

**AGENDA  
CITY OF ST. CHARLES  
PLANNING & DEVELOPMENT COMMITTEE  
ALD. PAUL LENCIONI - CHAIR  
MONDAY, AUGUST 14, 2023 - 7:00 PM  
CITY COUNCIL CHAMBERS  
2 E. MAIN STREET**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. 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.

**4. COMMUNITY & ECONOMIC DEVELOPMENT**

- a. Plan Commission recommendation to approve a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St.
- b. Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5th St. Subdivision.
- c. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.
- d. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E Main St.
- \*e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 411 Prairie St.
- \*f. Recommendation to approve a Plat of Dedication to IDOT for Pride of Kane County.
- \*g. Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Watermain) for McGrath Honda – 4075 E Main St.
- \*h. Recommendation to approve Plat of Easement for Kiddie Academy, 2651 Woodward Dr.

**5. PUBLIC COMMENT**

**6. ADDITIONAL ITEMS FROM MAYOR, COUNCIL OR STAFF**

**7. EXECUTIVE SESSION**

- Personnel – 5 ILCS 120/2(c)(1)
- Pending, 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)

**8. 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 [jmcmahon@stcharlesil.gov](mailto:jmcmahon@stcharlesil.gov). 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).

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4a
	Title:	<b>Plan Commission recommendation to approve a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St.</b>	
	Presenter:	<b>Rachel Hitzemann, Planner</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> N/A		<b>Budgeted Amount:</b> N/A	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>DTA Properties LLC have submitted a Special Use application requesting to construct a 138' Cellular Communication Tower. The Volkswagen Dealership on the property will remain the primary use on the site.</p> <p>The details of the Special Use are as follows:</p> <ul style="list-style-type: none"> <li>• Install new 138ft communication tower located at the north center of the property</li> <li>• Construct a 20'x 35' fenced lease area for tower and equipment</li> </ul> <p><b><u>The Pheasant Run Ownership Association</u></b></p> <p>This property is a member of The Pheasant Run Ownership Association. Association covenants state that cell towers are not permitted on association property. However, the Applicant has worked with the members of the association to permit the tower. A formal agreement has been reached and is ready for signatures.</p> <p><b><u>Plan Commission Recommendation</u></b></p> <p>Plan Commission held a public hearing on 8/8/23. The Commission unanimously voted to recommend approval of the Special Use with the condition that the agreement with The Pheasant Run Property Association is signed.</p>			
<b>Attachments</b> (please list):			
Plan Commission Resolution, Staff Report, Application, FAA Approval Letter, Owners Association Letter			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Plan Commission recommendation to approve a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St.			

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 05-2023**

**A Resolution Recommending Approval of an Application for Special Use to  
construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St.  
(DRA Properties, LLC)**

**Passed by Plan Commission on August 8, 2023**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the application for a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St. (DRA Properties, LLC); and,

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use provided by the Applicant, in accordance Section 17.04.330.C of the Zoning Ordinance:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This tower will improve coverage and capacity to the City of St. Charles. It will also enhance E-911 services.

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

The adequate utilities will be provided.

**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 Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish or impair property values within the neighborhood.

**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.**

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.

- 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, or operation of the Special use will not be detrimental to or endanger the public health, safety, comfort of general welfare. A cell tower is equivalent to a home Wi-Fi system or baby monitor and falls within FCC regulations.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use to construct a Communication Tower for Verizon Cell Tower, 4050 E. Main St. (DRA Properties, LLC) with a condition the agreement with The Pheasant Run Property Association is signed.

Roll call vote:

Ayes: Moad, Hibel, Funke, Weise, Rosenberg, Studebaker

Nays:

Absent: Vargulich, Gruber, Ewoldt

Motion carried 6-0

PASSED, this 8th day of August 2023.

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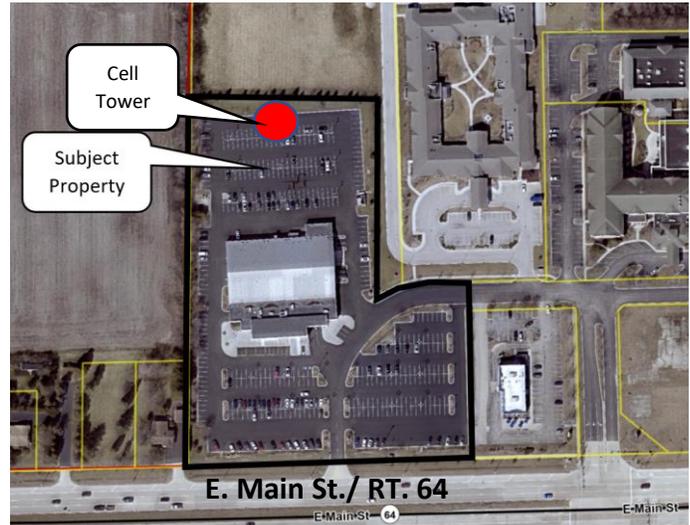
Chairman  
St. Charles Plan Commission



Staff Report  
Plan Commission Meeting – August 8, 2023

<b>Applicant:</b>	Melissa Olson, DRA Properties
<b>Property Owner:</b>	St. Charles VW Real Estate
<b>Location:</b>	4050 E. Main St./ RT. 64
<b>Purpose:</b>	Construct Communication Tower on site
<b>Applications:</b>	Special Use for Communication Tower
<b>Public Hearing:</b>	Yes, required
<b>Zoning:</b>	BR Regional Business
<b>Current Land Use:</b>	Commercial
<b>Comprehensive Plan:</b>	Corridor/ Regional Commercial

VW Site – Verizon Cell Tower



Subject Property

<b>Summary of Proposal:</b>	<p>Application for Special Use has been submitted to construct a Communication Tower on the north center portion of the property. A Communication Tower is a permitted Special Use in the BR- Regional Business District. A Site Plan has been provided, proposing the following:</p> <ul style="list-style-type: none"> <li>• 138ft communication tower located at the north center of the property</li> <li>• 20'x 35' fenced lease area for tower and equipment</li> </ul>
<b>Info / Procedure on Application:</b>	<p><b>Special Use:</b></p> <ul style="list-style-type: none"> <li>• Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”</li> <li>• Public hearing is required, with a mailed notice to surrounding property owners.</li> <li>• 6 findings of fact – ALL findings must be in the affirmative to recommend approval.</li> </ul>
<b>Suggested Action:</b>	See Section V “Suggested Action” for the Commission’s options regarding action on this application, given an issue regarding a restriction on cell towers in the subdivision’s Declaration of Covenants.
<b>Staff Contact:</b>	Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

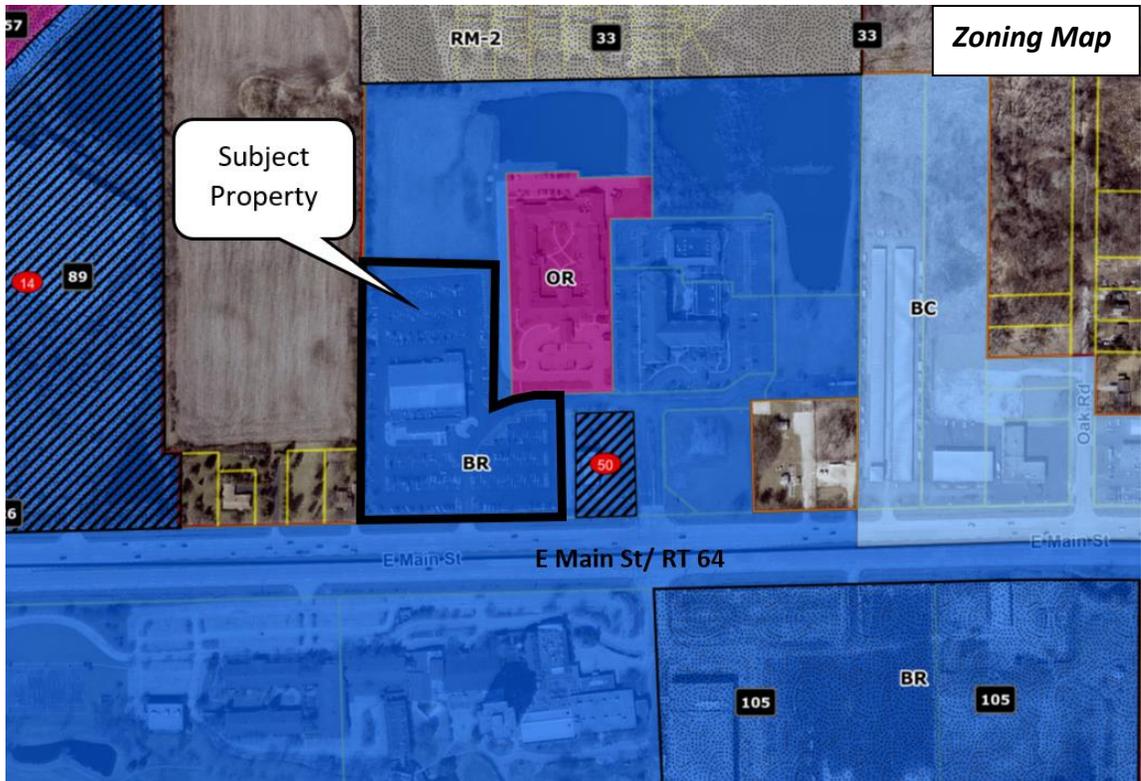
**A. History / Context**

The subject property, 4050 E. Main St., is located on the East side of town across from the Pheasant Run property. The parcel is approx. 6.86 acres in size. The existing building on the site is home to a Volkswagen Dealership. The Dealership will remain operating at this location, and the applicant will just lease a small portion of the site. A Verizon communication tower was previously located on the Pheasant Run resort tower, but due to the circumstances surrounding that property Verizon is looking to relocate the tower.

**B. Zoning**

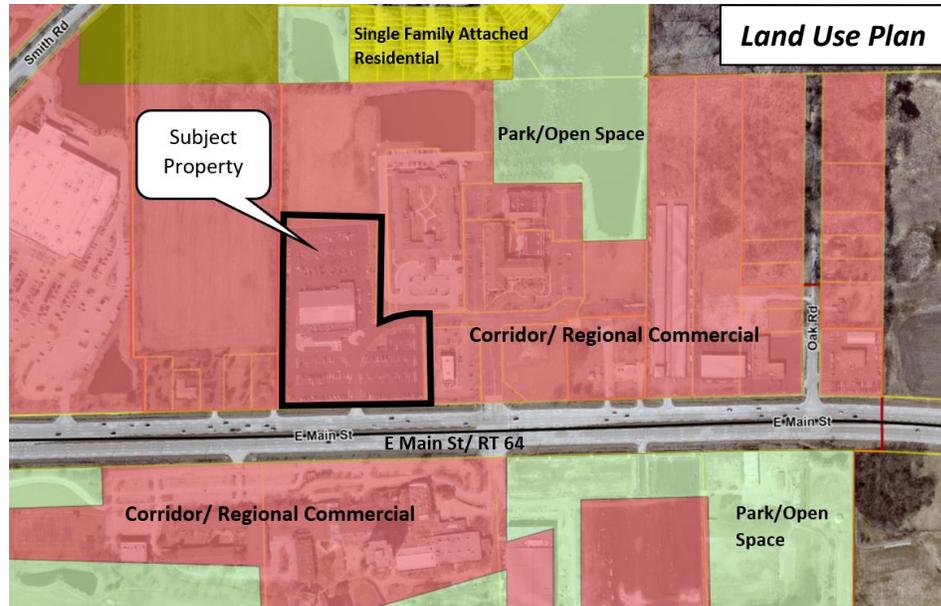
The subject property is zoned BR Regional Business District. The same zoning designation exists adjacent to the property on the north, south and east along Main St. East of the property there is also an OR-Office Research parcel. West of the property is unincorporated DuPage County, which is zoned R-3 Single family and O-R Office Research.

	Zoning	Land Use
<b>Subject Property</b>	BR Regional Business	Volkswagen Dealership
<b>North</b>	BR Regional Business	Vacant Lot
<b>East</b>	BR Regional Business & OR-Office Research	Commercial – Culvers Residential- Silverado Memory Care
<b>South</b>	BR- Regional Business	Commercial- Pheasant Run
<b>West</b>	Unincorporated (R-3 Single Family & O-R Office Research)	Residential & Agriculture



**C. Comprehensive Plan**

The subject property is designated Corridor/ Regional Commercial in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. All adjacent properties have the same designation, which is intended for larger shopping centers and developments that have a more regional draw.



The Corridor/Regional Commercial land use category is described as follows:

*Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/ regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations. (p.39)*

**II. PLANNING ANALYSIS**

Staff has analyzed the submitted application and plans for conformance with the standards established in applicable sections of the Zoning Ordinances, including:

- Ch. 17.22 General Provisions
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.14 Business & Mixed Use Districts

**A. Proposed Use**

Verizon is looking to lease a 20’ X 25’ portion in the north center of this property to construct a 138’ communication tower and install necessary ground equipment.

“Communication Tower” is a Special Use in the BR Regional Business zoning district.

The Zoning Code defines a Communication Tower as;

*“A structure designed and constructed primarily for the purpose of supporting one or more Communication Antennas, including self-supporting lattice towers, guy towers and monopole towers. This use includes radio and television transmission towers, personal communications service (PCS), microwave towers, common-carrier towers, cellular telephone towers, and the like. This use does not include any structure erected solely for a residential, non-commercial individual use, such as television reception antennas, satellite dishes or non-commercial wireless antennas (amateur radio). This use includes Wireless Support Structures supporting Small Wireless Facilities, as defined in and regulated by Chapter 13. 24 " Small Cell Wireless Facilities", when designed and constructed primarily for the purpose of supporting one or more Small Wireless Facilities.”*

Per Sec. 17.04.330, the purpose of a Special Use is as follows:

*“Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.”*

There are no specific Use Standards in the Zoning Ordinance for Communication Towers. There are six Findings of Fact for Special Uses, all of which must be found in the affirmative for the Plan Commission to recommend approval. The applicant has provided responses to the Findings of Fact, attached to the application.

**B. Bulk Standards**

The table below compares the proposed Site Plan with the applicable requirements of the BR District. Section 17.22.020 contains additional requirements for Communication Tower height and setbacks from residential districts, which are also noted in the table. All bulk standards appear to be met.

Category	BR District	Site Plan
<b>Min. Lot Area</b>	1 acre	6.86
<b>Max. Building Coverage</b>	30%	12% (existing)
<b>Max. GFA per Building</b>	None	36,323 (existing)
<b>Max. Tower Height</b>	150ft	138ft
<b>Tower Setbacks:</b>		
<i>Front (Main St.)</i>	20 ft.	631 ft.
<i>Interior Side (west)</i>	20 ft.	170 ft.
<i>Interior Side (east)</i>	15 ft.	181ft
<i>Rear (south)</i>	30 ft.	32 ft.
<i>From Residential Properties</i>	500 ft	505 ft and 510 ft

The Monopole tower and fenced enclosure meet all bulk requirements. No changes to the dealership are proposed at part of this project.

**C. Site Access**

The property is currently accessed via a driveway off of Main St./ RT. 64. No changes will be made to this drive as part of the proposed plan. An access easement over the site will be provided to the applicant from the property owner to conduct repair and maintenance on the tower.

**III. DEPARTMENTAL REVIEWS**

City Staff reviewed the plans and provided technical comments to the applicant.

**IV. DECLARATION OF COVENANTS**

This property is located within the Pheasant Run Crossing Subdivision which has a Declaration of Covenants, Conditions and Restrictions. Under that document, cell towers are not permitted. However, the applicant has worked with the property association to allow the tower. The Association has provided an approval letter for the tower with the condition that a formal agreement be signed by the applicants and Association prior to building permit approval.

**V. SUGGESTED ACTION**

The applicant has provided responses to the Findings of Fact for Special Use as part of the application. All six findings must be in the affirmative for the Commission to recommend approval.

Based on the outstanding item regarding the cell tower restriction in the subdivision Declaration of Covenants, the Plan Commission may choose to:

- a. Open the public hearing on the Special Use and immediately continue the item until clarification on resolution to the Declaration of Covenants can be provided.

OR

- b. Conduct the public hearing on the Special Use and continue the item until further clarification on resolution to the Declaration of Covenants can be provided.

**VI. ATTACHMENTS**

- Applications for Special Use; received 12/19/2022
- Plans
- Airspace Map & Study dated 10/6/2022
- Property Association Letter dated 7/17/23



**4. Identify the Type of Application:**

- Special Use for Planned Unit Development - PUD Name:**
  - New PUD
  - Amendment to existing PUD- Ordinance #:
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance): 17.22.020**
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Neighborhood Commercial

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

What is the property's current zoning? BR Regional Business District

What is the property currently used for? Car dealership

If the proposed Special Use is approved, what improvements or construction are planned?

Install a 145' cell tower on a leased area measuring 20' x 60'

**6. For Special Use Amendments only:**

Why is the proposed change necessary?

N/A

What are the proposed amendments? (Attach proposed language if necessary)

N/A

**Note for existing buildings:** If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

**7. 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:** Special Use for PUD: \$1,000  
All other Special Use requests: \$750

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

**PROOF OF OWNERSHIP:** a) A current title policy report; or  
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.*

**OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, 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.

**LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

**PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

**LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)

**SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

**ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

**TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

**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](mailto:cd@stcharlesil.gov)

**Site Plan or plans shall show the following information:**

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)**

**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.**

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Record Owner

Date

*Y. Melissa Olson*

*12/14/22*

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Applicant or Authorized Agent

Date

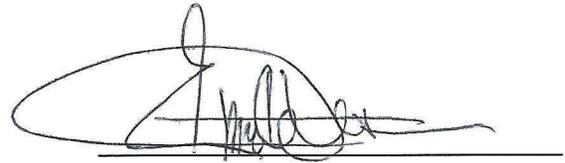
## Zoning Letter of Authorization

To: Rachel Hitzemann

City of St. Charles IL Planning & Zoning

I, Emir Abinion, am the authorized signer for St. Charles VW Real Estate LLC, owner of the property located at 4050 E. Main Street in St. Charles, IL.

I give Melissa Olson with DRA Properties, LLC permission to file this zoning application with the City of St. Charles for a proposed communications tower.

A handwritten signature in black ink, appearing to read 'Emir Abinion', is written over a horizontal line. The signature is stylized and cursive.

Emir Abinion

Date: 1/5/23

OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)

Missouri (M)  
STATE OF ILLINOIS )  
St. Louis ) SS.  
@ KANE COUNTY )

I, Douglas Dolan, being first duly sworn on oath depose and say that I am  
Manager of DRA Properties, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Douglas Dolan \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: Douglas Dolan, Manager

Subscribed and Sworn before me this 14<sup>th</sup> day of  
December, 20 22.

Margie D. Oliver  
Notary Public



## FINDINGS OF FACT – SPECIAL USE

**\*Use this form for all Special Uses, except for PUDs or PUD Amendments\***

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council. As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.*

**Project Name or Address:** DRA Properties, LLC

**From the St. Charles Zoning Ordinance, Section 17.04.430.C.2:**

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

**A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

This tower will improve coverage and capacity to the City of St. Charles. It will also enhance E-911 services.

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

The adequate utilities will be provided.

- 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 Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will substantially diminish or impair property values within the neighborhood.

- 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.**

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.

- 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, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare. A cell tower is equivalent to a home wi-fi system or a baby monitor.  
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 The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. A cell tower is equivalent to a home wi-fi system or baby monitor and falls within FCC regulations.

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title.  
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## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: *St. Charles VW Real Estate*

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR <input checked="" type="checkbox"/>	Ordinance #: Main Street, St. Charles	
Minimum Lot Area	1 acre		1,200 sqft.
Minimum Lot Width	None		20x60ft.
Maximum Building Coverage	30%		Outdoor cabinets
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft.		145'
Front Yard	Min. 20ft.		42'
Interior Side Yard	Min. 15ft.		30'
Exterior Side Yard	Min 20ft.		30'
Minimum Rear Yard	30 ft.		15'
Landscape Buffer Yard <sup>2</sup>	40 ft.		N/A
% Overall Landscaped Area	75%		N/A
Building Foundation Landscaping	N/A		N/A
Public Street Frontage Landscaping	Yes		Yes
Parking Lot Landscaping			N/A
# of Parking Spaces			6
Drive-through Stacking Spaces (if applicable)	N/A		N/A.

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

### **Documentation that lead to this location**

The city has a 500' setback from residential property. This is the only location based on the search ring we were given.

The DuPage airport is in close proximity to our location and we needed to stay out of the protected airspace.

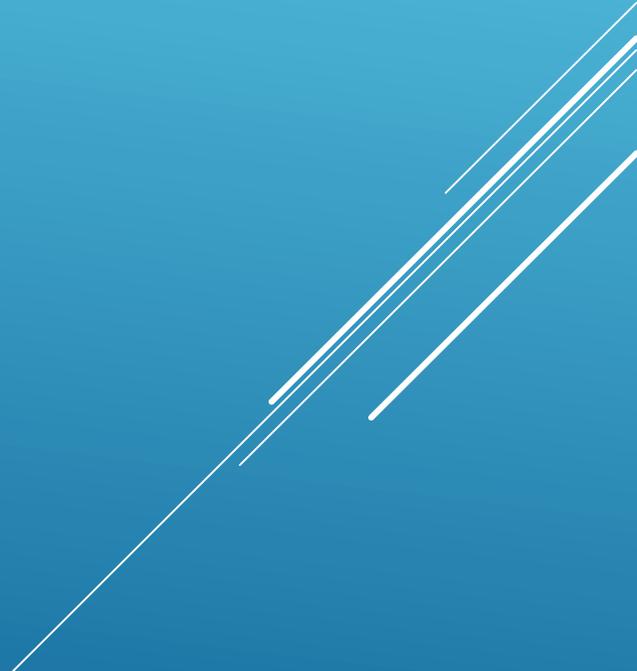


# PHEASANT RUN CELL SITE

Verizon Site Name: Smith & Main, St.  
Charles, IL

By Dolan Realty Advisors, LLC

**Why is this site  
important to St.  
Charles' Cellular  
Network?**

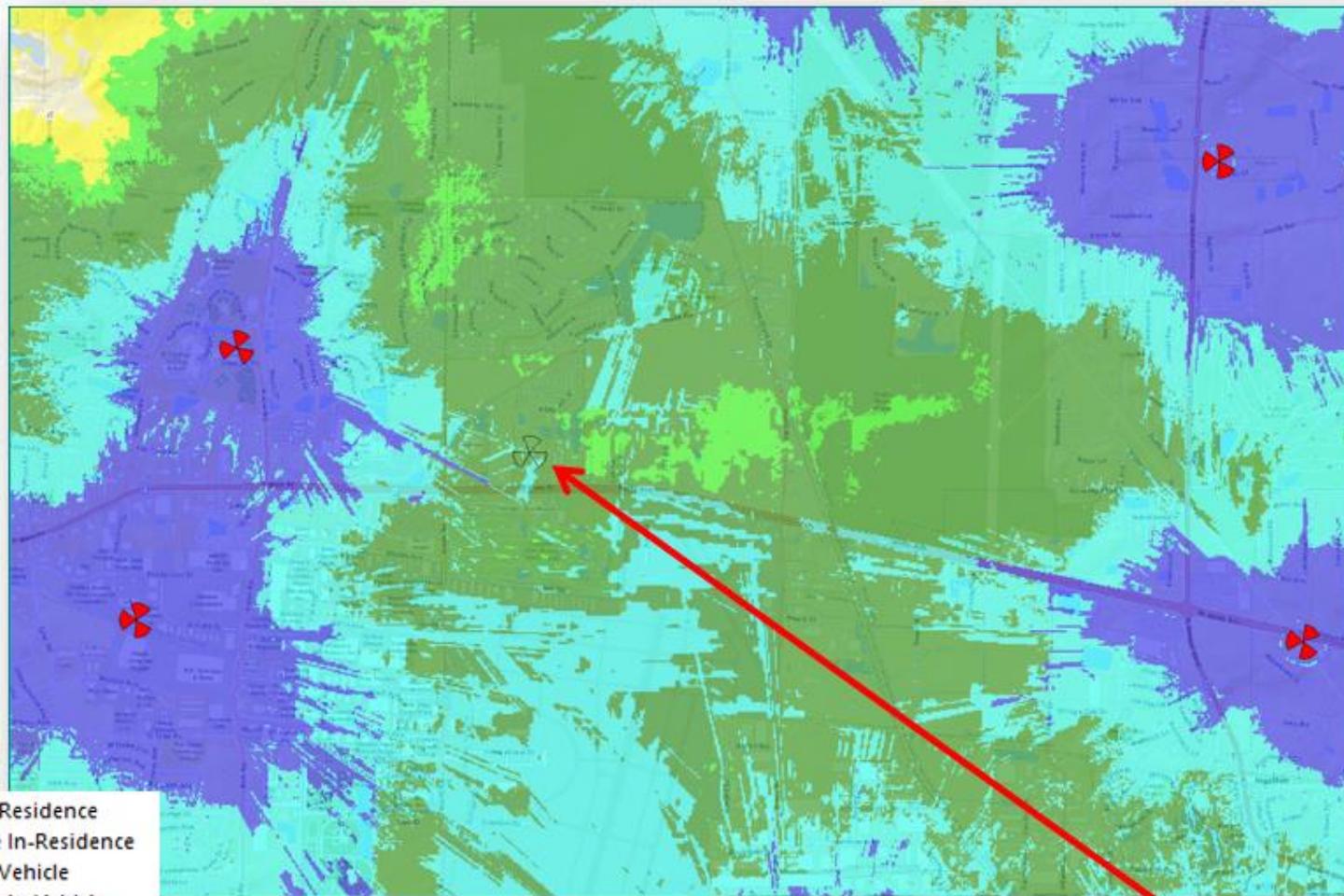
The image features a solid blue background. On the right side, there are several white, parallel diagonal lines that create a sense of motion or a modern design element. The text is centered and rendered in a bold, white, sans-serif font.

# Smith and Main

Pre & Post Simulations



# Without Proposed Smith and Main Site

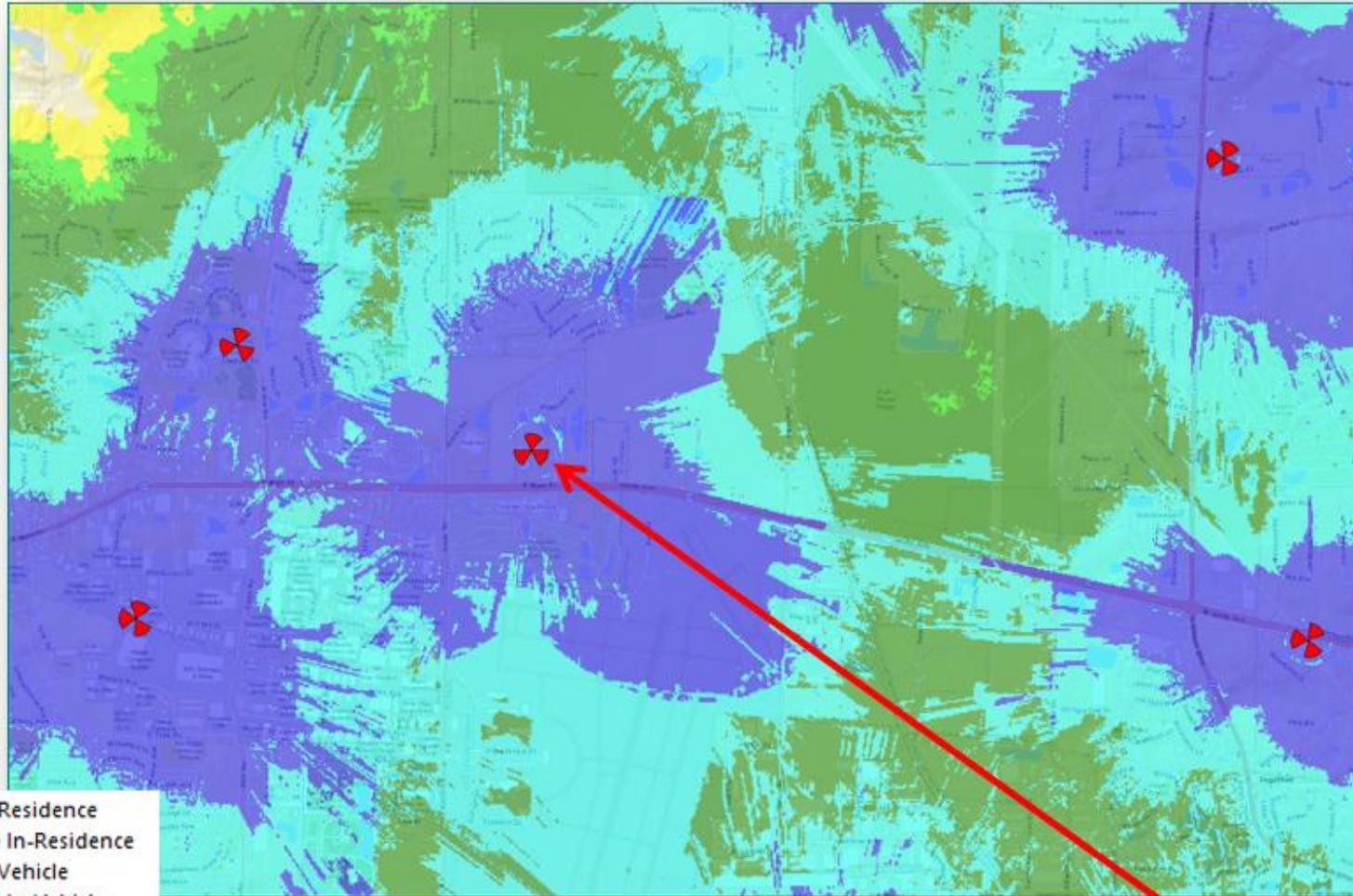


- Reliable In-Residence
- Un-Reliable In-Residence
- Reliable In-Vehicle
- Un-Reliable In-Vehicle
- Reliable On-Street



Proposed new site location

# With Proposed Smith and Main Site



- Reliable In-Residence
- Un-Reliable In-Residence
- Reliable In-Vehicle
- Un-Reliable In-Vehicle
- Reliable On-Street



Proposed new site location

# Summary

---

- The proposed site will help fill in a much needed coverage gap
- The site will also improve reliable coverage on street level along North Ave and inside the surrounding Residential and Commercial businesses
- In addition this site will offload capacity to the heavily traffic congested neighboring towers

The primary objective of this site is to provide:

1. Fill in Coverage gap along North Ave and provide reliable coverage inside Residential/Commercial Areas
2. Network Capacity offload to the neighboring sectors serving St. Charles
3. Reliable coverage for E-911 calls
4. Improve 4G/5G data speeds in the local area



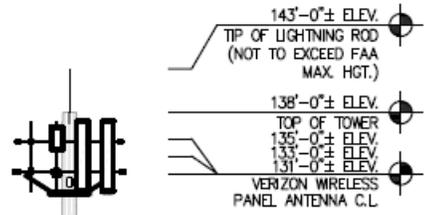
# Site Plan





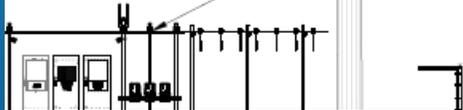
Site Location Plan





138' MONOPOLE TOWER ON  
CONCRETE FOUNDATION  
(DESIGN BY OTHERS)

LESSEE EQUIPMENT PAD AND  
OUTDOOR EQUIPMENT



# FAA Approval

## **\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\* (CORRECTION)**

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole Full Relo Smith & Main
Location:	St. Charles, IL
Latitude:	41-55-24.41N NAD 83
Longitude:	88-15-24.84W
Heights:	769 feet site elevation (SE) 139 feet above ground level (AGL) 908 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

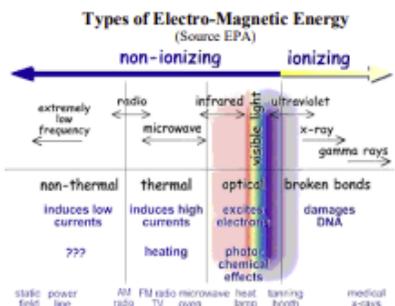
- At least 10 days prior to start of construction (7460-2, Part 1)  
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

# Radio Frequency Safety



**What is RF Energy?** Radio Frequency (RF) energy is a type of electromagnetic (EM) energy, which is energy that travels, or radiates, through space. Light is EM energy. The sun radiates RF energy as well as light. Just as we have harnessed light to see at night, we have harnessed RF energy in radios to communicate over great and small distances. The first radios appeared in the late 1800s. In the 20<sup>th</sup> century, the usage of both artificial light and radio communications boomed such that today stores are open 24 hours a day and mobile phones let us communicate anywhere in the world.



**RF is non-ionizing:** its energy is too weak to remove or add charged particles to an atom. Ionization changes an atom's structure, turning it into an ion. When ionizing radiation, such as X-Rays and Gamma Rays, affects molecules, such as DNA, it can cause permanent defects; hence damage is cumulative. Non-ionizing radiation such as light, infra-red, microwave and RF cannot change the makeup of an atom. Such non-ionizing radiation does induce currents and cause cellular heating, but these effects are not cumulative. Once non-ionizing radiation is removed, its effects cease. However, excessive heating can have serious health effects, which is why RF safety is important.

**How much is too much?** Based on years of scientific research, the Federal Communications Commission (FCC) has adopted limits for human exposure. It has set a *Maximum Permissible Exposure for the General Population* -- people who have no control of their exposure -- and a separate maximum for *Occupational* -- workers who understand the risks and can take appropriate actions when working in environments with elevated RF energy. While there are large safety margins, exceeding these limits can cause serious health problems such as burns, dizziness, heat stroke and even death. In the US the FCC regulates human exposure to RF energy.

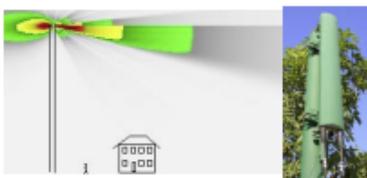
#### What is Maximum Permissible Exposure?

- 100% of *Occupational Limit* is the Human Exposure Limit which has a 10 times safety factor
- The *General Population Limit* is an additional 5 times lower for a total of a 50 fold safety factor.
- 5% of the *General Population limit* = 1% of the *Occupational Limit* = 1/1,000<sup>th</sup> of the level known to cause potentially harmful effects.

**Comparing Power** There is a wide range of powers used based on the radio service. Broadcasters use very high power and portable devices use very little. Wireless base stations and phones limit their power to eliminate interference and prolong battery life. They will typically use ¼ or less their maximum power. For most RF exposure analysis maximum power is assumed.

Source	Power (Watts)
TV Broadcast	1,000,000
Radio Broadcast	50,000
Wireless Base Station	4,000
WiFi	1/10
Mobile Phone	1/2

**Wireless Base Stations** Typical antennas at wireless base stations focus the RF energy so that it is pointing away from the site to give maximum coverage. Relatively little energy is exposed to areas below the antenna. Areas below rooftop mounted antennas have reduced exposure in the building because roofing absorbs and reflects RF energy.



Andrew 932DG65VTE

**What will the exposure be?** Every situation is different but areas around wireless base stations that the public can access, such as the bottom of a tower or inside a building with antennas, are typically much less than 5% of the General Population limit. Our measurements under and in the neighborhood of mobile phone installations are generally less than 0.1% of the limit, similar to measurements a few feet from a WiFi access point.

**Do you still have questions / concerns?** Please contact Site Safe.

*Matthew J. Butcher*

Matthew J Butcher, PE  
VP Engineering & Development

#### RF Safety and Regulatory History

- Increasing concern since the 1950's when high powered radar systems were introduced which led to health issues.
- ANSI initiated the Radiation Hazards Standards project in 1960 with Dept of Navy and IEEE.
- The National Environmental Policy Act (NEPA) of 1969 required the FCC to evaluate the effects of RF with respect to the quality of the human environment.
- ANSI published standards for RF Safety in 1982.
- The FCC first adapted rules on RF Safety in 1985.
- After more research the IEEE published a standard C95.1 in 1992 that was also adopted by ANSI.
- The Federal Telecommunications Act of 1996, Section 704 prohibits local zoning authorities from denying permits on the basis of radio frequency emissions concerns as long as the emissions comply with current FCC regulations.
- In 1997 the FCC enacted the current rules that are followed for RF Health and Safety. The IEEE standard was the basis but input from over 150 parties was used to create these regulations.
- FCC Exposure Limits are similar to ICNIRP limits which are promoted by the WHO for use worldwide.
- In 2009 the ICNIRP found "no evidence of any adverse effects below the basic restrictions" and made no change to exposure limits.
- In 2012 both United Kingdom and Norwegian public health agencies released reports which found current protective exposure levels appropriate after an exhaustive review of the scientific literature.
- In 2013 the FCC initiated an inquiry on the need for reassessment of RF exposure limits with a Notice of Inquiry (ET Docket No. 13-84).
- Research continues on this topic and various concerns have been raised over the years but by far the majority of public health and scientific committees worldwide have not found a rationale to change the current RF exposure limits.
- While many on-line resources compile lists of information that link RF energy to health problems, independent analysis that looks at the breadth of research and publications generally find concern below current limits unconvincing.

#### Reference:

- Site Safe, Inc. <http://www.sitesafe.com>
- FCC Radio Frequency Safety <http://www.fcc.gov/encyclopedia/radio-frequency-safety>
- National Council on Radiation Protection and Measurements (NCRP) <http://www.ncrponline.org/>
- International Committee on Electromagnetic Safety, (IEEE / ICES) <http://www.ices-emfsafety.org/>
- American National Standards Institute (ANSI) <http://www.ansi.org>
- Environmental Protection Agency (EPA) <http://www.epa.gov/radtown/wireless-tech.html>
- National Institutes of Health (NIH) <http://www.niehs.nih.gov/health/topics/agents/cm/>
- Occupational Safety and Health Agency (OSHA) <http://www.osha.gov/SLTC/radiofrequencyradiation/>
- International Commission on Non-Ionizing Radiation Protection (ICNIRP) <http://www.icnirp.org/>
- World Health Organization (WHO) <http://www.who.int/peh-emf/en/> and <http://www.who.int/features/qa/30/en/>
- National Cancer Institute <http://www.cancer.gov/cancertopics/factsheet/Risk/cellphones>
- American Cancer Society (ACS) [http://www.cancer.org/docroot/PED/content/PED\\_1\\_3X\\_Cellular\\_Phone\\_Towers.asp?sitearea=PED](http://www.cancer.org/docroot/PED/content/PED_1_3X_Cellular_Phone_Towers.asp?sitearea=PED)
- European Commission Scientific Committee on Emerging and Newly Identified Health Risks [http://ec.europa.eu/health/scientific\\_committees/opinions\\_layman/en/electromagnetic-fields/index.htm](http://ec.europa.eu/health/scientific_committees/opinions_layman/en/electromagnetic-fields/index.htm)
- Fairfax County, Virginia Public School Survey <http://www.fcps.edu/fts/safety-security/RFEESurvey/>
- UK Health Protection Agency Advisory Group on Non-ionising Radiation [http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb\\_C/1317133826368](http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1317133826368)
- Norwegian Institute of Public Health <http://www.fhi.no/dokumenter/545eca7147.pdf>
- Independent Health Policy Expert / Pediatrician <http://theincidentaleconomist.com/wordpress/healthcare-triage-your-cell-phone-wont-give-you-cancer/>

# Health and safety background.

**Health and safety organizations worldwide have studied potential health effects of RF emissions for decades, and studies continue.**

The Federal Communications Commission (FCC) guidelines for operating wireless networks are based on the recommendations of federal health and safety agencies including:

- The Environmental Protection Agency (EPA)
- The Food and Drug Administration (FDA)
- The National Institute for Occupational Safety and Health (NIOSH)
- The Occupational Safety and Health Administration (OSHA)
- The Institute of Electrical and Electronics Engineers (IEEE)
- The National Council on Radiation Protection and Measurements (NCRP)

Wireless technology, equipment and network operations are highly regulated.

# Photo-simulation





# Why are we expanding the wireless network?

**More people than ever before rely on wireless connections to manage their lives and businesses.**

Verizon is expanding its wireless network to meet the growing demands of today and tomorrow.

But it takes time.

**40<sub>GB</sub>**  
of data per month

By the end of 2022, the average monthly usage per smartphone is expected to surpass 15GB, and then grow to 40GB by the end of 2027.<sup>1</sup>

**69%**  
are now wireless

68.7% of adults and 79.1% of children lived in wireless-only households.<sup>2</sup>

**76%**  
of travelers

76% of travelers say a mobile phone is the most important trip accessory.<sup>3</sup>

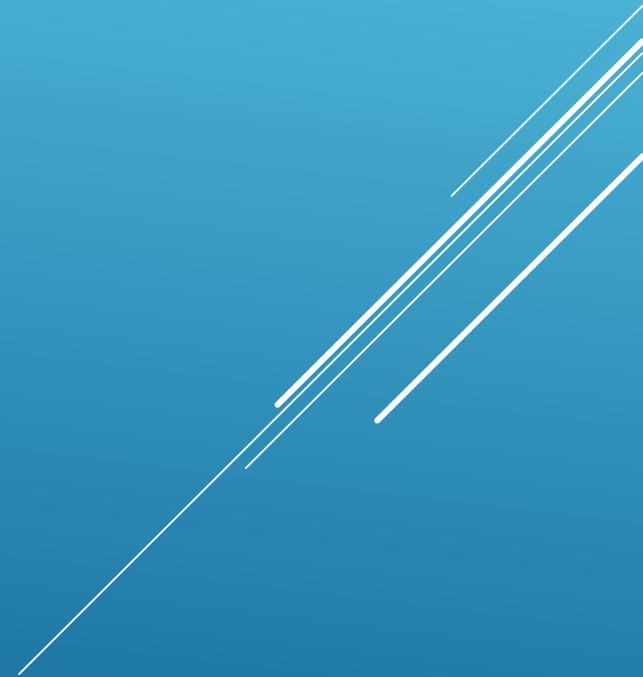
# Staying ahead of demand.

## A wireless network is like a highway system...

More wireless traffic needs more wireless facilities just like more vehicle traffic needs more lanes.

- Many wireless users share each cell site and congestion may result when too many try to use it at the same time.
- Wireless coverage may already exist in an area, but with data usage growth increasing exponentially each year, more capacity is needed.
- To meet capacity demands, we need to add more wireless antennas closer to users and closer to other cell sites to provide the reliable service customers have come to expect from Verizon.

The monthly data traffic in North America is projected to amount to 19.53 exabytes (the equivalent of over four billion DVD's) by 2027. In 2021, the average data traffic amounted to almost 5 EB per month.\*



# Wireless connectivity is critical in schools and communities.

Wireless is a critical component in schools and for today's students.

**20k**

learning apps are available for iPads.

**72%**

of iTunes top selling educational apps are designed for preschool and elementary students.

**600+**

school districts replaced text books with tablets in classrooms.

**77%**

of parents think tablets are beneficial to kids.

**74%**

of school administrators feel digital content increases student engagement.

**70%**

of teens use cellphones to help with homework.

# Property Values



# Wireless facilities and property values.

**Cell service in and around the home has emerged as a critical factor in home-buying decisions.**

National studies demonstrate that most home buyers value good cell service over many other factors including the proximity of schools when purchasing a home.

