger Maple		18 Good	
2915	Aper sappharum	Suger Maple Suger Monte	_	16 Good	Remove Off-Site Off-Site
2916 2917 2918	Acer saccharum	Suger Maple	1	16 Good	Off-Site
2918	Ругыз са\\егуапа	Callery Pear		8 Poor	Off-Sine
	Ulmus carpinifolia	Smooth Elm		8 Poor	Off-Site
2920	Zavodium distinhum	Smooth Elm Bald Cypress	+	10 Good	Off-Side
2920 2921 2922 2923	Gleditsia triacanthos	Smooth Elm Smooth Elm Baid Oppress Honey Locust Honey Locust American Basswood American Basswood Honey Locust Littlefeaf Linded Spare Medie		8 Good	Off-Site Off-Site Off-Site Off-Site Off-Site Off-Site
2923	Gleditale triecenthos	Honey Locust		12 Good	Off-Site
2924 2925 2926 2927	Tilia americana	American Basswood	_	14 Good	Off-Site
2926	Gleditale triecenthos	Honey Locust	_	18 Good	Off-Site
2927	Tilia cordata	Littleleaf Linded		14 Good	Off-Site
2928	Acer saccharum Unknown	Suger Maple		10 Good	Off-Site Off-Site Off-Site Off-Site Off-Site Off-Site
2929 2930	Unknown	Dead Disch Wildows	_	20 Poor	
2931	Jugians nigra	Black Walnut	+	15 Fair	Remove Remove
2932	Certis occidentaris	Hackberry		12 Poor	Remove Remove
2933	Populus deltoides	Eastern Cottonwood		10 Poor	Remove
2934 2935 2935	Populus deltoides Titla comfata	Littleleaf Linden	+	10 Poor 10 Poor 8 Fair 8 Poor 12 Poor 15 Fair	Remove Remove
2936	Tilla americana	American Basswood		8 Poor	Remove Remove
	Aper negundo	Boxelder		12 Poor	Remove
2938	Aper negundo	Boxelder		15 Fair	Remove
2938 2939 2940 2941 2942 2943 2944 2945	Unknown Jugiana nigra Jugiana nigra Jugiana nigra Jugiana nigra Jugiana nigra Populus deletides Pupulus deletides Pupulus deletides Pupulus deletides Pupulus deletides Pupulus deletides Tilla contralas Tilla contralas Tilla contralas Tilla contralas Pupulus deletides Pupulus deletides Pupulus deletides Pupulus deletides Pupulus deletides Pupulus deletides	Littleted Linded Sigger Medie Deed Black Walnut Black Walnut Black Walnut Black Walnut Habberry Eastern Cottorwood Littleted Linden American Beastern Boselder Deed Black Walnut Eastern Cottorwood Littleten Linden	1	13 Poor	Remove
2941	Populus deltoides	Eastern Cottonwood		10 Poor	Remove
2942	Populus deltoides Tilla cordata Unknown Unknown	Eastern Cottonwood		12 Poor	Remove
2943	/iva cordata	Limereal Linded	+	24 Poor	Remove
2945	Unknown	Dead Dead		12 Poor	Remove
2946 2947 2948	Celtis occidentalis	Hackberry Bald Cypress American Elm Red Mulberry		24 Poor	Remove Remove
2947	Taxodium distichum	Bald Cypress	_	15 Fair	Remove
2949	Monra nubra	Red Mulberry	+	10 Fair	
2950 2951	Robinia pseudoacacia	Black Locust		15 Poor	Remove
2951	Jugians nigra	Black Walnut		10 Poor	Preserve
2002	Unistrates Unistrates Celtis accidentiaris Tavadum distribum Tavadum distribum Unitrus americans Motora motors Motora motors Geletina pseudoacacia Juginas nigra Geletina insecutoacacia Luginas nigra Probinia pseudoacacia Proprint pseudoacacia Luginas nigra Privinta seredina Aper accidentificam Privinta seredina Aper accidentificam	Red Mulbarry Black Looust Black Walnut Honey Looust Black Looust Black Looust Black Cherry Black Walnut Elack Cherry Slack Walnut Elack Charry Sliver Maple Honey Looust	_	12 Pair 8 Poor	Remove Remove Preserve
2954	Robinia pseudoacacia	Black Locust	1	8 Fair	Preserve
2954 2955 2956 2957	Prunus serotina	Black Cherry		8 Fair	Preserve
2956	Juglans nigra	Black Walnut	8,8,8	Poor	Preserve
2055	Pronus serotina Acer saccharinum Acer saccharinum	Silver Maple	1	8 Poor	Preserve
	Aper ranchastours	Silver Maple		8 Poor	Preserve
2958 2959					Preserve
2980	Gleditsia triacanthos	Honey Locust	40.4	12 Poor	
2960 2961	Gleditale friedanthos Aper saccharinum Allanthus altissims	Honey Locust Silver Maple Tree of Heaven	12,4	Poor Poor	Preserve
2980 2961 2962 2963	Gleditsia triacanthos Aper saccharinum Allanthus altissima Allanthus altissima	Honey Locust Silver Maple Tree of Heaven Tree of Heaven	12,4	Poor Poor 10 Poor 10 Poor	Preserve Off-Site
2980 2961 2962 2963	Gleditale tracenthos Aper saccharinum Allanthus altissima Allanthus altissima Allanthus altissima	Honey Locust Silver Maple Tree of Heaven Tree of Heaven Tree of Heaven	12,4	10   Foot   13   Foot   13   Foot   15   Foot   15   Foot   15   Foot   16   Foot   17   Foot   17   Foot   17   Foot   18   Foot   18   Foot   19   Foot   10	Preserve Preserve Preserve Off-Site
2961 2961 2962 2963 2964 2965	Gleditae inecentros Acer seccherirum Allanthus altissima Allanthus altissima Allanthus altissima Allanthus altissima	Honey Locust Silver Maple Tree of Heaven Tree of Heaven Tree of Heaven Tree of Heaven	12,4	12 Poor Poor 10 Poor 10 Poor 10 Poor 8 Fair	Off-Sine
2960 2961 2962 2963 2964 2965 2966 2967	Gledrine mecanthos Acer seccherinum Allenthus altiselma Allenthus altiselma Allenthus altiselma Allenthus altiselma Allenthus altiselma Allenthus altiselma Jugians sigira Pranus pendina	Honey Locust Silver Mapre Tree of Heaven Black Welmut Black Cherry	12,4	12 Poor Poor 10 Poor 10 Poor 10 Poor 8 Fair 8 Fair 6 Poor	Off-Sine
2980 2981 2982 2983 2984 2985 2985 2987	Gledries mecanifice Acer seccharinum Allentine altischma Allentine altischma Allentine altischma Allentine altischma Allentine altischma Segtens regra Prenne serofina Acer seccharinum	Honey Locust Silver Maple Tree of Heaven Black Walnut Black Cherry Silver Maple	12,4	12 Poor Poor 10 Poor 10 Poor 10 Poor 8 Fair 8 Pair 6 Poor 8 Fair	Off-Sine
2980 2981 2982 2983 2984 2985 2985 2987	Gledriba miscanathos Aper saccharinum Allamthus a litischma Jugitans nigra Prannus perodina Aper saccharinum Aper saccharinum	Honey Lousel Silver Maple Tree of Heaven Black Walnut Black Cherry Silver Maple Silver Maple	12,4	12 Poor Poor 10 Poor 10 Poor 10 Poor 8 Fair 8 Foir 8 Poor 8 Fair 8 Poor	Off-Sine
2980 2981 2982 2983 2984 2985 2985 2987	Gledribis macanishos Aper saccharinum Allanthus diffseima Allanthus diffseima Allanthus diffseima Allanthus alfiseima Allanthus alfiseima Alginan alfiseima Juginan algina Pranus serodna Aper saccharinum Aler sa	Honey Louist Siver Mapte Tree of Heaven Black Welnut Black Cherry Silver Mapte Tree of Heaven Tree of Heaven	12,4	12 Poor Poor 10 Poor 10 Poor 10 Poor 10 Poor 8 Fair 8 Fair 8 Poor 8 Fair 9 Poor 10 Poor	Off-Sine
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 TAG NO.
 SCIENTIFIC NAME
 COMMON NAME
 DBH (inches)
 RATING
 PRESERVEREMOVE