**90%**

Of single family homebuyers consider an area of good cellular service somewhat important or very important when buying a home.<sup>1</sup>

**87%**

Of prospective homebuyers identified faster mobile phone connections as somewhat or very important when looking at 5G and a potential home.<sup>1</sup>

**22%**

On average, U.S. households now have a total of <sup>22</sup> connected devices.

# Summary

- A monopole design was chosen as the best structure type for this environment.
- The tower will be built to accommodate 4 carriers which will allow for future growth without having to build new towers.
- Reliable wireless service is essential to local residents, business owners, public safety officials, and visitors to the City of St. Charles.
- This proposal will allow Verizon and others to provide this critical service when needed.
- This will improve service to the entire City of St. Charles.



# FULL RELO SMITH & MAIN CELL SITE

LOCATION NO. 711056  
PROJECT NO. 20222341126

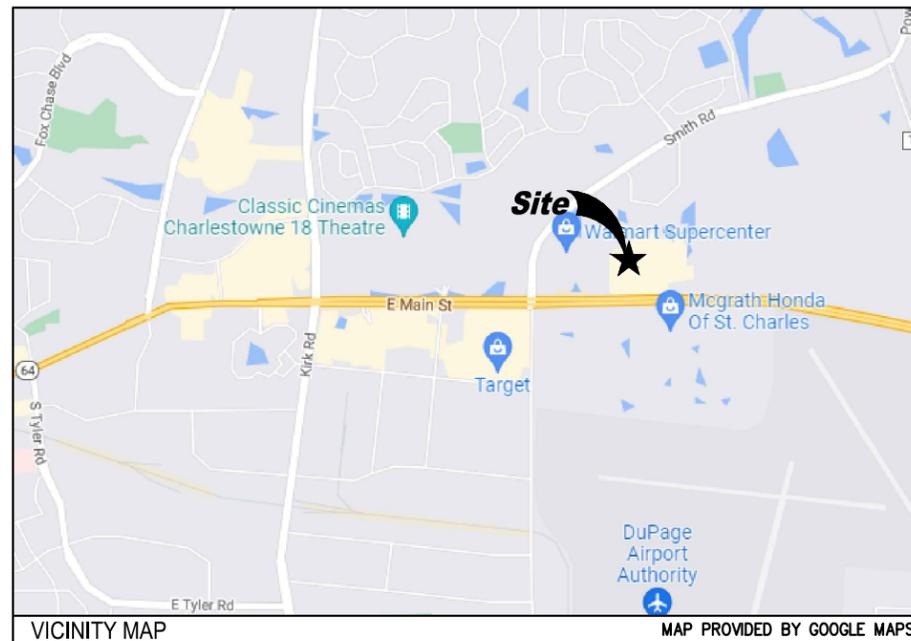
IL-64  
ST CHARLES, IL 60174  
DUPAGE COUNTY

138' MONOPOLE TOWER  
WITH COMMUNICATIONS EQUIPMENT

## DRAWING INDEX

### TOWER DEVELOPMENT OWNER CONSTRUCTION SECTION

- T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
- 1 OF 3 SITE SURVEY
- 2 OF 3 SITE SURVEY
- 3 OF 3 SITE SURVEY
- GN-1 GENERAL CONSTRUCTION NOTES
- C-1 SITE LOCATION PLAN
- C-2 DEVELOPED SITE PLAN
- C-3 ENLARGED SITE PLAN
- C-3.1 REMEDIATION PLAN
- C-4 SITE CIVIL DETAILS
- C-5 TYPICAL FENCE DETAILS
- A-1 TOWER ELEVATION
- E-1 UTILITY SITE PLAN, AND NOTES
- E-2 ELECTRIC AND TELCO UTILITY DETAILS
- E-3 ENLARGED GROUNDING PLAN
- E-4 GROUNDING DETAILS



**APPLICANT**  
VERIZON WIRELESS  
DAVID HENDRIXSON  
1701 GOLF ROAD, TOWER 2, SUITE 400  
ROLLING MEADOWS, IL 60008  
PH: (231) 578-8860  
EMAIL: DAVID.HENDRIXSON@VERIZONWIRELESS.COM

**UTILITIES - ELECTRIC**  
ST CHARLES ELECTRIC  
PAUL HOPKINS  
PH: (630) 377-4403  
EMAIL: PHOPKINS@STCHARLESIL.GOV

**UTILITIES - FIBER**  
LEDCOR TECHNICAL SERVICES  
MATTHEW BARRETT  
723 N OAKLAWN AVE,  
ELMHURST, IL 60126  
PH: (708) 278-1998  
EMAIL: MATTHEW.BARRETT@LEDCOR.COM

**SITE ACQUISITION**  
DOLAN REALTY ADVISORS, LLC  
DOUG DOLAN  
343 S. KIRKWOOD ROAD #5  
BOX# 220130  
KIRKWOOD, MO 63122  
PH: (314) 963-7700  
EMAIL: DDOLAN@DOLANREALTYADVISORS.COM

**POLICE DEPARTMENT**  
ST CHARLES POLICE DEPT  
1515 W MAIN ST,  
ST. CHARLES, IL 60174  
PH: (630) 377-4435

**FIRE DEPARTMENT**  
ST CHARLES FIRE DEPT  
112 N RIVERSIDE AVE,  
ST. CHARLES, IL 60174  
PH: (630) 377-4458

**LANDLORD**  
ST CHARLES VW REAL ESTATE  
4050 E MAIN ST,  
ST. CHARLES, IL 60174  
PH: (630) 818-4150

**SURVEYOR**  
WILLIAMS & WORKS  
BILL MCCLURE  
549 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503  
PH: (616) 224-1500  
EMAIL: MCCLURE@WILLIAMS-WORKS.COM

**ARCHITECTURAL AND ENGINEERING**  
MISSION 1 COMMUNICATIONS  
MARK ALLEN  
6202 CONSTITUTION DRIVE, SUITE C  
FORT WAYNE, IN 46804  
PH: (260) 436-3922  
EMAIL: M.ALLEN@M1COMM.COM

### CONSULTANT TEAM

**PROJECT DESCRIPTION**  
INSTALLATION OF PANEL ANTENNA, ASSOCIATED APPLIANCES, COAXIAL CABLE AND MOUNTS ON AN 138' MONOPOLE TOWER.  
INSTALLATION OF A 4'-0" X 11'-0" UNMANNED EQUIPMENT PAD ON CONCRETE FOUNDATION. INSTALLATION OF GENERAC SD030-1PE-190JT 30KW DIESEL GENERATOR ON EQUIPMENT CONCRETE FOUNDATION.  
NEW TELEPHONE (FIBER) SERVICE TO SITE AND EQUIPMENT SKID. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

**SITE COORDINATES AND ELEVATION**  
LATITUDE - N41° 55' 24.41"  
LONGITUDE - W88° 15' 24.86"  
GRD ELEV. - ±769' AMSL

### PROJECT DESCRIPTION



DIRECTIONS TO SITE



CERTIFICATION:  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE	
DATE	
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

PROJECT INFORMATION,  
LOCATION MAPS,  
AND DRAWING INDEX

A&E PROJECT NO.:

SHEET NO.:



**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

UNDERGROUND UTILITY MARKING WAS REQUESTED OF THE JULIE ONE-CALL SYSTEM ON NOVEMBER 04, 2022 AS TICKET NUMBER X223080343

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 766.00  
DESCRIPTION: BOX CUT EAST SIDE OF CONCRETE BASE ON NORTHEAST LIGHT POLE AT FOX MOTORS PARKING LOT.

**ZONING DATA**

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

SETBACKS:

FRONT: ?

REAR: ?

SIDE: ?

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17043C0017J DATED AUGUST 01, 2019, AND FIND THAT THE PROJECT SITE IS ZONED X (UNSHADED) (AREA OF MINIMAL FLOOD HAZARD)

**BASIS OF BEARINGS**

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83(2011)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°03'04.84".

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY NEAR NORTH TITLE GROUP AS COMMITMENT NO. IL2209789, DATED OCTOBER 25, 2022 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B-II":

8. Unrecorded lease to Fox Valley Volkswagen dated July 30, 2015, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. As disclosed and affected by:

Subordination and attornment agreement recorded February 24, 2016 as document R2016-017346, and the terms and provisions contained therein. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

9. Notations and Illinois Department of Transportation legends on plat of Pheasant Run Crossing recorded August 19, 2015 as document R2015-092580, as to access limits as to Illinois Route 64. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

10. Easements for public utilities over, upon and under the Land as shown on the Plat of Easement recorded June 11, 2012 as document R2012-074422. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

11. Temporary Construction Easement per order document R2012-017755 in Case # 10ED114 in favor of Illinois Department of Transportation. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

12. Easements, building setback lines, parking setback lines, access note and other provisions on the plat of Pheasant Run Crossing recorded August 19, 2015 as document R2015-092580. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

13. Covenants and Restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped person), relating to Pheasant Run Crossing Property Association, assessments, buildings, uses, easements, maintenance and other matters contained in the document recorded August 19, 2015 as document R2015-092581 which does not contain a reversionary or forfeiture clause. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

14. (A) Terms, provisions and conditions relating to the easement described as Parcel 1A contained in the plat recorded August 19, 2015 as document R2015-092580 creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easement AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

**LOC. #711056  
SMITH & MAIN**

**PROPRIETOR**

ST. CHARLES VW REAL ESTATE LLC  
4050 E MAIN ST  
SAINT CHARLES, IL 60174

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**  
SEE SHEET 2 OF 2

PARCEL NO. 0130102019  
PETKUS, BARBARA

PARCEL NO. 0130102005  
SEECK-CHITWOOD, JEAN E & S

**LEGAL DESCRIPTION**

**PARENT PARCEL**

PARCEL 1:

LOT 6 OF PHEASANT RUN CROSSING BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015, AS DOCUMENT R2015-092580.

PARCEL 1A:

EASEMENT FOR INGRESS AND EGRESS AS PER PLAT RECORDED AUGUST 19, 2015, AS DOCUMENT R2015-092580 FOR BENEFIT OF PARCEL 1 OVER LOT 9 OF PHEASANT RUN CROSSING AFORESAID. (ACCESS ROAD)

This map was made from the below legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 14th day of June, 2023.

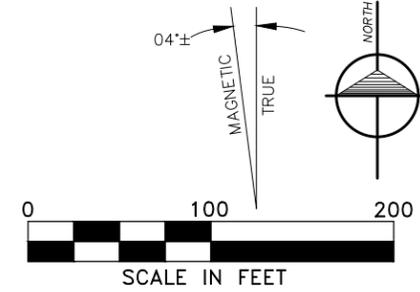
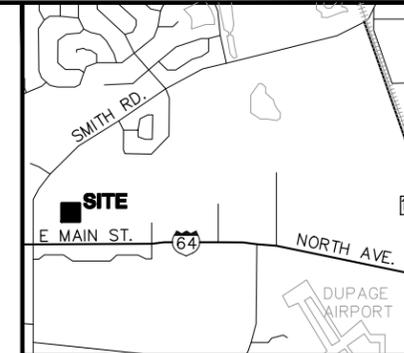
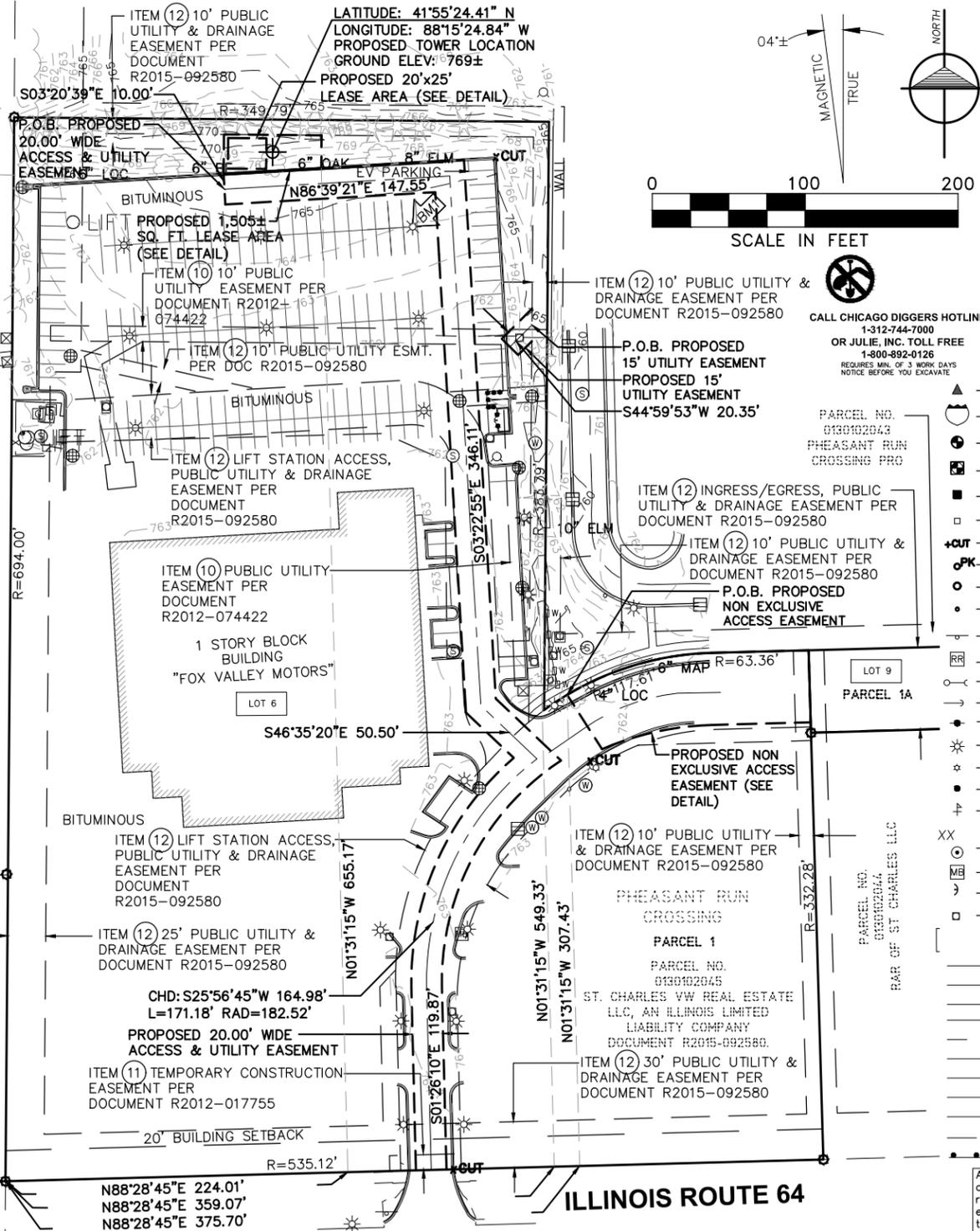
*Samuel A. Miles*

Samuel A. Miles  
Illinois Professional Land Surveyor No. 035.003984  
Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034-0008  
LICENSE EXPIRES: APRIL 30, 2025

DATE: 11/14/22 DWG. BY: A.G.G.  
SCALE: 1"=100' SURVEYED: D.S./N.S.  
UPDATE: AGG061323 CHKD BY: S.A.M.  
PROJECT NO.: 215249.062



- LEGEND
- WELL
- HIGHWAY
- MONUMENT
- MONUMENT BOX
- RIGHT OF WAY MARKER
- SET WOODSTAKE
- XCUT
- PK NAIL
- FOUND IRON STAKE
- SET IRON STAKE
- SIGN
- RR SIGN
- GUY POLE
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- ORNAMENTAL LIGHT POLE
- POST
- U.G. UTILITY MARKER
- SOIL BORING
- MAILBOX
- SATELLITE DISH
- HAND HOLE
- U.G. UTILITY MARKER
- EXISTING CONTOURS
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL



**LOC. #711056  
SMITH & MAIN**

Survey Prepared for: Mission 1 Communications  
6202 Constitution Drive  
Suite C  
Fort Wayne, IN 46804  
(260) 436-3922  
Project Manager: Mark J Allen

Table with 3 columns: NO., DESCRIPTION, DATE. Lists revisions to the lease area and tower location.

Surveyed by: williams&works engineers | surveyors | planners. Includes contact information for Grand Rapids, MI.

Form fields for SITE NAME (SMITH & MAIN), SITE NUMBER, LOC. #711056, SITE ADDRESS (4050 E MAIN ST, ST. CHARLES, IL 60174), SHEET TITLE (S1), and SHEET 1 OF 3.

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.  
 THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023.  
 NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED 20.00' WIDE ACCESS & UTILITY EASEMENT**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED 20'x25' LESSEE LEASE AREA**  
 SEE SHEET 3 OF 3

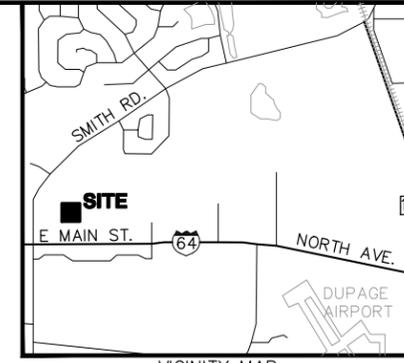
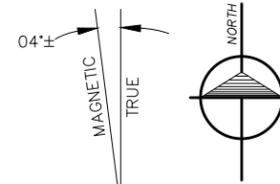
**LEGAL DESCRIPTION**

**PROPOSED 15.00' WIDE UTILITY EASEMENT**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED NON EXCLUSIVE ACCESS EASEMENT**  
 SEE SHEET 3 OF 3

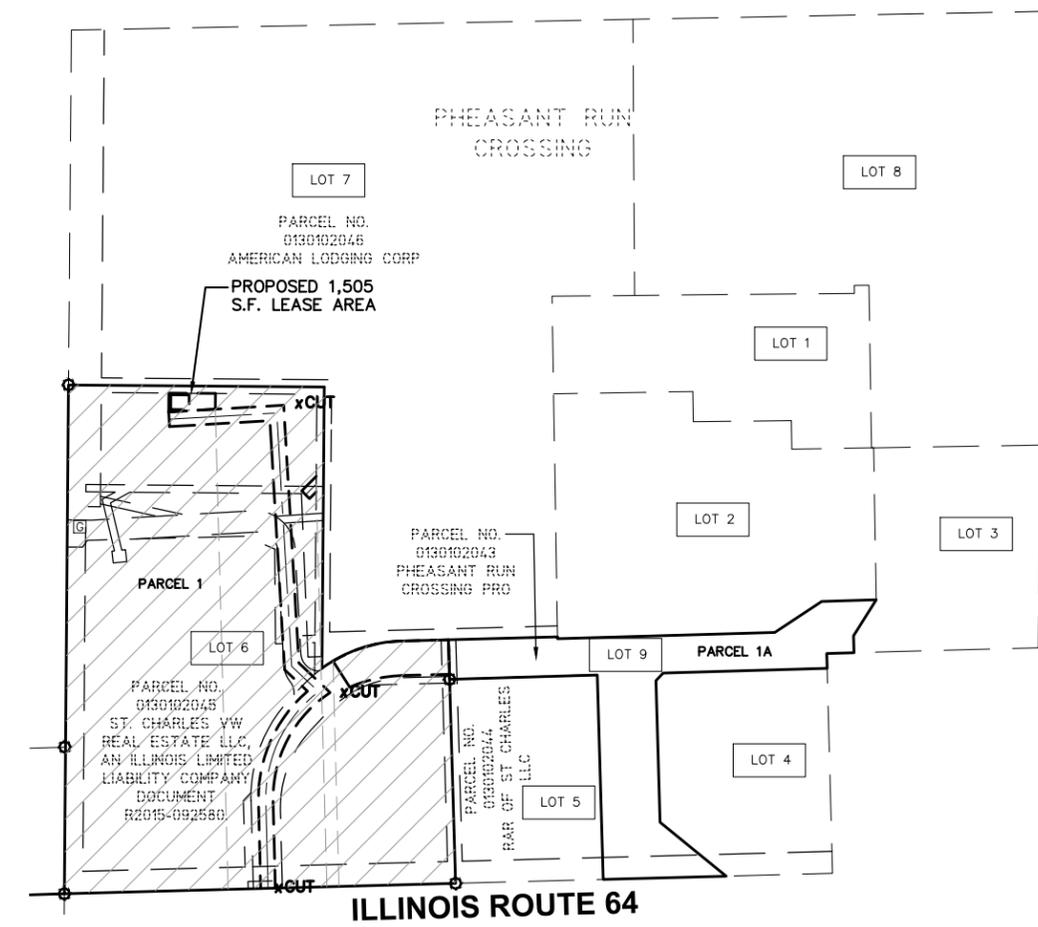
**LOC. #711056  
 SMITH & MAIN**



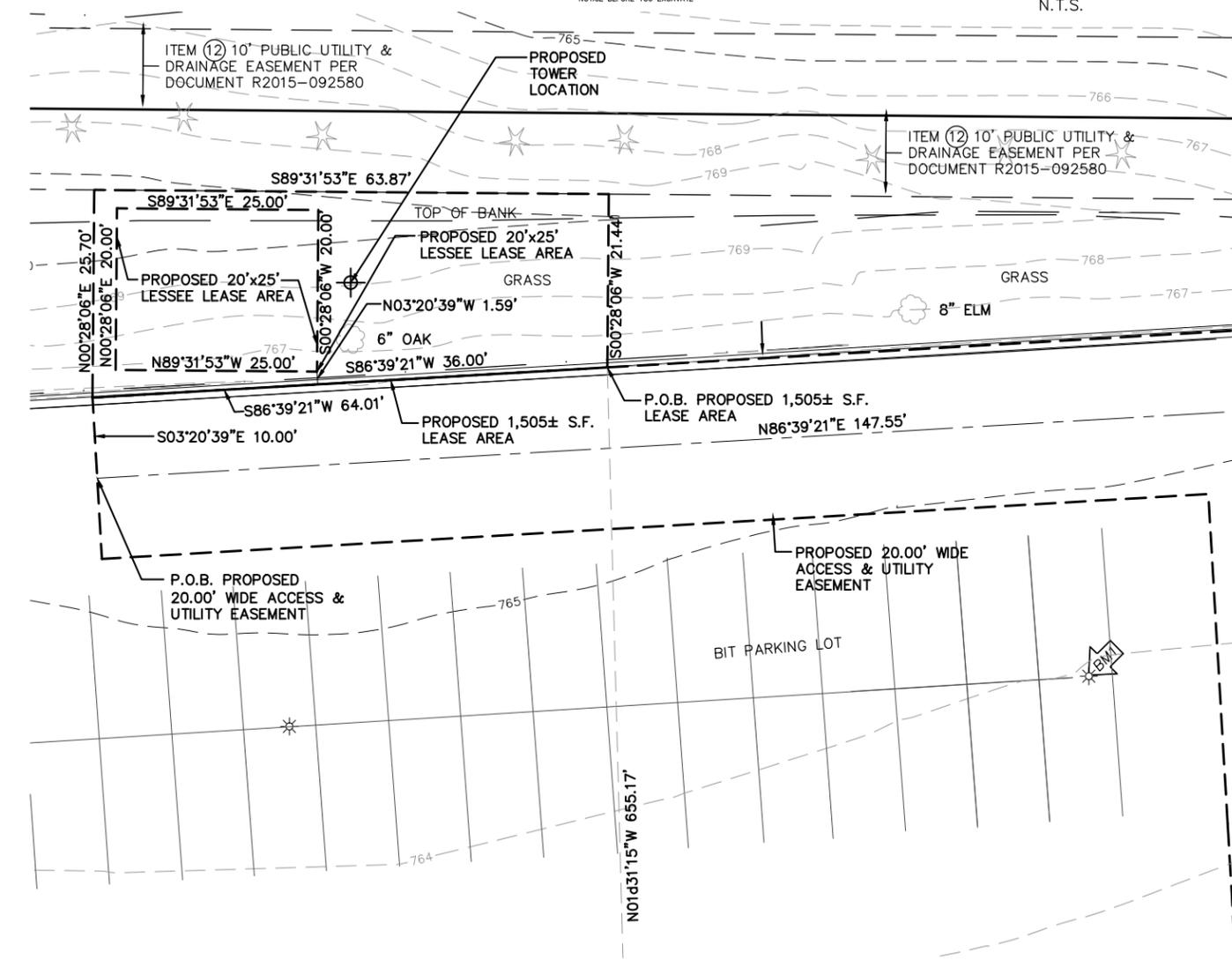
**LOC. #711056  
 SMITH & MAIN**

Survey Prepared for:  
 Mission 1 Communications  
 6202 Constitution Drive  
 Suite C  
 Fort Wayne, IN 46804  
 (260) 436-3922  
 Project Manager: Mark J Allen

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LEASE AREA	11/29/22
2	REVISED LEASE AREA, TOWER AND EASEMENTS LOCATION	11/30/22
3	REVISED LEASE AREA, AND TOWER LOCATION	12/12/22
4	REVISED LEASE AREA, AND TOWER LOCATION	12/14/22
5	REVISED LEASE AREA, AND TOWER LOCATION	05/24/23
6	ADD 150' LEASE AREA, UTILITY EASEMENT, NON EXCLUSIVE ACCESS EASEMENT	06/13/23



**PROPERTY DETAIL**  
 SCALE 1"=250'



**LEASE AREA DETAIL**  
 SCALE 1"=20'

**LEGEND**

- ▲ - TRAVERSE POINT
- ▲ - WELL
- ⊖ - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- +CUT - XCUT
- PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- ⊠ - AC UNIT
- - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- PIV - POST INDICATOR VALVE
- ◇ - WATER VALVE
- ⊗ - GAS VALVE
- ⊕ - UST FILL PORT
- ⊠ - GAS PUMP
- ⊠ - GAS METER
- W - WATER METER
- ⊠ - TELEPHONE RISER
- ⊠ - ELECTRIC METER
- ⊠ - CABLE TV RISER
- ⊠ - CATCH BASIN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ⊙ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- - POST
- ⊠ - U.G. UTILITY MARKER
- XX - SOIL BORING
- MB - MAILBOX
- ⊠ - SATELLITE DISH
- - HAND HOLE
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE
- - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.  
 All dimensions shown are in feet and decimal parts thereof.  
 Given under my hand and seal this 14th day of June, 2023.

*Samuel A. Miles*  
 Samuel A. Miles  
 Illinois Professional Land Surveyor No. 035.003984  
 Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
 LICENSE NUMBER 184.007034-0008  
 LICENSE EXPIRES: APRIL 30, 2025

DATE: 11/14/22	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S./N.S.
UPDATE: AGG061323	CHKD BY: S.A.M.
PROJECT NO.: 215249.062	

SURVEYED BY:

**williams&works**  
 engineers | surveyors | planners  
 616.224.1500 phone  
 549 Ottawa Ave NW  
 Grand Rapids, MI 49503  
<http://williams-works.com>

SITE NAME: \_\_\_\_\_

**SMITH & MAIN**

SITE NUMBER: \_\_\_\_\_

**LOC. #711056**

SITE ADDRESS: \_\_\_\_\_

**4050 E MAIN ST.  
 ST. CHARLES, IL  
 60174**

SHEET TITLE: \_\_\_\_\_

**S2**

SHEET 2 OF 3

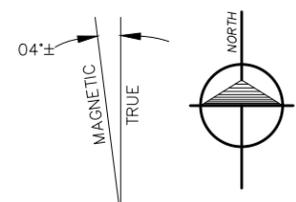
**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

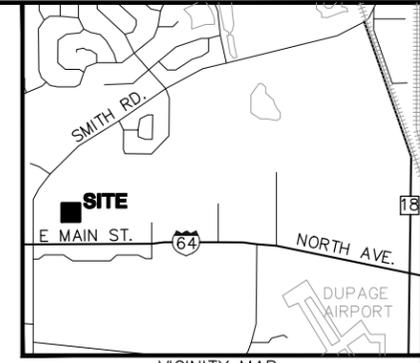
THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**LOC. #711056  
SMITH & MAIN**



CALL CHICAGO DIGGERS HOTLINE  
1-312-744-7000  
OR JULIE, INC. TOLL FREE  
1-800-892-0126  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**LOC. #711056  
SMITH & MAIN**

Survey Prepared for:  
Mission 1 Communications  
6202 Constitution Drive  
Suite C  
Fort Wayne, IN 46804  
(260) 436-3922  
Project Manager: Mark J Allen

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 86°39'21" West 64.01 feet thence North 00°28'06" East 25.70 feet; thence South 89°31'53" East 63.87 feet; thence South 00°28'06" West 21.44 feet to the place of beginning of this description.  
Containing 1,505 square feet more or less.

**LEGAL DESCRIPTION**

**PROPOSED 15.00' WIDE UTILITY EASEMENT**

A 15.00 foot wide easement in that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; the centerline of which is described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 359.07 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 549.33 feet to a point on the west line of a 10.00 wide public utility & drainage easement per Document R2015-092580 DuPage County Records and TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 44°59'53" West 20.35 feet for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at said westerly line.

**LEGAL DESCRIPTION**

**PROPOSED 20.00' WIDE ACCESS & UTILITY EASEMENT**

A 20.00 foot wide easement in that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; the centerline of which is described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet to the southeasterly corner of a 1,505 square foot Lease Area; thence South 86°39'21" West 64.01 feet; thence South 03°20'39" East 10.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 86°39'21" East 147.55 feet; thence South 03°22'55" East 346.11 feet; thence South 46°35'20" East 50.50 feet; thence southwesterly 171.18 feet along a 182.52 foot radius curve to the left, the chord of which bears South 25°56'45" West 164.98 feet; thence South 01°26'10" East 119.87 feet to the north right of way line of Illinois Route 64 for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to meet at angle points and to terminate at said North right of way.

**LEGAL DESCRIPTION**

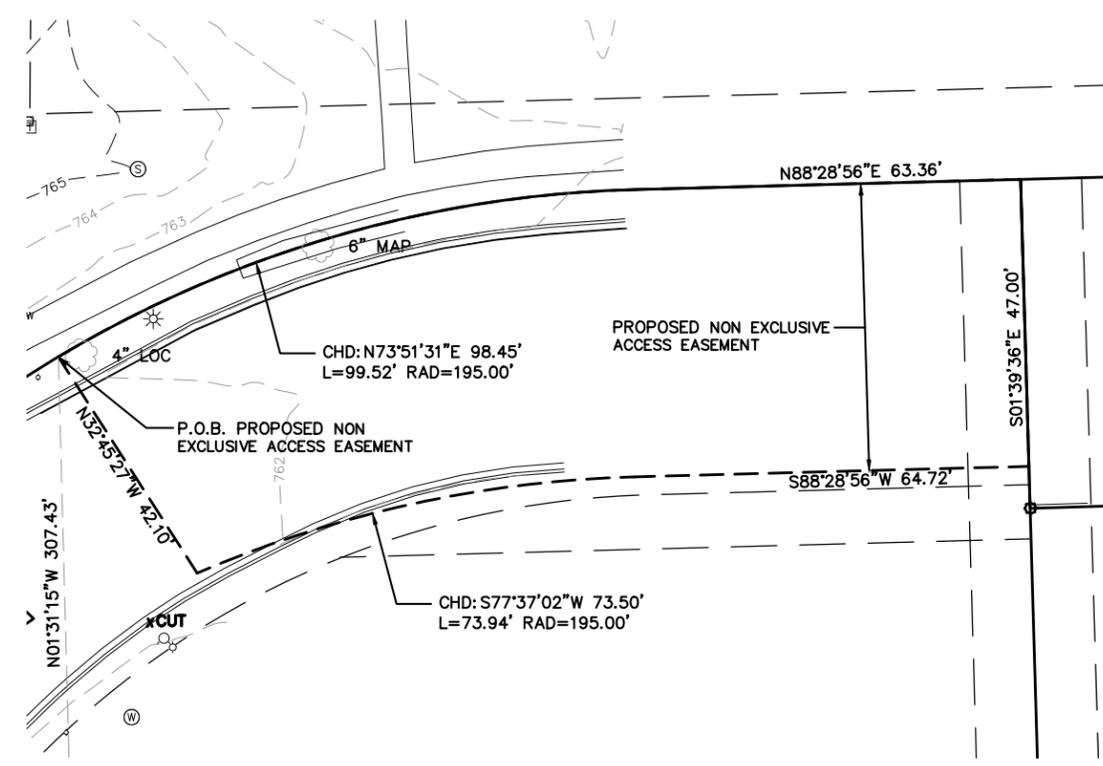
**PROPOSED NON EXCLUSIVE ACCESS EASEMENT**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 375.70 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 307.43 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence northeasterly 99.52 feet along a 195.00 foot radius curve to the right, the chord of which bears North 73°51'31" East 98.45 feet; thence North 88°28'56" East 63.36 feet; thence South 01°39'36" East 47.00 feet; thence South 88°28'56" West 64.72 feet; thence southwesterly 73.94 feet along a 195.00 foot radius curve to the left, the chord of which bears South 77°37'02" West 73.50 feet; thence North 32°45'27" West 42.10 feet to the place of beginning of this description.

**LEGAL DESCRIPTION**

**PROPOSED 20'x25' LESSEE LEASE AREA**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet to the southeast corner of a 1,505 square foot lease area; thence South 86°39'21" West 36.00 feet; thence North 03°20'39" West 1.59 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 89°31'53" West 25.00 feet; thence North 00°28'06" East 20.00 feet; thence South 89°31'53" East 25.00 feet; thence South 00°28'06" West 20.00 feet to the place of beginning of this description.  
Containing 500 square feet more or less.



LEASE AREA DETAIL  
SCALE 1"=30'

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.  
All dimensions shown are in feet and decimal parts thereof.  
Given under my hand and seal this 14th day of June, 2023.



*Samuel A. Miles*  
Samuel A. Miles  
Illinois Professional Land Surveyor No. 035.003984  
Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

DATE: 11/14/22	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S./N.S.
UPDATE: AGG061323	CHKD BY: S.A.M.
PROJECT NO.: 215249.062	

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034-0008  
LICENSE EXPIRES: APRIL 30, 2025

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4	REVISED LEASE AREA, AND TOWER LOCATION	12/14/22
5	REVISED LEASE AREA, AND TOWER LOCATION	05/24/23
6	ADD 20'x25' LEASE AREA, UTILITY EASEMENT, NON EXCLUSIVE ACCESS EASEMENT	06/13/23

**williams&works**  
engineers | surveyors | planners  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503  
http://williams-works.com

SURVEYED BY:

SITE NAME: **SMITH & MAIN**

SITE NUMBER:

LOC. #711056

SITE ADDRESS: **4050 E MAIN ST. ST. CHARLES, IL 60174**

SHEET TITLE: **S3**

SHEET 3 OF 3

## Abbreviations and Symbols

A/C	AIR CONDITIONING	N	NORTH
ADJ	ADJUSTABLE	N/A	NOT APPLICABLE
AFF	ABOVE FINISH FLOOR	NIC	NOT IN CONTRACT
APPROX	APPROXIMATELY	NTS	NOT TO SCALE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	O/C,O.C.	ON CENTER
AWG	AMERICAN WIRE GAUGE	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OPG	OPENING
BLK	BLOCK	OPP	OPPOSITE
BMR	BASE MOBILE RADIO	PLYWD	PLYWOOD
B/S	BUILDING STANDARD	PR	PAIR
CLG	CEILING	PROJ	PROJECT
CLR	CLEAR	PROP	PROPERTY
CND.C	CONDUIT	PT	PRESSURE TREATED
CONC	CONCRETE	REQ'D	REQUIRED
CONST	CONSTRUCTION	RM	ROOM
CONT	CONTINUOUS	RO	ROUGH OPENING
DBL	DOUBLE	S	SOUTH
DIA,Ø	DIAMETER	SHT	SHEET
DIAG	DIAGONAL	SIM	SIMILAR
DIM	DIMENSION	SPEC	SPECIFICATION
DN	DOWN	SQ	SQUARE
DTL,DTL	DETAIL	SS	STAINLESS STEEL
DWG	DRAWING	STL	STEEL
E	EAST	STRUCT	STRUCTURAL
EA	EACH	SUSP	SUSPENDED
EL,ELEV	ELEVATION	SV	SHEET VINYL
ELECT	ELECTRICAL	THRU	THROUGH
EQ	EQUAL	TNND	TINNED
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE
EW	EACH WAY	TOM	TOP OF MASONRY
EXIST	EXISTING	TYP	TYPICAL
EXT	EXTERIOR	UBC	UNIFORM BUILDING CODE
FIN	FINISH	UNO	UNLESS NOTED OTHERWISE
FLUOR	FLUORESCENT	VERT	VERTICAL
FLR	FLOOR	VIF	VERIFY IN FIELD
FT	FOOT	VT	VINYL TILE
GA	GAUGE	W	WEST
GALV	GALVANIZE(D)	W/W	WITH WINDOW
GC	GENERAL CONTRACTOR	W/O	WITHOUT
GRND	GROUND	WP	WATERPROOF
GWB	GYPNUM WALL BOARD	∠	ANGLE
GYP BD	GYPNUM BOARD	C	CENTER LINE
HARD'WD	HARDWOOD	Ø	PROPERTY LINE
HORIZ	HORIZONTAL	#	AT NUMBER
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTING & AIR CONDITIONING		
ID	INSIDE DIA.		
IN	INCH		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
LB(S)	POUND(S)		
MAX	MAXIMUM		
MECH	MECHANICAL		
MET,MTL	METAL		
MFR	MANUFACTURER		
MGR	MANAGER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		

## Symbols

	REVISION		DETAIL REFERENCE
	KEY NOTE		ELEVATION REFERENCE
	ROOM NUMBER		SECTION REFERENCE
	KEYED NOTE		

## General Notes

- SCHEDULE: THE CONSTRUCTION OF THE SITE REQUIRES A CERTAIN SEQUENCE OF EVENTS TO MINIMIZE CONSTRUCTION TIME REQUIRED UNTIL AVAILABILITY OF CELLULAR TELEPHONE SERVICE.
- CONSTRUCTION STAKING: THE GENERAL CONTRACTOR SHALL CONTACT THE SURVEYOR TO SCHEDULE CONSTRUCTION STAKING. SURVEYOR TO STAKE LEASE AREA CORNERS, EQUIPMENT PAD CORNERS, CENTER OF THE 3 TOWER LEGS (VERIFY LEG CENTER LINE DIMENSION WITH TOWER DRAWINGS) AND CENTERLINE OF ALL ACCESS AND UTILITY EASEMENTS.
- SITE CLEARING - EXCAVATION AND FILL: ALL NEW EQUIPMENT PAD AND TOWER LOCATIONS SHALL BE CLEARED OF ALL TOPSOIL AND VEGETATION. CONTRACTOR SHALL USE EXCAVATED MATERIAL FROM FOUNDATION EXCAVATION AND SHALL PROVIDE, SPREAD AND COMPACT BANK RUN GRAVEL AS REQUIRED TO BRING EQUIPMENT PAD UP TO ELEVATIONS AS INDICATED BY THE FINAL SUB-GRADE ELEVATIONS AS SHOWN ON THE PLANS.
- EQUIPMENT SKID FOUNDATIONS: THE CONTRACTOR SHALL INSTALL THE EQUIPMENT EQUIPMENT PAD FOUNDATION AND TOWER FOUNDATION(S) INCLUDING THE ANCHOR BOLTS AS FURNISHED BY THE TOWER MANUFACTURER (TOWER FABRICATION, ERECTION, AND ANTENNA INSTALLATION SHALL BE BY OTHERS). CONTRACTOR SHALL CONTACT THE GEOTECHNICAL CONSULTANT FOR ON SITE INSPECTIONS PRIOR TO POURING CONCRETE FOR TOWER AND EQUIPMENT PAD FOUNDATIONS. CONCRETE CORES (THREE (3) CYLINDERS PER TRUCK) TO BE TAKEN AND TESTED BY THE CONSULTANT AND PROVIDE THREE (3) COPIES OF THE TESTING RESULTS TO THE VERIZON WIRELESS PROJECT MANAGER.
- PREFABRICATED EQUIPMENT PAD: THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS FOR THE PROPER LIFTING OF THE EQUIPMENT PAD FROM THE TRANSPORT TRUCK BED TO THE FINAL POSITION ON THE CONCRETE FOUNDATION. THE EQUIPMENT PAD SHALL BE LIFTED INTO PLACE BY USING EIGHT (8) LIFTING EYELETS PROVIDED BY THE EQUIPMENT PAD MANUFACTURER. THE EQUIPMENT PAD MANUFACTURER REQUIRES EIGHT (8) 3/4" DIA., 15' LONG STEEL CABLES CONNECTED TO THE SPREADER BAR. IF THE SPREADER BAR IS AT LEAST TWO FEET WIDER THAN THE EQUIPMENT PAD, CORNER PROTECTORS WILL NOT BE USED. THE APPROXIMATE WEIGHT OF THE EQUIPMENT PAD WITH THE TELEPHONE EQUIPMENT IS 72,000 LBS (REFER TO EQUIPMENT PAD LIFTING INSTRUCTIONS ON SHEET B-1). THE CONTRACTOR SHALL ANCHOR THE EQUIPMENT PAD TO THE CONCRETE SLAB WITH STEEL PLATES AND ANCHOR BOLTS PROVIDED BY THE EQUIPMENT PAD MANUFACTURER. THE VERIZON WIRELESS EQUIPMENT PAD SHALL NOT BE USED FOR THE STORAGE OF ANY MATERIALS, TOOLS, ETC. USED BY THE CONTRACTOR OR SUB-CONTRACTORS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE ELECTRICAL DISCONNECT, EXTERIOR LIGHT FIXTURE, DOOR CANOPIES (WITH CAULKING), MUFFLER AND LOOSE SHIP MATERIALS, INCLUDING FUELING, START UP AND TESTING (COORDINATE WITH OPERATIONS TO SET GENERATOR ROUTINE RUN DATE).
- THE GENERAL CONTRACTOR SHALL INSTALL THE TOWER FOUNDATION, INCLUDING THE ANCHOR BOLTS AS FURNISHED BY THE TOWER MANUFACTURER. TOWER FABRICATION, ERECTION, AND ANTENNA INSTALLATION SHALL BE BY OTHERS.
- ACCESS DRIVEWAY: THE GENERAL CONTRACTOR SHALL CONSTRUCT THE ACCESS DRIVEWAY PER THE ALIGNMENT AND CROSS SECTION ON THE DRAWINGS. IF ANY AREA OF CONSTRUCTION REQUIRES MORE FILL OF AGGREGATE STONE THAN SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR APPROVAL OF THE SIZE, TYPE AND QUANTITY OF STONE/FILL NECESSARY, AND SHALL NOT BE USED UNTIL APPROVAL BY THE ARCHITECT/ENGINEER.
- UTILITIES: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXCAVATION AND PROPER BACK FILLING OF TRENCHES REQUIRED FOR UNDERGROUND TELEPHONE AND ELECTRICAL UTILITIES. REFER TO ELECTRICAL SHEETS FOR THE UTILITY TRENCH PLAN AND DETAILS COORDINATE, SERVICE DATE WITH THE RESPECTIVE UTILITY COMPANIES.
- ANTENNAS INSTALLATION: ALL ANTENNAS AND LINES AND ICE BRIDGE SHALL BE INSTALLED BY ANTENNA CONTRACTOR. DURING THIS WORK THE GENERAL CONTRACTOR SHALL BE LIMITED TO THE WORK WHICH CAN BE PERFORMED IN THE VICINITY OF THE WATER TOWER.
- HERBICIDE: AFTER PLACEMENT AND COMPACTING OF FILL AROUND THE PREFABRICATED EQUIPMENT PAD AND BEFORE PLACEMENT OF LIMESTONE SURFACE, A WEED BARRIER SHALL BE PLACED AND HERBICIDE SHALL BE SPRAYED OVER ALL DISTURBED AREAS.
- TRASH REMOVAL: THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AS CREATED BY HIMSELF AND HIS SUBCONTRACTORS AND ALSO BY OTHER CONTRACTORS INCLUDING CABLE REELS, CARDBOARD BOXES, AND PACKAGING. THE GENERAL CONTRACTOR SHALL PROVIDE A TRASH DUMPSTER (40 YARD ROLL OFF) ON THE SITE UNTIL ALL CONSTRUCTION WORK AND EQUIPMENT INSTALLATION WORK HAS BEEN COMPLETED. ALL TRASH SHALL BE REMOVED FROM THE SITE IN A TIMELY FASHION TO A LEGAL DISPOSAL AREA. FAILURE TO PROVIDE A DUMPSTER ON SITE WILL RESULT IN A \$1000.00 REDUCTION IN THE CONTRACT AMOUNT.
- FINAL CLEAN UP: UPON COMPLETION OF ALL WORK BY THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS ON THIS PROJECT, THE GENERAL CONTRACTOR SHALL STRIP AND CLEAN THE FLOOR OF THE EQUIPMENT PAD, USING AN INDUSTRIAL STRIPPING MACHINE. THE FINISHED FLOOR SHALL BE CLEAN AND DUST FREE. NO SURFACE FINISHES SHALL BE APPLIED. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL OF ALL EXCESS MATERIALS FROM INSIDE THE EQUIPMENT PAD ALONG WITH SHIPMENT OF NOTED MATERIALS BACK TO THE OWNER.
- GENERAL CONTRACTOR SHALL REQUEST DELIVERY OF VERIZON WIRELESS ANTENNAS AND MISCELLANEOUS MATERIALS WHEN READY TO RECEIVE AND INVENTORY. ANY SHORTAGES MUST BE REPORTED TO THE VERIZON WIRELESS PROJECT MANAGER WITHIN 48 HOURS OF DELIVERY. REQUEST FOR FINAL CLEAN UP WILL BE AT THE DIRECTION OF THE VERIZON WIRELESS PROJECT MANAGER.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A PORTABLE TOILET ON SITE DURING THE DURATION OF THE CONSTRUCTION PROJECT.
- INDIANA PROTECTION SERVICE: CONTACT IUPS (800) 382-5544 IN INDIANA OR (800) 428-5200 OUTSIDE INDIANA AT LEAST 48 HOURS PRIOR TO DIGGING.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE PROJECT ADMINISTRATOR 48 HOURS PRIOR TO POURING CONCRETE FOR EQUIPMENT PAD FOUNDATION.
- THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY TO PERMIT VERIFICATION OF THE CONDITIONS, AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.
- BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND BALES AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS (WHEN PRESENT) SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVED, CONCRETE, OR GRAVEL PARKING AREAS AND DRIVES. CONTRACTORS SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PARKING AREAS AND DRIVES PRIOR TO CONSTRUCTION, ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.
- GRADE ALL AREAS DISTURBED DURING CONSTRUCTION TO MATCH EXISTING SURROUNDINGS AFTER WORK IS COMPLETE OR AS WEATHER PERMITS WITH APPROVAL FROM THE PROPERTY OWNER.

SOME NOTES MAY NOT APPLY

## Geotechnical Information

- REFER TO THE PROJECT MANUAL FOR ADDITIONAL INFORMATION AND REQUIREMENTS RELATED TO CONSTRUCTION.
- THE OWNER HAS CAUSED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE BY:  
TBD

GEOTEXTILE PARAMETERS		
PROPERTY	MINIMUM VALUE (g)	TEST METHOD
TENSILE STRENGTH	200 LBS.	ASTM D-4632
PUNCTURE STRENGTH	90 LBS.	ASTM D-4833
MULLEN BURST	400 LBS.	ASTM D-3786
TRAPEZOIDAL TEAR	75 LBS.	ASTM D-4533
(g) ALL VALUES REPRESENT MINIMUM ROLL VALUES		

### NOTES:

THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES) OR AS SPECIFIED BY THE MANUFACTURER). THE GEOTEXTILE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING, AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE GEOTEXTILE FABRIC.



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DATE	
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
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12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
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04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

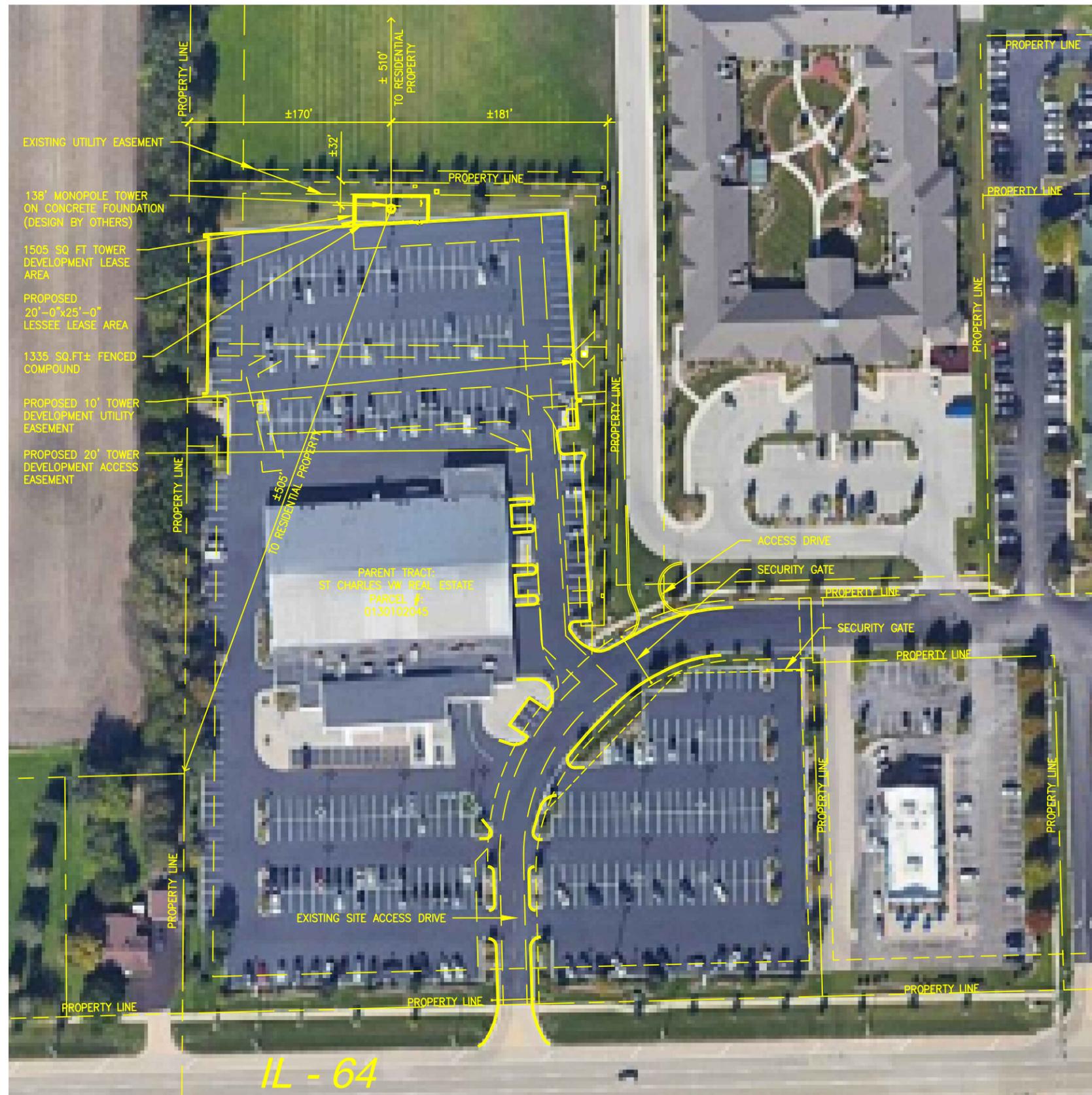
GENERAL CONSTRUCTION  
NOTES

A&E PROJECT NO.:

SHEET NO.:



**GN-1**



IL - 64  
 Site Location Plan - C



MISSION 1  
 COMMUNICATIONS  
 6202 Constitution Drive, Suite C  
 Fort Wayne, IN 46804

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DRAWN BY: JUT  
 CHECKED BY: MJA

SITE NAME:

**FULL RELO  
 SMITH & MAIN  
 CELL SITE**

SITE ADDRESS:

IL-64  
 ST CHARLES, IL 60174

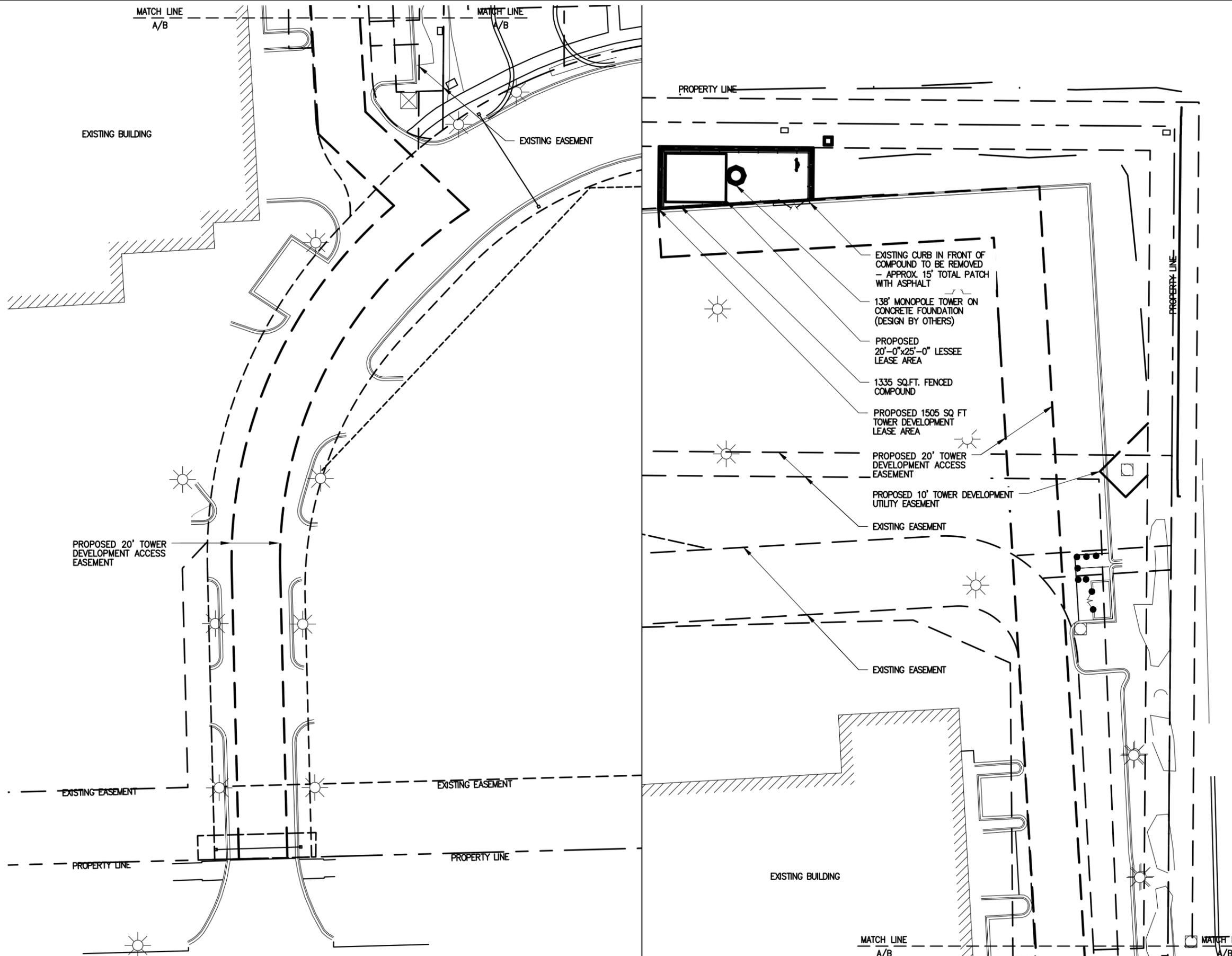
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SITE LOCATION PLAN

A&E PROJECT NO.:

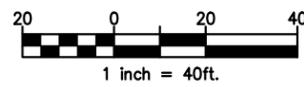
SHEET NO.:





IL-64

Developed Site Plan



CERTIFICATION:  
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CONSTRUCTION**

RELEASE DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
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04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
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CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

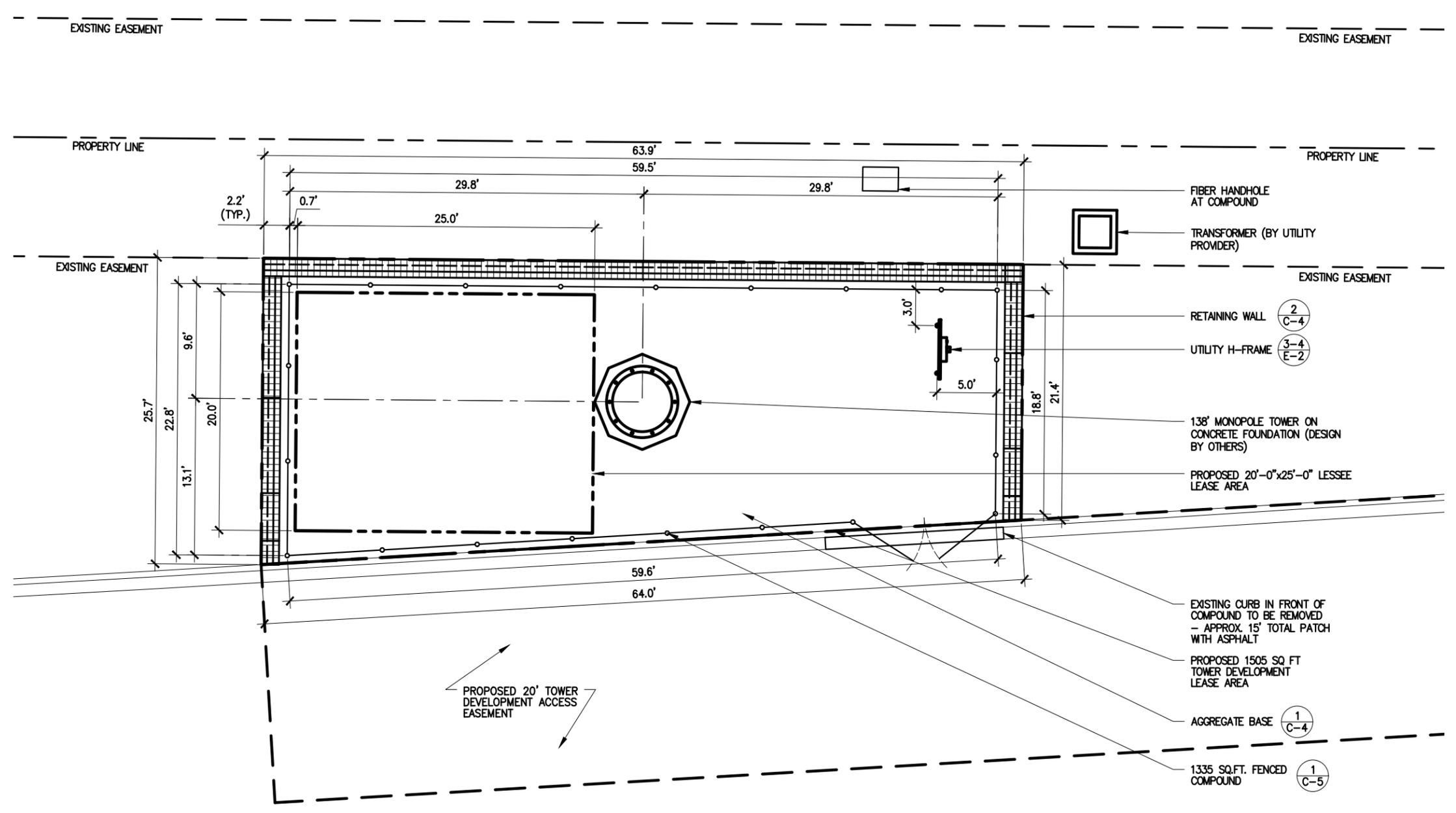
IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

DEVELOPED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:



CERTIFICATION:

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CONSTRUCTION**

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08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
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SMITH & MAIN  
CELL SITE**

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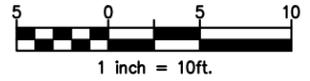
SHEET TITLE:

ENLARGED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:

Enlarged Site Plan



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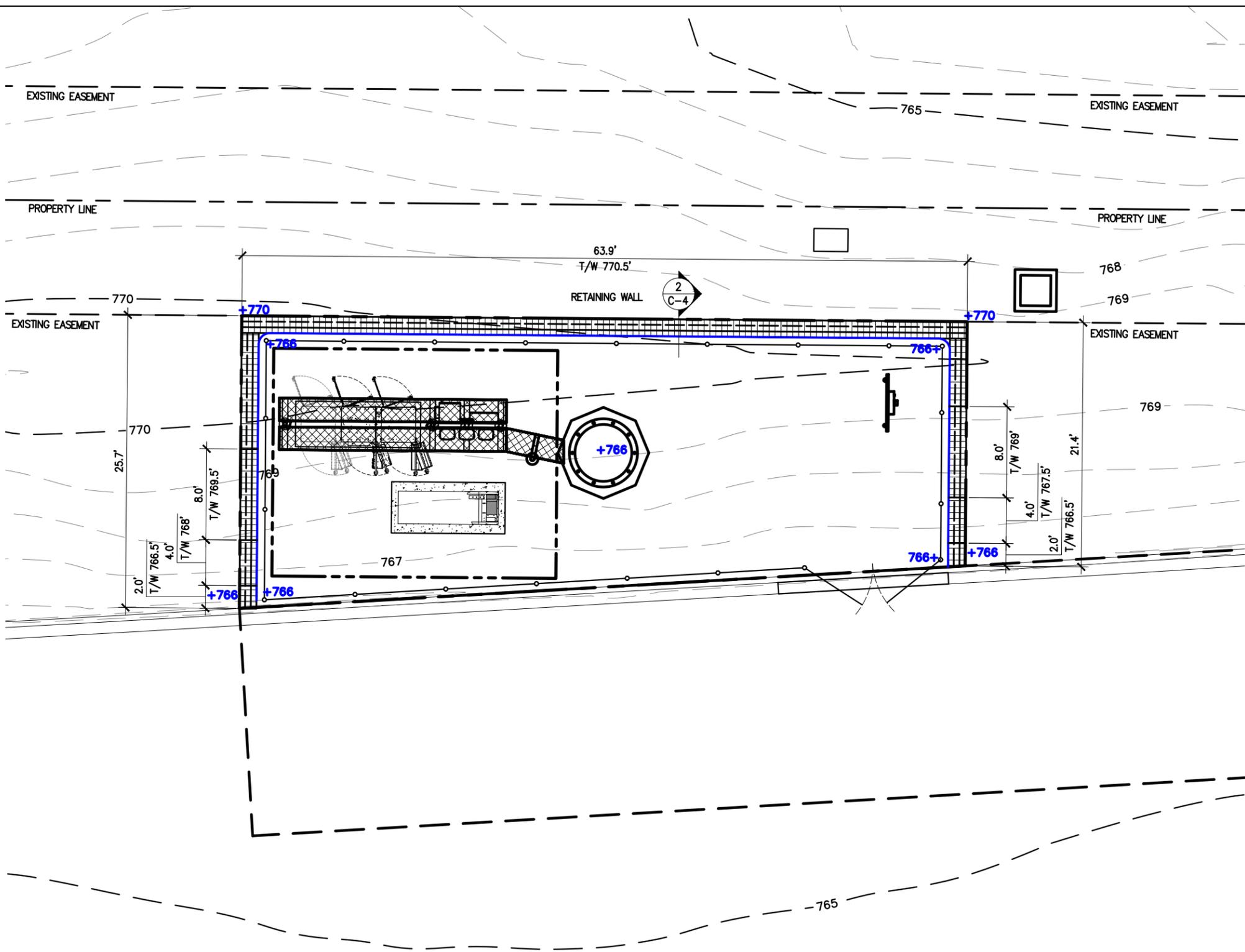
SHEET TITLE:

REMEDIATION PLAN

A&E PROJECT NO.:

SHEET NO.:

**C-3.1**



**Contour Legend:**

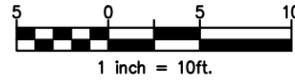
+XXX.X SPOT ELEVATION - SUBGRADE (FINISH GRADE OF SITE = 0.67' ABOVE SUBGRADE)

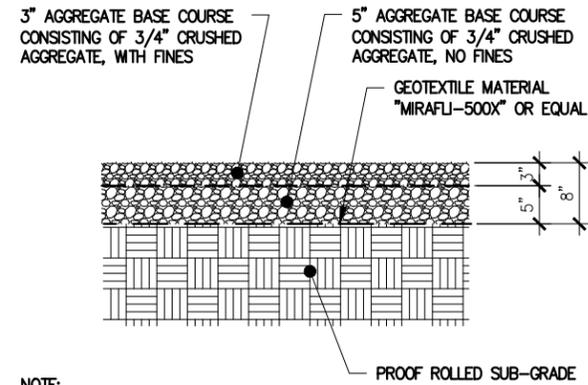
EXIST. CONTOUR - MINOR

EXIST. CONTOUR - MAJOR

NEW CONTOUR

**Remediation Plan**

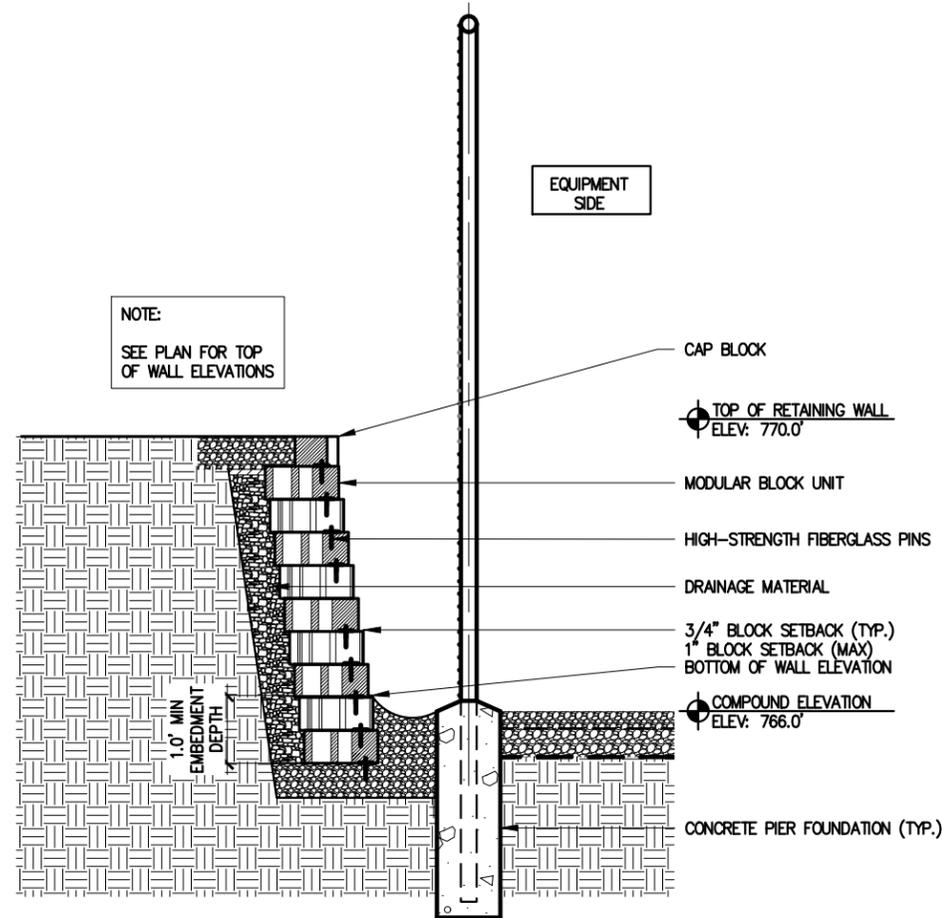




NOTE:  
IT IS THE RESPONSIBILITY OF THE G.C.  
TO VERIFY THE LIMESTONE IS UNIFORMLY  
WHITE IN COLOR AFTER PLACEMENT

## 1 Aggregate Base

SCALE: 1/2" = 1'-0"



## 2 Typ. Block Retaining Wall

SCALE: 3/8" = 1'-0"

**DOLAN**  
REALTY ADVISORS, LLC



**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

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RELEASE

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SITE NAME:

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ST CHARLES, IL 60174

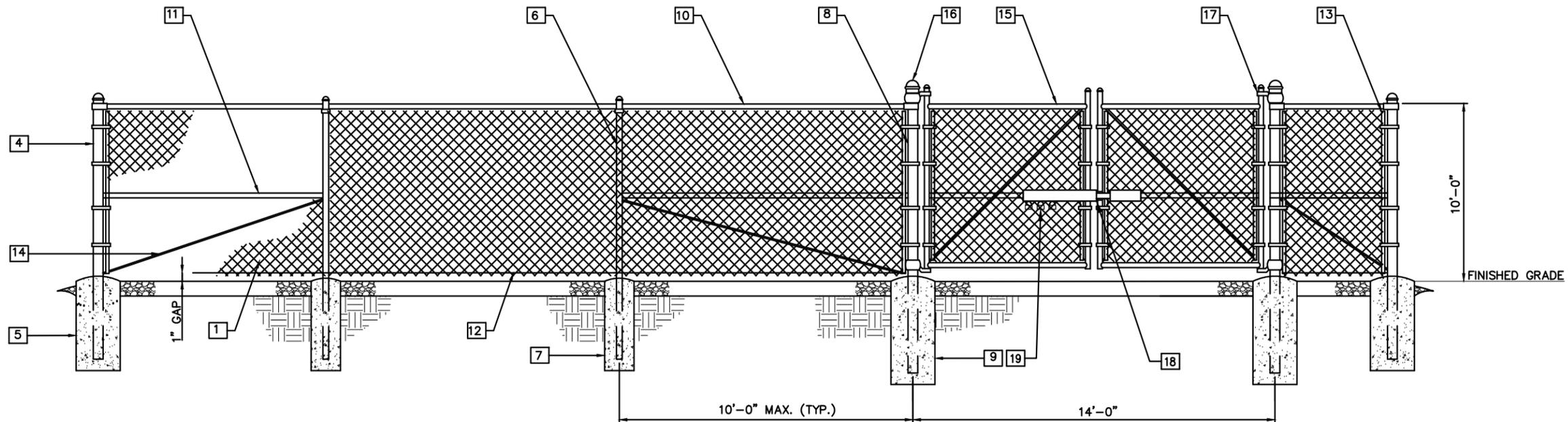
SHEET TITLE:

SITE CIVIL DETAILS

A&E PROJECT NO.:

SHEET NO.:

**C-4**



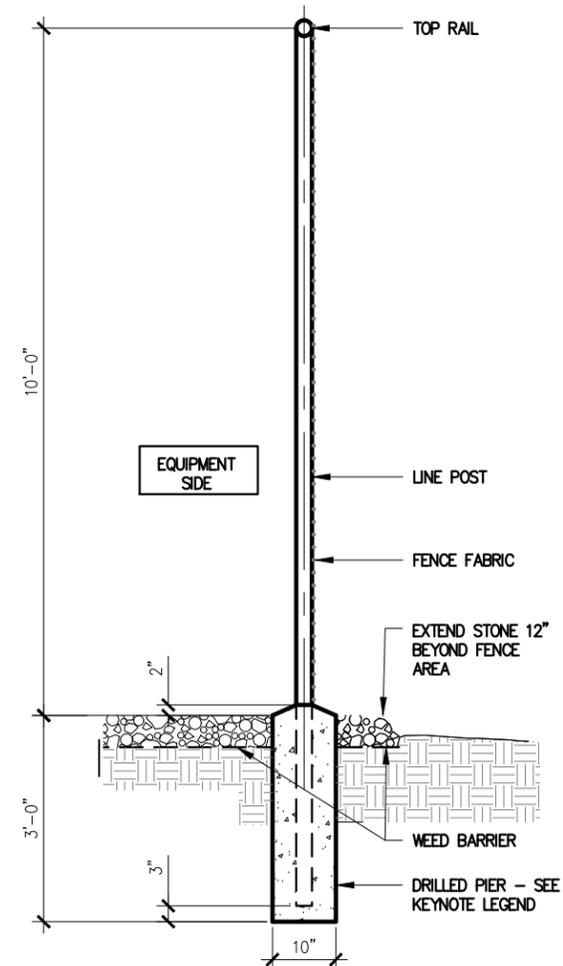
**1 Typical Fence Elevation**  
SCALE: 1/4" = 1'-0"

**Keynote Legend**

- 1 FABRIC: 9 GAUGE, 2" BLACK VINYL MESH, ASTM A392 (SEE FENCE SECTION FOR HEIGHT).
- 2 NOT USED
- 3 NOT USED
- 4 END AND CORNER POSTS: 3"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 5 CONCRETE FOUNDATION: 36"x12"Ø (3000 PSI)
- 6 LINE POSTS: 2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 7 CONCRETE FOUNDATION: 36"x10"Ø (3000 PSI)
- 8 GATE POSTS: 4"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 9 CONCRETE FOUNDATION: 48"x12"Ø (3000 PSI)
- 10 TOP RAIL & BRACE RAIL: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 11 MIDDLE RAILS: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 12 BOTTOM TENSION WIRE: 0.177"Ø METALLIC-COATED STEEL (GALV.), MARCELLED, ASTM A824
- 13 TENSION BARS: 3/16"x3/4", FULL HEIGHT OF FABRIC, FINISH TO MATCH FENCE FRAMEWORK.
- 14 TENSION ROD: 3/8"Ø WITH ADJ. TIGHTENER, FINISH TO MATCH FENCE FRAMEWORK.
- 15 GATE FRAME: 2"Ø SCH. 40 (GALV.) ASTM F1083
- 16 POST CAPS: PER POST DIAMETER.
- 17 GATE HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE SWING.
- 18 STYMILOCK SYSTEM
- 19 MARINE-GRADE PROGRAMMABLE FOUR DIGIT PADLOCK (SESAME BRAND OR APPROVED EQUAL)

**NOTES:**

1. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NOT SHOWN IN THE DRAWING.
2. FENCE FABRIC SHALL CONFORM TO CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL.
3. INSTALL FENCE IN COMPLIANCE WITH ASTM F 567.
4. INSTALL SWING GATES IN COMPLIANCE WITH ASTM F 900.
5. DO NOT BEGIN INSTALLATION AND ERECTION BEFORE FINAL GRADING IS COMPLETED, UNLESS OTHERWISE PERMITTED. INSTALL FENCING ON BOUNDARY LINES INSIDE OF PROPERTY LINE ESTABLISHED BY SURVEY.
6. DRILL OR HAND-EXCAVATE (USING POST - HOLE DIGGER) HOLES FOR POSTS TO DIAMETERS AND SPACINGS INDICATED, IN FIRM, UNDISTURBED OR COMPACTED SOIL. IF NOT INDICATED ON DRAWINGS, EXCAVATE HOLES FOR EACH POST TO MINIMUM DIAMETER RECOMMENDED BY FENCE MANUFACTURER, BUT NOT LESS THAN (4) TIMES LARGEST GROSS-SECTION OF POST.
7. REMOVE POST HOLE SPOILS FROM SITE. DO NOT SET SPOILS ON AGGREGATE WITHOUT ADEQUATE PROTECTION.
8. PROTECT PORTION OF POSTS ABOVE GROUND FROM CONCRETE SPLATTER. PLACE CONCRETE AROUND POSTS AND VIBRATE OR TAMP FOR CONSOLIDATION. CHECK EACH POST FOR VERTICAL AND TOP ALIGNMENT AND HOLD IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS, UNLESS OTHERWISE SHOWN, EXTEND CONCRETE FOOTING 1 INCH ABOVE GRADE AND TROWEL TO A CROWN TO SHED WATER.
9. INSTALL BARBED WIRE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
10. APPLY FABRIC TO OUTSIDE OF FRAMEWORK.



**2 Typical Fence Section**  
SCALE: 3/8" = 1'-0"

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CONSTRUCTION**

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

TYPICAL FENCE DETAILS

A&E PROJECT NO.:

SHEET NO.:

CERTIFICATION:  
**PRELIMINARY  
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CONSTRUCTION**

RELEASE DATE	DESCRIPTION
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SITE NAME:

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SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

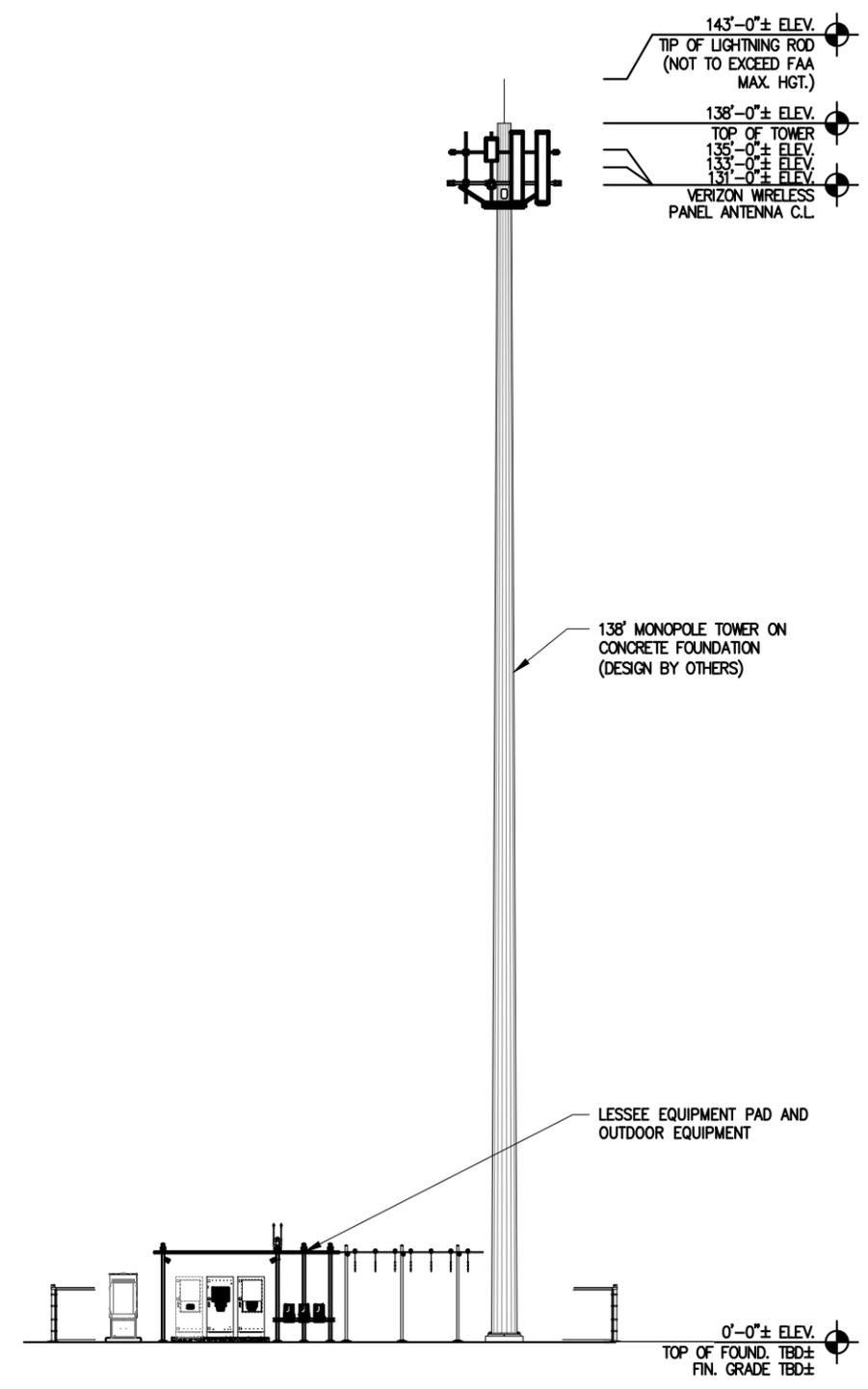
IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

TOWER ELEVATION

A&E PROJECT NO.:

SHEET NO.:



**1** Tower Elevation  
SCALE: 1" = 20'-0"

# General Notes

## WORK INCLUDES

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

## CODES, PERMITS, AND FEES

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

## GROUNDING ELECTRODE SYSTEM

1. CONNECTIONS  
ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE "CADWELD" PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL CADWELD CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN-WILLIAMS SILVERBRITE (ALUMINIUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION
4. FENCE/GATE:  
GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE "CADWELD" PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE "CADWELD" PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.

TRANSPORT BY OTHERS.  
FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

## Utility Color Legend

<span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span>	ELECTRIC
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	GAS, OIL, STEAM
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	COMMUNICATIONS
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	POTABLE WATER
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	RECLAIMED WATER
<span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span>	SEWER/ DRAINAGE
<span style="display:inline-block; width:15px; height:10px; background-color:magenta; border:1px solid black;"></span>	SURVEY MARKS

5. UTILITY COMPANY COORDINATION:  
ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
6. GROUND TEST:  
GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY VERIZON STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:  
  1. ONE (1) COPY TO OWNER REPRESENTATIVE
  2. ONE (1) COPY TO ENGINEER
  3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

## RACEWAYS AND WIRING

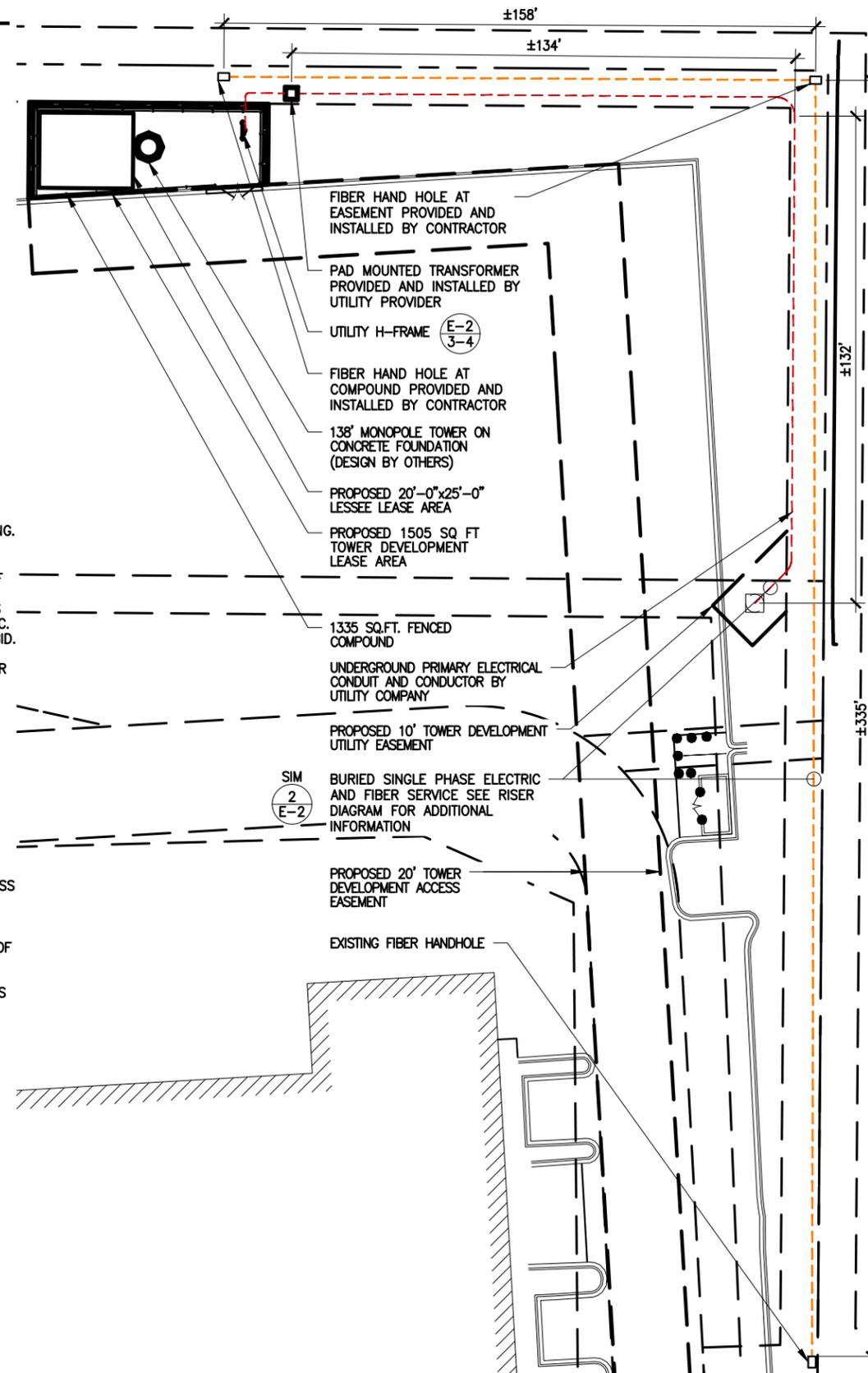
1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

## GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

## COORDINATION WITH UTILITY COMPANY

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVERCURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.