 28776
 Celts occidentals
 Hockberry
 10
 Good
 CR-Site



D·R·HORTON America's Builder 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS

REE INVENTORY

5.13.2022 3.24.2022 2.24.2022 REVISIONS

 
 DATE
 12.03.2021

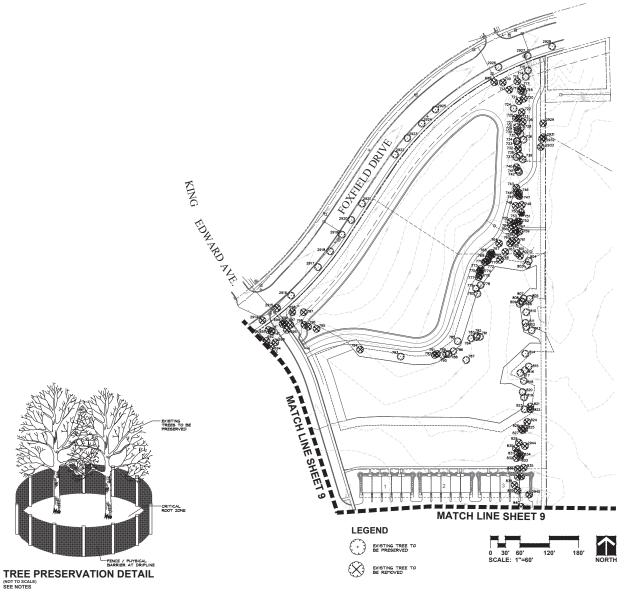
 PROJECT NO.
 DR2061
 DRAWN CHECKED SHEET NO. MGM

HEALTH RATING.
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DEAD - GREATER TAMA 505 DEAD HOOD / DEAD
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GREAT HE TAMA 505 DEAD HOOD / DEAD
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- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of Eusls, lubricating alls, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



GARYR WEBER ASSOCIATES, INC.

D·R·HORTON America's Builder 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS

TREE PRESERVATION PLAN

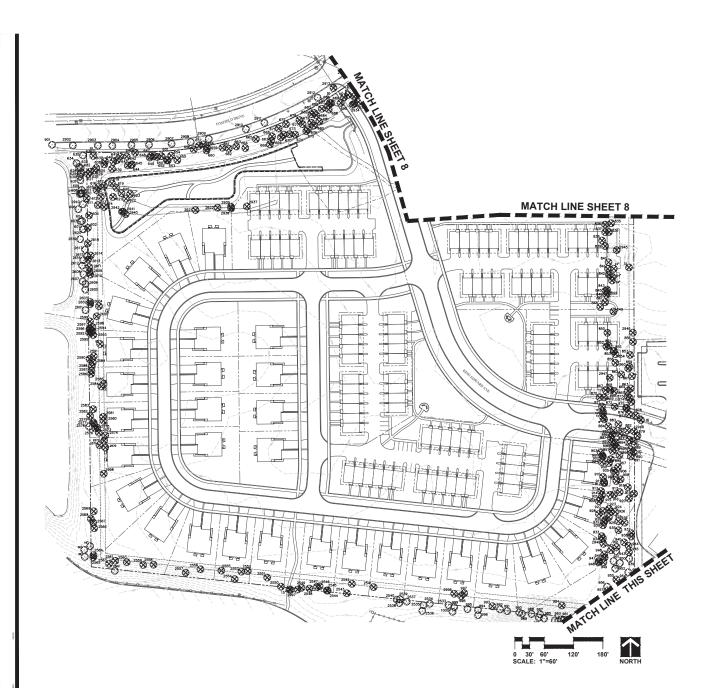
5.13.2022 3.24.2022 2.24.2022 REVISIONS

 
 DATE
 12.03.2021

 PROJECT NO.
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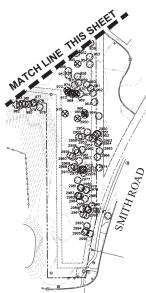