## Utility Plan



## CERTIFICATION:

PRELIMINARY  
NOT FOR  
CONSTRUCTION

## RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

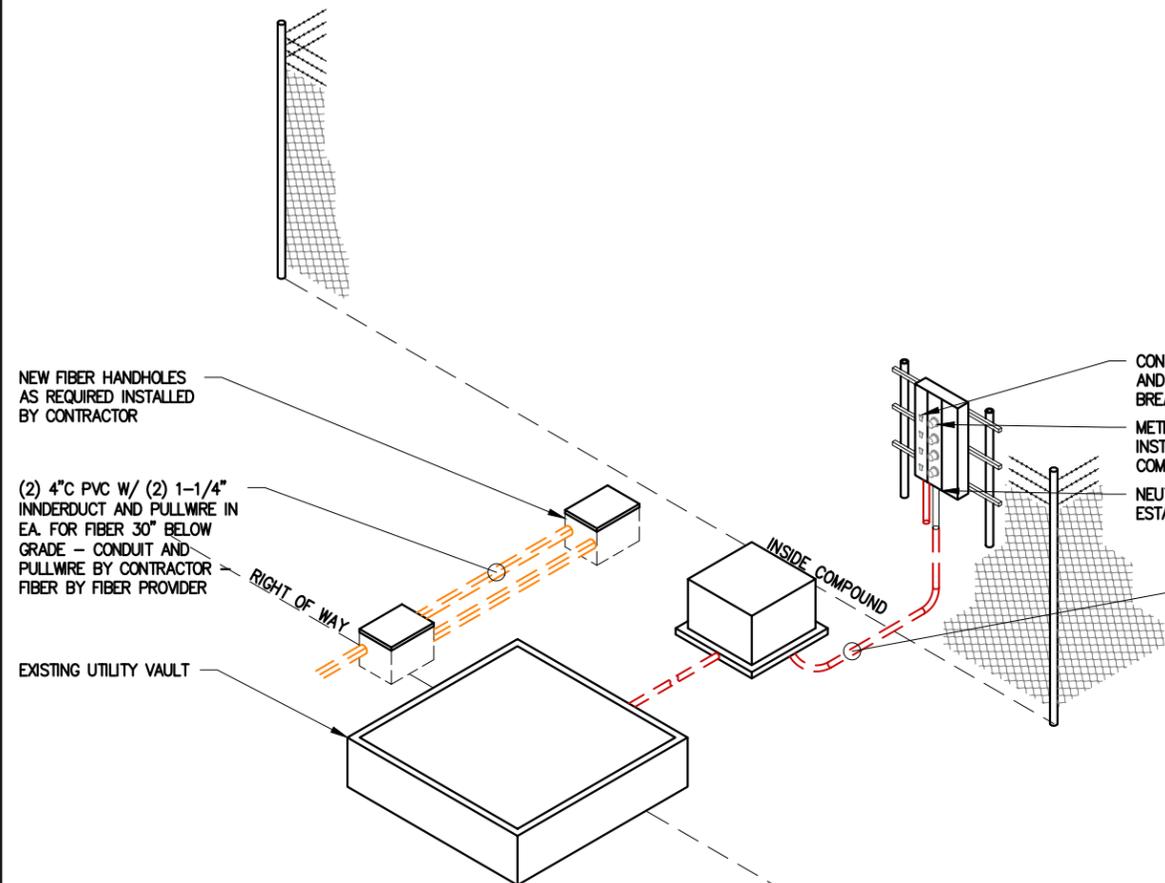
SHEET TITLE:

UTILITY PLAN AND  
GENERAL NOTES

A&E PROJECT NO.:

SHEET NO.:

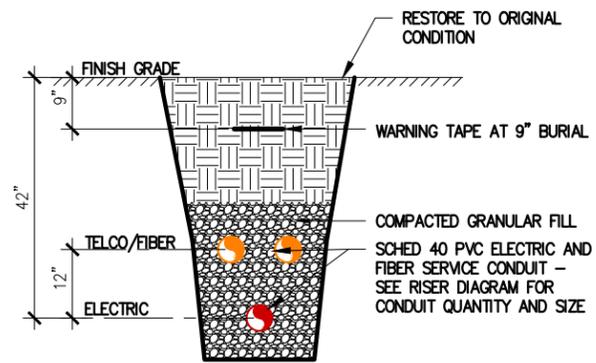




**1 Utility Riser Diagram**  
SCALE: N.T.S.

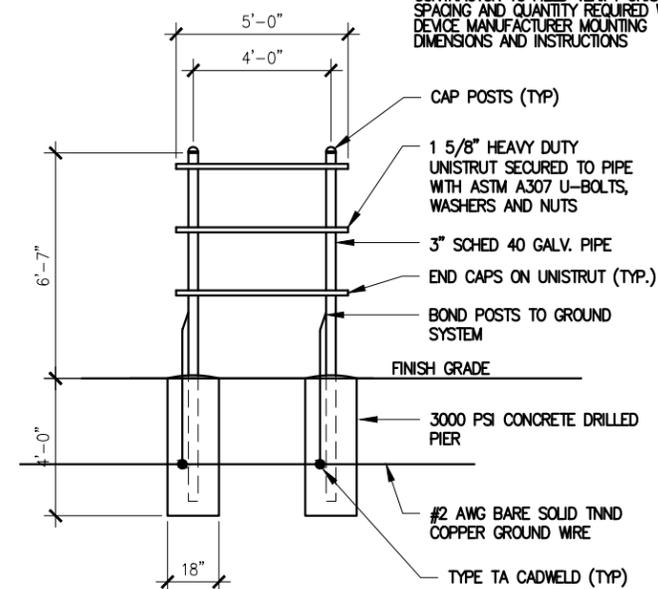
**Utility Color Legend**

- ELECTRIC
- GAS, OIL, STEAM
- COMMUNICATIONS
- POTABLE WATER
- RECLAIMED WATER
- SEWER/ DRAINAGE
- SURVEY MARKS

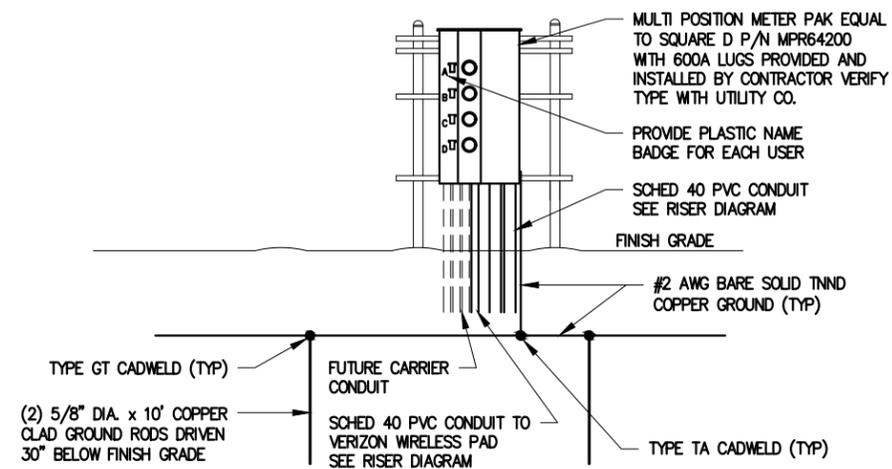


**2 Buried Utility**  
SCALE: 3/8" = 1'-0"

**NOTES:**  
ALL MATERIAL TO BE GALVANIZED UNLESS NOTED OTHERWISE  
CONTRACTOR TO FIELD VERIFY UNISTRUT SPACING AND QUANTITY REQUIRED WITH DEVICE MANUFACTURER MOUNTING DIMENSIONS AND INSTRUCTIONS



**3 Utility H-Frame Unistrut**  
SCALE: 3/16" = 1'-0"



**4 Utility H-Frame - Electrical**  
SCALE: 3/16" = 1'-0"

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE	
DATE	
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

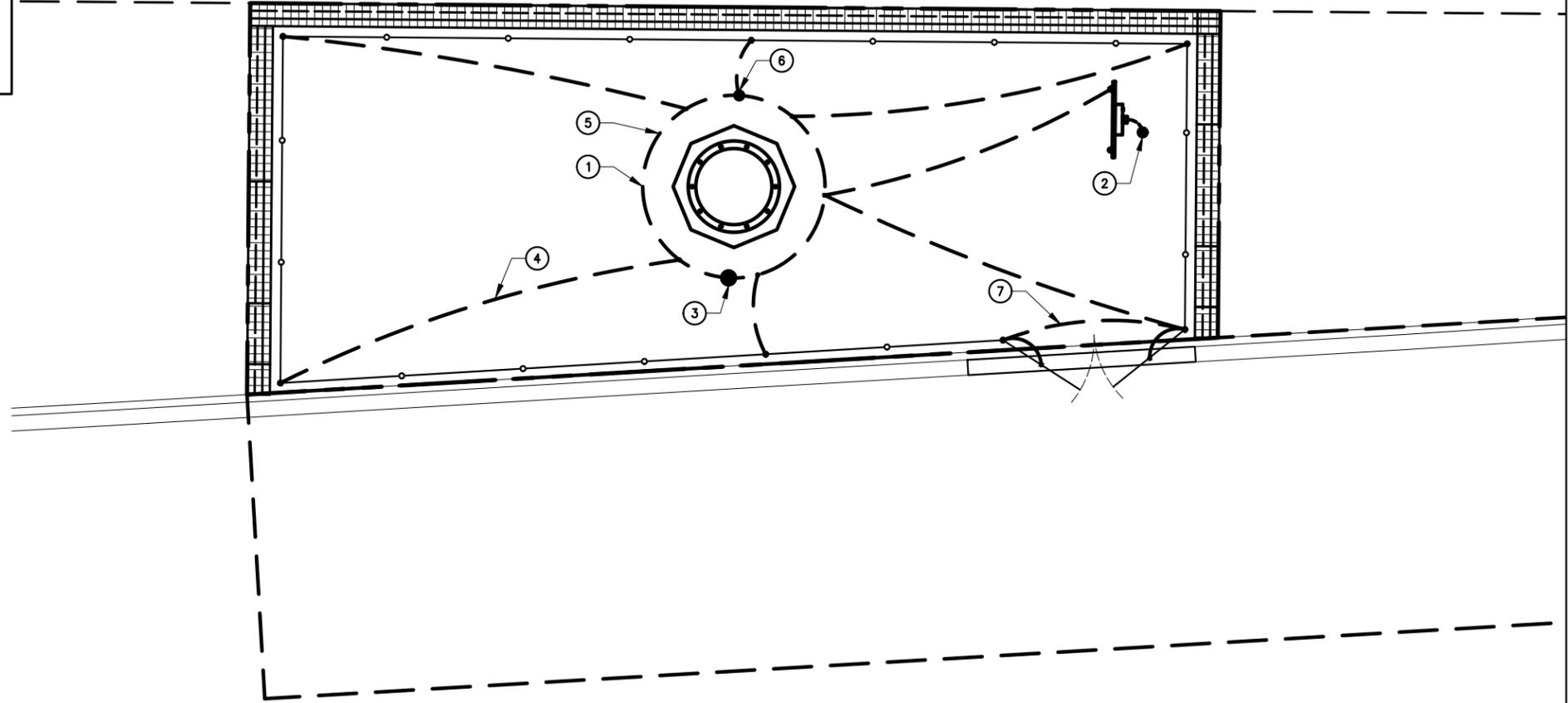
ELECTRICAL AND TELCO  
UTILITY DETAILS

A&E PROJECT NO.:

SHEET NO.:

TYPICAL GROUNDING NOTES

1. #2 AWG TINNED SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
3. 5/8" X 10' COPPER CLAD GROUND ROD
4. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PAD AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-4)
5. PROPOSED TOWER GROUND RING (V.I.F.)
6. COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY. SEE DETAIL SHEET E-4.
7. GATE JUMPERS SEE DETAIL ON SHEET E-4



Grounding Legend

- ⊙ GROUND ROD
- ⊕ GROUND SYSTEM TEST WELL (HAND HOLE)
- CADWELD CONNECTION
- FENCE LINE

Enlarged Grounding Plan



CERTIFICATION:  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

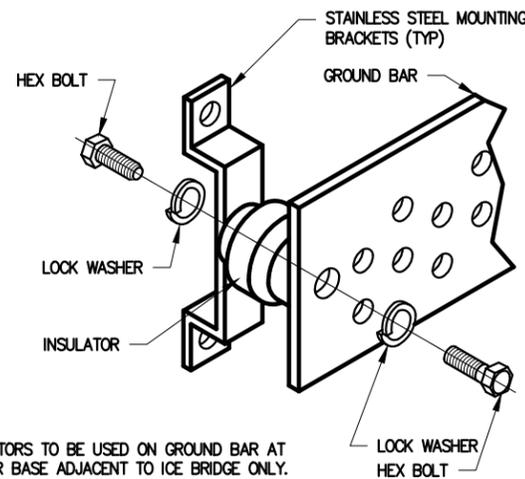
IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

ENLARGED GROUNDING  
PLAN

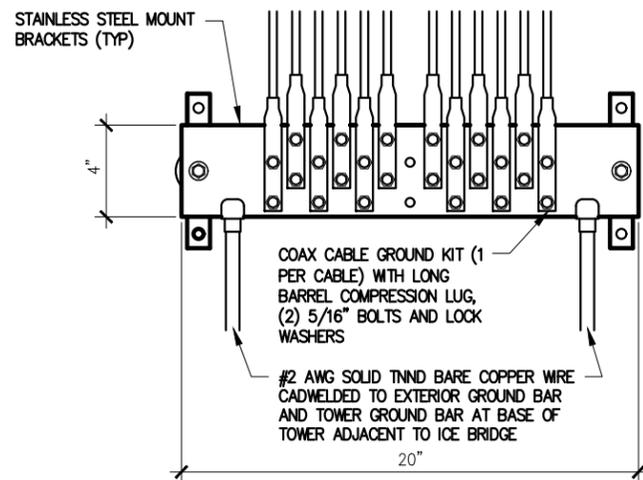
A&E PROJECT NO.:

SHEET NO.:

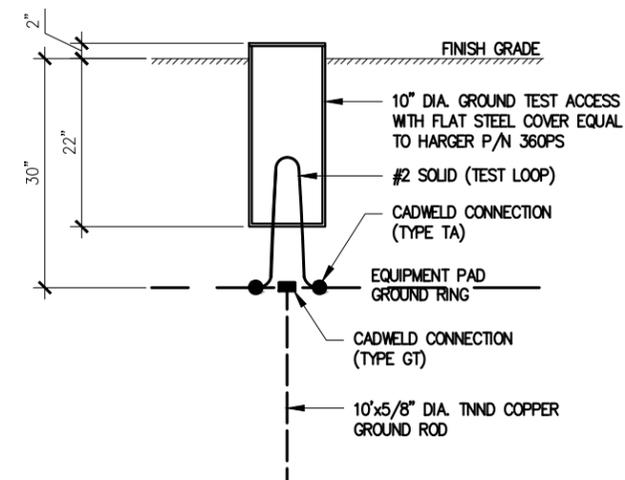


**NOTE:**  
ISOLATORS TO BE USED ON GROUND BAR AT TOWER BASE ADJACENT TO ICE BRIDGE ONLY. GROUND BAR AT ANTENNA ELEVATION TO BE ATTACHED DIRECTLY TO TOWER STEEL.

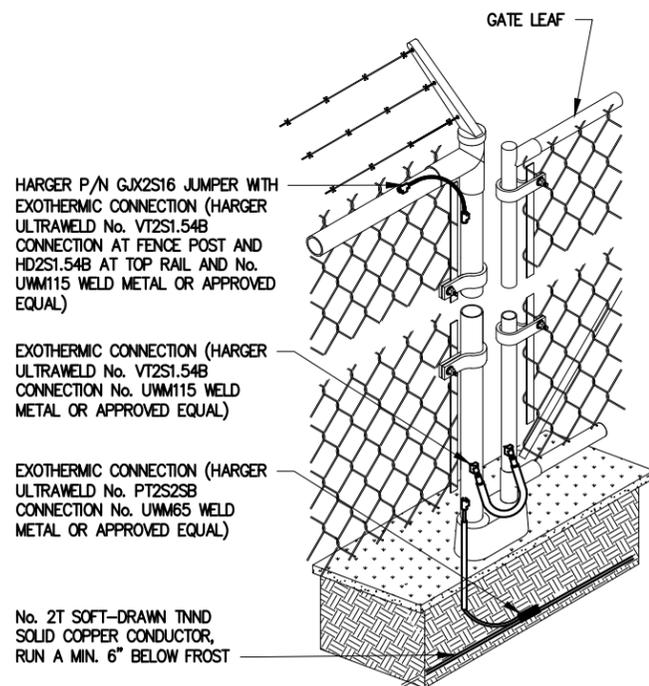
**1** Ground Bar Installation  
SCALE: 3" = 1'-0"



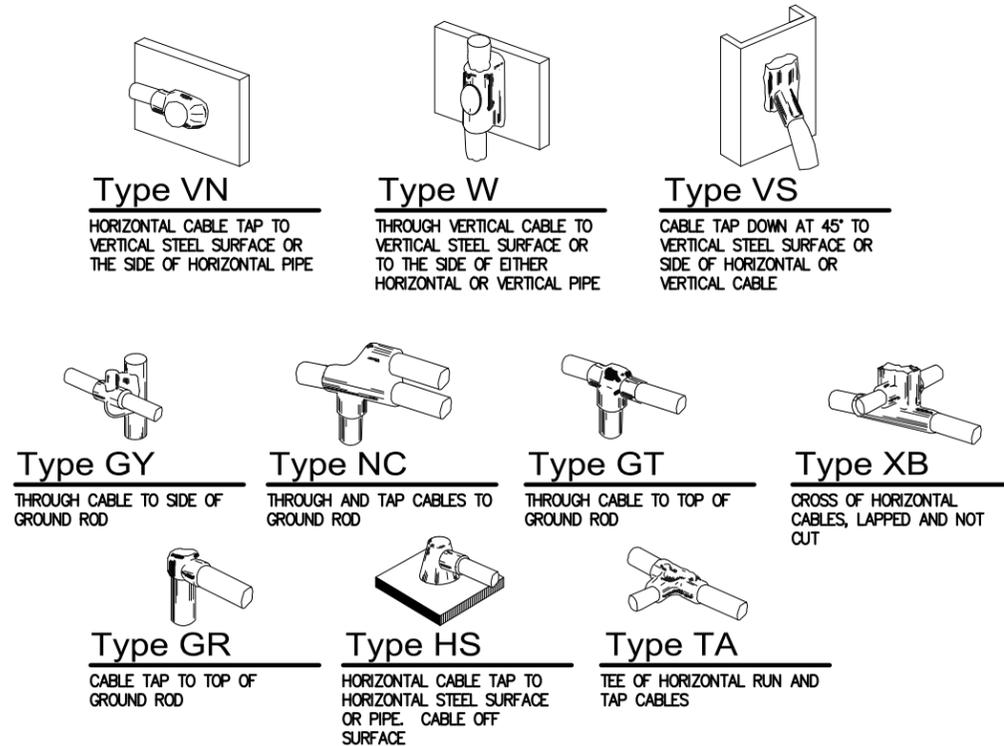
**2** Tower Ground Bar  
SCALE: 1 1/2" = 1'-0"



**3** Grounding Inspection Test Well  
SCALE: 1/2" = 1'-0"



**4** Fence and Gate Grounding  
SCALE: N.T.S.



**5** Exothermic (Cadweld) Details  
SCALE: N.T.S.

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE DATE	DESCRIPTION
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09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

GROUNDING DETAILS

A&E PROJECT NO.:

SHEET NO.:

CELLCO PARTNERSHIP d/b/a



# FULL RELO SMITH & MAIN CELL SITE

LOCATION NO. 711056  
PROJECT NO. 20222341126

IL-64  
ST CHARLES, IL 60174  
DUPAGE COUNTY

138' MONOPOLE TOWER  
WITH COMMUNICATIONS EQUIPMENT



**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

PROJECT INFORMATION,  
LOCATION MAPS,  
AND DRAWING INDEX

A&E PROJECT NO.:

SHEET NO.:

VZW T-1

**APPLICANT**  
VERIZON WIRELESS  
DAVID HENDRIXSON  
1701 GOLF ROAD, TOWER 2, SUITE 400  
ROLLING MEADOWS, IL 60008  
PH: (231) 578-8860  
EMAIL: DAVID.HENDRIXSON@VERIZONWIRELESS.COM

**UTILITIES - ELECTRIC**  
ST CHARLES ELECTRIC  
PAUL HOPKINS  
PH: (630) 377-4403  
EMAIL: PHOPKINS@STCHARLESIL.GOV

**UTILITIES - FIBER**  
LEDCOR TECHNICAL SERVICES  
MATTHEW BARRETT  
723 N OAKLAWN AVE,  
ELMHURST, IL 60126  
PH: (708) 278-1998  
EMAIL: MATTHEW.BARRETT@LEDCOR.COM

**SITE ACQUISITION**  
DOLAN REALTY ADVISORS, LLC  
DOUG DOLAN  
343 S. KIRKWOOD ROAD #5  
BOX# 220130  
KIRKWOOD, MO 63122  
PH: (314) 963-7700  
EMAIL: DDOLAN@DOLANREALTYADVISORS.COM

**SURVEYOR**  
WILLIAMS & WORKS  
BILL MCCLURE  
549 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503  
PH: (616) 224-1500  
EMAIL: MCCLURE@WILLIAMS-WORKS.COM

**ARCHITECTURAL AND ENGINEERING**  
MISSION 1 COMMUNICATIONS  
MARK ALLEN  
6202 CONSTITUTION DRIVE, SUITE C  
FORT WAYNE, IN 46804  
PH: (260) 436-3922  
EMAIL: M.ALLEN@M1COMM.COM

**POLICE DEPARTMENT**  
ST CHARLES POLICE DEPT  
1515 W MAIN ST,  
ST. CHARLES, IL 60174  
PH: (630) 377-4435

**FIRE DEPARTMENT**  
ST CHARLES FIRE DEPT  
112 N RIVERSIDE AVE,  
ST. CHARLES, IL 60174  
PH: (630) 377-4458

**LANDLORD**  
ST CHARLES VW REAL ESTATE  
4050 E MAIN ST,  
ST. CHARLES, IL 60174  
PH: (630) 818-4150

**CONSULTANT TEAM**

**PROJECT DESCRIPTION**

INSTALLATION OF PANEL ANTENNA, ASSOCIATED APPLIANCES, COAXIAL CABLE AND MOUNTS ON AN 138' MONOPOLE TOWER.  
INSTALLATION OF A 4'-0" X 11'-0" UNMANNED EQUIPMENT PAD ON CONCRETE FOUNDATION. INSTALLATION OF GENERAC SD030-1PE-190JT 30KW DIESEL GENERATOR ON EQUIPMENT CONCRETE FOUNDATION.  
NEW TELEPHONE (FIBER) SERVICE TO SITE AND EQUIPMENT SKID. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

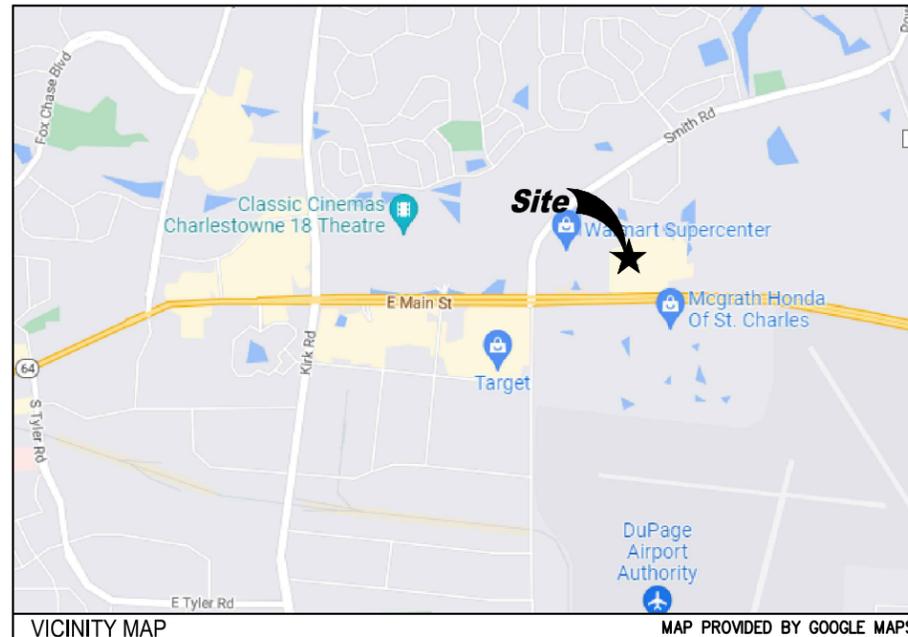
**SITE COORDINATES AND ELEVATION**

LATITUDE - N41° 55' 24.41"  
LONGITUDE - W88° 15' 24.86"  
GRD ELEV. - ±769' AMSL

**PROJECT DESCRIPTION**

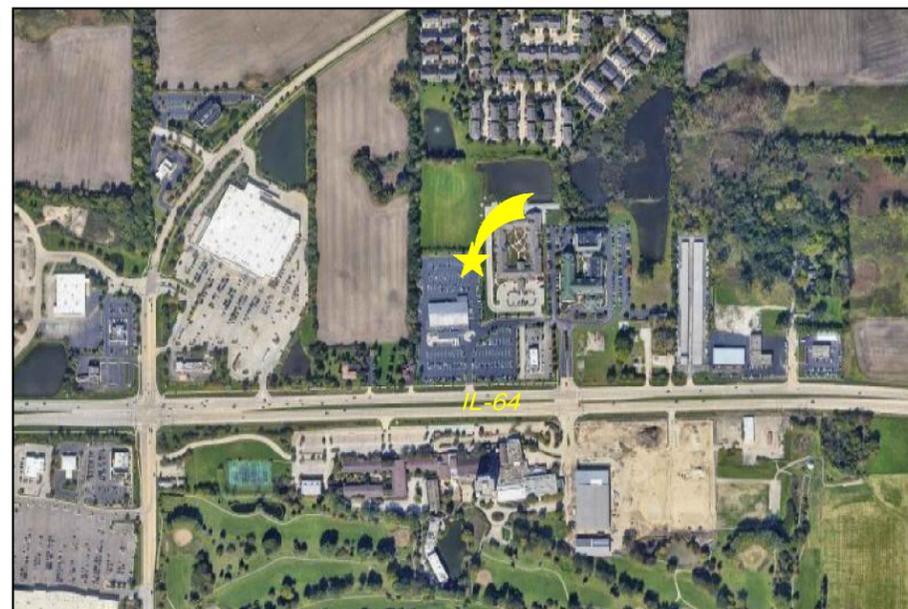


DIRECTIONS TO SITE



VICINITY MAP

MAP PROVIDED BY GOOGLE MAPS



LOCATION MAP

AERIAL MAP PROVIDED BY GOOGLE EARTH

**DRAWING INDEX**

**VERIZON WIRELESS CONSTRUCTION SECTION**

VZW T-1	PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
1 OF 3	SITE SURVEY
2 OF 3	SITE SURVEY
3 OF 3	SITE SURVEY
VZW C-1	DEVELOPED SITE PLAN
VZW C-2	ENLARGED SITE PLAN
VZW C-3	ICE BRIDGE, AND FOUNDATION DETAILS
VZW EP-1	4'-0"x11'-0" EQUIPMENT PAD PLAN
VZW EP-2	EQUIPMENT PAD - ELEV VIEW
VZW EP-3	GENERATOR DETAILS
VZW A-1	TOWER ELEVATION AND ANTENNA INFORMATION
VZW A-2	ANTENNA EQUIPMENT INFORMATION
VZW A-3	ANTENNA EQUIPMENT INFORMATION
VZW A-4	ANTENNA EQUIPMENT INFORMATION
VZW E-1	ENLARGED UTILITY PLAN
VZW E-2	ELECTRIC AND TELCO UTILITY DETAILS
VZW E-3	ENLARGED GROUNDING PLAN
VZW E-4	GROUNDING SCHEMATIC
VZW E-5	GROUNDING DETAILS
VZW SP-1	SPECIFICATIONS
VZW SP-2	SPECIFICATIONS



**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023 .

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

UNDERGROUND UTILITY MARKING WAS REQUESTED OF THE JULIE ONE-CALL SYSTEM ON NOVEMBER 04, 2022 AS TICKET NUMBER X223080343

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.

CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 766.00  
DESCRIPTION: BOX CUT EAST SIDE OF CONCRETE BASE ON NORTHEAST LIGHT POLE AT FOX MOTORS PARKING LOT.

**ZONING DATA**

ACCORDING TO THE SITE CANDIDATE INFORMATION PACKAGE THIS SITE IS ZONED:

SETBACKS:

FRONT: ?

REAR: ?

SIDE: ?

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS, COMMUNITY PANEL NUMBER 17043C0017J DATED AUGUST 01, 2019, AND FIND THAT THE PROJECT SITE IS ZONED X (UNSHADED) (AREA OF MINIMAL FLOOD HAZARD)

**BASIS OF BEARINGS**

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON NAD83(2011)

BEARINGS ARE BASED ON ILLINOIS STATE PLANE, IL EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°03'04.84".

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY NEAR NORTH TITLE GROUP AS COMMITMENT NO. IL2209789, DATED OCTOBER 25, 2022 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B-II":

8. Unrecorded lease to Fox Valley Volkswagen dated July 30, 2015, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. As disclosed and affected by:

Subordination and attornment agreement recorded February 24, 2016 as document R2016-017346, and the terms and provisions contained therein. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

9. Notations and Illinois Department of Transportation legends on plat of Pheasant Run Crossing recorded August 19, 2015 as document R2015-092580, as to access limits as to Illinois Route 64. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

10. Easements for public utilities over, upon and under the Land as shown on the Plat of Easement recorded June 11, 2012 as document R2012-074422. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

11. Temporary Construction Easement per order document R2012-017755 in Case # 10ED114 in favor of Illinois Department of Transportation. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

12. Easements, building setback lines, parking setback lines, access note and other provisions on the plat of Pheasant Run Crossing recorded August 19, 2015 as document R2015-092580. AFFECTS THE SUBJECT PROPERTY AS SHOWN.

13. Covenants and Restrictions (but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped person), relating to Pheasant Run Crossing Property Association, assessments, buildings, uses, easements, maintenance and other matters contained in the document recorded August 19, 2015 as document R2015-092581 which does not contain a reversionary or forfeiture clause. AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

14. (A) Terms, provisions and conditions relating to the easement described as Parcel 1A contained in the plat recorded August 19, 2015 as document R2015-092580 creating said easement.

(B) Rights of the adjoining owner or owners to the concurrent use of said easement AFFECTS THE SUBJECT PROPERTY. BLANKET IN NATURE.

**LOC. #711056  
SMITH & MAIN**

**PROPRIETOR**

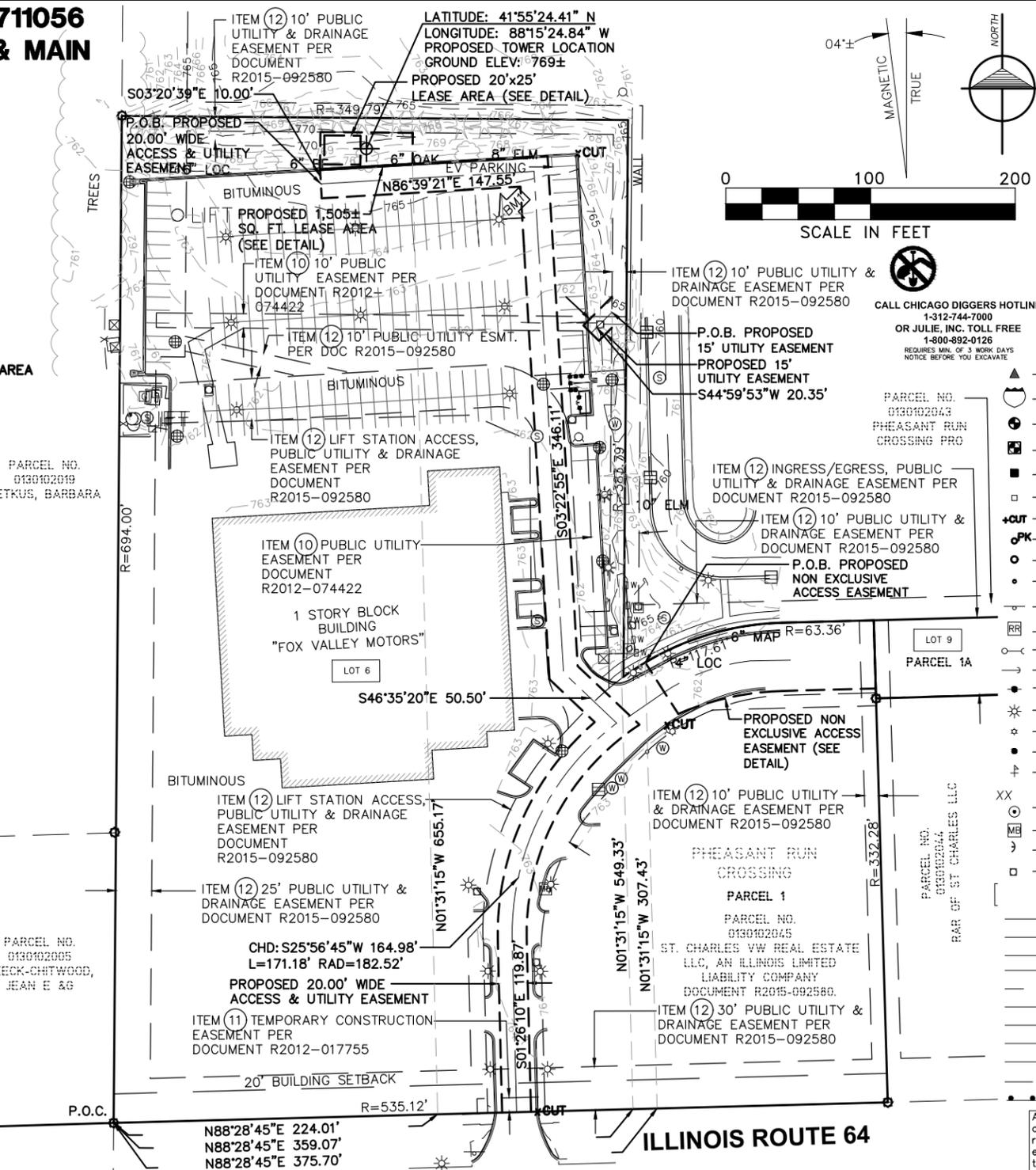
ST. CHARLES VW REAL ESTATE LLC  
4050 E MAIN ST  
SAINT CHARLES, IL 60174

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**  
SEE SHEET 2 OF 2

PARCEL NO. 0130102019  
PETKUS, BARBARA

PARCEL NO. 0130102005  
SEECK-CHITWOOD, JEAN E & S



**LEGEND**

- ▲ - WELL
- - U.G. UTILITY MARKER
- - HIGHWAY
- - FIRE HYDRANT
- ⊙ - MONUMENT
- ⊙ - PIV - POST INDICATOR VALVE
- ⊙ - MONUMENT BOX
- ⊙ - WATER VALVE
- - RIGHT OF WAY MARKER
- ⊙ - GAS VALVE
- - SET WOODSTAKE
- ⊙ - UST FILL PORT
- ⊙ - XCUT
- ⊙ - GAS PUMP
- PK - PK NAIL
- ⊙ - GAS METER
- - FOUND IRON STAKE
- ⊙ - WATER METER
- ⊙ - SET IRON STAKE
- ⊙ - TELEPHONE RISER
- ⊙ - SIGN
- ⊙ - ELECTRIC METER
- RR - RR SIGN
- ⊙ - CABLE TV RISER
- - GUY POLE
- ⊙ - CATCH BASIN
- - GUY ANCHOR
- - ROUND CATCH BASIN
- - UTILITY POLE
- - UTILITY MANHOLE
- - LIGHT POLE
- - STORM MANHOLE
- - ORNAMENTAL LIGHT POLE
- - SANITARY MANHOLE
- - POST
- - ELECTRIC MANHOLE
- - U.G. UTILITY MARKER
- - TELEPHONE MANHOLE
- - WATER MANHOLE
- XX - SOIL BORING
- - SHRUB
- MB - MAILBOX
- - TREE
- - SATELLITE DISH
- - PINE TREE
- - HAND HOLE
- - EXISTING CONTOURS
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- X - FENCE LINE
- X - GUARD RAIL

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

**LEGAL DESCRIPTION**

**PARENT PARCEL**

PARCEL 1:

LOT 6 OF PHEASANT RUN CROSSING BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WAYNE TOWNSHIP, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015, AS DOCUMENT R2015-092580.

PARCEL 1A:

EASEMENT FOR INGRESS AND EGRESS AS PER PLAT RECORDED AUGUST 19, 2015, AS DOCUMENT R2015-092580 FOR BENEFIT OF PARCEL 1 OVER LOT 9 OF PHEASANT RUN CROSSING AFORESAID. (ACCESS ROAD)

This map was made from the below legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof.

Given under my hand and seal this 14th day of June, 2023.

*Samuel A. Miles*

Samuel A. Miles  
Illinois Professional Land Surveyor No. 035.003984  
Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034-0008  
LICENSE EXPIRES: APRIL 30, 2025

Table with 2 columns: DATE, DWG. BY, SCALE, SURVEYED, UPDATE, CHKD BY, PROJECT NO.



**LOC. #711056  
SMITH & MAIN**

Survey Prepared for:  
Mission 1 Communications  
6202 Constitution Drive  
Suite C  
Fort Wayne, IN 46804  
(260) 436-3922  
Project Manager: Mark J Allen

Table with 3 columns: NO., DESCRIPTION, DATE. Lists revisions to the drawing.

williams & works  
engineers | surveyors | planners  
http://williams-works.com  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503

Form with fields for SITE NAME, SITE NUMBER, LOC. #711056, SITE ADDRESS (4050 E MAIN ST. ST. CHARLES, IL 60174), SHEET TITLE (S1), SHEET 1 OF 3.

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.  
 THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023.  
 NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED 20.00' WIDE ACCESS & UTILITY EASEMENT**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED 20'x25' LESSEE LEASE AREA**  
 SEE SHEET 3 OF 3

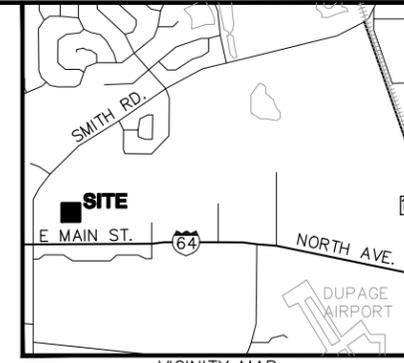
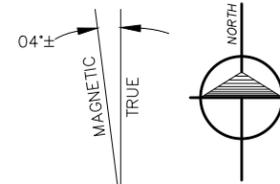
**LEGAL DESCRIPTION**

**PROPOSED 15.00' WIDE UTILITY EASEMENT**  
 SEE SHEET 3 OF 3

**LEGAL DESCRIPTION**

**PROPOSED NON EXCLUSIVE ACCESS EASEMENT**  
 SEE SHEET 3 OF 3

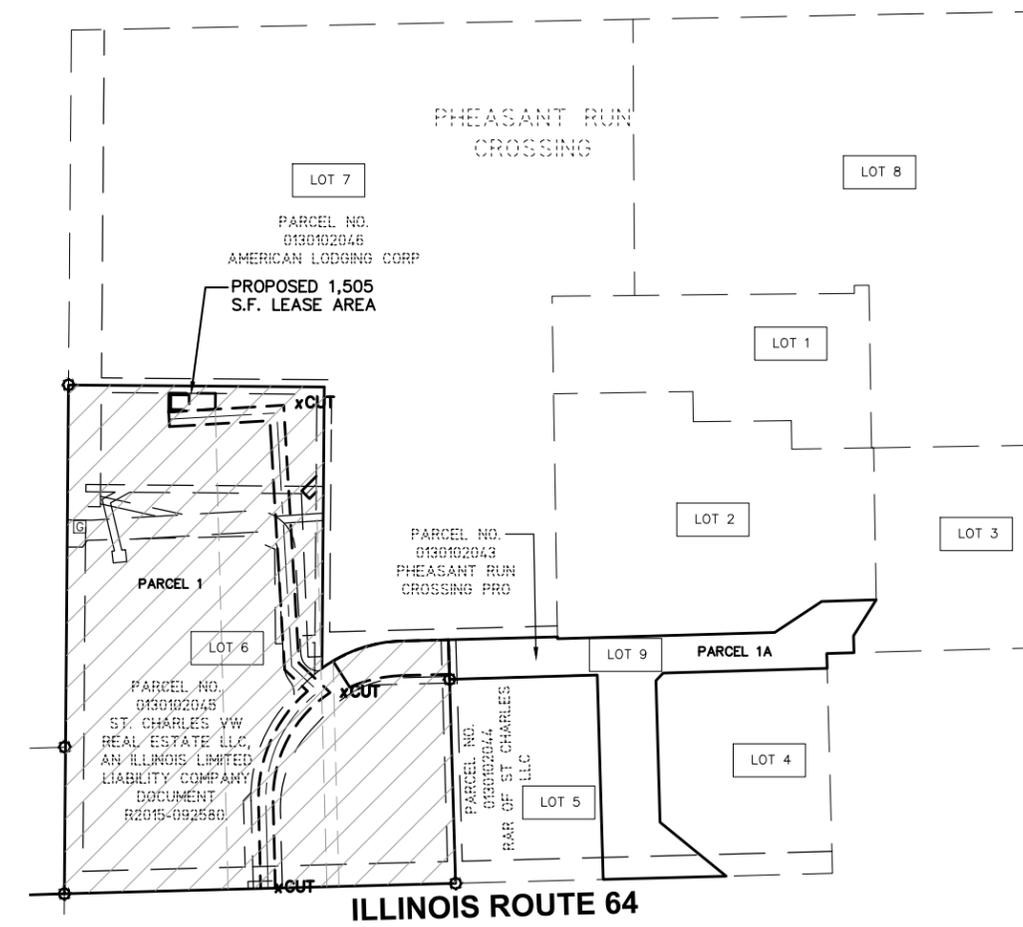
**LOC. #711056  
 SMITH & MAIN**



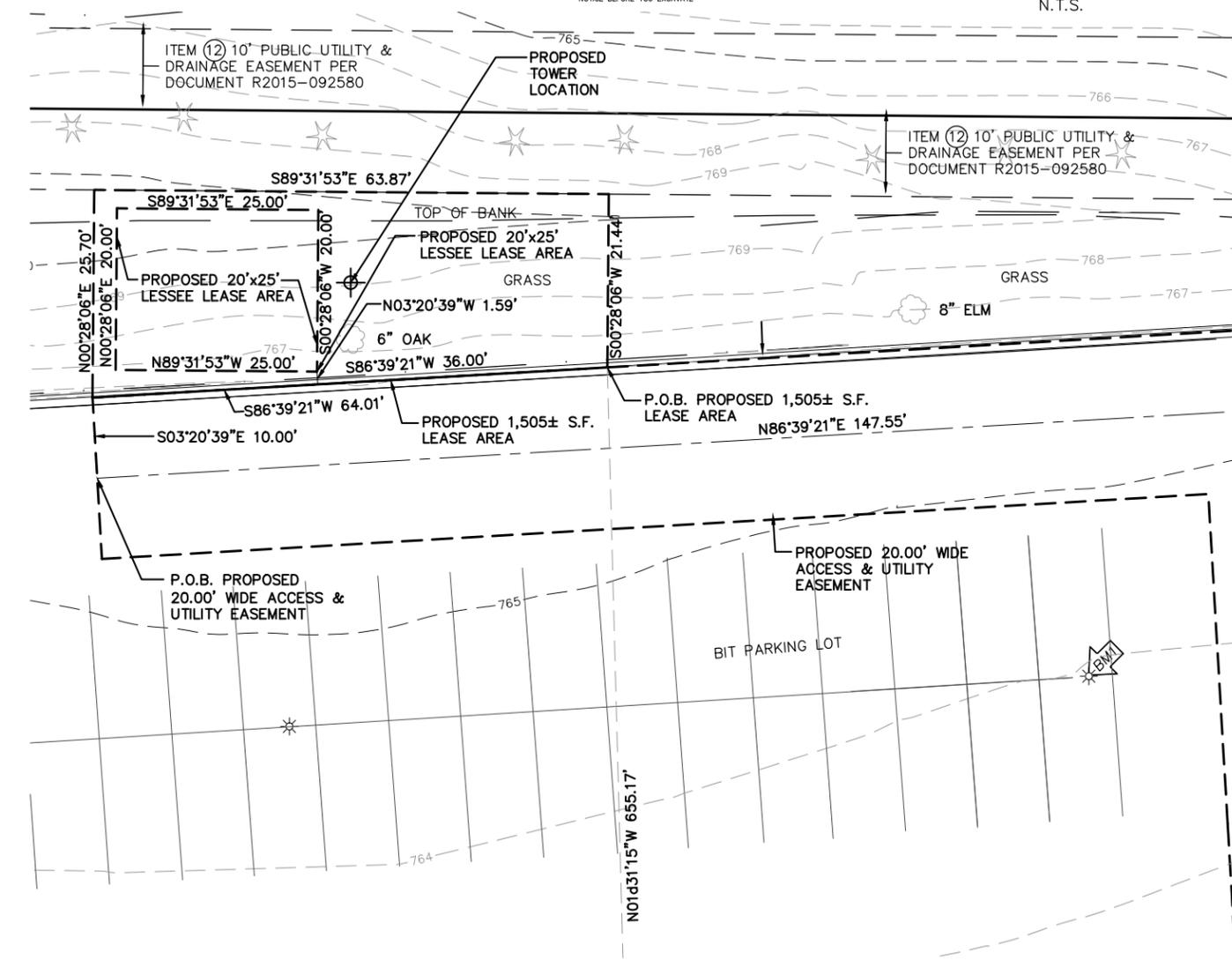
**LOC. #711056  
 SMITH & MAIN**

Survey Prepared for:  
 Mission 1 Communications  
 6202 Constitution Drive  
 Suite C  
 Fort Wayne, IN 46804  
 (260) 436-3922  
 Project Manager: Mark J Allen

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LEASE AREA	11/29/22
2	REVISED LEASE AREA, TOWER AND EASEMENTS LOCATION	11/30/22
3	REVISED LEASE AREA, AND TOWER LOCATION	12/12/22
4	REVISED LEASE AREA, AND TOWER LOCATION	12/14/22
5	REVISED LEASE AREA, AND TOWER LOCATION	05/24/23
6	ADD 150' LEASE AREA, UTILITY EASEMENT, NON EXCLUSIVE ACCESS EASEMENT	06/13/23



**PROPERTY DETAIL**  
 SCALE 1"=250'



**LEASE AREA DETAIL**  
 SCALE 1"=20'

LEGEND			
▲ - TRAVERSE POINT	⊠ - AC UNIT	○ - GUY POLE	⊕ - ROUND CATCH BASIN
▲ - WELL	□ - U.G. UTILITY MARKER	→ - GUY ANCHOR	⊙ - UTILITY MANHOLE
⊙ - HIGHWAY	⊙ - FIRE HYDRANT	⊙ - UTILITY POLE	⊙ - STORM MANHOLE
⊙ - MONUMENT	⊙ - POST INDICATOR VALVE	⊙ - LIGHT POLE	⊙ - SANITARY MANHOLE
⊙ - MONUMENT BOX	⊙ - WATER VALVE	⊙ - ORNAMENTAL LIGHT POLE	⊙ - ELECTRIC MANHOLE
⊙ - RIGHT OF WAY MARKER	⊙ - GAS VALVE	⊙ - POST	⊙ - TELEPHONE MANHOLE
⊙ - UST FILL PORT	⊙ - GAS PUMP	⊙ - U.G. UTILITY MARKER	⊙ - WATER MANHOLE
⊙ - SET WOODSTAKE	⊙ - GAS METER	XX - SOIL BORING	⊙ - FIBER OPTIC UTILITY LINE
+CUT - XCUT	⊙ - WATER METER	MB - MAILBOX	⊙ - OVERHEAD UTILITY LINE
PK - PK NAIL	⊙ - TELEPHONE RISER	⊙ - SATellite DISH	⊙ - FENCE LINE
○ - FOUND IRON STAKE	⊙ - ELECTRIC METER	⊙ - HAND HOLE	⊙ - GUARD RAIL
○ - SET IRON STAKE	⊙ - CABLE TV RISER	⊙ - EXISTING CONTOURS (ELEV)	
⊙ - SIGN	⊙ - CATCH BASIN		
RR - RR SIGN			

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.  
 All dimensions shown are in feet and decimal parts thereof.  
 Given under my hand and seal this 14th day of June, 2023.

*Samuel A. Miles*  
 Samuel A. Miles  
 Illinois Professional Land Surveyor No. 035.003984  
 Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
 LICENSE NUMBER 184.007034-0008  
 LICENSE EXPIRES: APRIL 30, 2025

DATE: 11/14/22	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S./N.S.
UPDATE: AGG061323	CHKD BY: S.A.M.
PROJECT NO.: 215249.062	

SURVEYED BY:

**williams & works**  
 engineers | surveyors | planners  
 616.224.1500 phone  
 549 Ottawa Ave NW  
 Grand Rapids, MI 49503  
<http://williams-works.com>

SITE NAME

**SMITH & MAIN**

SITE NUMBER

**LOC. #711056**

SITE ADDRESS

**4050 E MAIN ST.  
 ST. CHARLES, IL  
 60174**

SHEET TITLE

**S2**

SHEET 2 OF 3

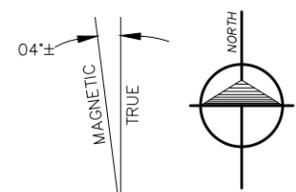
**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE ORIGINAL TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON NOVEMBER 14, 2022, REVISED LOCATION PERFORMED ON MAY 23, 2023.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**LOC. #711056  
SMITH & MAIN**



CALL CHICAGO DIGGERS HOTLINE  
1-312-744-7000  
OR JULIE, INC. TOLL FREE  
1-800-892-0126  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE



**LOC. #711056  
SMITH & MAIN**

Survey Prepared for:  
Mission 1 Communications  
6202 Constitution Drive  
Suite C  
Fort Wayne, IN 46804  
(260) 436-3922  
Project Manager: Mark J Allen

**LEGAL DESCRIPTION**

**PROPOSED 1,505 S.F. LEASE AREA**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 86°39'21" West 64.01 feet thence North 00°28'06" East 25.70 feet; thence South 89°31'53" East 63.87 feet; thence South 00°28'06" West 21.44 feet to the place of beginning of this description.  
Containing 1,505 square feet more or less.

**LEGAL DESCRIPTION**

**PROPOSED 20.00' WIDE ACCESS & UTILITY EASEMENT**

A 20.00 foot wide easement in that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; the centerline of which is described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet to the southeasterly corner of a 1,505 square foot Lease Area; thence South 86°39'21" West 64.01 feet; thence South 03°20'39" East 10.00 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence North 86°39'21" East 147.55 feet; thence South 03°22'55" East 346.11 feet; thence South 46°35'20" East 50.50 feet; thence southwesterly 171.18 feet along a 182.52 foot radius curve to the left, the chord of which bears South 25°56'45" West 164.98 feet; thence South 01°26'10" East 119.87 feet to the north right of way line of Illinois Route 64 for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to meet at angle points and to terminate at said North right of way.

**LEGAL DESCRIPTION**

**PROPOSED 20'x25' LESSEE LEASE AREA**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 224.01 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 655.17 feet to the southeast corner of a 1,505 square foot lease area; thence South 86°39'21" West 36.00 feet; thence North 03°20'39" West 1.59 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 89°31'53" West 25.00 feet; thence North 00°28'06" East 20.00 feet; thence South 89°31'53" East 25.00 feet; thence South 00°28'06" West 20.00 feet to the place of beginning of this description.  
Containing 500 square feet more or less.

**LEGAL DESCRIPTION**

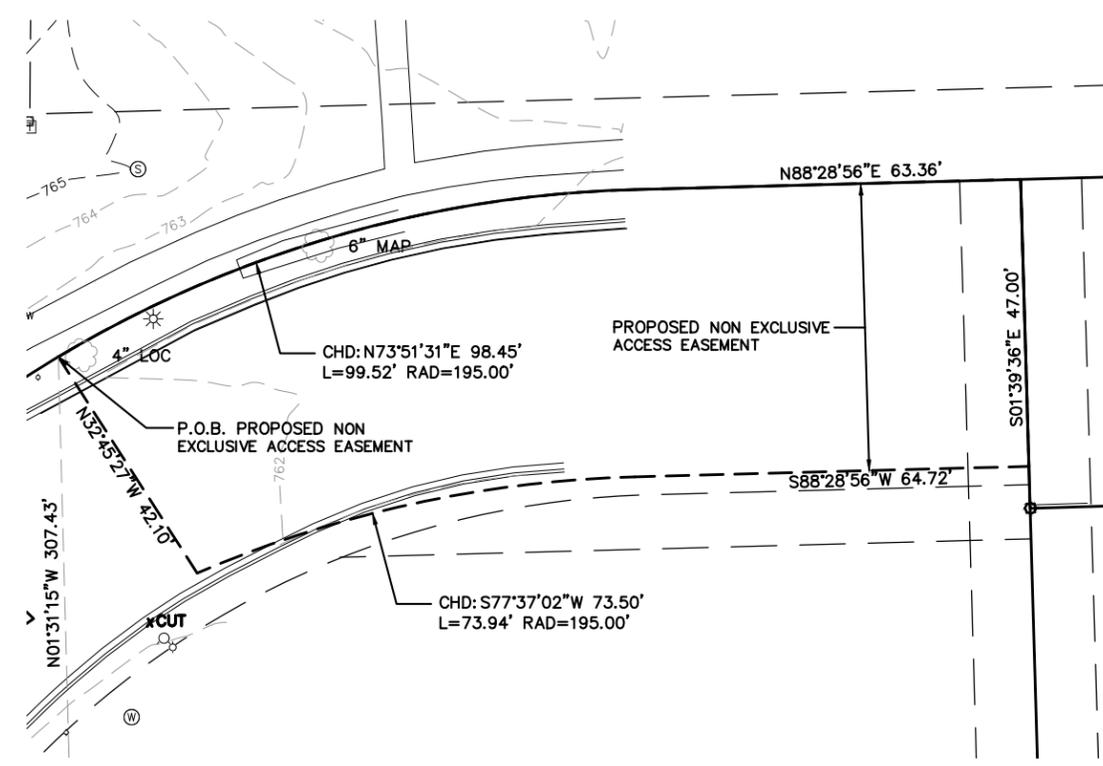
**PROPOSED 15.00' WIDE UTILITY EASEMENT**

A 15.00 foot wide easement in that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; the centerline of which is described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 359.07 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 549.33 feet to a point on the west line of a 10.00 wide public utility & drainage easement per Document R2015-092580 DuPage County Records and TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 44°59'53" West 20.35 feet for the place of ending of this centerline description. The sidelines to be lengthened and/or shortened to terminate at said westerly line.

**LEGAL DESCRIPTION**

**PROPOSED NON EXCLUSIVE ACCESS EASEMENT**

All that part of Lot 6 of Pheasant Run Crossing being a Subdivision of part of the South 1/2 of Lot 1 (according to the Government Survey) of the Northwest 1/4 of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, in Wayne Township, DuPage County, Illinois, recorded as Document R2015-092580 DuPage County Records; described as; Commencing at the southwest corner of said Lot 6; thence North 88°28'45" East 375.70 feet along the south line of said Pheasant Run Crossing; thence North 01°31'15" West 307.43 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence northeasterly 99.52 feet along a 195.00 foot radius curve to the right, the chord of which bears North 73°51'31" East 98.45 feet; thence North 88°28'56" East 63.36 feet; thence South 01°39'36" East 47.00 feet; thence South 88°28'56" West 64.72 feet; thence southwesterly 73.94 feet along a 195.00 foot radius curve to the left, the chord of which bears South 77°37'02" West 73.50 feet; thence North 32°45'27" West 42.10 feet to the place of beginning of this description.



LEASE AREA DETAIL  
SCALE 1"=30'

I, Samuel A. Miles, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.  
All dimensions shown are in feet and decimal parts thereof.  
Given under my hand and seal this 14th day of June, 2023.



*Samuel A. Miles*  
Samuel A. Miles  
Illinois Professional Land Surveyor No. 035.003984  
Expires November 30, 2024

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

DATE: 11/14/22	DWG. BY: A.G.G.
SCALE: N/A	SURVEYED: D.S./N.S.
UPDATE: AGG061323	CHKD BY: S.A.M.
PROJECT NO.: 215249.062	

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034-0008  
LICENSE EXPIRES: APRIL 30, 2025

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED LEASE AREA	11/29/22
2	REVISED LEASE AREA, TOWER AND EASEMENTS LOCATION	11/30/22
3	REVISED LEASE AREA, AND TOWER LOCATION	12/12/22
4	REVISED LEASE AREA, AND TOWER LOCATION	12/14/22
5	REVISED LEASE AREA, AND TOWER LOCATION	05/24/23
6	ADD 20' WIDE LEASE AREA, UTILITY EASEMENT, NON EXCLUSIVE ACCESS EASEMENT	06/13/23

**williams&works**  
engineers | surveyors | planners  
http://williams-works.com  
616.224.1500 phone  
549 Ottawa Ave NW  
Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME: **SMITH & MAIN**

SITE NUMBER:

LOC. #711056

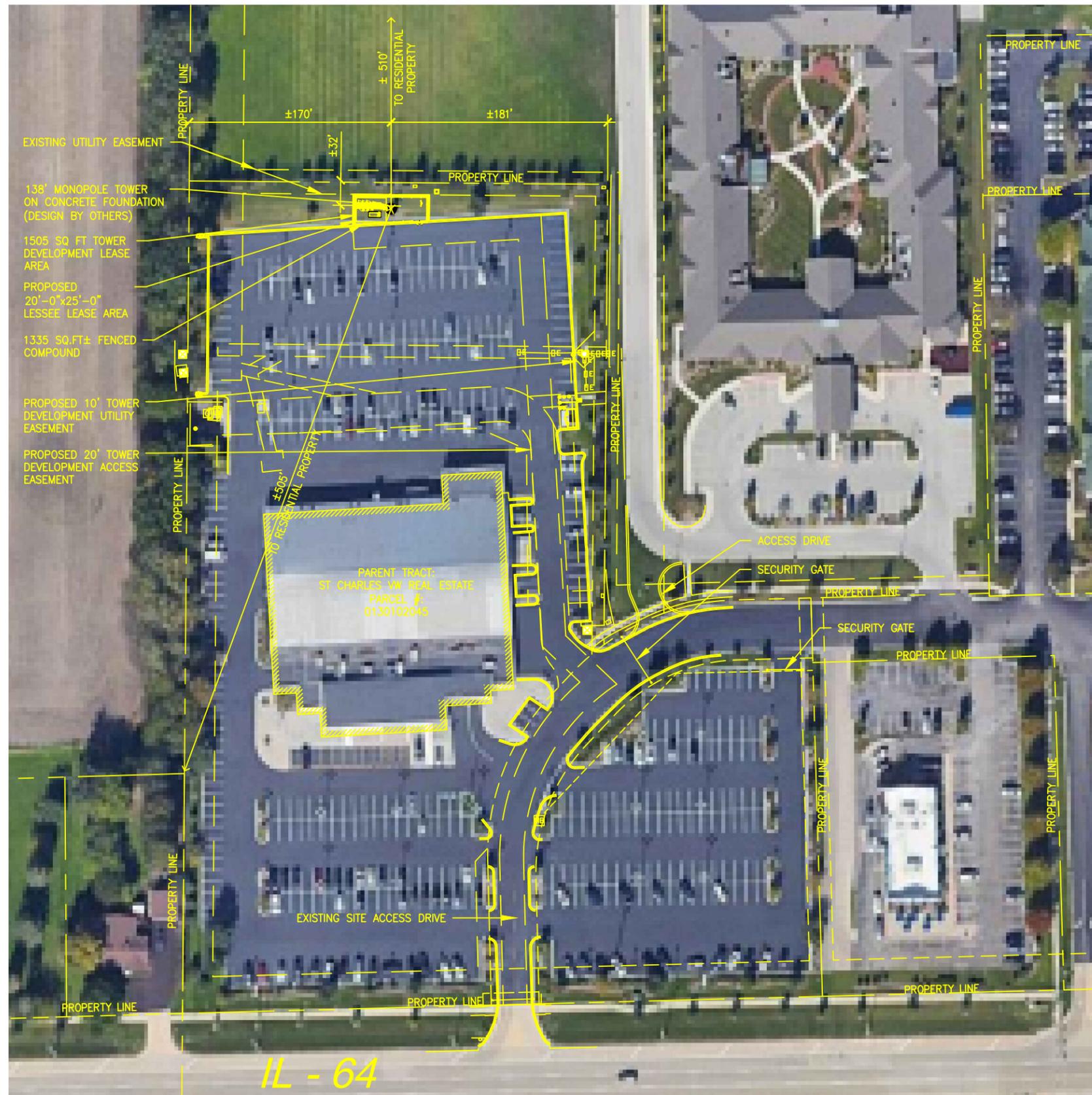
SITE ADDRESS:

**4050 E MAIN ST.  
ST. CHARLES, IL  
60174**

SHEET TITLE:

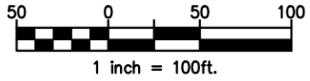
**S3**

SHEET 3 OF 3



- EXISTING UTILITY EASEMENT
- 138' MONOPOLE TOWER ON CONCRETE FOUNDATION (DESIGN BY OTHERS)
- 1505 SQ FT TOWER DEVELOPMENT LEASE AREA
- PROPOSED 20'-0" x 25'-0" LESSEE LEASE AREA
- 1335 SQ.FT± FENCED COMPOUND
- PROPOSED 10' TOWER DEVELOPMENT UTILITY EASEMENT
- PROPOSED 20' TOWER DEVELOPMENT ACCESS EASEMENT

**Developed Site Plan**



**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

DEVELOPED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:

**VZW C-1**





**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

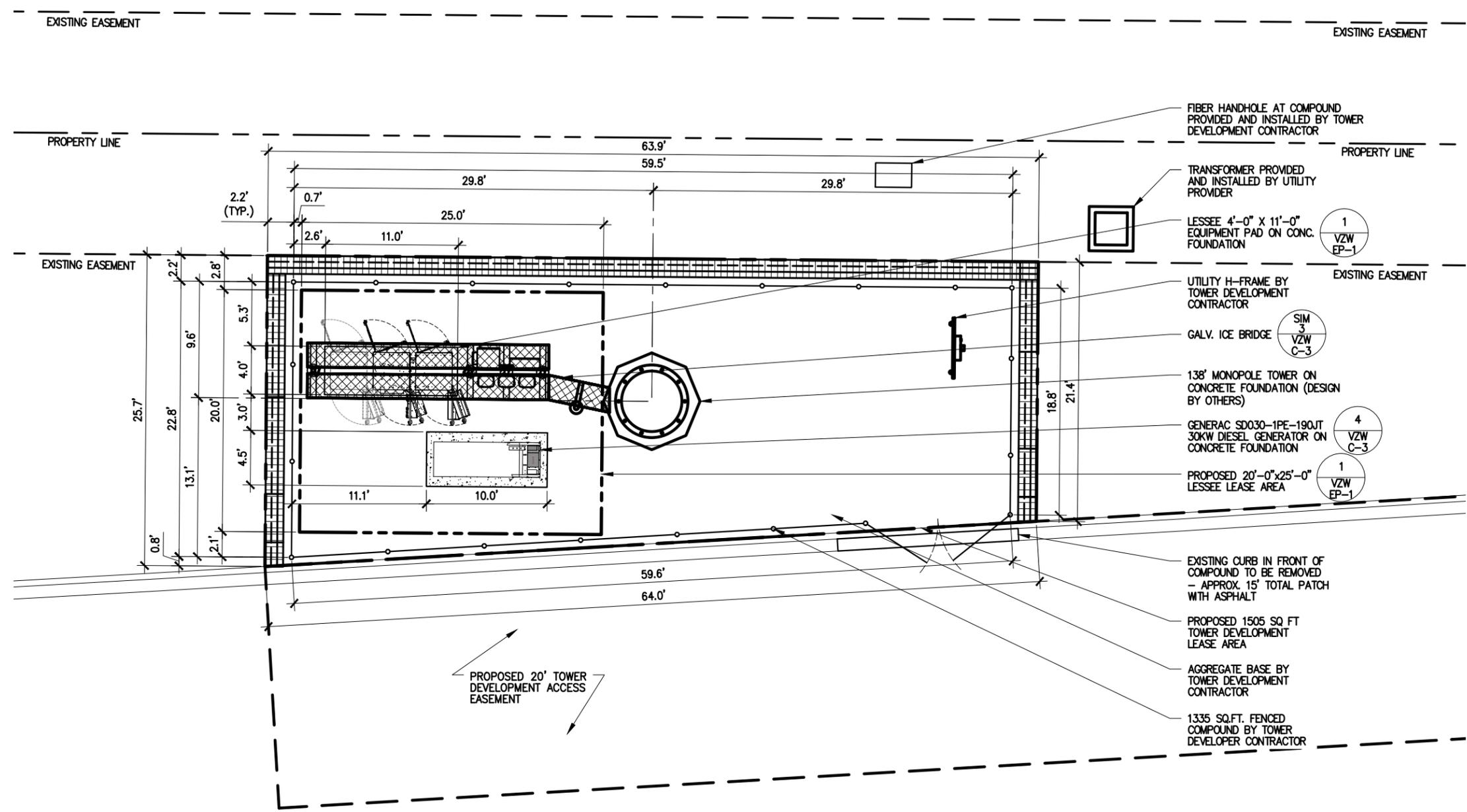
SHEET TITLE:

ENLARGED SITE PLAN

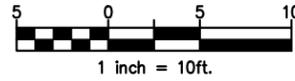
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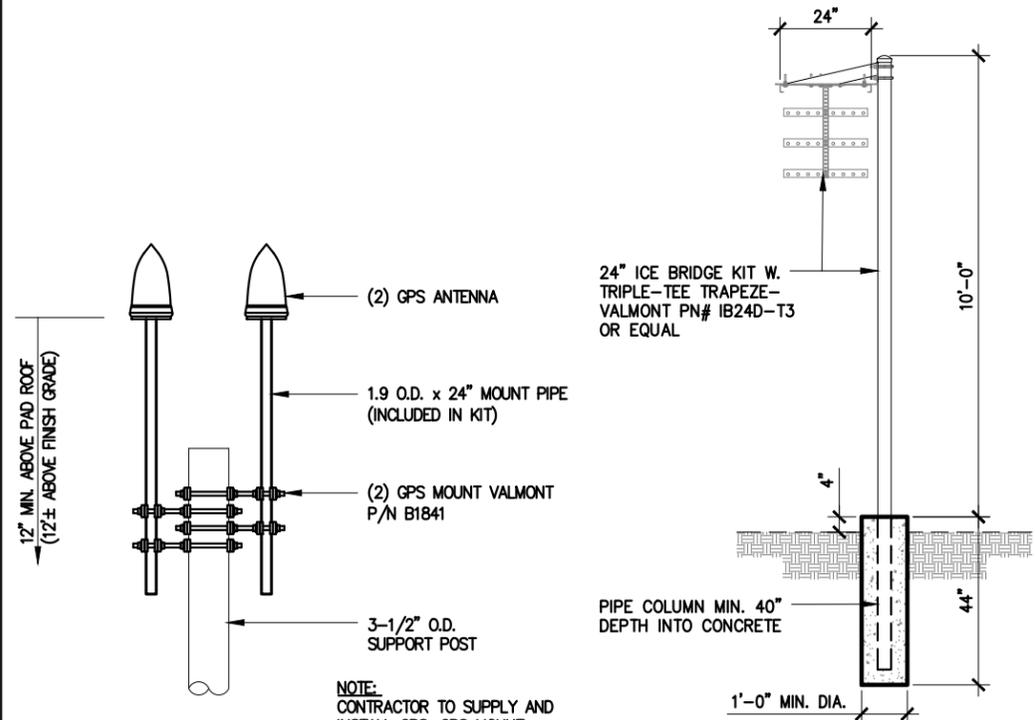
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**VZW C-2**



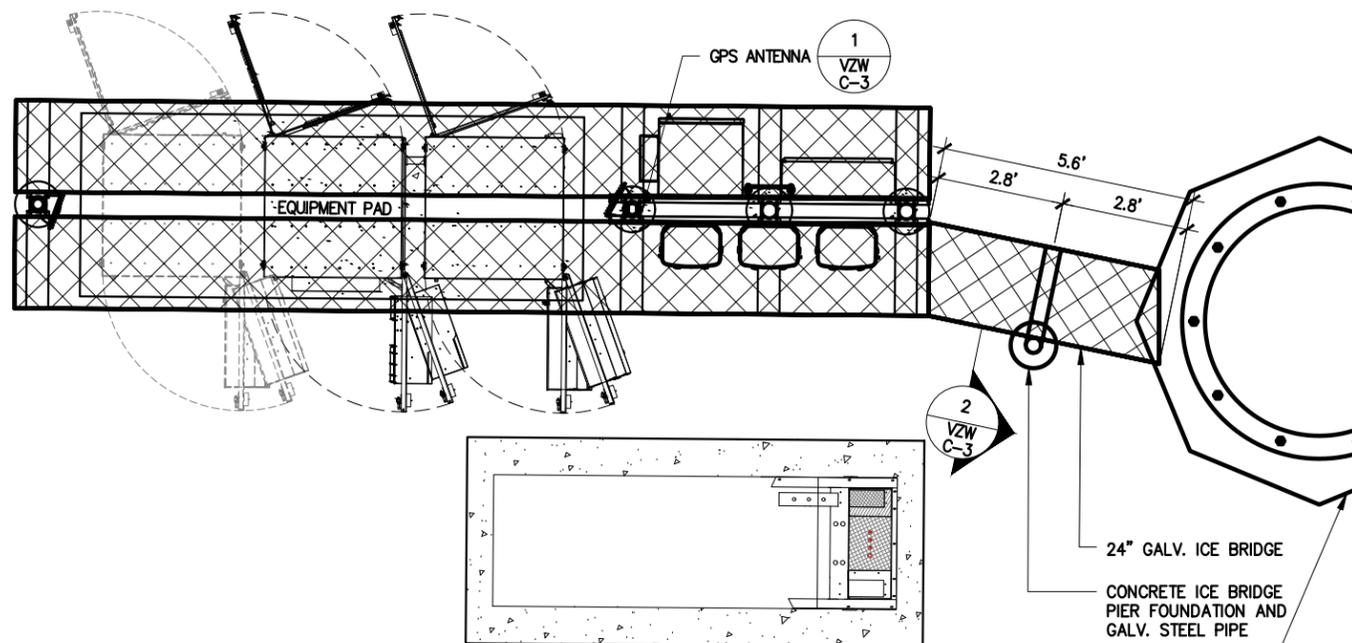
# Enlarged Site Plan





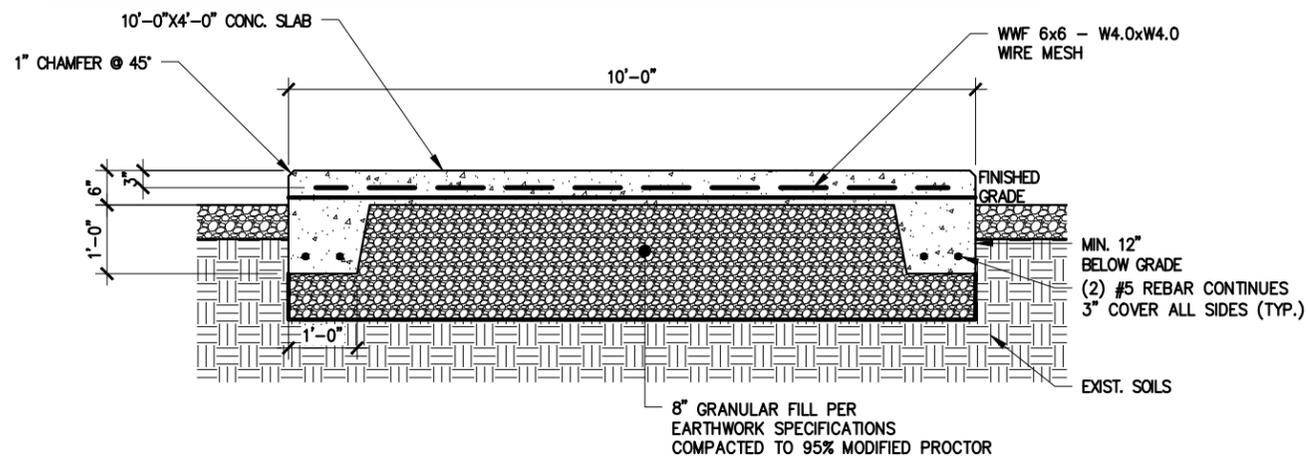
**1** GPS Mount Detail SCALE: 3/4" = 1'-0"

**2** Ice Bridge Section SCALE: 1/4" = 1'-0"

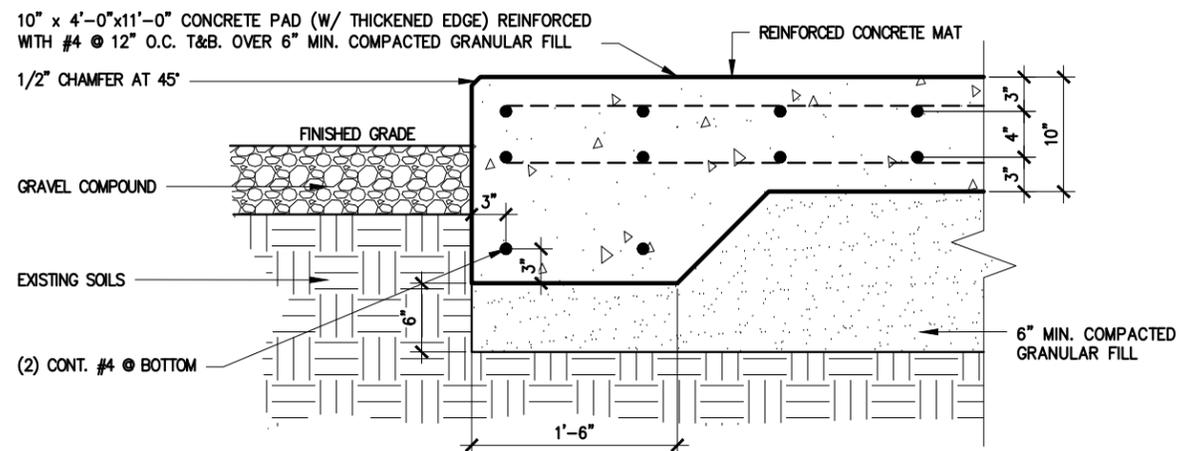


**3** Ice Bridge Plan SCALE: 1/4" = 1'-0"

- CONCRETE NOTES:**
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.
  2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED WITH 6% AIR CONTENT.
  3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
  4. UNLESS NOTED OTHERWISE, ALL SLABS-ON-GRADE SHALL BE REINFORCED WITH (1) LAYER OF 6x6 W2.1xW2.1 W.W.F..
  5. ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 3'-6" BELOW FINISHED GRADES.
  6. PLACE ALL SLABS ON GRADE WITH AN APPROVED PATTERN AND SEQUENCE OF CONSTRUCTION AND CONTROL JOINTS (MAXIMUM OF 15'-0" O.C.) TO MINIMIZE SHRINKAGE CRACKS.
  7. CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ARCHITECT / ENGINEER FOR REVIEW.
  8. ALL FOOTINGS TO BEAR ON MINIMUM NET ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF TO BE VERIFIED IN FIELD.



**4** Generator Slab Detail SCALE: 3/8" = 1'-0"



**5** Concrete Pad Section SCALE: 3/4" = 1'-0"



**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

ICE BRIDGE, AND  
FOUNDATION DETAILS

A&E PROJECT NO.:

SHEET NO.:

**VZW C-3**

CERTIFICATION:

**FOR REFERENCE ONLY**

RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

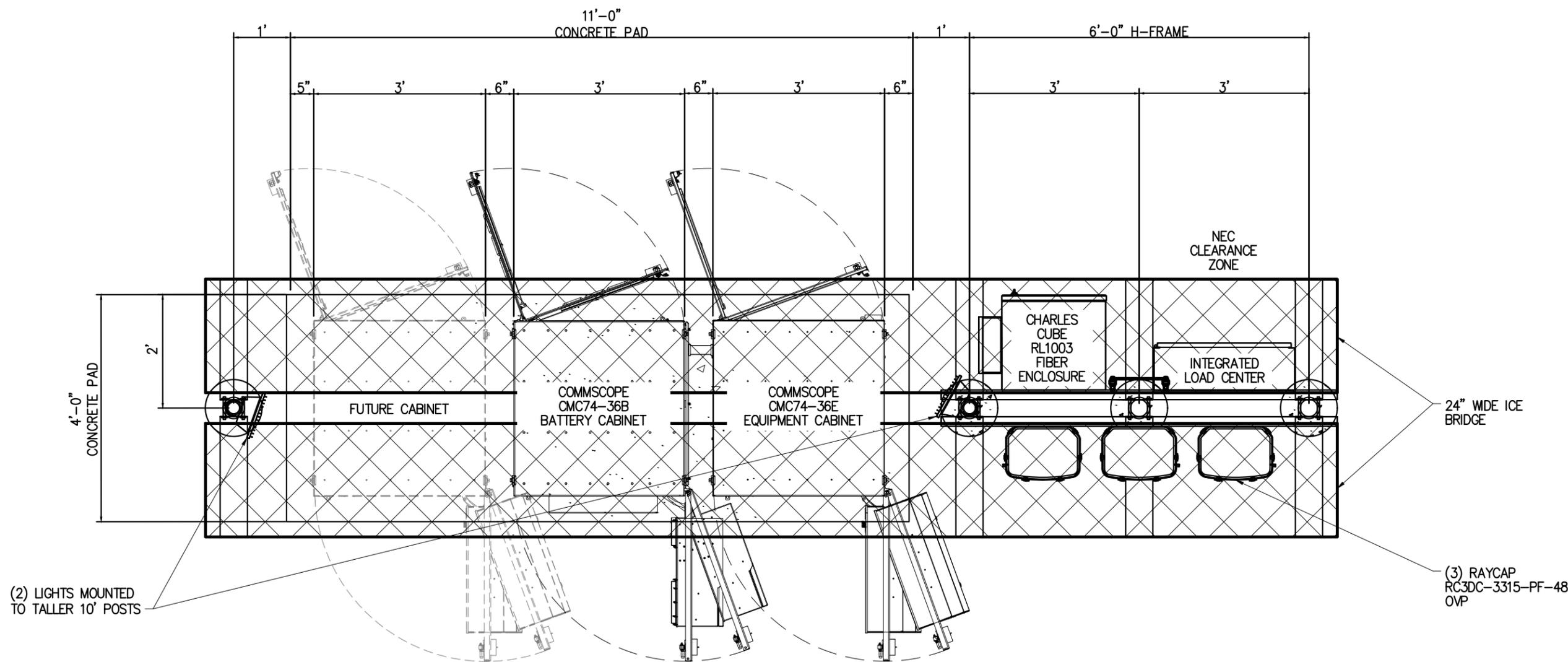
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4'-0"x11'-0" EQUIPMENT  
PAD PLAN

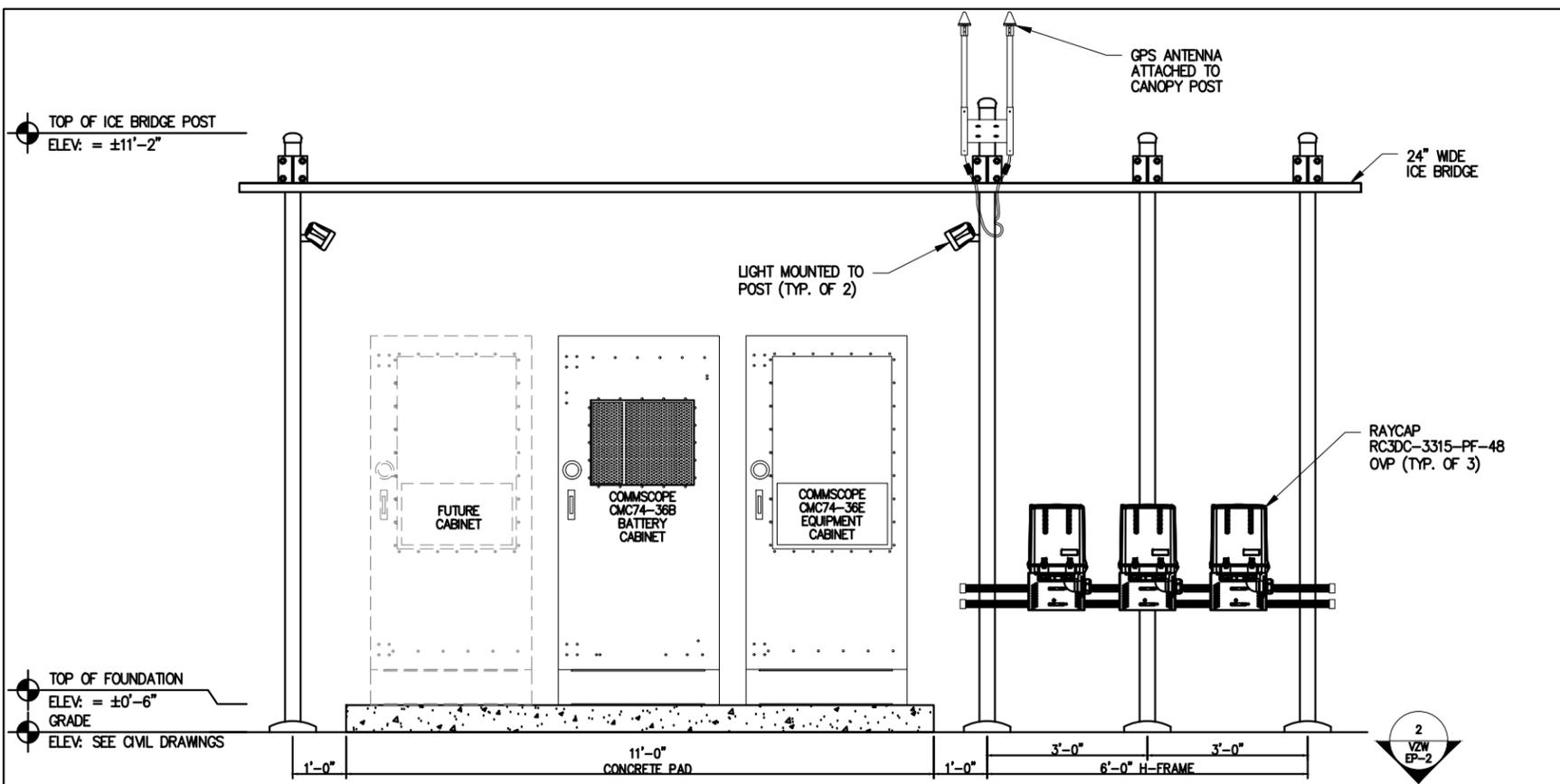
A&E PROJECT NO.:

SHEET NO.:

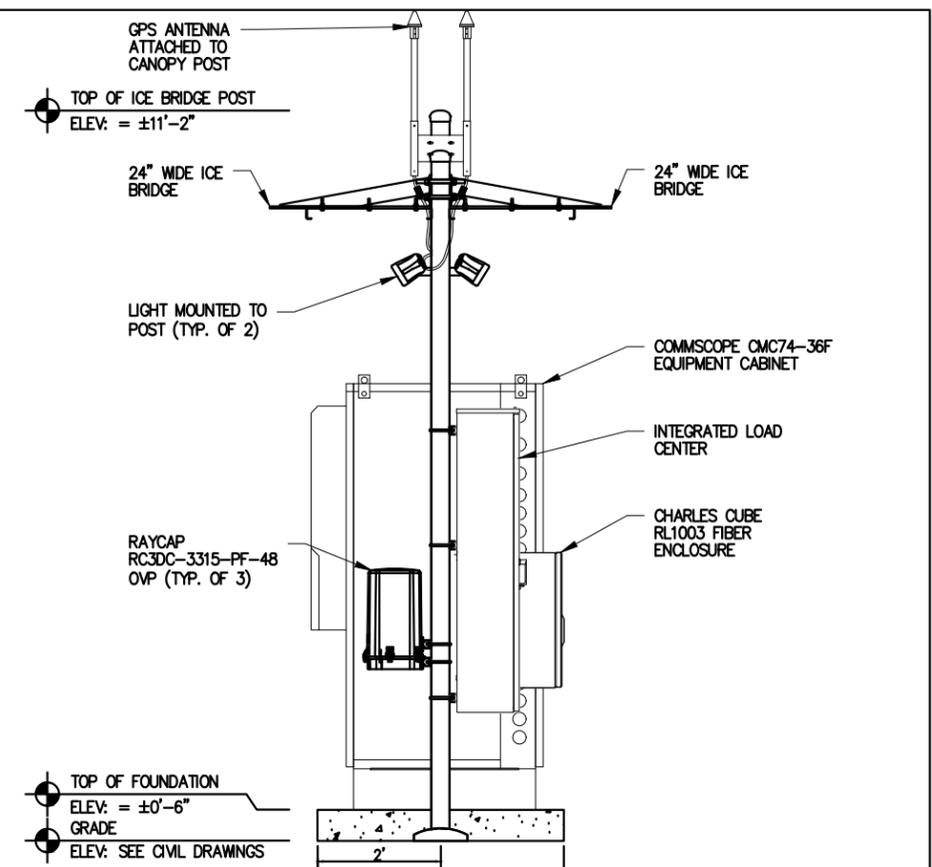
**VZW EP-1**



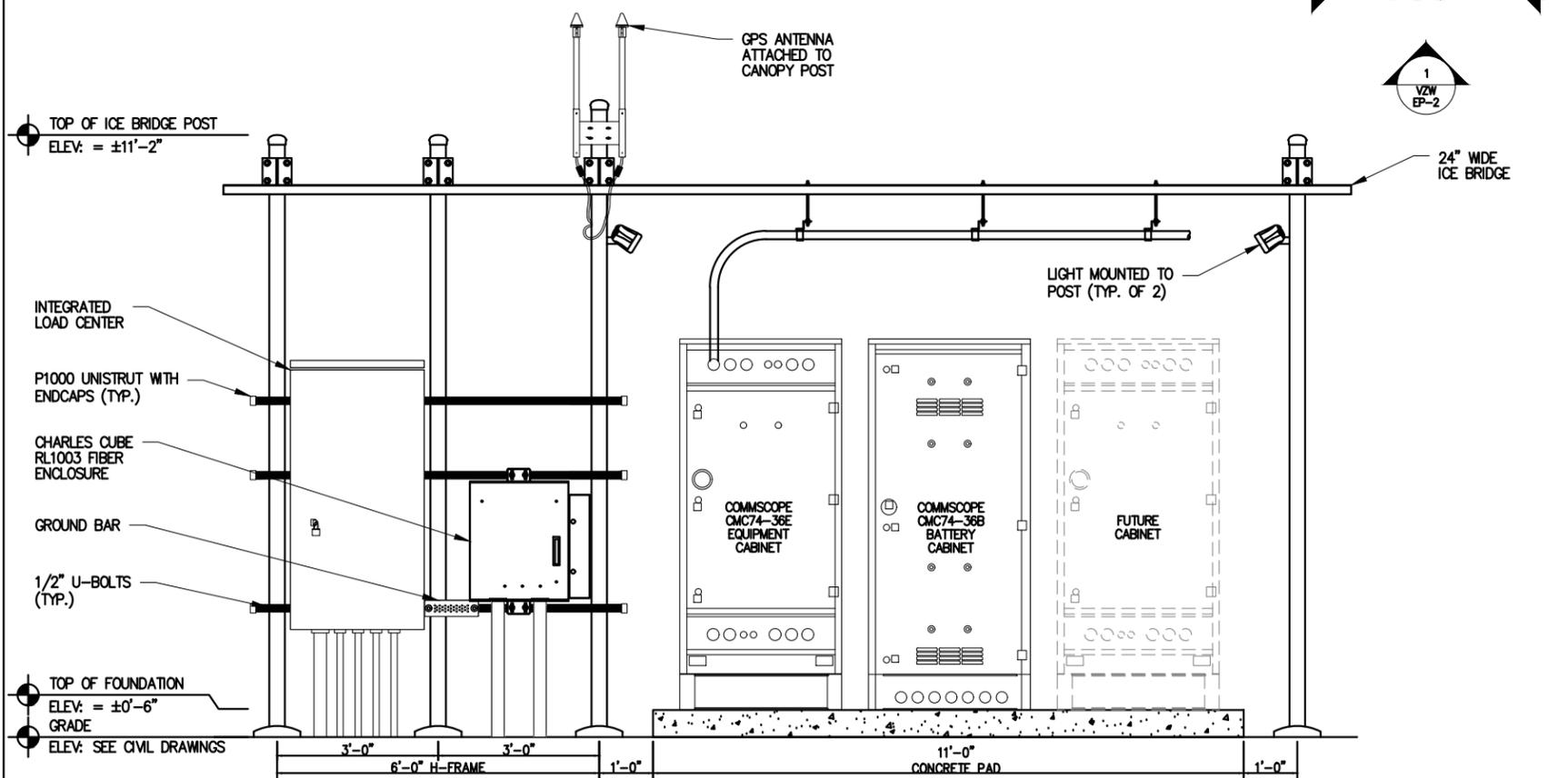
**1** Equipment Pad - Layout Plan  
SCALE: 1/2" = 1'-0"



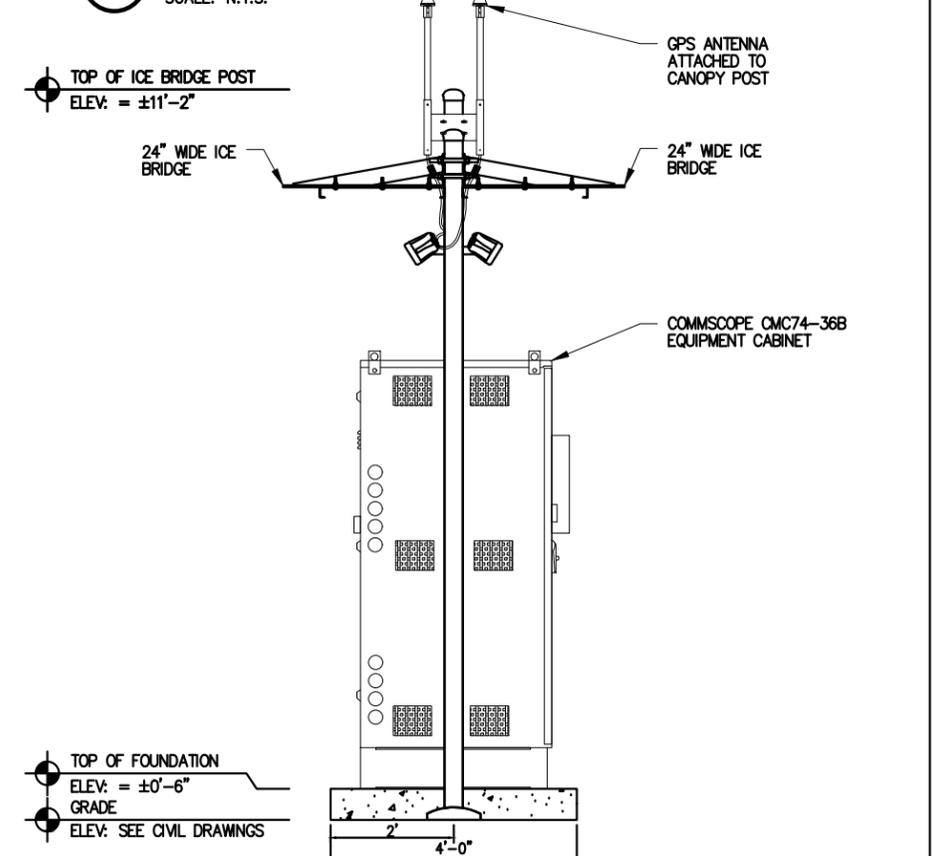
**1** Equipment Pad Elevation  
SCALE: N.T.S.