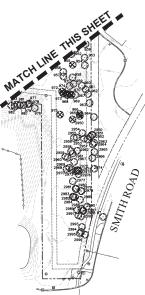
D·R·HORTON America's Builder 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

# LEGEND

EXISTING TREE TO BE PRESERVED





5.13.2022 3.24.2022 2.24.2022

REVISIONS

CHARLESTOWNE LAKES

TREE PRESERVATION PLAN ST. CHARLES, ILLINOIS

 
 DATE
 12.03.2021

 PROJECT NO.
 DR2061
 CHECKED SHEET NO. MGM

I,I DESCRIPTION OF WORK

The work both consists of furnishing, transporting and installing all seeds, plants and other motorials regulated for.

1. The solidalismment of trees, shruke, perential, arnual and laws areas as shown on 2. The provision of post-planting management as specified herein;
3. Hyr premided operations recessory in conformace with the pions as specified in this

document; 5. Permits which may be required.

### 1.2 QUALITY ASSURANCE

Mark shall conform to State of Illinois Hortlcultural Standards and local municipal requirements.

B Quality Control Procedures

Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

 Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. 3, Analysis and Standards: Package standard products with manufacturers certified analysis.

### 1.3 SUBMITTALS A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

Submit two (2) copies of typewritten instructions recommending procedures to be establish by the Queer for the maintenance of landscape work for one full year. Submit prior to excelention of required maintenance periods.

instructions shall include: watering, fertilizing, sproying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mouring gross coreas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscope Architect shall receive copies of all instructions when issued.

Submit two (2) copies of soil test of existing topsoil with recommendations for soil
additive requirement to Landscape Architect for review and written approval.

- Submit two (2) samples of shredded hardwood bank mulch, erosion control blankets, and all other products and materials as specified an plans to Landscope Architect for review and written approval.

### 1,4 JOB CONDITIONS

- Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate on aucreness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting 15 GUARANTEES

### A. Guarantee seeded and sadded areas through the specified maintenance period and until final acceptance.

- Native Planting Area Performance Standards: Starmwater Basins (Wetland Mitigation Facility)

Nilthin three (3) months of seed installation, the total vegetative cover in all areas seeded with cover crop shall be greater to or equal than seventy-five percent (785) as measured by general visual assessment; if seed installation is completed in the fall, this standard shall be met by June let of the following year.

Within the 5-year monitoring period, the following criteria must be met:

Emergent and wet meadow zones shall meet the definition of wetland and support a dominance of hydrophytic vegetation.

2. No more than 10% of notive areas shall allow non notive/invosive to become established on the site and/or allowed to colonize as a manaculture. These species include, but are not invited to Reguesed (Artemetes app.), Hereatic (Erigenra consories), Fortal (Appearus spp. 4 Setzin's app.), Cattarusod (Populus detizies), Bax Elder (Acer regundo), Sandbar Hillow (Salix Interior), Damyord Gross (Echinociae orusquis).

Cattoil colonization in new planting shall be limited 30% due to prevalence of cattalls in the preserved wetland.

All vagetated sines, including the Buffer, within any Hetland Mitigation. Facility shall ochieve eighty five percent (56%) cover, with the following exceptions:
 The Robinst vacable Mitigation of the Mi

4. There shall be no areas greater than 0,25m2 that are devoid of vegetation.

5. There shall be no rills or gullies present throughout the project area.

6. The following Floristic Quality Index (FQI) standards shall be achieved for all planted notive areas-

Based on the results of the meander survey, the goal is to have the Native Moon
 route increase acon successive year ofter planting.
 by the control of the planting of the plantin

### LANDSCAPE WORK PART 2 - PLANT MATERIALS

### 21 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and fire of useds and undesirably notive grosses. Provide only sed oppoble of grouth and development when plonted (violent domant.) and in strips not more than 18<sup>th</sup> uide x 4<sup>th</sup> lang. Provide sod composed of a 5-usey bland of Rootsky Blacques such as Halfaright, Allure, Vive, Weshington, Liberty.

### 2.2 LAWN SEED MIXTURE

Gross Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the gross species, proportions and maximum percentage of weed seed, as specified.

Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass 98/95
15% Cutter Perennial Ryegrass
10% Sportan Hard Fescus
10% Edge Perennial Ryegrass
10% Express Perennial Ryegras
5% Perniaun Cresping Red Fescus

Temporary Louin Seed Mixture - 5 lbs. / 1,000 sq. ft. 40% Kentucky Bluegrass 98/85 40% Perernial Ryegrass 98/85 40% April Busgrass

### 2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be volumed from a respecible supplier (approved by Landscape Architect.) that has callested from sources seat of the filestepsity (New within the same EPA Land III is Econogin as the project site (Certrial Corn Belt Plans). Any material sourced from outside this econogin must be approved by the Landscape Architect from to Installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

### 2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and usell-rooted in removable containers or integral peet pots and with not less than the minimum number and tength of runners required by ANSI 260.1 for the pot size shown or listed.

### 2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery group plant material true to name and variety.
- Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- Decidious Trees: Provide trees of height and coliper listed or shown and with branching configuration recommended by ANSI 7560. For type and species regulared. Provide single stem trees except where special forms are shown or listed. Provide bolled and burlapped (SHS) decidious trees.
- Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI 260.1 for the type and height of shrub required. Provide balled and burlapped (28B) deciduous shrubs.
- Conferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreen and height for other types. Provide quality revergreens with uself-bedoned form complying with requirements for other state relationships to the primary dimension shown. Provide balled and burnings (SME) evergreen trees and continent test shrives.
- inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of boils or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

### 2.6 PLANTING SOIL MIXTURE

### 2.7 FROSION CONTROL

- Laun Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Notive Areas Erosion Control Blanket: North American Green SISO, or equivalent approved equal.
- C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SCI50, or approved equal. To be installed per manufacturer's recommendations.
- D. Refer to latest Engineering # Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

### 2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

### LANDSCAPE WORK PART 3 - EXECUTION

### 3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

- A. Sadding New Lawns
  - Remove existing grass, vegetation and turf. Dispose of such material legally off-sits, do not turn over into soil being presoned for louns.
  - 2. Till to a depth of not less than 6\*; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1\* diameter, roots and other extraneous matter. Dispose of such moterial legally off-site.
  - Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  - 4. Lay sod within 24 hours from time of stripping.
  - 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Nark from boards to avoid damage to subgrade or sod. Tamp or not lightly to ensure contact with subgrade. Nork sifted soil into minor cracks between piaces of sod; remove excess to avoid smothering of adjacent grass.
- 6. Nater and thoroughly with a fine surey immediately after planting.
- B. Seeding New Laune
  - Remove existing gross, vegetation and turf. Dispose of such material legally off-sits.
     Do not turn over into soil being prepared for lawns.
  - 2. Till to a depth of not less than 6<sup>1</sup>, apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous influte of first sturrar, removes turnes, clock, stance over 1<sup>1</sup> diameter, roots and other extraneous matter. Dispose of such material legally off-sail.

  - 4. Do not use wet seed or seed which is moldy or otherwise domaged in transit or storage

  - 6. Sow not less than specified rate.
  - 7. Roke lawn seed lightly into top 1" of soil, noll lightly and water with a fine spray.

- The period for planting points used shall be from April 1 to Italy 15 or Noomber 1 to Italy 15 or Ital
- 2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedined prior to seeding. All areas must be rapperly prepared before seeding begins. Egypment having low unit pressure ground contact shall be utilized within the planting areas.
- 3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Nettand Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

- 4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsell. Clumps, clode, stones over 2" diameter, roots and other extransous matter shall be removed and disposed of legally off-site.
- 6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Quiner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
- 7. Except where site conditions preclude their use, seeding shall be performed using a Truck and the performance of the perform

- 10. Net mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area wall' receive live plugs in list up dised.
- After the seeding operation is completed, install erosion control blanket per manufacturer's specifications
- Emergent pluge shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
- Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.
- E. Groundcover and Penennial Bada

- 1. Set belied our brigger (1982) stock plants and in order of gift or breach sight tog of the plants of the stock of the plants of the stock of the plants of the stock of the Remove burden from top and iddes of boiler retain on bottoms, when set, place additional topsoil bedrift orand bose and side of boil and user death layer last bedrift and eliminate vide and of podeta. When exception is approximately 273 full, usder obserbed. Yother again falls policy first layer of backfill.
- Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow souger to collect water.

- Remove and replace excessively pruned or ill-formed stack resulting from improper pruning.

### 5.5 INITIAL MAINTENANCE

- Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Mointoin planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare
- C. Highlands Fescue and Native Planting areas are to be moused only once per spring during the initial three year establishment period.

- A. Native Area Performance Standards: Starmuster Basins (Wetland Mitigation Facility) At no time throughout management activities shall aggressive notive species, non-notive species, non-notive species, non-notive species and species of the size and/or has a species of the size and/or has a species of the size and/or has a species of the size and or has a species of the size and o
- hilbhin three (3) months of seed installation, the total vegetable cover in all orees seeded utth cover one shall be greater to or eagl then seemly-free persent (78s) on measured by general visual assessment. If seed installation is completed in the fall, this standard shall be met by June lat of the fall (all this standard shall be met by June lat of the fallowing year.
- as that Full Growing Section 25% of the native species installed via seed shall be alive and opporent. Now of the dominant species within the seeded areas shall be invasive/excitic species. At least 60% of any live native herboceous plant material installed in the emergent zone shall be alive and in vigerous condition.

- There shall be no areas greater than 0.25m2 that are devoid of vegetation There shall be no rills or guilles present throughout the project area.
- The following Floristic Quality Index (FQI) standards shall be achieved for all planted native areas:
- a) Based on the results of the meander survey, the goal is to have the Notive Mean co-value increase each successive year after planting;
   b) Based on the meander survey, the goal is to have the Native FQI increase each
- successive year.

  c) By the end of the third-fifth growing season, the native area shall achieve or exceed a C-value of 2.0 and FGI of 10 as per Section 9-174.A.3 of the County Ordinance.

The Ouner shall notify the Municipality upon completion of plantings. The Ouner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Cuner's Environmental Specialist shall inspect the plantings at least tuice per ye during the three-year term of the Establishment and Maintenance Cash Band or Lette Credit, to determine compliance with the minimum amount performance orders for Gourantees). A monitoring report will be provided to the Maintenance Cash Sanuary Blat following each hispection.

With the exception of the emergent area, notice seeding areas should be moused to a height including used uniform the control to control to control to the c

### Second Season

Control of undestrable plant species during the second growing season shall consist primarily of precise herbicide opplication. Mouring and used whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 6 inches to prevent arrued useds from producing seed. Debris and litter shall be removed from the native areas and starm structures shall be inspected and markatined as necessary.

### Long Term Wetland and Prairie Management/Maintenand

- A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Dunen's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Band or Letter of Credit posted for the native areas. Final occupance and relicase shall be determined by the Contry/Mainteplatity/USACE upon inspection of the sile to verify one.
- The Long –Term Operation and Mointenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for starm structures and seafment removal.

### 3.5 CLEAN UP AND PROTECTION

- During landscape work, store materials and equipment where directed. Keep payements clean and work areas and adjoining areas in an orderly condition.
- Protect landscape work and materials from damage due to landscape operations, operations by other trades and tresposeers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

### 8.4 INSPECTION AND ACCEPTANCE

- The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, vertex, size, auantity, audity and mix exportion.
- Supply written offidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Currer will be responsible for maintenance.