**2** Equipment Pad Elevation  
SCALE: N.T.S.



**3** Equipment Pad Elevation  
SCALE: N.T.S.



**4** Equipment Pad Elevation  
SCALE: N.T.S.



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RELEASE DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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CHECKED BY: MJA

SITE NAME:  
**FULL RELO SMITH & MAIN CELL SITE**

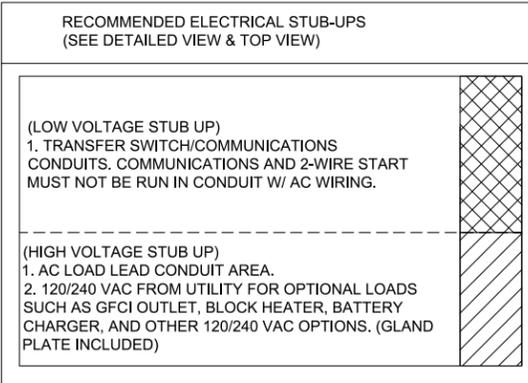
SITE ADDRESS:  
IL-64  
ST CHARLES, IL 60174

SHEET TITLE:  
EQUIPMENT PAD - ELEV VIEW

A&E PROJECT NO.:

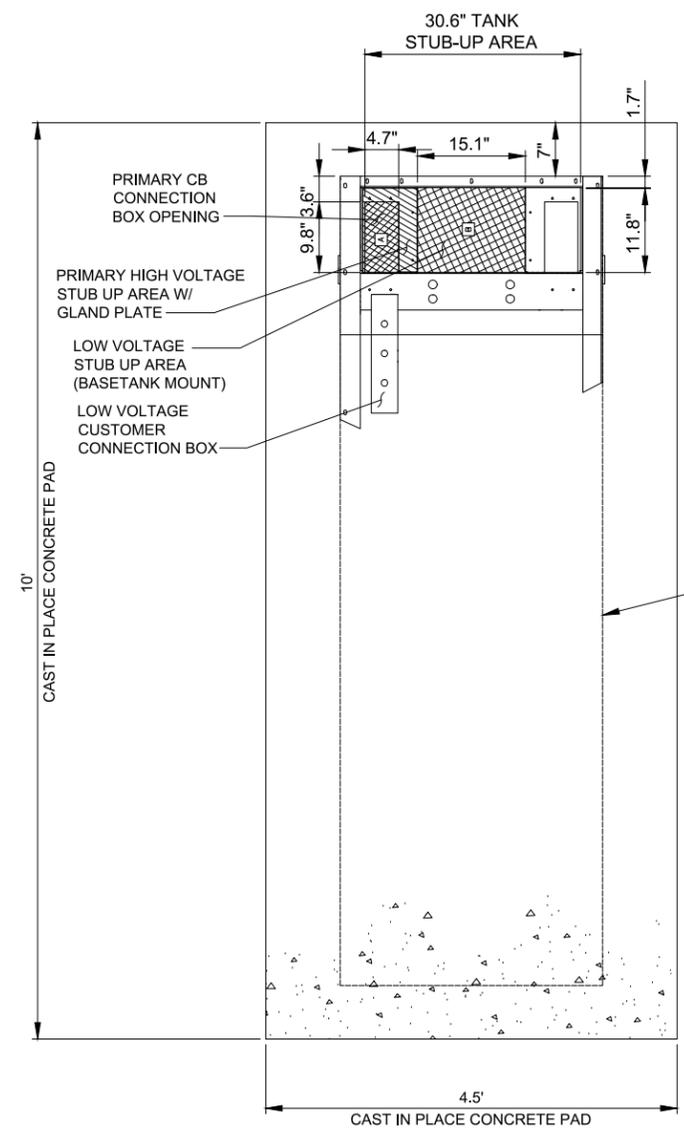
SHEET NO.:

**VZW EP-2**

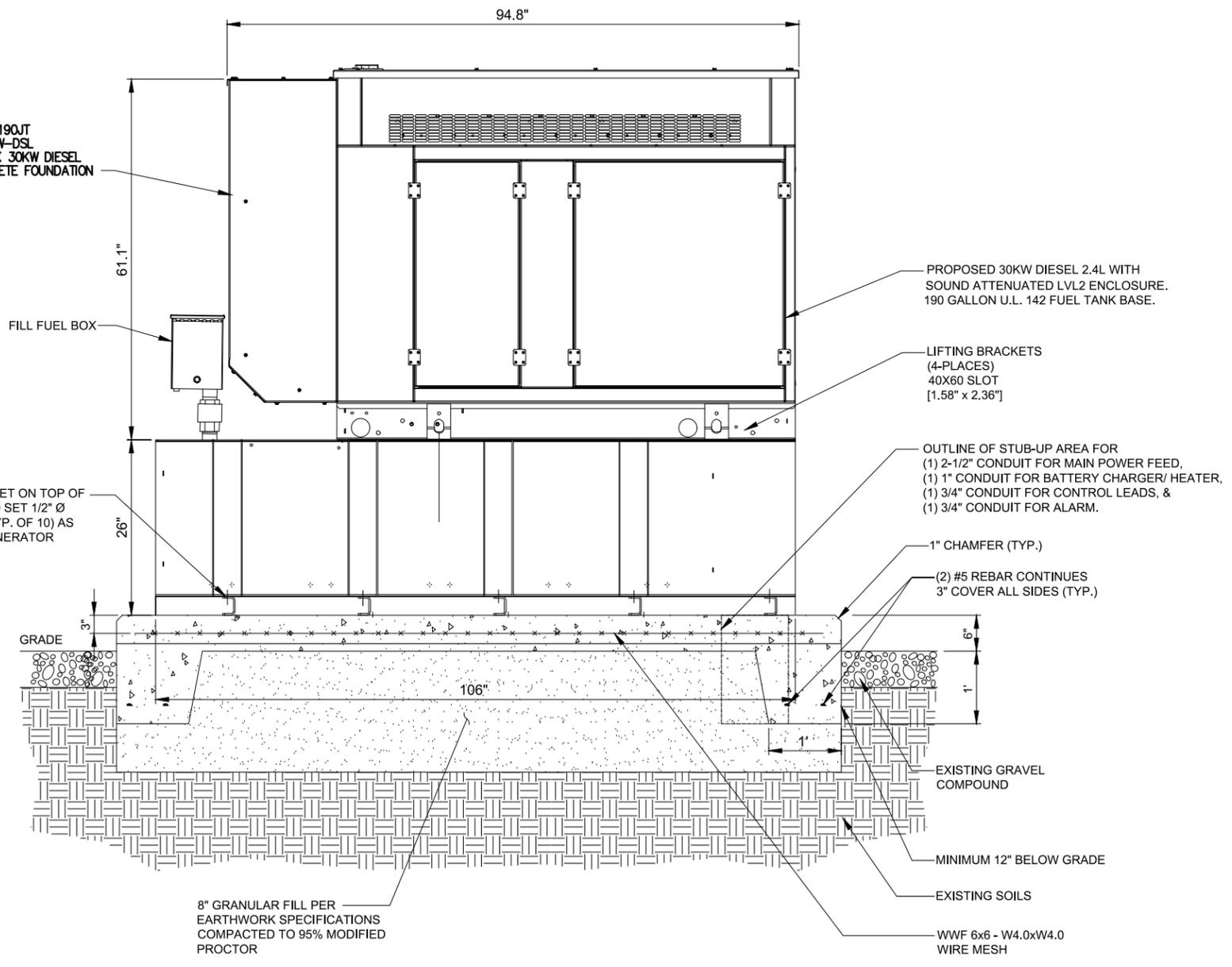


NOTES:

- SEE GENERATOR MANUFACTURE'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMIZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURES SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND SHELTER.
- THE GENERATOR SHALL BE LOCATED A MIN 5' AWAY FROM A COMBUSTIBLE WALL.  
-THE GENERATOR SHALL BE LOCATED A MIN OF 3' AWAY FROM A NON-COMBUSTIBLE WALL.



GENERAC SD030-1PE-190JT  
GEN-GENSET-WP-30KW-DSL  
-1PH-190C-AHU-TANK 30KW DIESEL  
GENERATOR ON CONCRETE FOUNDATION



① Generator Foundation -Plan View  
SCALE: 1/2" = 1'-0"

② Generator Foundation - Side View  
SCALE: 1/2" = 1'-0"



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01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

GENERATOR  
DETAILS

A&E PROJECT NO.:

SHEET NO.:

VZW EP-3





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CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

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ST CHARLES, IL 60174

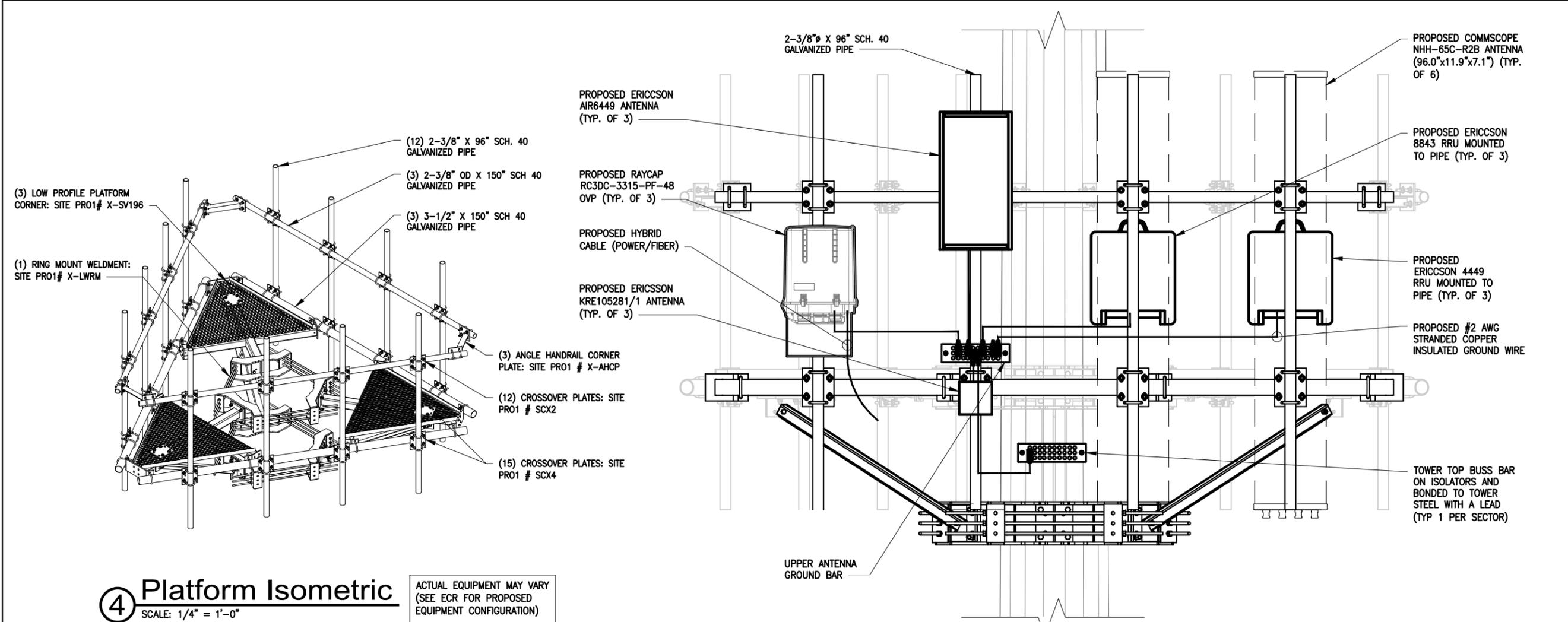
SHEET TITLE:

PLATFORM MOUNT  
INFORMATION  
NOTES & DETAILS

A&E PROJECT NO.:

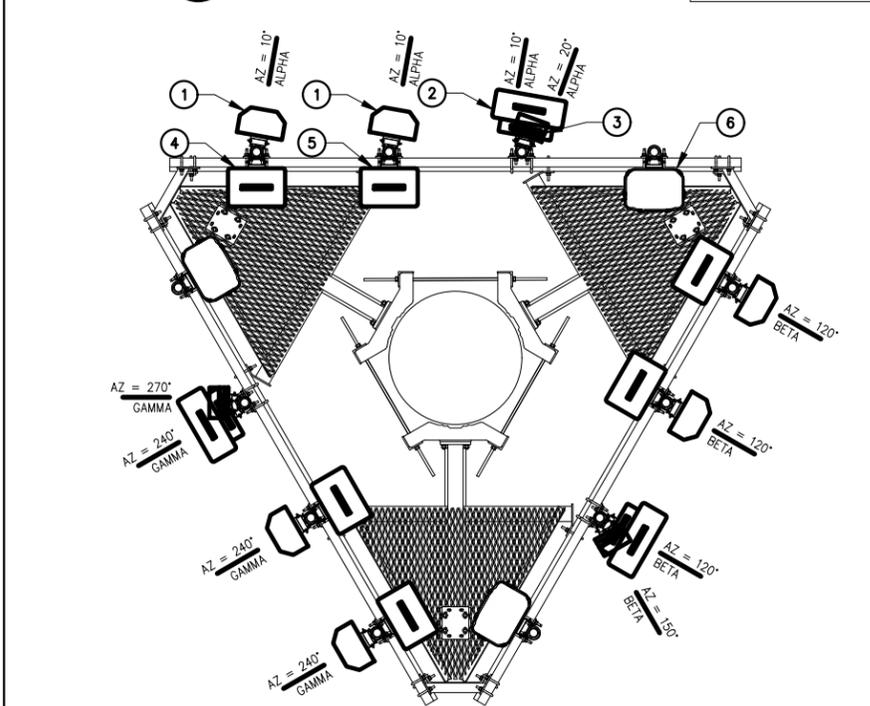
SHEET NO.:

**VZW A-2**



**4 Platform Isometric**  
SCALE: 1/4" = 1'-0"

ACTUAL EQUIPMENT MAY VARY  
(SEE ECR FOR PROPOSED  
EQUIPMENT CONFIGURATION)



**3 Antenna Azimuth**  
SCALE: 1/4" = 1'-0"

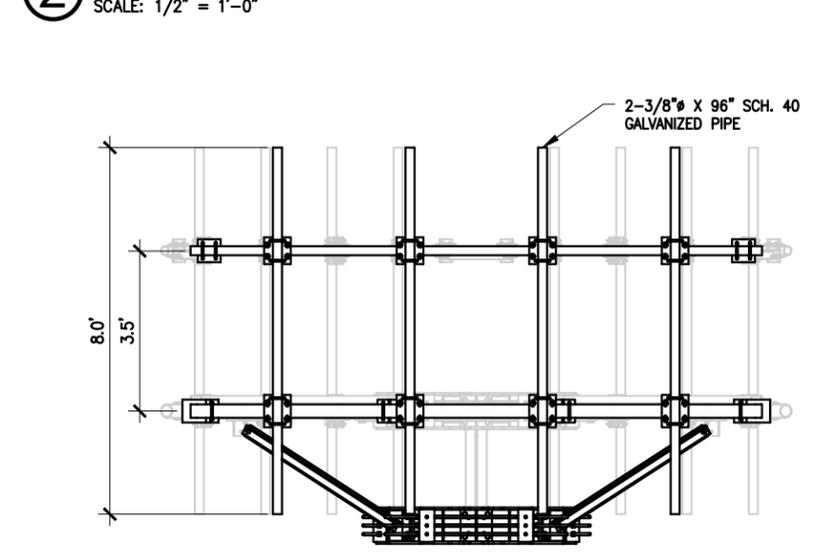
PART NUMBER: RMQP-496-HK  
DESCRIPTION: Co-Location Platform Kit  
PRICE: 2448.72

A valmont COMPANY

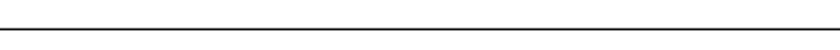
PLATFORM ORIENTATION 0°, 120°, 240°

1. PROPOSED COMMSCOPE NHH-65C-R2B ANTENNA (96.0"x11.9"x7.1") (TYP. OF 6)
2. PROPOSED ERICSSON AIR6449 ANTENNA (TYP. OF 3)
3. PROPOSED ERICSSON KRE105281/1 ANTENNA (TYP. OF 3)
4. PROPOSED ERICSSON 4449 RRU MOUNTED TO PIPE (TYP. OF 3)
5. PROPOSED ERICSSON 8843 RRU MOUNTED TO PIPE (TYP. OF 3)
6. PROPOSED RAYCAP RC3DC-3315-PF-48 OVP WITH RAYCAP 3315-ALM-RS485 ALARM MOUNTED TO PIPE (TYP. OF 3)

**2 Antenna, RRU, TMA, & Surge Protector Mounting Detail**  
SCALE: 1/2" = 1'-0"



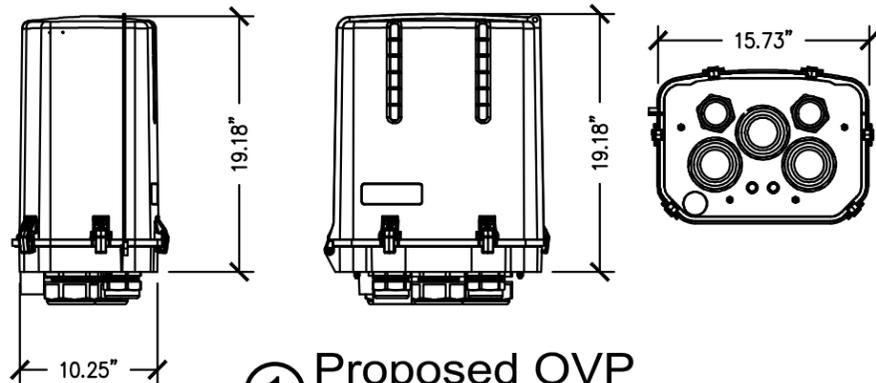
**1 Elevation**  
SCALE: 1/4" = 1'-0"



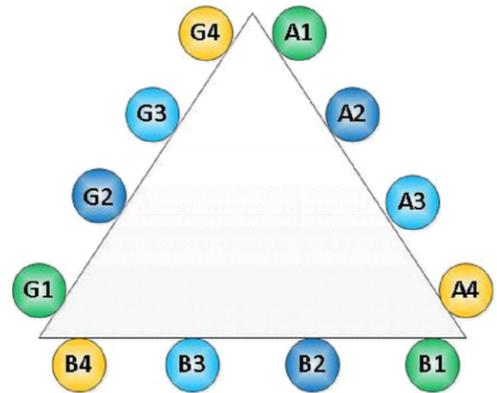
DC Surge Protection for RRH/Integrated Antenna Radio Head  
**RCMDC-3315-PF-48**  
 Tower / Base / Rooftop / Rooftop Distribution Models



Mounting Bracket Included  
 Shown with optional 90° elbow for side entry. Can be installed on left or right side of unit.



① Proposed OVP  
 N.T.S.



Triplexer



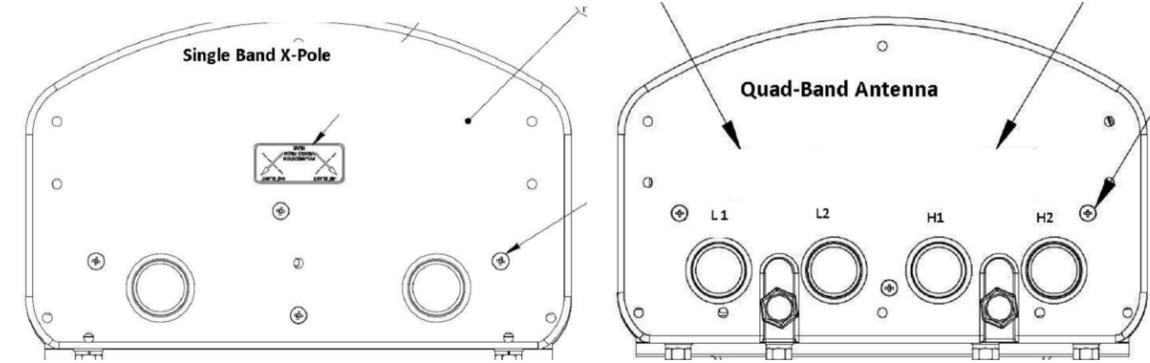
Diplexer



RET Portable Control Unit



RET Cable



③ Proposed Components  
 N.T.S.

Radio 8843 & 4449

Dual Band	Radio 8843	Radio 4449
Band	Band2 (1.9GHz) Band66A (2.1GHz)	Band13 (700MHz) Band5 (850MHz)
Frequency	DL: 1930-1990MHz UL: 1850-1910MHz	DL: 2130-2180MHz UL: 1710-1780MHz
RBW	60 MHz	10 MHz
OBW	60 MHz	10 MHz
Carrier Bandwidth	5, 10, 15, 20 MHz	10 MHz
Total # of carriers	up to 24 per radio over both bands	up to 24 per radio over both bands
RF Chain	4T4R, 2T4R, 2T2R (SW configurable)	4T4R, 2T4R, 2T2R (SW configurable)
RF Output Power	320W	320W
RX Sensitivity	Typical: -82/86dBm @ 1Rx	Typical: -105.5, BS: -105.7 dBm @ 1Rx
Modulation	EVM: 64QAM<5%, 256QAM<3.5% QAM	EVM: 64QAM<5%, 256QAM<3.5% QAM
Input Power	38V-58.5 VDC	38V-58.5 VDC
Power Consumption	1373 (estimated) Watt @ 100% RF load, typical conditions	1344 (estimated) Watt @ 100% RF load, typical conditions
Size HxWxD*	28"x15"x10"	28"x15"x10"
Weight*	85 lbs	85 lbs
Operating Temperature	-40°C (-40°F) ~ 55°C (131°F) (Without solar load)	-40°C (-40°F) ~ 55°C (131°F) (Without solar load)
Cooling	Natural convection	Natural convection
CPRI Cascade	up to 4 ports	up to 4 ports
Optic Interface	2 CPRI ports: 2.5 G, 5 G, 10 G, 10.1 Gbps	2 CPRI ports: 2.5 G, 5 G, 10 G, 10.1 Gbps
RET & TMA Interface	1 ALD/RET port AISG v2.0	1 ALD/RET port AISG v2.0
Bias-T	Supported on 2 RF ports (first port supports one band, second port supports the other band)	Supported on 2 RF ports (first port supports one band, second port supports the other band)
NB-IoT	supported	supported
Alarm Input	2	2

RADIO 8843 RADIO 4449  
**Preliminary**



April 2017

② Proposed RRU  
 N.T.S.



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 CHECKED BY: MJA

SITE NAME:

**FULL RELO SMITH & MAIN CELL SITE**

SITE ADDRESS:

IL-64  
 ST CHARLES, IL 60174

SHEET TITLE:

ANTENNA EQUIPMENT INFORMATION

A&E PROJECT NO.:

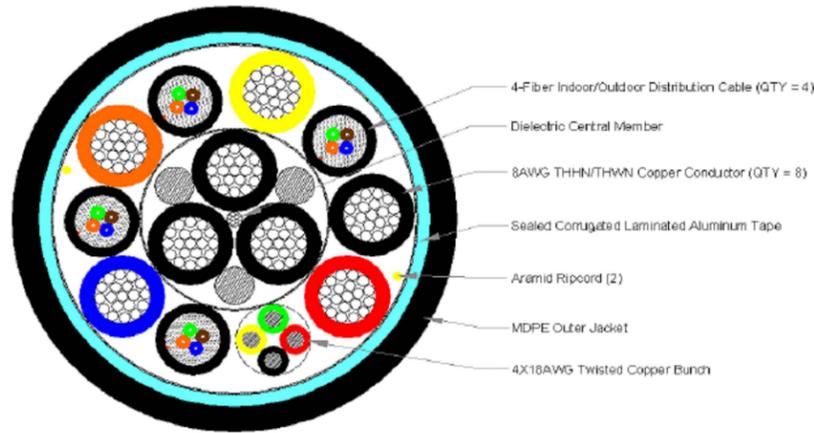
SHEET NO.:

**VZW A-3**

**Remote Radio Hybrid Cable**  
**Cell Tower Applications**  
**Single-Cable Power and Fiber Solution**  
 RRH with Corrugated Aluminum Shield  
 Fiber Cable: Four 4-fiber Subunits  
 Copper Conductors: 8X8AWG THWN/THHN and a 4X18AWG Twisted Bunch



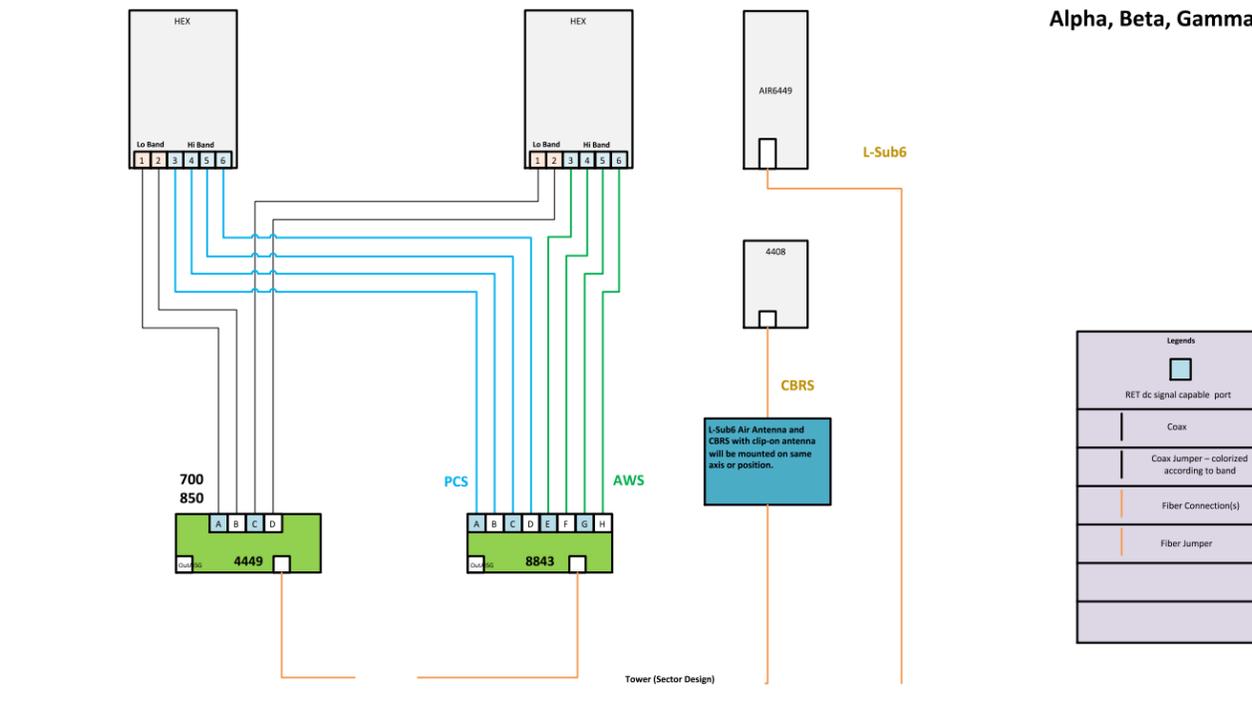
1100 CommScope Place SE  
 P.O. Box 1729  
 Hickory, NC 28603-1729  
 (800) 652-1708  
 (828) 324-2200  
 Fax: (828) 328-3400  
 Int'l Fax: (828) 323-4889  
[www.commscope.com](http://www.commscope.com)



Cable Summary		Cable Type	RFF-16SM-808-418-APE
Outer jacket		MDPE	
Shielding		Corrugated Aluminum	
Water block		Tape	
Ripcord		Aramid (QTY = 2)	
Conductors		8 x 8AWG and 4X18AWG Bunch	
Fiber Cables		4 x 4 SM fibers	
Strength Member		GRP	
Optical Fiber Details for Fiber Cable 1		Fiber type	Single Mode G.652.D
Fiber Coating Diameter		0.9mm Tight Buffer	
Number of Fiber Subunits		4	
Fiber count (each subunit)		4	
Fiber Subunit Diameter (mm)		5.07	
Max attenuation, 1310 nm		0.5	dB/km
Max attenuation, 1550 nm		0.5	dB/km
Copper Conductor Details		Number, Size	8 x 8awg
DC resistance		0.628 (2.06)	ohm/kft (ohm/km)
Cable Details		Outer Diameter	1.09 (27.7) inch (mm)
Weight		0.75 (1.12)	lb/ft (kg/m)
Minimum Bend Radius - loaded		21.9 (555)	inch (mm)
Minimum Bend Radius - unloaded		10.9 (277)	inch (mm)
Max Tensile Load - short term		800 (3560)	lb (N)
Max Tensile Load - long term		240 (1070)	lb (N)
Operating Temperature Range		-40 to +80	°C
Installation Temperature Range		-30 to +70	°C
Storage Temperature Range		-40 to +80	°C
Crush resistance, FOTP-41		22	N/mm
Impact resistance, FOTP-25		20 impacts of 2.94 Nm	
Flexing, FOTP-104		5 cycles	
Twisting, FOTP-95		exceeds	



Drawings not to scale  
 Specifications subject to change  
 Revision Date: 6/28/12



**Notes:**  
 - Antenna view is from the back of the antennas  
 - Colors of connection are just for clarification  
 - Follow RET cabling standard for non-Smart Bias-T Ants  
 - Non-RF path elements like OVP/HTA Box and Hybrid cables not shown  
 - Size of objects in drawing doesn't reflect equipment true dimension

# 1 Proposed Configuration

Equipment Summary														
Equipment Type	Location	700	850	1800	AWS	CBRS	L-Sub6	Make	Model	Cable Length	Cable Size	Instal Type	Quantity	Item ID
RRH	Tower							Ericsson	4408 B49 AC			PHYSICAL	3	00000001980068145
RRH	Tower	LTE	LTE	LTE				Ericsson	4449			PHYSICAL	3	00000001980068758
RRH	Tower							Ericsson	8843			PHYSICAL	3	00000001980068904
RRH	Tower					3G		Ericsson	AIR6449			PHYSICAL	3	00000001980068904
RRU	Ground (Outdoor)							Ericsson	KDU13781511			PHYSICAL	1	00000001980118331
Battery	Ground (Outdoor)							COMMSCOPE	70205040			PHYSICAL	1	00000001980064383
Cable Site Routers	Ground (Outdoor)							NOXCAP/PAIR-801	3HE15386AA			PHYSICAL	1	00000001980182359
Power Plants	Ground (Outdoor)							ABB	10916M73			PHYSICAL	8	00000001980438327
Power Plants	Ground (Outdoor)							COMMSCOPE	70207283			PHYSICAL	2	00000001980063723
Power Plants	Ground (Outdoor)							COMMSCOPE	70204251			PHYSICAL	1	00000001980063340
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	70205058			PHYSICAL	1	00000001980064356
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	70205093			PHYSICAL	2	00000001980063418
Shelter/Cabinets	Ground (Outdoor)							COMMSCOPE	8K-8BP-STDV-F#1			PHYSICAL	4	00000001980078991
Upconverter	Ground (Outdoor)							JOHNMEZZAL-902	P8-18-SYS-16-4B			PHYSICAL	1	00000001980405328
Upconverter	Ground (Outdoor)							JOHNMEZZAL-902	P8-PSU-162-4B			PHYSICAL	6	00000001980405927
Upconverter	Ground (Outdoor)							JOHNMEZZAL-902	P8-PSU-COV-4B			PHYSICAL	2	00000001980405932
Hybrid Cable	Tower							COMMSCOPE/ET-901	HFT1206-240V-A-4x4			PHYSICAL	3	00000001980064383
DXP Box	Shelter							RAYCAP	3315ALMAR548			PHYSICAL	3	00000001980078985
DXP Box	Tower							RAYCAP/NC-801	RVZDC-3315-4P-4B		3.5B Web	PHYSICAL	3	00000001980423067
DXP Box	Ground (Outdoor)							RAYCAP	RVZDC-4325-4B-4B			PHYSICAL	2	00000001980410916
Other	Ground (Outdoor)							COMMSCOPE	70204643			PHYSICAL	1	00000001980069909
Alarm	Ground (Outdoor)							ASENTRA	190070746			PHYSICAL	1	190070746
Alarm	Ground (Outdoor)							ASENTRA	190070800			PHYSICAL	1	190070800
Alarm	Ground (Outdoor)							ASENTRA	190070812			PHYSICAL	1	190070812
Alarm	Tower							RAYCAP/NC-801	3315ALMAR548			PHYSICAL	3	00000001980078985
Alarm	Ground (Outdoor)							ASENTRA	S340CRANCA81			PHYSICAL	1	00000001980077179
RRU	Ground (Outdoor)							Ericsson	KDU137815111			PHYSICAL	2	00000001980061841



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06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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SITE NAME:

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SITE ADDRESS:

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SHEET TITLE:

ANTENNA EQUIPMENT INFORMATION

A&E PROJECT NO.:

SHEET NO.:

**VZW A-4**



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CELL SITE**

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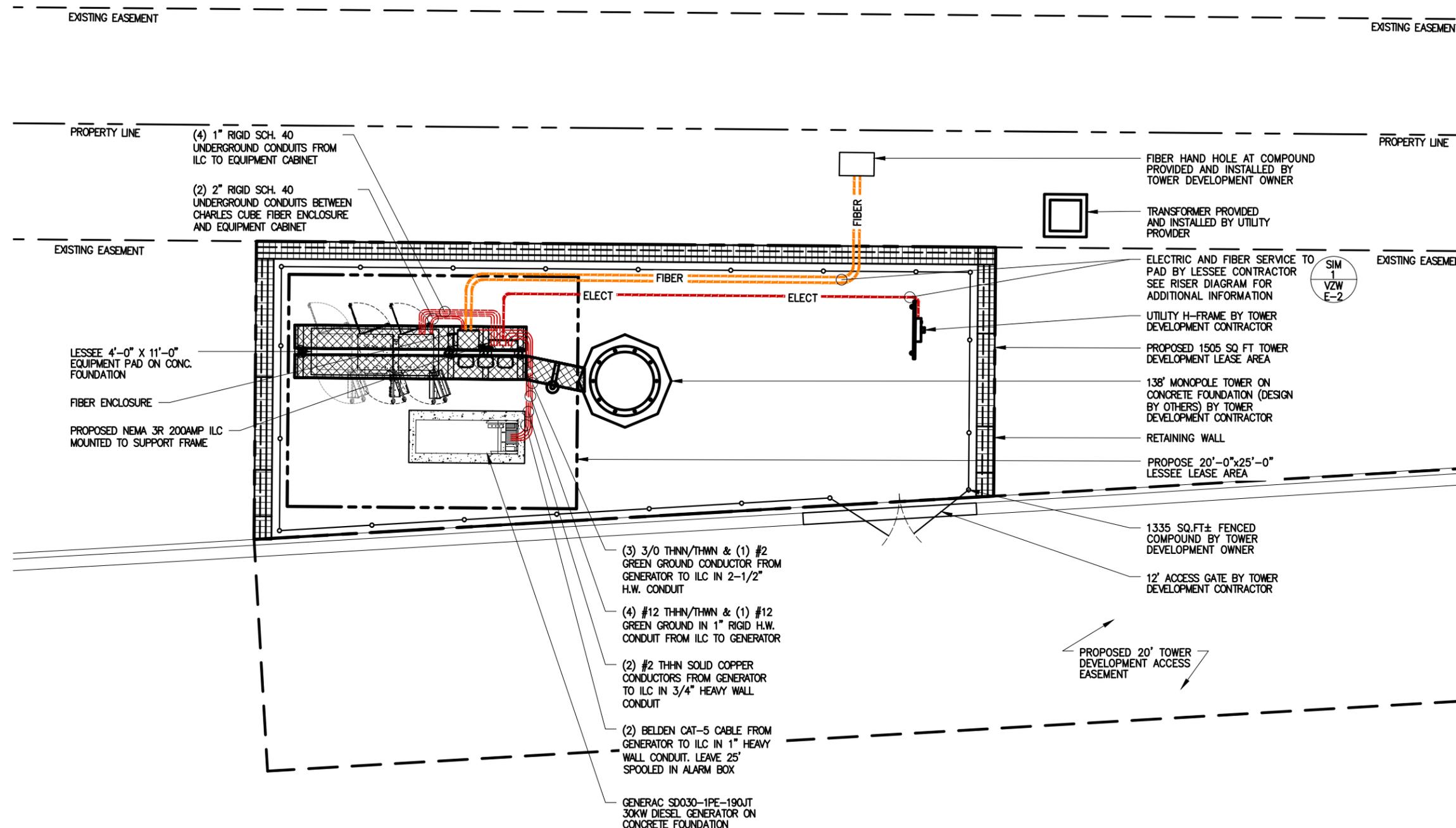
SHEET TITLE:

ENLARGED UTILITY PLAN

A&E PROJECT NO.:

SHEET NO.:

**VZW E-1**

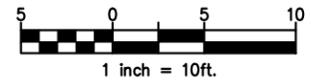


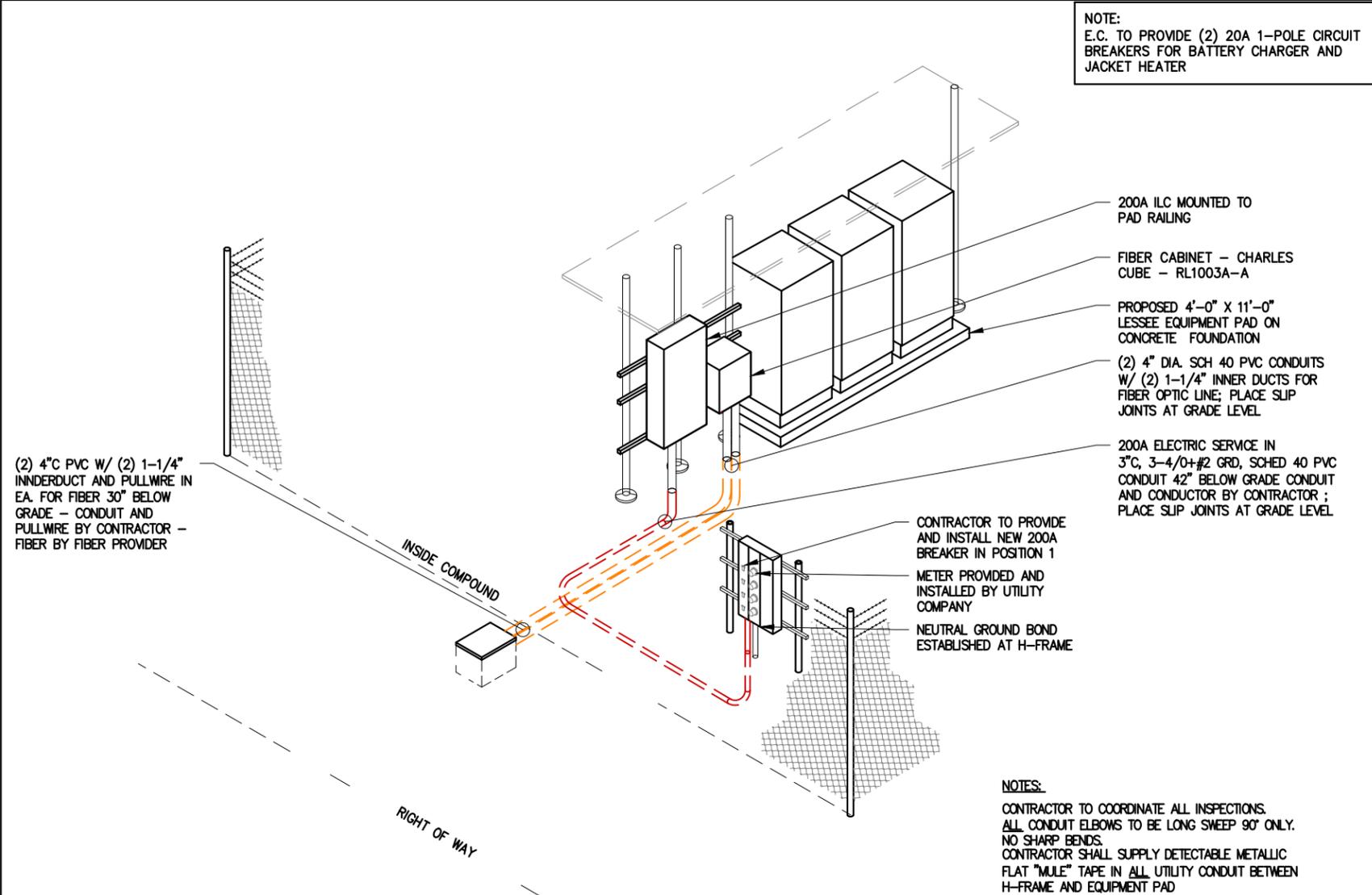
TRANSPORT BY OTHERS. FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