THE RESIDENCE OF THE PERSON

D·R·HORTON America's Builde 1750 E. GOLF ROAD, SUITE 925 SCHAUMBURG, IL 60173

CAGE CIVIL ENGINEERING 3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515

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DATE 12.03.2021 PROJECT NO. DR2061 DRAWN CHECKED MGM

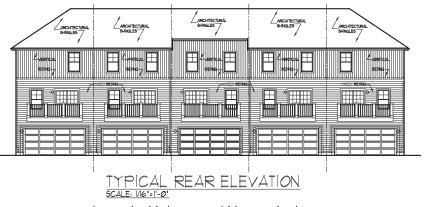
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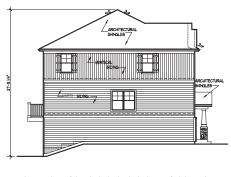
SHEET NO. 10 OF 10



# FRONT ELEVATION - 5 UNIT BUILDING







TYPICAL LEFT ELEVATION

SCALE: 1/16'=1'-0'

# 5 UNIT BUILDING SEABOARD SERIES

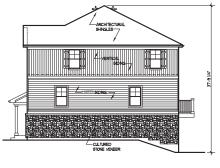
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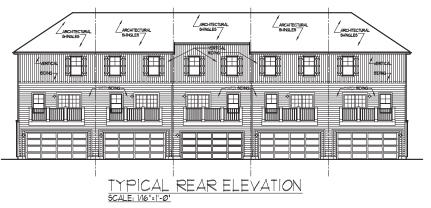




# FRONT ELEVATION - 5 UNIT BUILDING

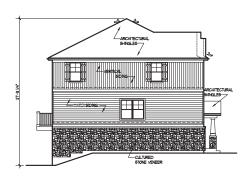


TYPICAL RIGHT ELEVATION
SCALE: I/I6':=1'-0'



5 UNIT BUILDING-KEY LOT SEABOARD SERIES

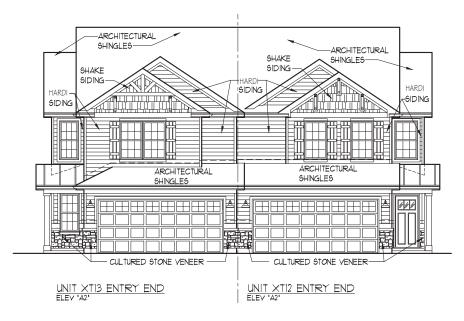
> CHARLESTOWNE LAKE ST. CHARLES, IL



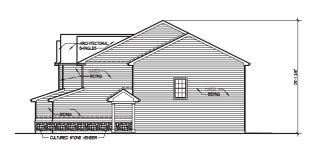
TYPICAL LEFT ELEVATION SCALE: 1/16'=1'-0'



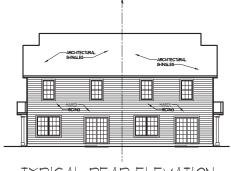




# FRONT ELEVATION



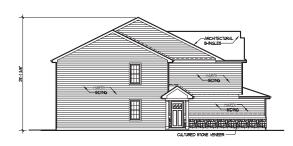
TYPICAL RIGHT ELEVATION
SCALE: 1/16'=1'-0'



TYPICAL REAR ELEVATION SCALE: 1/16':1'-0'

XT13-XT12 DUPLEX
BUCKINGHAM SERIES

CHARLESTOWNE LAKE ST. CHARLES, IL

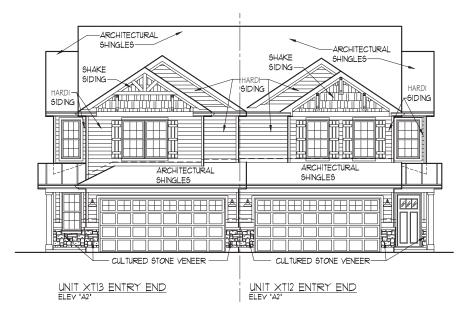


TYPICAL LEFT ELEVATION

SCALE: 1/16'=1'-0'





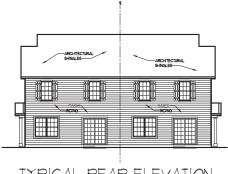


# FRONT ELEVATION



TYPICAL RIGHT ELEVATION

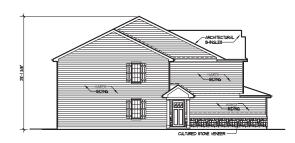
SCALE: 1/16'=1'-0'



TYPICAL REAR ELEVATION SCALE: 1/16':1'-0'



CHARLESTOWNE LAKE ST. CHARLES, IL



TYPICAL LEFT ELEVATION
SCALE: 1/16'=1'-0'





### EXHIBIT "E"

### **PUD DEVIATIONS**

Ch. 17.12 Residential Districts		
Minimum Lot Area	980 sq. ft. minimum (townhouse lots), as shown on the	
17.12.030, Table 17.12-2 – RM-2 District	Preliminary Plat of Subdivision.	
Minimum Lot Width	20 ft. (townhouse lots), as shown on the Preliminary Plat	
17.12.030, Table 17.12-2 – RM-2 District	of Subdivision.	
Minimum Front Yard	25 ft. (townhouses from King Edward Ave.), as shown on	
17.12.030, Table 17.12-2 – RM-2 District	the PUD Preliminary Plan.	
Minimum Exterior Side Yard	20 ft. (townhouses from King Edward Ave.), as shown on	
17.12.030, Table 17.12-2 – RM-2 District	the PUD Preliminary Plan.	
Minimum Interior Side Yard	0 ft. (townhouses; 20 ft. between townhouse buildings), as	
17.12.030, Table 17.12-2 – RM-2 District	shown on the PUD Preliminary Plan.	
Ch. 17.06 Design Review Standards & G	uidelines	
Townhouse Private Yards 17.06.050.A.3	A private yard of at least 200 sq. ft. in area shall not be required for each townhouse unit. Common open space shall be provided as depicted on the PUD Preliminary Plan.	
Number of Attached Townhome Units 17.06.050.A.4	No more than 6 townhouse units may be attached to one another in a row.	
Uniform Materials 17.06.050.F. 3	Building materials shall be as depicted on the Building Elevations. Stone veneer to be wrapped around townhome building sides on Key Lots as identified on Exhibit "G".	
Ch. 17.24 Off-Street Parking, Loading &	Access	
Location in Residential Districts 17.24.060.A	Required parking facilities for the townhouse units shall be located immediately adjacent to the townhouse units on the common lots.	
Parking Yard Coverage 17.24.070.A.1	One driveway of 18 ft. wide shall be permitted per two-family unit (two 18 ft. wide driveways per two-family lot).	
Ch. 17.26 Landscaping & Screening		
Public Street Frontage Landscaping 17.26.090	Street frontage landscaping shall not be required along local streets (internal public streets on the west side of the development). Landscaping shall be provided as depicted on the PUD Preliminary Plan.	
Ch. 17.28 Signs		
Entryway Signs for Residential Development 17.28.050, Table 17.28-1 – Residential Districts	A total of 4 entryway signs shall be permitted; two monument signs at the Foxfield Dr. entrance and two monument piers at the eastern entrance.	