### Utility Color Legend

- █ ELECTRIC
- █ GAS, OIL, STEAM
- █ COMMUNICATIONS
- █ POTABLE WATER
- █ RECLAIMED WATER
- █ SEWER/ DRAINAGE
- █ SURVEY MARKS

## Enlarged Utility Plan

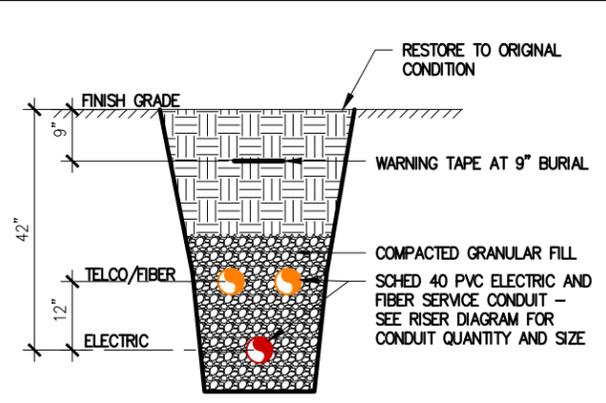




**1 Utility Riser Diagram**  
SCALE: N.T.S.

**Utility Color Legend**

Red	ELECTRIC
Yellow	GAS, OIL, STEAM
Orange	COMMUNICATIONS
Blue	POTABLE WATER
Purple	RECLAIMED WATER
Green	SEWER/ DRAINAGE
Pink	SURVEY MARKS



**2 Buried Utility**  
SCALE: 3/8" = 1'-0"

**NOTES:**  
CONTRACTOR TO COORDINATE ALL INSPECTIONS.  
ALL CONDUIT ELBOWS TO BE LONG SWEEP 90° ONLY. NO SHARP BENDS.  
CONTRACTOR SHALL SUPPLY DETECTABLE METALLIC FLAT "MULE" TAPE IN ALL UTILITY CONDUIT BETWEEN H-FRAME AND EQUIPMENT PAD



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DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

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ST CHARLES, IL 60174

SHEET TITLE:

ELECTRICAL AND TELCO  
UTILITY DETAILS

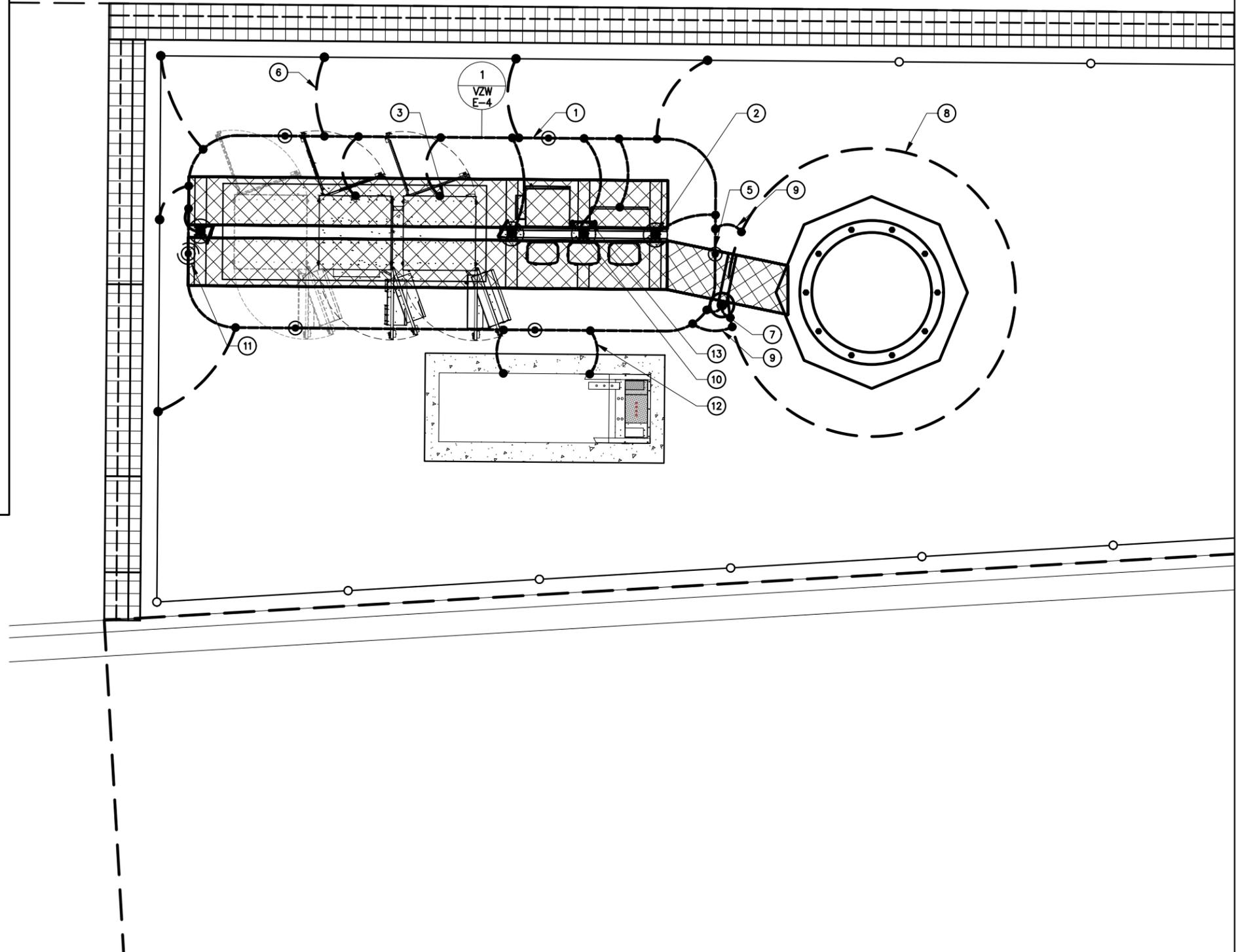
A&E PROJECT NO.:

SHEET NO.:

**VZW E-2**

TYPICAL GROUNDING NOTES

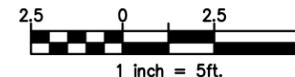
1. #2 AWG TINNED SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. PAD CORNER POST, STEEL COLUMN, STEEL BEAM & CANOPY GROUND
3. CABINET GROUND BOLTED TO UNIT HOUSING
4. DISCONNECT AND ELECTRIC SERVICE GROUND TO GROUND ROD
5. 5/8" X 10' COPPER CLAD GROUND ROD
6. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF PAD AND 25 FEET OF TOWER. (SEE DETAIL, SHEET VZW E-5.)
7. GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
8. TOWER GROUND RING (V.I.F.)
9. BOND PROPOSED TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TINNED SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
10. TWO #2 LEADS FROM THE EGR TO THE GROUND BAR AT UTILITY FRAME LOCATED ON EQUIPMENT PAD STEEL. CADWELD AT EGR AND DOUBLE HOLE LUGS ON EQUIPMENT PAD.
11. COPPER CLAD GROUND ROD WITH INSPECTION WELL TOP OF GROUND ROD MAX 24" BURY. SEE DETAIL SHEET VZW E-5.
12. EXTEND GROUND CONDUCTORS IN 1/2" RIGID H.W. CONDUIT ADJACENT TO PAD, OFFSET AND ATTACH TO EXTERIOR OF GENERATOR HOUSING AND EXTEND TO GROUND LUGS AS REQUIRED, VERIFY LOCATION WITH GENERAC.
13. MGB MOUNTED UNDER PERIMETER BEAM



Grounding Legend

- ⊙ GROUND ROD
- ⊕ GROUND SYSTEM TEST WELL (HAND HOLE)
- CADWELD CONNECTION
- FENCE LINE

Enlarged Grounding Plan



**MISSION 1**  
COMMUNICATIONS

6202 Constitution Drive, Suite C  
Fort Wayne, IN 46804

CERTIFICATION:

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

RELEASE

DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

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CHECKED BY: MJA

SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

**ENLARGED GROUNDING  
PLAN**

A&E PROJECT NO.:

SHEET NO.:

**VZW E-3**

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08-11-22	PRELIMINARY SITE PLAN
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ST CHARLES, IL 60174

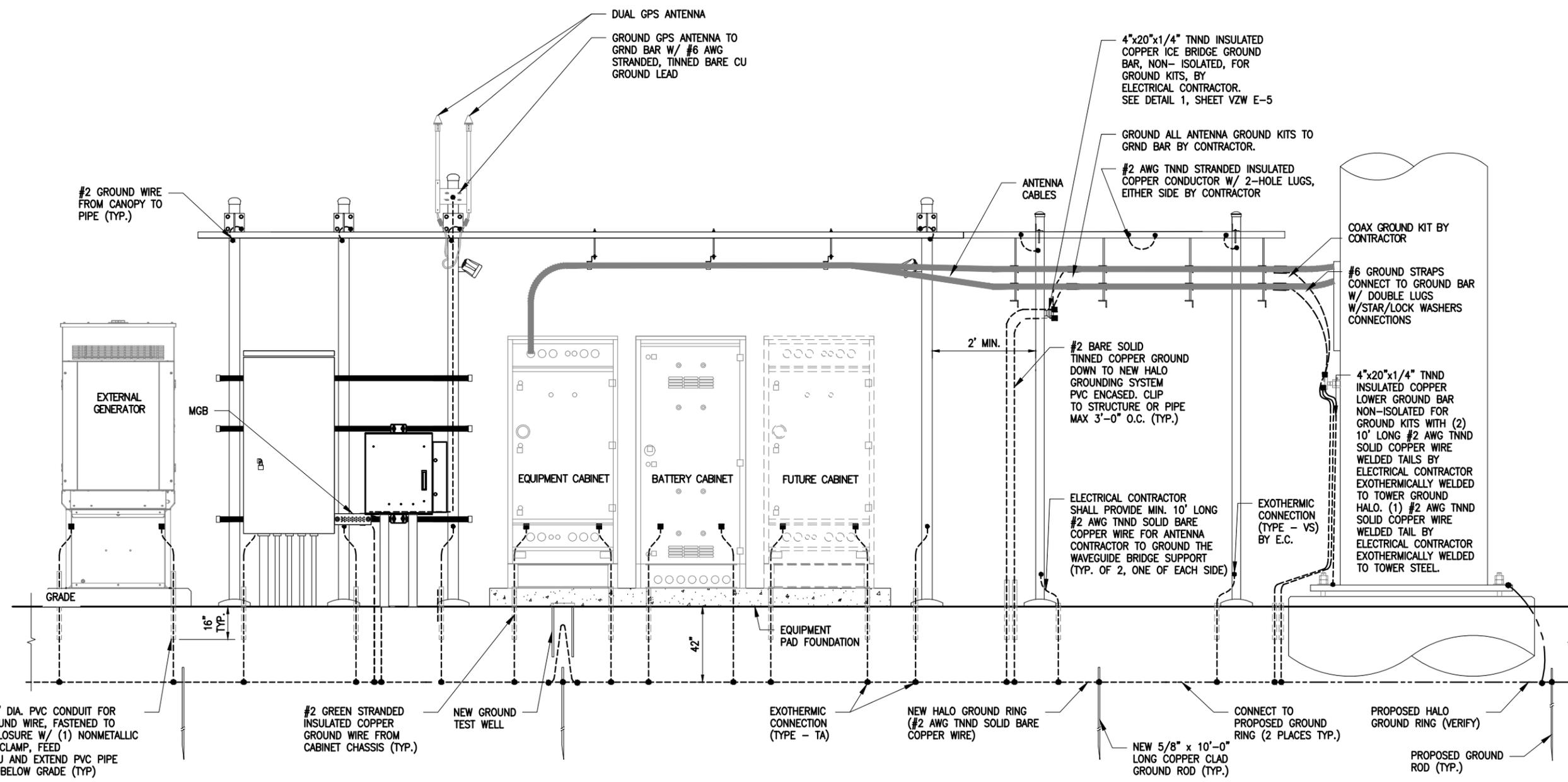
SHEET TITLE:

GROUNDING SCHEMATIC  
AND DETAILS

A&E PROJECT NO.:

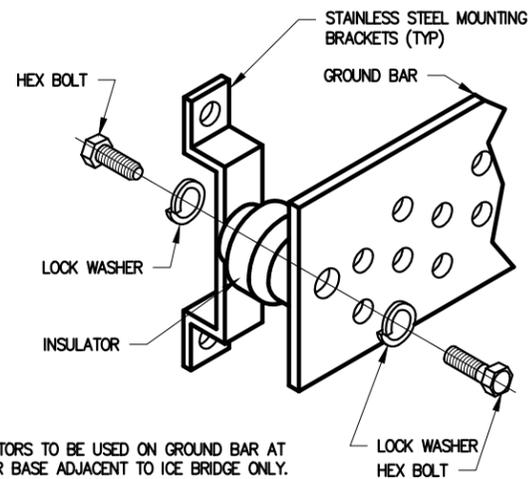
SHEET NO.:

**VZW E-4**



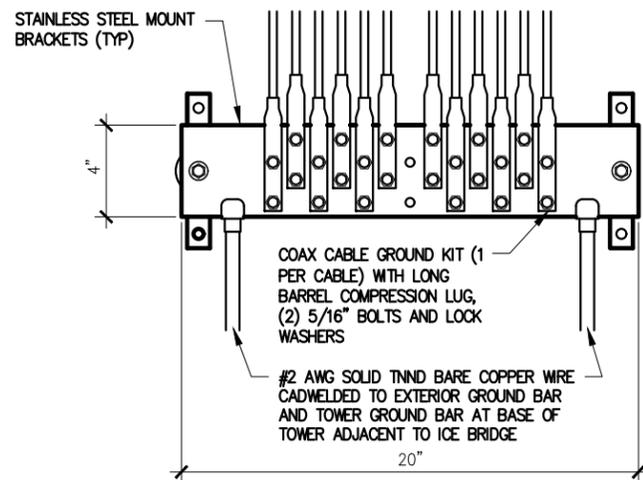
**Skid and Tower  
Grounding Elevation Schematic**  
① SCALE: N.T.S.

SEE SITE PLAN FOR EQUIPMENT  
LOCATION AND ORIENTATION

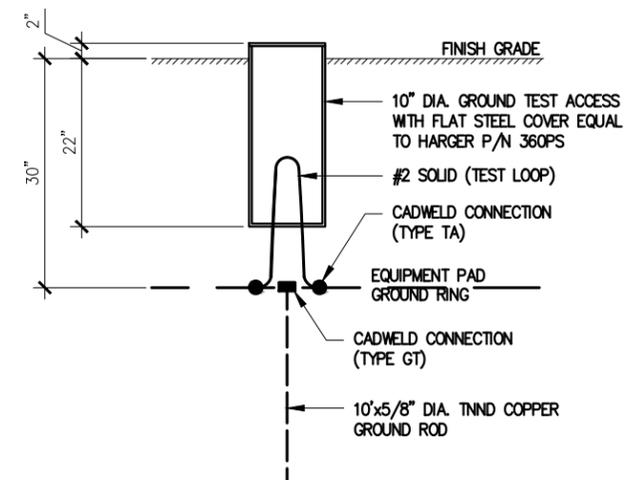


**NOTE:**  
ISOLATORS TO BE USED ON GROUND BAR AT TOWER BASE ADJACENT TO ICE BRIDGE ONLY. GROUND BAR AT ANTENNA ELEVATION TO BE ATTACHED DIRECTLY TO TOWER STEEL.

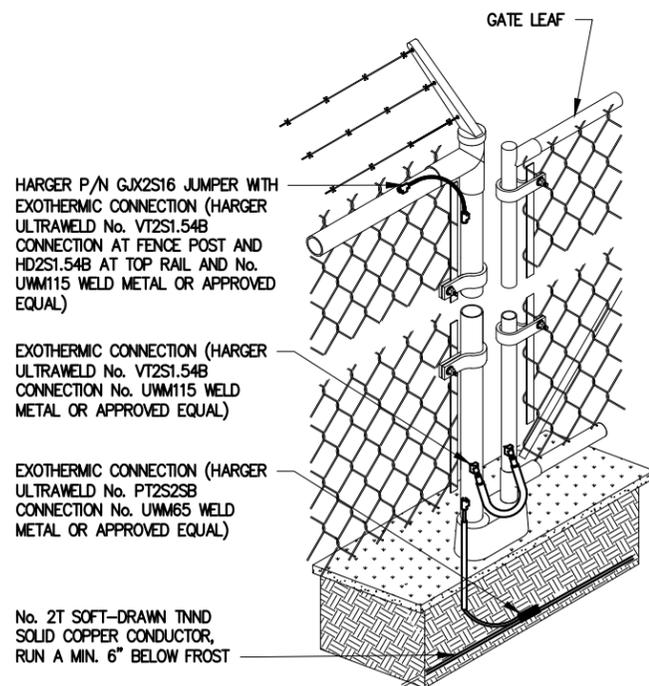
**1** Ground Bar Installation  
SCALE: 3" = 1'-0"



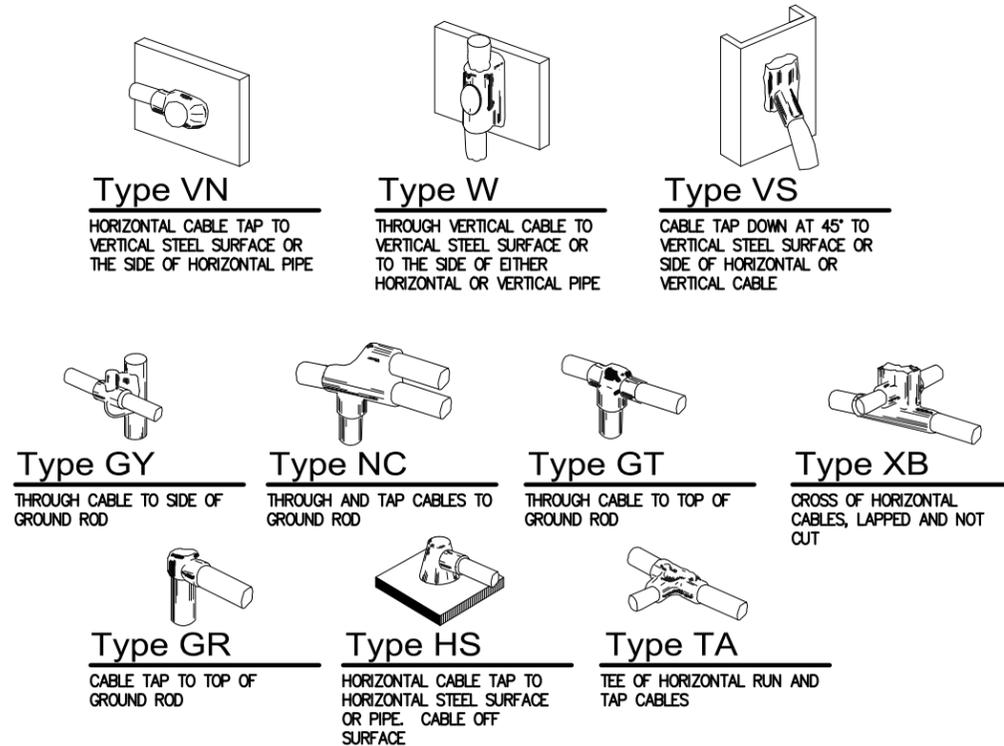
**2** Tower Ground Bar  
SCALE: 1 1/2" = 1'-0"



**3** Grounding Inspection Test Well  
SCALE: 1/2" = 1'-0"



**4** Fence and Gate Grounding  
SCALE: N.T.S.



**5** Exothermic (Cadweld) Details  
SCALE: N.T.S.



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DRAWN BY: JUT  
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SITE NAME:

**FULL RELO  
SMITH & MAIN  
CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

GROUNDING DETAILS

A&E PROJECT NO.:

SHEET NO.:

**VZW E-5**

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

- 1. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.
2. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.
3. COMPLETE FINAL CLEAN UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING, TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

- 1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
A. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE.
C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
E. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.
G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.
I. DUST-OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT ENCLOSURE.
J. STRIP, WASH AND WAX FLOOR WITHIN EQUIPMENT ENCLOSURE WITH NON-STATIC WAX.
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

- 1. WORK INCLUDED: SEE SITE PLAN
2. DESCRIPTIONS
ACCESS DRIVE WITH TURNAROUND AREA, LEASE AREA, AND IF APPLICABLE UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.
3. QUALITY ASSURANCE
A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).
B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (IF REQUIRED).
C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.
4. SEQUENCING
A. CONFIRM SURVEY STAKES AND SET ELEVATION STAKES PRIOR TO ANY CONSTRUCTION.
B. COMPLETELY GRUB THE ACCESS DRIVE WITH TURNAROUND, UNDERGROUND UTILITY EASEMENTS, (IF APPLICABLE) AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.
C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.
D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.
E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS.
F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH.
G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY PROJECT MANAGER.
H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.
5. SUBMITTALS
A. BEFORE CONSTRUCTION
IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF A LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD (REFER TO PLANS FOR LANDSCAPING REQUIREMENTS).

- B. AFTER CONSTRUCTION
1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.
2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER
3. LANDSCAPING WARRANTY STATEMENT.
6. WARRANTY
A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.
B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS COVER PRIOR TO FINAL INSPECTION.
D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS

1. MATERIALS

Table with 2 columns: Material Name, Manufacturer/Details. Includes items like SOIL STERILIZER, AMBUSH HERBICIDE, ROAD AND SITE MATERIALS, and SOIL STABILIZER.

PART 3 - EXECUTION

1. INSPECTIONS

LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.

2. PREPARATION

- A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND AND UNDER GROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.
B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.
C. UNLESS OTHERWISE INSTRUCTED BY VERIZON WIRELESS, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

3. INSTALLATION

- A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURNAROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISH GRADES, OR INDICATED SLOPES.
B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY VERIZON WIRELESS CONSTRUCTION MANAGER AND AGREED TO BY LANDOWNER.
C. BRING THE ACCESS DRIVE WITH TURNAROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.
D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.
G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
H. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
I. APPLY RIPRAP TO THE SIDE SLOPES OF ALL FENCED SITE AREAS, PARKING AREAS, AND ALL OTHER SLOPES GREATER THAN 2:1.
J. APPLY RIPRAP TO THE SIDES OF DITCHES OR DRAINAGE SWALES.
K. RIPRAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS.
L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAPPED.
M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO EQUIPMENT PAD OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.
O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

- A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.
B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4'-0" WOODEN STAKES EXTENDING TWO- FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.
C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

- 1. WORK INCLUDED
SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).
2. QUALITY ASSURANCE
ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
A. MANUFACTURER'S DESCRIPTIVE LITERATURE.
B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL

- A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
B. FABRIC SHALL BE SEVEN-FOOT HIGH OR TO MATCH EXISTING FENCE TWO" CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE" CENTERS.
D. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIA.
LINE 2 1/2" SCHEDULE 40 (3" O.D.)
CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
GATE 4" SCHEDULE 40 (4 1/2" O.D.)
E. GATE POSTS SHALL BE EXTENDED 12 INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.
F. ALL TOP AND BRACE RAILS SHALL BE 1 5/8" DIA. DIA. SCHEDULE - 40 MECHANICAL-SERVICE PIPE.
G. GATE FRAMES AND BRACES SHALL BE 2" DIA. SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH, SEE DETAIL.
K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.
L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.
M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.
N. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
O. A SIX" BY 1/2" DIA. EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
P. STRETCHER BARS SHALL BE 3/16" BY 3/4" OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8" TRUSS ROD WITH TURNBUCKLES.
R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
S. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.
T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.
U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.
V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.
W. WHERE THE USE OF CONCRTINA HAS BEEN SPECIFIED, 24" DIA. COIL. BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL GBP TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 - EXECUTION

- 1. INSPECTION
TO CONFIRM PROPER DEPTH AND DIA. OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.
2. INSTALLATION
A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.
B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB ; ONE QUARTER (1/4) INCH
C. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN(15) INCH INTERVALS.
D. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
E. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.
F. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
G. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
H. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
I. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION
UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.
APPLICABLE STANDARDS
ASTM-A120 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491 SPECIFICATION FOR ALUMINIUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.
ASTM-A535 SPECIFICATION FOR ALUMINIUM COATED STEEL BARBED WIRE.
FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 -BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

- 1. WORK INCLUDED
FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
C. THE VERIZON WIRELESS CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.
B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY VERIZON WIRELESS CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
4. SUBMITTALS
SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY VERIZON WIRELESS CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

- 1. REINFORCEMENT MATERIALS
A. REINFORCEMENT STEEL, ASTM A615, 60 KSI YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
B. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.
C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OF REINFORCING.
D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
A. CEMENT: ASTM C150, PORTLAND TYPE
B. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ; ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
D. AIR ENTRAINING ADMIXTURE: ASTM C260
E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.



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DRAWN BY: JUT CHECKED BY: MJA

SITE NAME:

FULL RELO SMITH & MAIN CELL SITE

SITE ADDRESS:

IL-64 ST CHARLES, IL 60174

SHEET TITLE:

SPECIFICATIONS

A&E PROJECT NO.:

SHEET NO.:

VZW SP-1

CONTINUED ON SHEET SP-2

3. CONCRETE MIX
- CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
  - MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
  - PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
    - COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS.  
SEE TOWER MANUFACTURER DRAWINGS FOR CAISSON CONCRETE COMPRESSIVE STRENGTH
    - SLUMP: 3 INCHES

**PART 3 - EXECUTION**

- INSERTS, EMBEDDED COMPONENTS AND OPENINGS
  - THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
  - PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
  - COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
  - INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
- REINFORCEMENT PLACEMENT
  - PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
  - ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
  - WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
  - MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
  - CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES NOR BE LESS THAN 2 INCHES.
- PLACING CONCRETE
  - VIBRATE ALL CONCRETE.
  - ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY
- CURING
  - AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
  - MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
- PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
- FIELD QUALITY CONTROL
  - SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
  - SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
  - SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
  - THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL COSTS INCURRED ASSOCIATED WITH CONCRETE TESTING.
- DEFECTIVE CONCRETE  
MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

**DIVISION 5: METALS**

**SECTION 05000 - METALS**

**PART 1 - GENERAL**

- SECTION INCLUDES:  
STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.
- SUBMITTALS:  
SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.
- QUALITY ASSURANCE
  - FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
  - PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

**PART 2 - PRODUCTS**

- MATERIALS:
 

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 psi AT 28 DAYS.
H. SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I. TOUCH-UP PRIMER FOR GALV. SURFACES:	ZINC RICH TYPE

- FABRICATION:  
CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.
- FINISH:
  - PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC
  - SP-1 TO SP-10 PROCEDURES.
  - STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

**PART 3 - EXECUTION**

- EXAMINATION AND PREPARATION:  
VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
- ERECTION:
  - ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.
  - FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
  - DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
  - AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000, -METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
- FIELD QUALITY CONTROL:  
FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

**DIVISION 16: ELECTRICAL**

**SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS**

- CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTORS SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
- ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.
- ALL CONDUIT SHALL HAVE A PULL CORD.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY IBC, NEC AND ALL APPLICABLE CODES.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #MPD-8 LIFT COVERS PLATES.

**SECTION 16400 - SERVICE AND DISTRIBUTION**

- WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
- ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.
  - FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.
  - ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4-INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

**8. GROUNDING ELECTRODE SYSTEM**

- PREPARATION
  - SURFACE PREPARATION:  
ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A NON-OXIDIZING AGENT APPLIED PRIOR TO INSTALLATION.
  - GROUND BAR PREPARATION:  
ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.
  - SLEEVES:  
ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.
- GROUND BARS
  - ALL GROUND BARS SHALL BE 1/4-INCH THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
  - ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:
    - BOLT-HEAD
    - 2-HOLE LUG
    - TINNED COPPER BUSS BAR
    - STAR WASHER
    - NUT
- EXTERNAL CONNECTIONS
  - ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEES, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
  - ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.
- GROUND RODS
  - ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER X 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.
- GROUND CONDUCTORS
  - ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.
- LUGS
  - LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 BE OR EQUIVALENT
 

A. 535 MCM DLO	54880BE
B. 262 MCM DLO	54872BE
C. #1/0 DLO	54862BE
D. #4/0 THWN AND BARE	54866BE
E. #2/0 THWN	54862BE
F. #2 THHN	54207BE
G. #6 DLO	54205BE
  - WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE	RADIUS TO INSIDE EDGE
NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

- GROUND RING
  - THE EXTERNAL GROUND RING ENCIROLING THE TOWER (IF APPLICABLE) AND BETWEEN THE EQUIPMENT PAD ANCHORS SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.
  - ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.
- FENCE/GATE
  - GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON THE DRAWINGS. FENCING WITHIN 6' OF PAD SHOULD BE TIED TO THE GROUND RING AT EVERY OTHER FENCE POST (8') .GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.
- I.E.E.E. FALL POTENTIAL TESTS  
CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:
  - FOR RAW LAND SITE
    - GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)

**B. EQUIPMENT PAD**

- FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
  - SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
- TOWER
    - FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE EQUIPMENT PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
    - SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.
  - EQUIPMENT PAD AND TOWER
    - AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
    - AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.
- GROUNDING RESISTANCE TEST REPORT  
UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT FIVE (5) FEET AND TEN (10) FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

**SECTION 16503 - POLES, POSTS, AND STANDARDS (SINGLE MAST AND SELF SUPPORTING TOWERS)**

- GENERAL
  - LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.
  - PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.
- GROUNDING:  
GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.  
NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT.

**SECTION 16745 - TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)**

- GENERAL
  - ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
  - CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS
  - ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.
- MATERIALS:
  - COAXIAL CABLE:
    - INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
    - ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4", AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
- ANTENNA AND COAXIAL CABLE GROUNDING
  - ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)
- COAXIAL CABLE IDENTIFICATION
  - TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:
    - FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
    - SECOND LOCATION IS INSIDE THE EQUIPMENT PAD NEAR THE WAVEGUIDE ENTRY PORT.
  - USE ANDREW CABLE TIES (PT.# 27290) TO SECURE IDENTIFICATION TAGS.
- TESTING  
TENANT SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE VERIZON WIRELESS WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.



CERTIFICATION:

**PRELIMINARY NOT FOR CONSTRUCTION**

RELEASE DATE	DESCRIPTION
08-11-22	PRELIMINARY SITE PLAN
09-22-22	PRELIMINARY SITE PLAN
11-09-22	LEASE EXHIBIT
12-09-22	LEASE EXHIBIT
12-29-22	LEASE EXHIBIT
01-30-22	90% CDs
04-04-23	LEASE EXHIBIT
06-09-23	LEASE EXHIBIT
06-14-23	90% CDs

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: JUT  
CHECKED BY: MJA

SITE NAME:

**FULL RELO SMITH & MAIN CELL SITE**

SITE ADDRESS:

IL-64  
ST CHARLES, IL 60174

SHEET TITLE:

**SPECIFICATIONS**

A&E PROJECT NO.:

SHEET NO.:

**VZW SP-2**





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2023-AGL-12607-OE

Issued Date: 07/20/2023

Margie Oliver  
 DRA Properties, LLC  
 343 S. Kirkwood Road, #5  
 Box# 220130  
 Kirkwood, MO 63122

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\* (CORRECTION)**

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Full Relo Smith & Main  
 Location: St. Charles, IL  
 Latitude: 41-55-24.41N NAD 83  
 Longitude: 88-15-24.84W  
 Heights: 769 feet site elevation (SE)  
 139 feet above ground level (AGL)  
 908 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 01/20/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (847) 294-7458, or [fred.souchet@faa.gov](mailto:fred.souchet@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AGL-12607-OE.

**Signature Control No: 590550289-594043666**

( DNE )

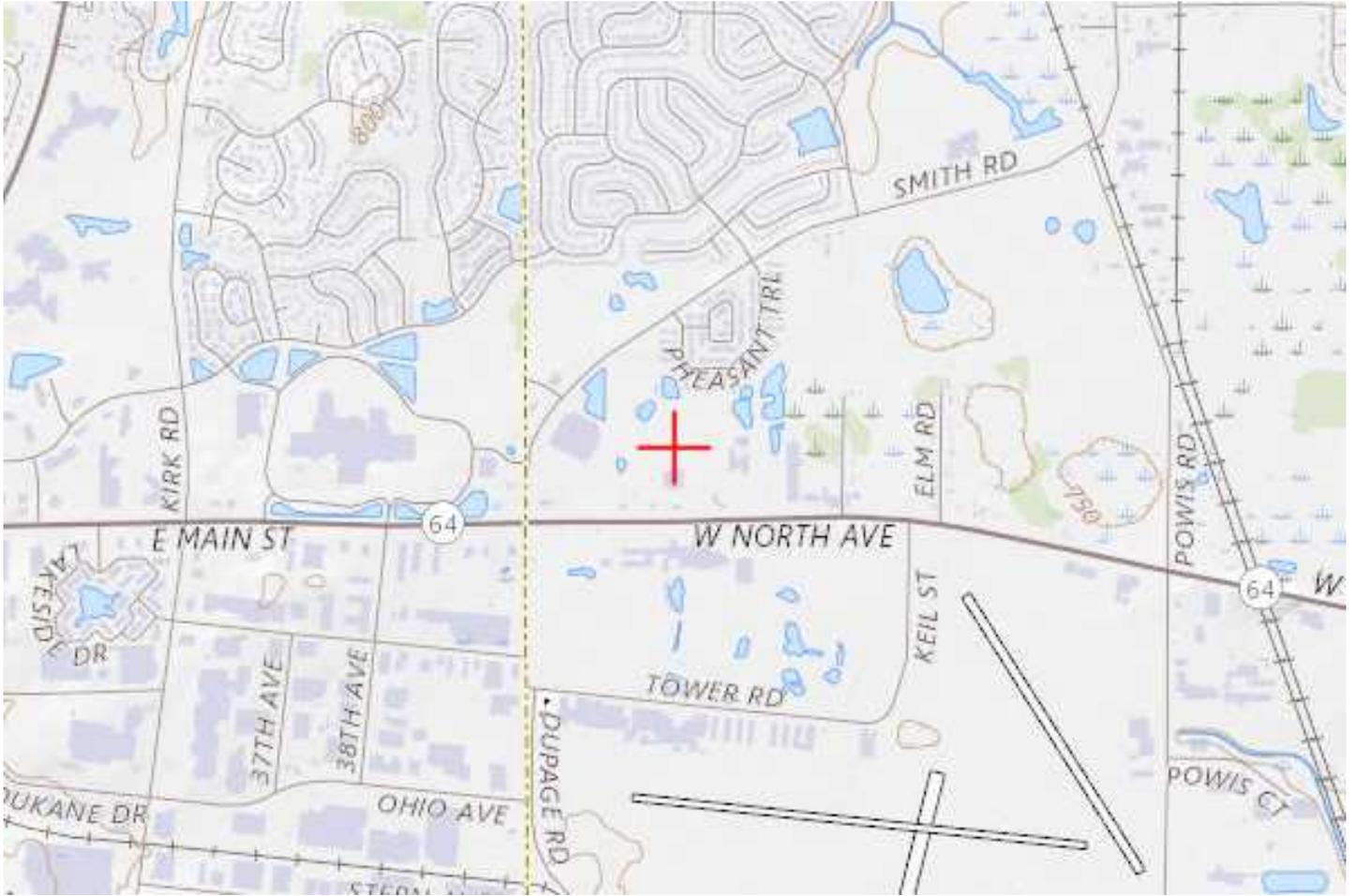
Fred Souchet  
Specialist

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

**Frequency Data for ASN 2023-AGL-12607-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



**PHEASANT RUN CROSSING PROPERTY ASSOCIATION  
1412 RED FOX COURT  
ST. CHARLES, IL 60174**

July 17, 2023

Rachel Hitzemann, AICP  
Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Proposed Lease ("Proposed Lease") between St. Charles VW Real Estate, LLC as Lessor ("VW") and DRA Properties, LLC as Lessee ("DRA")

Dear Ms. Hitzemann,

This letter is in reference to the Proposed Lease of approximately 1,200 square feet located on Lot 6 of Pheasant Run Crossing, to be used for the erection and operation of a cellular communications tower ("Proposed Antenna Tower").

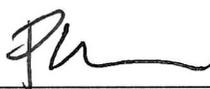
Pursuant to Section 2.01 (L) of Exhibit "B" of the Declaration (the "Declaration") of Covenants, Conditions and Restrictions of Pheasant Run Crossing, no antenna of any sort is permitted on the property of Pheasant Run Crossing without the express permission of the Reviewing Entity. At this time, the Reviewing Entity is the Declarant of the Pheasant Run Crossing Property Association (the "Association").

As the Declarant, I can tell you that the Association has reached a tentative agreement with DRA regarding the major terms pursuant to which the Association would give its permission for the construction and operation of the Proposed Antenna Tower. Therefore, we have no objection to the City of St. Charles proceeding with its approvals process, including permitting and zoning, so long as no final permit is issued until the conditions in the next paragraph are met.

Final permission of the Association for the Proposed Antenna Tower, as required by Section 2.01(L) of Exhibit "B" of the Declaration, will be given when the following conditions are met:

1. Drafting of a written agreement memorializing the major terms that the Association and DRA have agreed to in connection with the Proposed Antenna Tower;
2. Approval by the members of the Pheasant Run Crossing Property Association of such written agreement; and
3. Signing of such written agreement.

Sincerely,



---

Philip J. Held  
Reviewing Entity for the  
Pheasant Run Crossing Property Association

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: <b>4b</b>
	Title:	<b>Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5<sup>th</sup> St. Subdivision</b>	
	Presenter:	<b>Rachel Hitzemann, Planner</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> N/A		<b>Budgeted Amount:</b> N/A	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>The subject property is a single lot located at the corner of Oak St. and S. 5<sup>th</sup> St. The property is currently improved with a single-family home and detached garage. The property is locally landmarked.</p> <p>Zach Derrico, owner of ZJD LLC, proposes to split the parcel. The existing house will remain on Lot 1 and the detached garage will be relocated to Lot 1. Mr. Derrico is proposing to construct a new single-family home on Lot 2. This subdivision qualifies as a “Minor Subdivision” under the Subdivision Code, and therefore no preliminary or final engineering plan is required to be submitted with the plat.</p> <p><b><u>Historic Commission Review</u></b></p> <p>The Historic Commission reviewed the project at their 8/2/23 meeting and had three main points they wanted addressed;</p> <ol style="list-style-type: none"> <li>1. Relocation of the garage</li> <li>2. One architectural style for the house</li> <li>3. Transitional setback between the neighboring property, new house and the existing landmark</li> </ol> <p>The Commission commented that the provided plans for the new house meet these requirements and are supportive of the subdivision. The new house will be required to obtain COA approval from the Historic Commission at the time of building permit.</p> <p><b><u>Plan Commission Review</u></b></p> <p>The Plan Commission reviewed the application on 8/8/23 and unanimously recommended approval.</p>			
<b>Attachments</b> (please list):			
Plan Commission Resolution, Staff Memo, Application, Plat, Proposed house site plan and elevations			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Plan Commission recommendation to approve a Minor Subdivision Final Plat for 407 S. 5 <sup>th</sup> St. Subdivision.			

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 6-2023**

**A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for 407 S. 5<sup>th</sup> Street Subdivision (Derrico Builders, LLC)**

**Passed by Plan Commission on August 8, 2023**

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for 407 S. 5<sup>th</sup> Street Subdivision (Derrico Builders, LLC); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for 407 S. 5<sup>th</sup> Street Subdivision (Derrico Builders, LLC); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Moad, Hibel, Funke, Weise, Rosenberg, Studebaker

Nays:

Absent: Vargulich, Gruber, Ewoldt

Motion carried: 6-0

PASSED, this 8th day of August 2023.

---

Chairman  
St. Charles Plan Commission



<b>Applicant:</b>	Zach Derrico
<b>Property Owner:</b>	ZJD, LLC
<b>Location:</b>	407 S. 5 <sup>th</sup> St.
<b>Purpose:</b>	Subdivision
<b>Application:</b>	Final Plat of Subdivision (Minor Subdivision)
<b>Public Hearing:</b>	N/A
<b>Zoning:</b>	RT-2 (Traditional Single Family)
<b>Current Land Use:</b>	Single-Family
<b>Comprehensive Plan:</b>	Single Family Detached Residential

**407 S 5<sup>th</sup> St.**



*Subject Property*

**Summary of Proposal:** Zach Derrico has requested approval of a Final Plat of Subdivision to subdivide the current parcel into two lots. Lot 1 will contain the current house and the relocated garage. Lot 2 will be developed with a new single-family home.

- Info / Procedure on Application:** Final Plat (Minor Subdivision)
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
  - Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
  - A public hearing is not required for this type of application.
  - No findings of fact are applicable to this application.

**Suggested Action:** Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.

Staff recommends approval of the Final Plat of Subdivision, subject to resolution of all staff comments prior to City Council action.