### **EXHIBIT "F"**

### ADDITIONAL CODE DEPARTURES

City Code Title 16 – Subdivisions & Land	Improvement	
Block Standards 16.08.030	Maximum length of western block shall be 1,927' as depicted on the PUD Preliminary Plan (buildings 1-23, 18-19), with one pedestrian way between Lots 10 & 11.	
Easements 16.08.060.A	Minimum 5' wide perimeter utility and drainage easement shall be provided along the side lot line of a two-family lot which abuts the side lot line of another two-family lot, for a total easement width of 10 ft.	
City of St. Charles Engineering Design &	Inspection Policy Manual	
Minimum Horizontal Centerline Radius  - Residential Local Street Section IV.A.2	90 ft.	
Minimum Horizontal Centerline Radius  - Residential Collector Street Section IV.A.2	275 ft.	
Fire Code		
Fire Suppression – Egress R-311.2  A single egress door at ground level shall be pertownhouse units, with an area of refuge provide rear deck.		

### EXHIBIT "G"

KEY LOTS (1 page)



State of Illinois	)	
	)	SS
Counties of Kane and DuPage)		

# Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on **June 6, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-Z-12**entitled:

# An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes

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

The pamphlet form of Ordinance No 2022-Z-12, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **June 13, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 6th day of June 2022.

(SEAL)

	AGENDA	A ITE	M EXECUTIVE SUMMARY	Agenda Item Number	8b
CITY OF ST. CHARLES	Title:	Recommendation to authorize inclusion of the Frank Gorham Memorial Canoe Launch Access site in the Fabulous Fox Water Trail.			
ILLINOIS • 1834	Presenter:	Russell Colby			
Meeting: Government Operations Committee Date: September 19, 2022					
Proposed Cost: \$ N/A			Budgeted Amount: \$ N/A	Not Budgeted:	
Executive Summary (if not budgeted please explain):					

The Kane County Development Department contacted the City regarding inclusion of the Frank Gorham Memorial Canoe Launch in the Fabulous Fox Water Trail. The Trail is proposed to be added to the National Park Service (NPS) "National Water Trails System", a national network of water trails that are cooperatively supported and sustained, with the goal to increase non-motorized recreation on water bodies.

The Frank Gorham Canoe Launch is the floating metal boat dock structure located along the Freedom Trail riverwalk, adjacent to the old Police Station building, and accessible from Riverside Ave. The structure was installed by the City in 2007 and funded by a grant from the Illinois Department of Natural Resources (IDNR). The IDNR grant funds required the City to maintain the dock for at least 12 years (through 2019).

Staff has requested clarification from Kane County regarding whether there would be any process required to remove the Canoe Launch from the program after designation. At this time, there is no plan to remove the dock, but it is of a removable-type design. Also, given that the City is considering redevelopment concepts for the adjacent property, this may result in a redesign of the pedestrian walkway and shoreline in this area. Additionally, the riverwall will require repair or replacement at some point in the future, and the City would likely want to reevaluate the design/location of this river access, or potentially improve it further at that time.

Staff has no objection to the Canoe Launch being included in the trail designation, provided that it is confirmed that inclusion will not impact future use or development of the area. If this is confirmed, a resolution will be placed on an upcoming Council meeting.

If approved, the site would be posted at the Canoe Launch indicating that the location is an access on the Fabulous Fox trail.

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

Request letter, Program information, template resolution.

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

Recommendation to authorize support and permission for inclusion of the Frank Gorham Memorial Canoe Launch Access site in the Fabulous Fox Water Trail.

Subject: Requesting Permission for Inclusion in the Fabulous Fox! Water Trail



Dear Administrator McGuire,

If you haven't heard of the Fabulous Fox! Water Trail we would like to introduce ourselves!

We are a group of stakeholders along the Fox River in Wisconsin and Illinois working to develop a water trail on the over 200 mile Fox River.

Studies have shown the health, recreation and economic development benefits water trails bring to communities and residents. So much so, that the National Park Service (NPS) created the <u>National Water Trails System</u>, a distinctive national network of exemplary water trails that are cooperatively supported and sustained with the goal to increase non-motorized recreation on water bodies in the United States.

In 2015, a bi-state group of individuals began meeting to discuss their interest in developing a water trail along the Fox River to meet the criteria set forth by the National Water Trails System, mainly implementation of the following best management practices: Community Support, Conservation, Education, Maintenance, Planning, Public Information and Recreation.

Since those early days our Core Development Team has accomplished a lot! We applied for and secured three years of technical assistance from the National Park Service and a surface water resources grant from the Wisconsin Department of Natural Resources to establish a logo, conduct an access site inventory, produce a brochure, and create a web portal tool of the entire Fox River Network among both states of Wisconsin and Illinois; attracted the assistance of dozens of volunteers to visit and collect data on 80 access sites; received dozens of letters of support and/or resolutions from local governments, organizations, the Illinois Department of Natural Resources and elected officials; and many requests for information and presentations.

The products, we are proud to say, are evident on the <u>Fabulous Fox! Water Trail</u> website and the attached brochure, of which we have distributed over 40,000 copies to local places including over 380 hotels, attractions and transportation hubs in the Milwaukee and Chicago regions. The website provides maps, safety information and itineraries for anyone interested in planning an adventure on the Fox River! Links to cultural, historical and food related opportunities are included. Attached please find Map #9 that includes the Frank Gorham Memorial Canoe Launch access site.

Recently we developed the attached signage to be tailored for each access site.

We anticipate submitting our application to the NP S by November 1<sup>st</sup> of this year. In order to do so we must meet the criteria set forth by the NPS. Two additional requirements include

obtaining a letter of approval from the landowners of each of the 80 access sites identified on our maps and website as being part of the Fabulous Fox! Water Trail. Second, we need to identify a plan for installing signage at your access site.

To assist, our team has developed a template to acknowledge the City of St.

Charles' permission to include the Frank Gorham Memorial Canoe Launch access site as part of the Fabulous Fox! Water Trail. We would appreciate a letter of permission by September 1, 2022. Please do not hesitate to contact Tom Slawski (Wisconsin co-chair) or Karen Miller (Illinois co-chair) with any questions.

We hope you will choose to join us as part of the Fabulous Fox! Water Trail.

Thank you!

Thomas Slawski

hura Unush.

Karen Ann Miller

Harer Con Syller

# **Choose your Paddle**

# something for everyone

Whether canoe, kayak, or paddle board, paddlers of every level and interest will find the perfect journey. Bring your own gear or choose to rent at locations along the river. Your adventure is waiting for you!



### **Our Mission**

# developing

The mission of the Fabulous Fox River Trail is to develop and support a sustainable 200-mile water trail on the Fox River.

### **Our Vision**

# recreating

The Fabulous Fox Water Trail from Menomonee Falls, Wisconsin to the confluence with the Illinois River in Ottawa, Illinois provides suitable access for the public to enjoy quiet and active recreation, scenic beauty, abundant wildlife, and historical and cultural features. Communities along the Fox River embrace stewardship and public engagement to create and maintain a sense of place.

# **Our Goals**

# caring

**Education**: recognize the geologic and human history, cultural and natural resources, and abundant wildlife making homes in and along the river.

**Protection**: advocate for the environment and water quality.

**Engagement:** invite communities to join in preserving, protecting, and promoting the river.

WISC NSIN

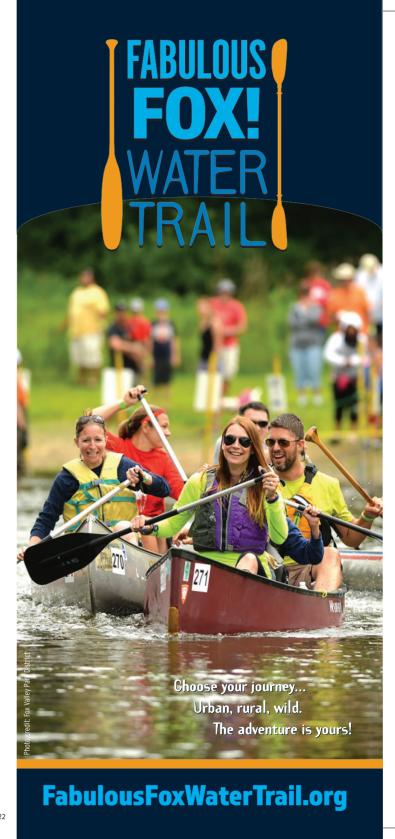








FabulousFoxWaterTrail.org

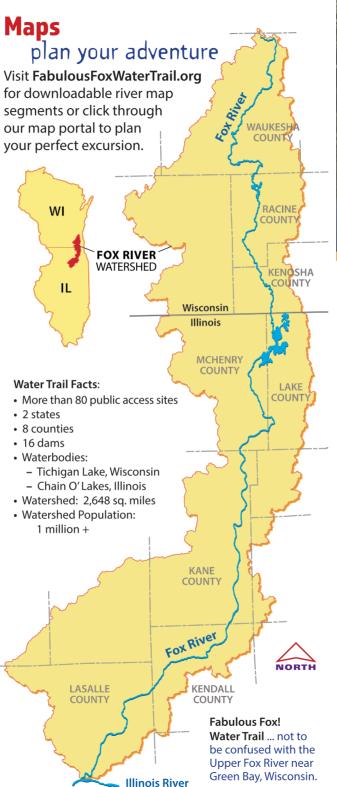


# **200 Fabulous Miles**

# prairie, forest, farm and bluffs communities large and small

Find something new around every bend from wildlife to street life. Pause with a picnic to breathe in peaceful nature. Discover new places to dine, to explore in the cities, villages, and towns along the Fox River. The river is yours to discover! Create new traditions and family fun.







# **Our River**

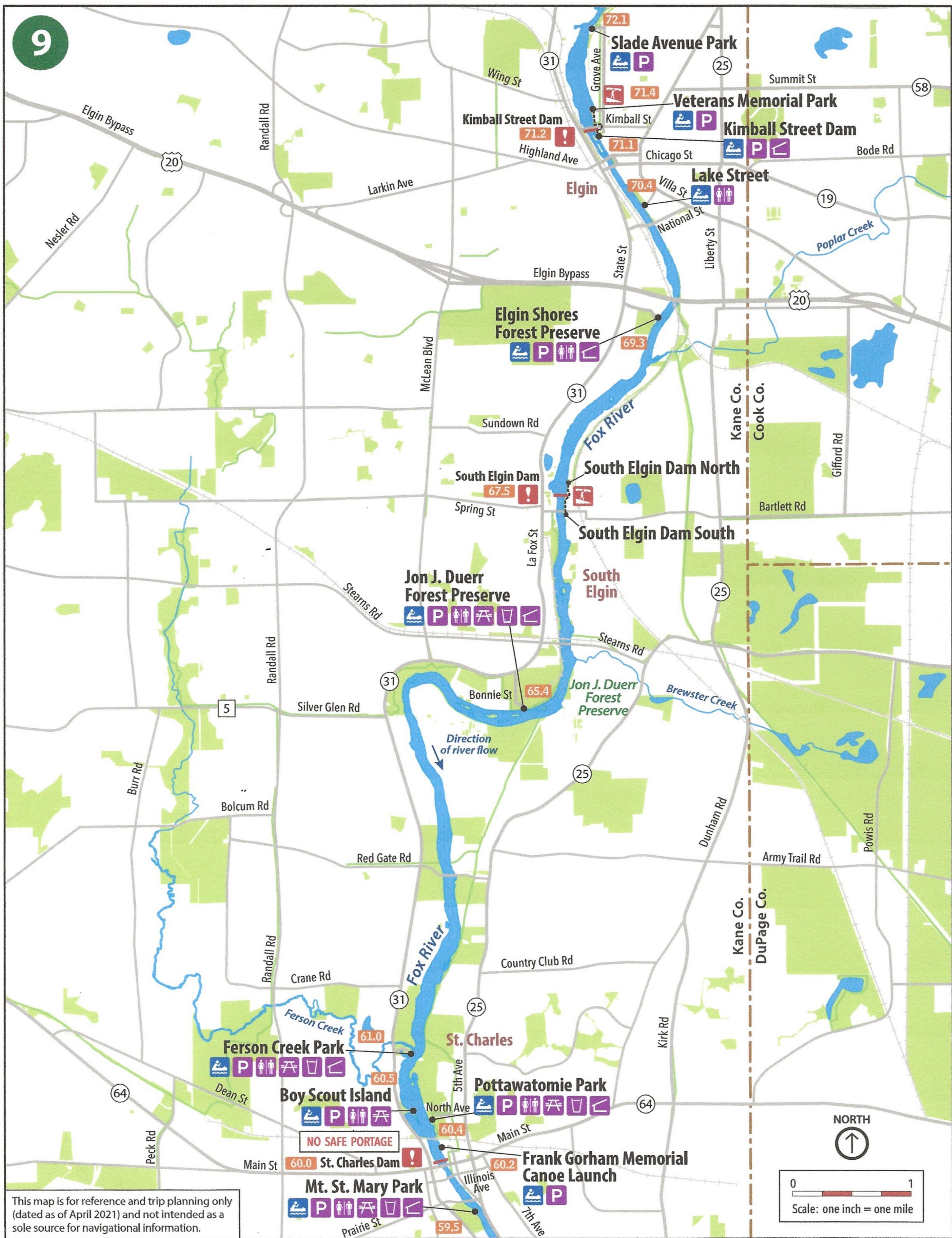
# a community of participants

Wisconsin Communities: Menomonee Falls, Brookfield, Pewaukee, Waukesha, Big Bend, Vernon, Mukwonago, Waterford, Rochester, Burlington, Wheatland, and Salem Lakes.

Illinois Communities: Fox Lake, Johnsburg, McHenry, Holiday Hills, Port Barrington, Lake Barrington, Fox River Grove, Cary, Trout Valley, Algonquin, Carpentersville, West Dundee, East Dundee, Elgin, South Elgin, St. Charles, Geneva, Batavia, North Aurora, Aurora, Montgomery, Oswego, Yorkville, Plano, Millbrook, Millington, Sheridan, Wedron, and Ottawa.

Our Team: Kane County, Illinois; Village of Waterford, Wisconsin; Southeast Fox River Partnership; Southeastern Wisconsin Regional Planning Commission; Chicago Metropolitan Agency for Planning, Fox River Ecosystem Partnership; Real Racine; Visit McHenry County; and National Park Service.

Technical assistance provided by the National Park Service Rivers, Trails, and Conservation Assistance Program. Funding provided in part by the Wisconsin Department of Natural Resources.



# Frank Gorham Canoe Launch



River Mile 60.2

# Visit fabulousfoxwatertrail.org for maps and trip planning



- Visit **Safety** at **fabulousfoxwatertrail.org** for current river conditions
- Respect private property and the environment
- Wear a proper fitting Life Jacket
- Carry a map and locational device
- Tell someone your plans
- Wear clothing appropriate for conditions
- Bring emergency and rescue gear



# AUTHORIZING SUPPORT AND PERMISSION FOR INCLUSION OF THE FRANK GORHAM MEMORIAL CANOE LAUNCH ACCESS SITE IN THE FABULOUS FOX! WATER TRAIL

WHEREAS, the Fox River is recognized as a major natural resource corridor with potential for recreation, scenic and historic trails and for economic development of river communities; and

WHEREAS, the National Park Service's National Water Trails System is a collaborative effort administered by the National Park Service; and

WHEREAS, the City of St. Charles enjoys the beautiful and scenic Fox River as part of their community and as a clean, drinkable water source; and

WHEREAS, the City of St. Charles has an outstanding open space system and is engaged in development of river access and diverse recreational opportunities along the Fox River to serve the needs of residents and visitors alike; and

WHEREAS, the City of St. Charles encourages and supports efforts to enhance economic development along the riverfront and revitalization of river communities; and

WHEREAS, the mission of the Fabulous Fox! Water Trail is to establish and interpret a Fox River Water Trail along the 200 + mile river course from the headwaters in Waukesha County, Wisconsin to the confluence with the Illinois River in Ottawa, Illinois to provide access for all to the natural resources, recreational opportunities, scenic beauty, and historic and cultural assets of the Fox River Valley; and

WHEREAS, the objectives of the Fabulous Fox! Water Trail includes promoting ecotourism and recreational opportunities throughout the River corridor, enhancing community recognition of the unique assets of the Fox River and supporting economic development and revitalization of river communities.

NOW, THEREFORE, BE IT RESOLVED that the City of St. Charles hereby supports inclusion of the Frank Gorham Memorial Canoe Launch access site in the Fabulous Fox! Water Trail seeking designation as a National Water Trail as part of the National Water Trail System.

Passed	by	on	
	•		