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**Staff Contact:** Rachel Hitzemann, Planner

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## I. PROPERTY INFORMATION

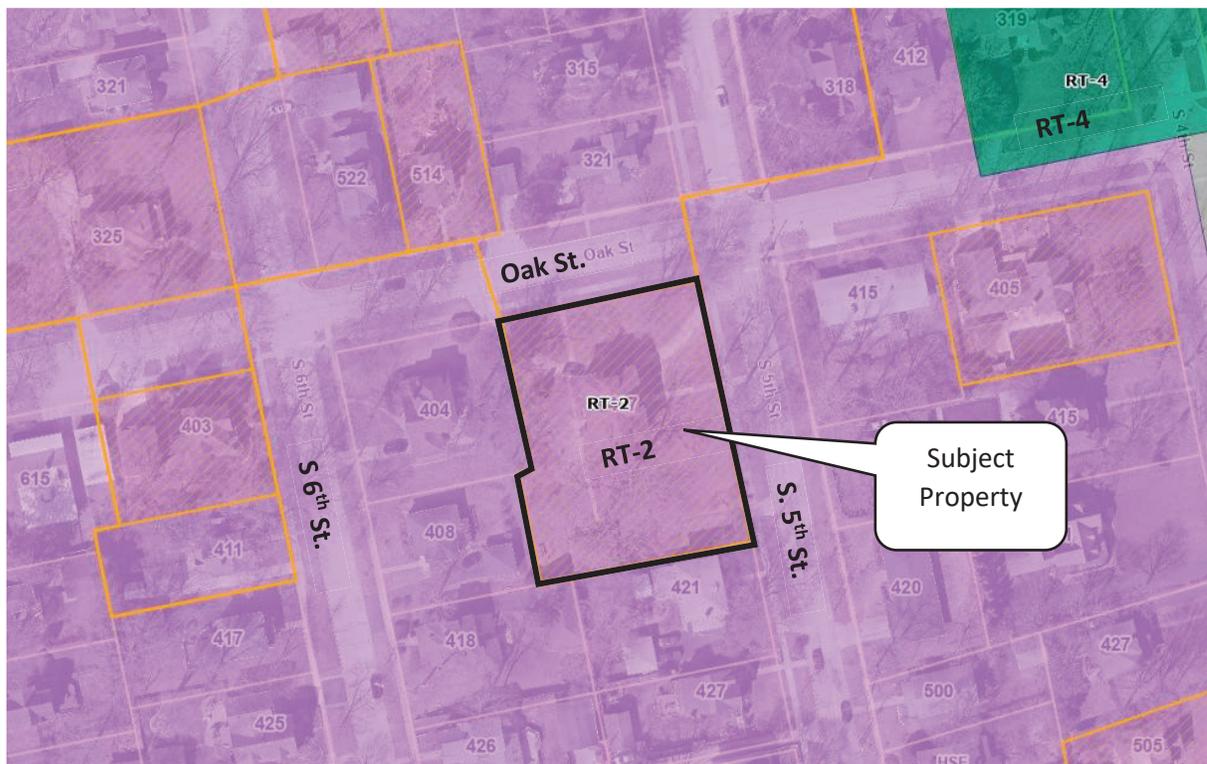
### A. History / Context

The subject property is a .6448 acre parcel. The lot contains a large house and detached garage. The home is historic and is locally landmarked under the City's Historic Preservation Ordinance. The additional home on the property will need to be reviewed by the Historic Commission.

The adjacent lots contain single-family homes.

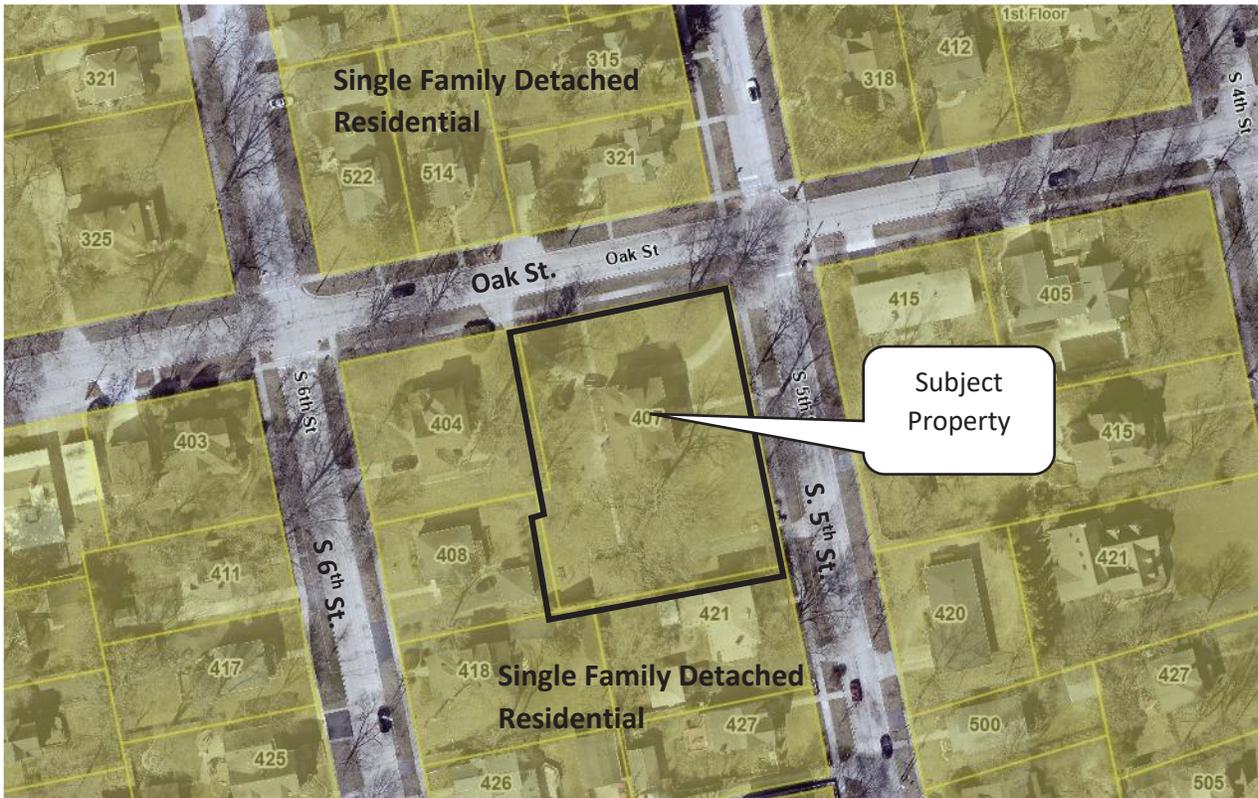
### B. Zoning

The subject property is zoned RT-2 Traditional Single Family. The same zoning designation exists adjacent to the property on all sides. The surrounding properties all contain single-family homes.



### C. Comprehensive Plan

The subject property is designated Single Family Detached Residential in the Land Use Plan adopted as part of the 2013 Comprehensive Plan. All surrounding properties have the same designation.



**II. PROPOSAL**

Zach Derrico recently purchased the property and is seeking approval of a Final Plat of Subdivision to subdivide the parcel into two lots. Mr. Derrico plans to relocate the freestanding garage to Lot 1 and build a single-family home Lot 2.

**III. ANALYSIS**

**A. Bulk Standards**

The table below compares the bulk requirements of the RT-2 district with the proposed lots.

	<b>RT-2 District Standard</b>	<b>Lot 1</b>	<b>Lot 2</b>
<b>Min. Lot Area</b>	6,600 sf	16,437 sf	11,671 sf
<b>Min. Lot Width</b>	50 ft.	114.7 ft.	73.30 ft
<b>Max. Building Coverage</b>	30% for structures 1 ½ stories or less 25% for structures over 1 ½ stories	14%	TBD
<b>Max. Building Height</b>	Lesser of 34 ft. or 2 stories	2 stories	1 ½ stories
<b>Min. Front Yard</b>	25 ft.	62.15 ft	40 ft

<b>Min. Exterior Yard</b>	20ft	24 ft	N/A
<b>Min. Side Yard</b>	Greater of 6 ft or 10% of lot width for 1 ½ stories or less Greater of 8ft or 10% of lot width for over 1 ½ stories	11.5 ft	7.5 ft
<b>Min. Rear Yard</b>	30 ft.	40.66 ft	37 ft

**B. Plat Review**

Planning staff have reviewed the Final Plat and have one comment. A front setback should be outlined on the plat.

**C. Engineering Review**

The engineering review provided the following comment. City Code requires sump pump discharge to connect to public storm sewer. The nearest storm sewer is located at 5th St and Oak St. There is currently not a public storm sewer adjacent to Lot 2. The developer shall extend the public storm sewer to the southern limits of Lot 2. Submit engineering design, engineer's opinion of cost and financial guarantee for the public improvements.

**D. Historic Commission**

The Historic Commission reviewed the project at their 8/2/23 meeting and had three main points they wanted addressed. One, relocation of the garage. Two, one architectural style for the house and three a transitional setback between the neighboring property, the new house and the existing landmark. The Commission commented that the provided plans for the new house meet these requirements and are supportive of the subdivision.

**E. Inclusionary Housing**

This subdivision is subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The lot will be subject to the 2023 fee in-lieu amount of \$15,866.30 per required affordable unit. The fee worksheet is attached. A total fee in-lieu amount of \$793.31 will be due at the time of building permit.

**F. School and Park Contributions**

The applicant is required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". The attached worksheets calculate the cash contribution based on one 4-bedroom home. The resulting fees are required to be paid before the building permit is issued for the house. These amounts are subject to change depending on changes to the bedroom counts at the time of permit, but are currently calculated at \$12,208.31 for the school fee and \$9,052.42 for the park fee.

**IV. SUGGESTED ACTION**

Staff recommends approval of the Final Plat of Subdivision subject to resolution of all staff comments prior to City Council action.

**V. ATTACHMENTS**

- Application for Minor Subdivision – Final Plat; received 7/11/23
- Final Plat of Subdivision
- House Plans



### MINOR SUBDIVISION – FINAL PLAT APPLICATION

<b>For City Use</b>	
Project Name:	407 S. 5th St.
Project Number:	2023 -PR- 007
Cityview Project Number:	PLM 5202300118

Received Date  
**RECEIVED**  
**JUL 11 2023**  
 City of St. Charles  
 Community Development

- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
  - 1) Compliance with subdivision design standards in the City Code;
  - 2) No more than 4 lots;
  - 3) No public utility extensions or new streets are required to serve the subdivision;
  - 4) No stormwater detention is required to serve the subdivision;
  - 5) All lots meet minimum zoning standards.
- 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 will be scheduled for Plan Commission review when staff has determined the plat is ready.

<b>1. Property Information:</b>	Location:	407 S. 5th Street		
	Parcel Number (s):	09-34-152-005		
	Proposed Subdivision Name:	407 S Fifth Street Subdivision		
<b>2. Applicant Information:</b>	Name:	Derrico Builders, LLC	Phone:	630-675-4017
	Address:	311 Walnut Avenue St. Charles, IL 60174	Email:	DerricoBuilders@yahoo.com
<b>3. Record Owner Information:</b>	Name:	ZJD, LLC	Phone:	630-675-4017
	Address:	311 Walnut Avenue St. Charles, IL 60174	Email:	Derrico Builders@yahoo.com

**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

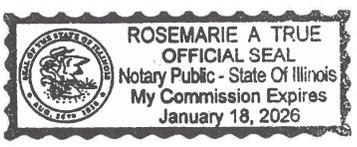
I, Zachary Derrico, being first duly sworn on oath depose and say that I am  
Manager of ZJD, LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 29th day of  
June, 2023.

  
\_\_\_\_\_  
Notary Public



## SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST

Name of Proposed Subdivision:

**INSTRUCTIONS:** To properly execute this checklist:

1. Indicate compliance with applicable requirements by initialing in all spaces where applicable.
2. Indicate those items that the subdivider considers "not applicable" with abbreviation "N.A."

Include the following on Preliminary Plats and Final Plats:

- 1. Name of proposed subdivision
- 2. Location given by town, range, section, or other legal description
- 3. Scale (minimum one inch equals 100 ft.)
- 4. Name and address of owner, trust, corporation or subdivider having control of project
- 5. Name and address of the designer of the plan
- 6. North direction
- 7. Date of preparation and date of revision, if any
- 8. Location map
- 9. Total approximate acreage and square footage of the subdivision and each proposed lot
- 10. Boundary lines of proposed subdivision including all section and corporate lines
- 11. Proposed Conditions:
  - a. Block layout
  - b. Proposed lots, including dimensions and area
  - c. Rights-of-way
  - d. Proposed easements, numbered and dimensioned.
    - i. Minimum 10 ft. wide perimeter utility and drainage easement around each lot. Where the side lot line of a single-family residential lot abuts the side lot line of another single-family residential lot, the minimum easement width may be reduced to 5 ft. on each side, provided no utilities exist or are planned along the side lot line.
    - ii. Easements over all existing and proposed overhead or underground utility services or water drainage.
    - iii. Drainage easements over detention/retention basins, watercourse, drainage way, channel, or stream that traverses the subdivision or where a wetland exists. The easement shall include an additional area of at least 15 ft. wide adjoining both edges of the area that has been affected by floodwaters or containing wetland conditions.

**Additional Requirements for Final Plats:**

### **General Requirements for Final Plats**

1. All plats shall be prepared by a professional land surveyor licensed by the State of Illinois, and shall bear the surveyor's signature and seal.
  2. All plans shall describe an adequate number of benchmarks, with elevations referenced to mean sea level and the City's Geodetic Control Station Network so that elevations may be checked at any point without more than one setup of a surveyor's level.
- 
- 1. Section corners and section lines accurately tied into subdivision by distances and angles
  - 2. Official survey monuments shown and dimensioned
  - 3. An accurate legal description of the entire area receiving Final Plat of Subdivision approval

- 4. An open space easement on the common area assuring that the open space shall remain open for perpetuity
- 5. Street names
- 6. Areas to be dedicated or reserved for public use shown and described with the purpose designated
- 7. Protective covenants lettered on the plat or appropriately referenced
- 8. Chart identifying the easement area (in square feet) within each lot. Different easements must be listed separately.
- 9. Easement provision language including utility, drainage, stormwater, and access, as specified in Appendix B of Title 16, "Subdivisions and Land Improvements".
- 10. Certificates as provided in Appendix B of Title 16, "Subdivisions and Land Improvements":
  - a. Surveyor's certificates (including signature and seal)
  - b. Owner's certificate (including signature)
  - c. Notary certificate (including signature and seal)
  - d. County Clerk certificate (including signature)
  - e. Certificate as to special assessments (including signature)
  - f. Certificate of County Engineer, if applicable (including signature)
  - g. Plan Commission certificate (including signature)
  - h. Director of Community Development or designee certificate (including signature)
  - i. City Council certificate (including signature)
  - j. Special Flood Hazard Area certificate (including signature)
  - k. Mortgagee certificate, as required
  - l. IDOT certificate, if applicable (including signature)
- Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one foot for each ten thousand feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners the measurement of the angle shall be shown.
- An identification system for all lots and blocks.
- True angles and distances to the nearest established street lines and official monuments (not less than two), which shall be accurately described in the plat by location, size and elevation.
- Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles, if the section lines or corners lie within the subdivision.
- Accurate locations of permanent monuments:
  - a. Pipes of three-fourths-inch diameter or steel rods one-half-inch diameter, by eighteen-inch lengths, placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves.
  - b. All U.S., state, county, City, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property are preserved in precise position.

 *"mason set"*  
 \_\_\_\_\_  
 Signature – Applicant

7/7/23  
 \_\_\_\_\_  
 Date

**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](mailto: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).

**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.**



*"member"*

*7/7/23*

Record Owner

Date

Applicant or Authorized Agent

Date

**PARK LAND/CASH WORKSHEET**

City of St. Charles, Illinois

Name of Development:

Date Submitted:

Prepared by:

Total Dwelling Units:

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
<b>Detached Single Family</b>			
> 3 Bedroom		DU x 2.899	=
> 4 Bedroom	1	DU x 3.764	= 3.764
> 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
> 1 Bedroom		DU x 1.193	=
> 2 Bedroom		DU x 1.990	=
> 3 Bedroom		DU x 2.392	=
> 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
> Efficiency		DU x 1.294	=
> 1 Bedroom		DU x 1.758	=
> 2 Bedroom		DU x 1.914	=
> 3 Bedroom		DU x 3.053	=

Totals:  Total Dwelling Units (with deduction, if applicable)  Estimated Total Population

**Park Site Requirements:**  
 Estimated Total Population:  x .010 Acres per capita =  Acres

**Cash in lieu of requirements:**  
 Total Site Acres:  x \$240,500 (Fair Market Value per Improved Land) = \$

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:  
Date Submitted:  
Prepared by:

Total Dwelling Units: 1

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)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
<b>Detached Single Family</b>				
> 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom	1	DU x .530 = .53	DU x .298 = .298	DU x .360 = .360
> 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
<b>Attached Single Family</b>				
> 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
> 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
> 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
<b>Apartments</b>				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom		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 =	DU x .118 =

Totals:   TDU (with deduction, if applicable) .53 TE .298 TM .360 TH

### School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.53	x .025	= .01325
Middle (TM)	.298	x .0389	= .01159
High (TH)	.360	x .072	= .02592
Total Site Acres:			<span style="border: 1px solid black; padding: 2px;">.05076</span>

### Cash in lieu of requirements:

1507.1 (Total Site Acres) x \$240.500 (Fair Market Value per Improved Land) = \$ 17 207 78

# CITY OF ST. CHARLES INCLUSIONARY HOUSING REQUIREMENTS

## Background:

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

## Development Cost Offsets:

Developments that provide affordable housing units may be eligible for the following:

- Density Bonus equivalent to one bonus unit for each affordable unit constructed, up to 120% of base density.
- Waiver of building permit, demolition, plan review, and sewer/water connection fees for the required affordable units.
- Waiver of School and Park cash contributions (when required in lieu of park and land dedications) for the required affordable units.

## Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use the Inclusionary Housing Worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

## City Council Determination:

City Council will review the proposal to comply with the requirements of Title 19 “Inclusionary Housing” and will determine whether affordable units, fee in-lieu, or a mix of affordable units and fee in-lieu will be accepted.

# INCLUSIONARY HOUSING WORKSHEET

Name of Development:

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	1	X	5%	=	.05
More than 15 Units	X	X	10%	=	

## 2) How will the Inclusionary Housing requirement be met?

- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- 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	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$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
		X	\$27,766.03	=	

#### 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
1 .05	.05	X	\$15,866.30	=	793.31

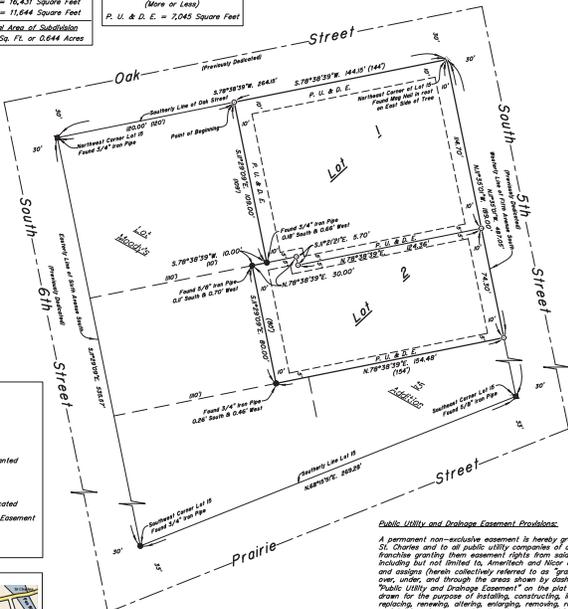
# 407 South 5th Street Subdivision City of St. Charles Kane County Illinois

Being a subdivision of that part of Lot 15 of Moody's Addition to St. Charles, described as follows: beginning at a point on the Northernly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southernly parallel with the Westernly line of said lot 109 feet; thence Westernly parallel with the Northernly line of said lot 10 feet; thence Southernly parallel with the Westernly line of said Lot 80 feet; thence Easternly parallel with the Northernly line of said Lot 154 feet to the Easternly line of said lot; thence Northernly along said Easternly line 189 feet to the Northwest corner thereof; thence Westernly along the Northernly line of said lot 144 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois.

<b>Class. Index Number:</b> 09-34-152-005	This plot was submitted to the County Recorder for the purpose of recording by:
_____ (print name)	
_____ (address)	
_____ (City/Town)	_____ (State)
_____ (Zip code)	

**Area Table**  
(More or Less)  
Lot 1 = 16,431 Square Feet  
Lot 2 = 11,644 Square Feet  
**Total Area of Subdivision**  
28,075 Sq. Ft. or 0.644 Acres

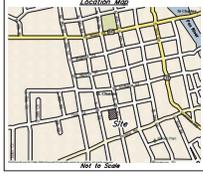
**Total Area of Proposed Easements**  
(More or Less)  
P. U. & D. E. = 7,045 Square Feet



**Existing Zoning Classification**  
Zone: R1Z  
Setback Lines:  
Front Yard: 25 feet  
Rear Yard: 30 feet  
Side Yard: 5 feet  
Per City of St. Charles  
2021 Zoning Ordinance

**Legend**

- Subdivision Boundary Line
- Parcel Line
- Center Line
- Existing Deed Line
- Easement Line hereby granted
- Set Concrete Monument
- Set 1/4" Iron Pipe
- Found Iron Stake as Indicated
- P. U. & D. E. Public Utility & Drainage Easement
- XXXX' Measured



Prepared for:  
**Derrico Builders, LLC**  
311 Walnut Avenue  
St. Charles, IL 60174

**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 their easement rights from said City of St. Charles, including but not limited to American and Rice and to their successors and assigns (herein collectively referred to as "grantees"), in, upon, across, over, under, and through the areas shown by dotted lines and labeled "Public Utility and Drainage Easement" on the plat of subdivision herein drawn for the purpose of installing, constructing, inspecting, operating, repairing, renewing, altering, enlarging, removing, replacing, cleaning, and maintaining above ground and underground electrical systems, cable television, communication, gas, telephone or other utility lines or appliances, sanitary and storm sewers, drainage ways, storm water detention and retention, water mains and any and all manholes, hydrants, pipes, connecting catch basins, turbine boxes and without limitation, such other installations as may be required to furnish public utility service to adjacent areas together with the right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. The permanent non-exclusive easement is hereby renewed for and granted to the City of St. Charles and the respective successors and assigns for maintaining the unimpaired and unimpeded conveyance, flow and runoff 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, 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 easements.

No permanent buildings, trees, gardens, shrubs, or herring shall be placed on or in said easements, but the easement areas may be used for parking, fences, sidewalks, and other 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 of said City of St. Charles so as not to interfere with the gravity flow in said sewer or sewers, utility installations, other than those managed by the City of St. Charles, shall be subject to the approval of the City of St. Charles, as to design and location, and all other installations are subject to the ordinances of the City of St. Charles.

Following any work to be performed by the grantees in the exercise of its easement rights granted herein, the grantees shall have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided, however, the grantees shall be obligated following any such work, to backfill and mound so as to retain surface drainage, remove debris, and leave the area in generally clean and workmanlike condition.

**Owner's Certificate**  
State of Illinois }  
County of Kane } ss  
I, \_\_\_\_\_, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land described above, and that they have caused said property to be surveyed and subdivided as shown on the plat herein drawn. The undersigned, owner of the property described as 407 South 5th Street Subdivision and legally described on the plat of the same name file with the boundaries of St. Charles Community Unit School District #351.

By: \_\_\_\_\_ (print name) \_\_\_\_\_ (title)  
\_\_\_\_\_  
(Signature)  
Dated at \_\_\_\_\_, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Notary Public's Certificate**  
State of Illinois }  
County of Kane } ss  
I, \_\_\_\_\_, a notary public, in and for said county and in the state aforesaid, do hereby certify that \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such owner(s), appeared before me this day in person and acknowledged that he/she/they signed and delivered the annexed plat as their/his/hers/their own free and voluntary act(s) for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

**Notary Public**  
My commission expires \_\_\_\_\_.

**Plan Commission Certificate**  
State of Illinois }  
County of Kane } ss  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City of St. Charles Plan Commission.

\_\_\_\_\_  
Plan Commission Chairman

**City Council Certificate**  
State of Illinois }  
County of Kane } ss  
Approved, and accepted this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City of St. Charles, Illinois.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

**Director of Community Development Certificate**  
State of Illinois }  
County of Kane } ss  
I, \_\_\_\_\_, do hereby certify that the required improvements have been installed, or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
Director of Community Development

**Certificate as to Special Assessments**  
State of Illinois }  
County of Kane } ss  
I, \_\_\_\_\_, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the plat.

Collector of Special Assessments  
Dated at St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

**County Clerk Certificate**  
State of Illinois }  
County of Kane } ss  
I, \_\_\_\_\_, County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no responsibilities for taxes against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County of Kane, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
Kane County Clerk

**Surveyor's Certificate**  
State of Illinois }  
County of Kane } ss  
This is to certify that I, Shawn R. VanKampen, an Illinois professional land surveyor, have surveyed and subdivided the following described property:  
That part of Lot 10 of Moody's Addition to St. Charles, described as follows: beginning at a point on the Northernly line of said lot 120 feet Easterly of the Northwest corner thereof; thence Southernly parallel with the Westernly line of said lot 109 feet; thence Westernly parallel with the Northernly line of said lot 10 feet; thence Southernly parallel with the Westernly line of said Lot 80 feet; thence Easternly parallel with the Northernly line of said Lot 154 feet to the Easternly line of said lot; thence Northernly along said Easternly line 189 feet to the Northwest corner thereof; thence Westernly along the Northernly line of said lot 144 feet to the point of beginning; in the City of St. Charles, Kane County, Illinois.

I further certify that the plot herein drawn is a correct and accurate representation of said survey and plot. All distances are shown in feet and decimal parts thereof.

I further certify that the described property lies within Zone "C" as designated by the Flood Insurance Rate Map for the City of St. Charles, Illinois Community Number 170330, City of St. Charles, the Federal Emergency Management Agency Firm Map Number 170800026R, with an effective date of August 1, 2009. Zone "C" is an area of minimal flood hazard.

I further certify that the foregoing described tract is located within the corporate limits of the City of St. Charles, Kane County, Illinois which has adopted an official comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as amended.

Given under my hand and seal this \_\_\_\_\_ day of June, A.D. 2021.

PRELIMINARY

Illinois Professional Land Surveyor No. 035-002710  
License expires November 30, 2024  
Design Firm License No. 184-006014  
License expires April 30, 2023



Submitted by and return to:  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

PREPARED BY:

16 E. Wilson St., BETAVA IL 60550  
(630) 878-0200 • www.as2m.com  
Professional Design Firm #184-006014  
Expires 10/30/2025

No.	Date	Revision
1.	06/08/2023	Issued Preliminary Plat for review
2.	06/09/2023	Issued Preliminary Plat for review



PRELIMINARY FRONT ELEVATION . 411 S. 5TH STREET . ST. CHARLES, IL, 7-24-23

DERRICO BUILDERS, LLC

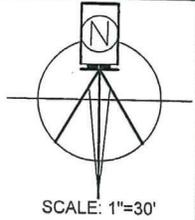
MARSHALL ARCHITECTS, INC.



PRELIMINARY RIGHT SIDE (NORTH) ELEVATION · 411 S. 5<sup>TH</sup> STREET · ST. CHARLES, IL. 7.28.23  
DERRICO BUILDERS, LLC. MARSHALL ARCHITECTS, INC.

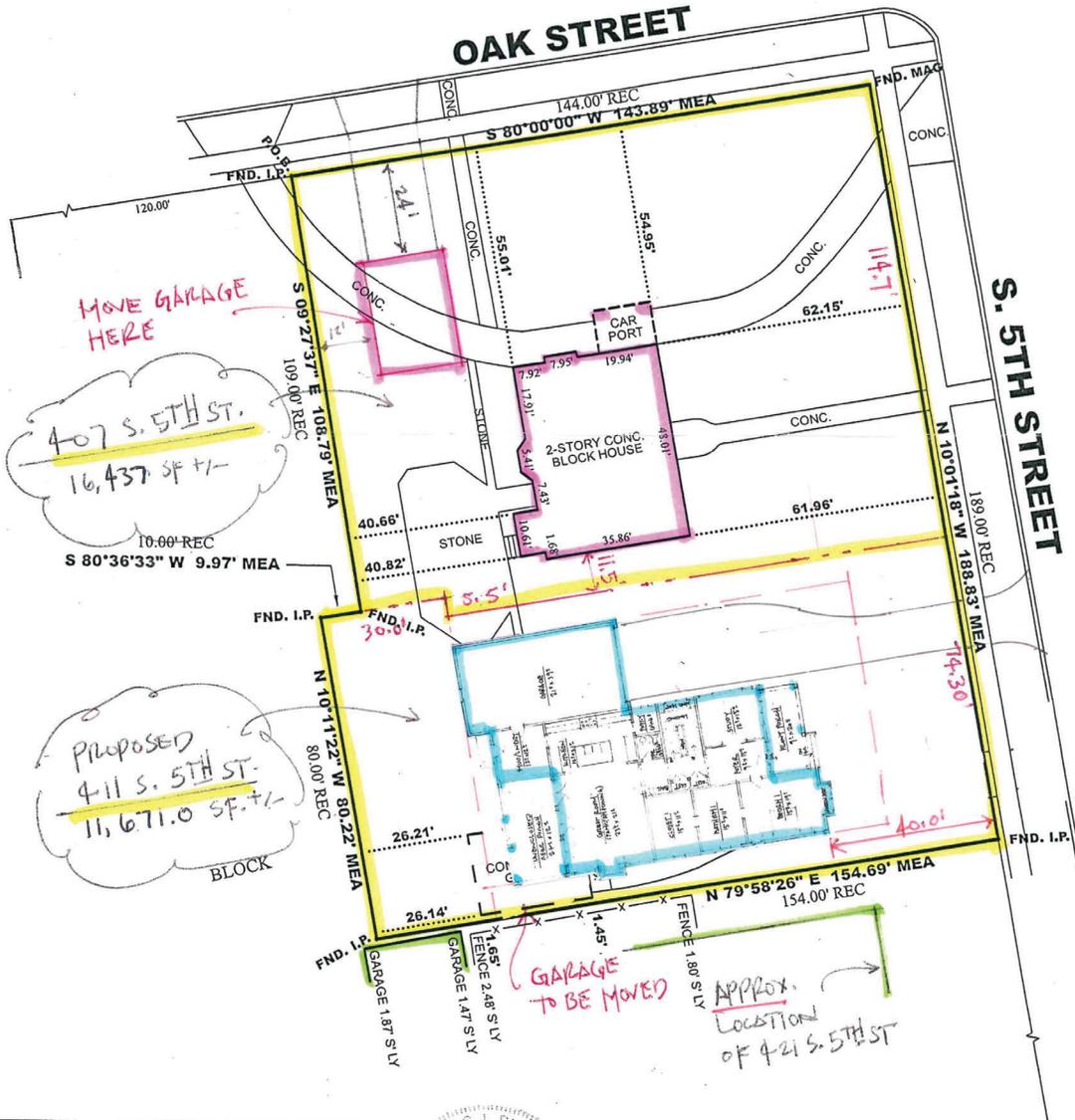
# PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.  
2600 KESLINGER ROAD SUITE A  
GENEVA, ILLINOIS 60134  
PHONE: 630-232-7705 FAX: 630-232-7725  
E-MAIL: DFLS @SBCGLOBAL.NET



THAT PART OF LOT 15 OF MOODY'S ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 120 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 109 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 10 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 80 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 154 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG SAID EASTERLY LINE 189 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 144 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 407 S. 5TH STREET, ST. CHARLES, ILLINOIS



LEGEND			
FND. I.R.	= FOUND IRON ROD	P.U.	= PUBLIC UTILITY
FND. I.P.	= FOUND IRON PIPE	M.U.	= MUNICIPAL UTILITY
---	FENCE	---	ASPHALT
---	BLDG. TIE	---	CONCRETE
---	BLDG. LINE	---	BUILDING
---	EASEMENT		



STATE OF ILLINOIS S.S.  
COUNTY OF KANE  
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-007094 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

License expiration date 11-30-2024

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 4-26 A.D. 2023

FIELD WORK COMPLETED: 4-25-2023

*Thomas J. Sieck, Jr.*  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-003908

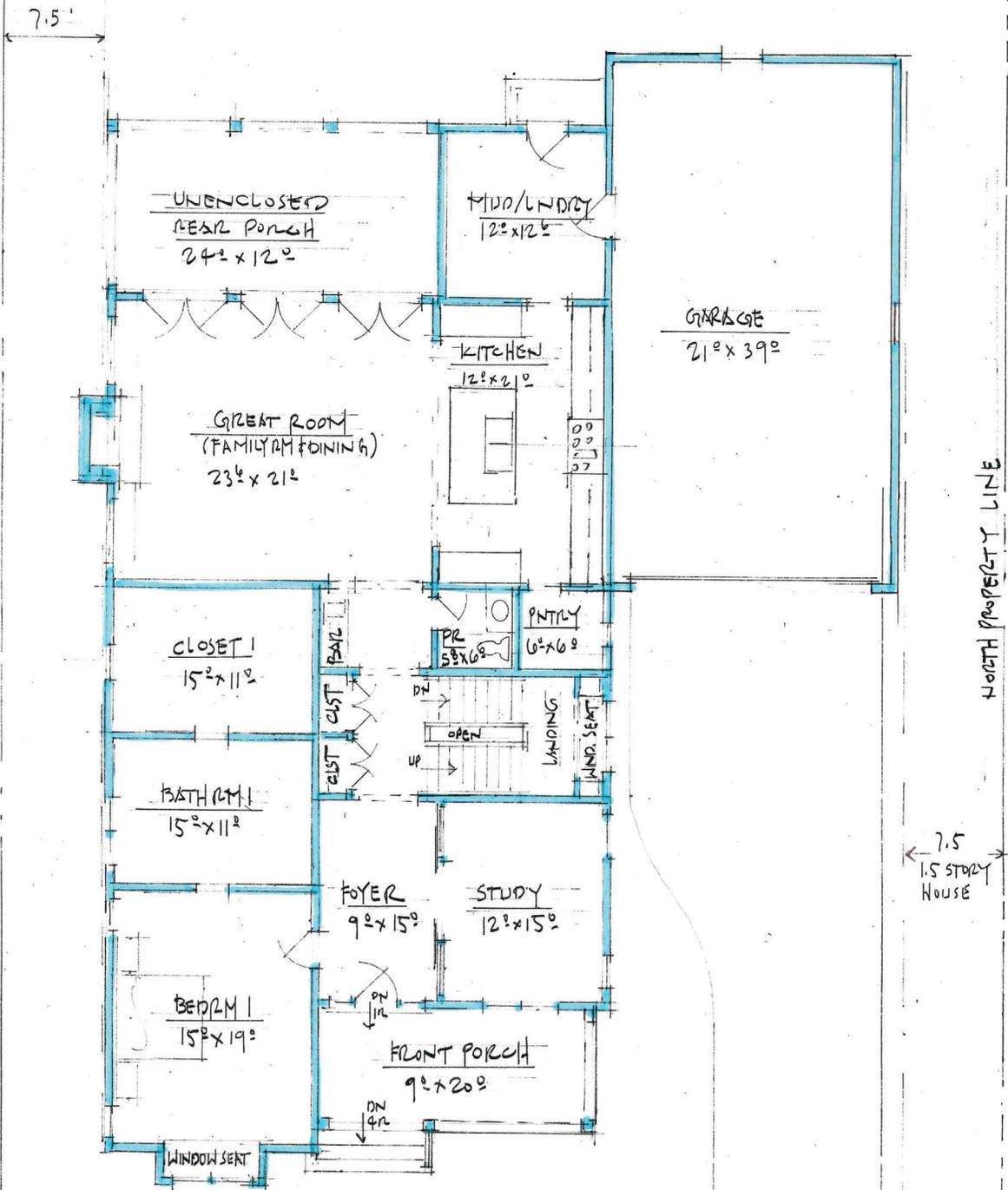
JOB NO. 423-55

PREPARED FOR ATTY. THOMAS GOSSELIN

WEST PROPERTY LINE

SOUTH PROPERTY LINE

NORTH PROPERTY LINE



PRELIMINARY FIRST FLOOR PLAN · 7-26-23  
 411 S. 5TH STREET · ST. CHARLES, IL.  
 FERRICO BUILDERS, LLC · MARSHALL ARCHITECTS, INC.

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4c
	Title:	<b>Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.</b>	
	Presenter:	<b>Rachel Hitzemann, Planner</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> \$15,228		<b>Budgeted Amount:</b> \$40,000 for FY	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> TIF 7 - Central Downtown (VOTING RESTRICTION)			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p><b><u>Program Description</u></b></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period.</p> <p><b><u>Proposal</u></b></p> <p>Kelsey Shipton, on behalf of the Preservation Partners of the Fox Valley, has requested a Façade Improvement grant for the property located at 8 Indiana St., historically known as The Beith House. The project scope includes repair and replacement of all soffits, fascia and crown molding. Adding six-inch half round galvanized steel gutters and repairing and treating the cedar shake roof.</p> <p><b><u>Historic Commission review – 7/19/23</u></b></p> <p>The Historic Commission reviewed the project and unanimously voted to recommend approval, because the Organization is producing molding and trim board as close to the original as possible, is using historic materials and is maintaining the high integrity of the structure.</p> <p><b><u>Grant Amount</u></b></p> <p>Total Cost of Project: \$46,015</p> <p>The project is eligible to receive up to \$20,000, based on 50% reimbursement for preservation of the integrity of the building. However, the applicant is only requesting \$15,228 because they have also received donations and the Grand Victoria Riverboat Grant. The Preservation Partners of the Fox Valley is a non-profit organization.</p>			
<b>Attachments</b> (please list):			
Historic Commission Resolution, Program Requirements, Location Map, Façade Improvement Grant Application, Current Photos, Grant Agreement			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 8 Indiana St.			

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 6-2023**

**A Resolution Recommending Approval of  
A Façade Improvement Grant Application  
(8 Indiana St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 8 Indiana St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application, because the Organization is producing molding and trim board as close to the original as possible, is using historic materials and is maintaining the high integrity of the structure.

Roll Call Vote:

Ayes: Rice, Kessler, Pretz, Smunt, Malay

Nays: None.

Abstain: None.

Absent: Kramer, Dickerson

Motion Carried.

**PASSED**, this 19<sup>th</sup> day of July, 2023.

---

Chairman

# FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



## 1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

## 2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
  - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 7:00pm.
  - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

**The earliest the grant agreement can be approved by the City Council is the third Monday of May.** Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

### 3. Commercial Façade Grant

- Eligible Properties:  
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
  - Special Service Area #1B
  - Historic District or Landmark SiteProperties that are at least 50 years of age are given first priority until Sept. 1<sup>st</sup>. Applications received for structures less than 50 years of age will not be reviewed until Sept. 1<sup>st</sup>.
- Application Priority Hierarchy  
Preference will be given to received applications in the following order:
  1. Structures 50+ years of age
    - a. Restoration projects
    - b. Renovation Projects
  2. Structures less than 50 years of age
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty-foot-wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
  - Total grant amount during any five-year period is capped at \$20,000.
  - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
  - 50% Reimbursement for:
    - For Historic structures, maintenance utilizing Historic Preservation practices:***
      - ✓ Repair or restoration of historic features
      - ✓ Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features
      - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
      - ✓ Extensive restoration/repair of historic masonry material
      - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
    - Building improvements:***
      - ✓ Exterior building upgrades or enhancements that will restore or preserve the historic character of a building
      - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
      - ✓ Removal of architecturally inappropriate features on buildings

- 25% Reimbursement for Maintenance when done congruently with major restoration or renovation:
  - ✓ Cleaning, patching, caulking of exterior surfaces.
  - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
  - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
  - ✓ Spot masonry repairs or tuckpointing
- 50% Reimbursement for Architectural Services (Up to \$5,000)
  - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- Ineligible Improvements:
  - Signs and Awnings, unless in connection with other eligible improvements.
  - Building additions; unless work falls under the rear entrance requirements
  - Any interior improvement or finishes
  - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
  - Any site improvements, including sidewalks, parking lots and landscaping.
  - Maintenance when not done congruently with major restoration or renovation, including painting, spot masonry or tuckpointing, re-roofing with non-historic material, cleaning, patching, and caulking. If not specifically listed, it is at the Historic Commission's discretion to determine if a project is considered maintenance.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
  - Building Permit fees and related costs.
  - Extermination of insects, rodents, vermin and other pests.
  - Title reports and legal fees.
  - Acquisition of land or buildings.
  - Financing costs.
  - Sweat equity.
  - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



Subject Property



Data Source:  
 City of St. Charles, Illinois  
 Kane County, Illinois  
 DuPage County, Illinois  
 Projection: Transverse Mercator  
 Coordinate System: Illinois State Plane East  
 North American Datum 1983  
 Printed on: August 8, 2023 12:11 PM



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 Powered by Precision GIS

# FACADE IMPROVEMENT GRANT APPLICATION



COMMUNITY & ECONOMIC DEVELOPMENT DEPT. / PLANNING DIVISION

CITY OF ST. CHARLES

## Grant Type (select one):

- Commercial       Residential

## Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

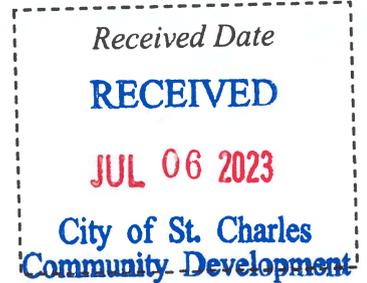
8 Indiana St., St. Charles, IL

Property Identification Number:

09-34-129-005

Applicant Name:

Preservation Partners of the Fox Valley



## Project Description:

1. Repair or replace all soffits, fascia, and crown molding
2. Add six-inch half round galvanized steel gutters and four-inch round downspouts
3. Repair and treat cedar shake roof

Total Cost Estimate:

\$ 46,015

## Submittal Checklist:

- \$50 Application Fee
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

**Applicant Contact Information:**

Phone Number: 630-377-6424

Email Address: Shipton@pplv.org

**Statement of Understanding:**

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature:  Date: 7/6/2023  
Applicant

**Owner Authorization (if applicable):**

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at \_\_\_\_\_, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Façade Improvement Program and undertake the approved improvements.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner

July 6, 2023



Historic Preservation Commission  
City of St. Charles, Illinois  
2 E. Main Street  
St. Charles, IL 60174

Dear Historic Preservation Commission,

As we shared with you last year, Preservation Partners of the Fox Valley (PPFV) is embarking on a multi-year capital improvement campaign for the historic landmarked 1850 William Beith House at 8 Indiana Street in downtown St. Charles. The Beith House currently serves as office space for PPFV, a meeting place for small groups interested in historic preservation, and as a living learning resource on historic preservation. The first phase of this rehabilitation project is to make necessary repairs to the exterior and create a secure building envelope. In future years, upgrades to the HVAC, electrical, security, fire suppression, and plumbing systems will be undertaken in phases so PPFV can responsibly manage its financial responsibility towards its members and donors. Today we are submitting a Certificate of Approval (COA) for part of the first phase of exterior work and applying for a St. Charles Façade Improvement Grant to assist us in this work.



*1850 William Beith House, East Façade*

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*The mission of Preservation Partners of the Fox Valley is to offer heritage education and to promote the appreciation and preservation of the Fox Valley's rich architectural and historical resources.*

P.O. Box 903 • St. Charles, Illinois 60174 • (630) 377-6424 • [ppfv.org](http://ppfv.org)

## PROJECT SCOPE

The primary focus of the first part of the exterior rehabilitation phase is adding gutters to the house. The lack of gutters has damaged the exterior, interior, and foundation walls. In order to add the gutters, we will first be repairing or replacing the soffits, fascia, and crown molding, all of which are rotting in places. The cedar shake roof will also be repaired to ensure watertightness for several more years. These improvements “will restore or preserve the historic character of a building” as required in the grant application to be eligible for grant funding.



*Damage to limestone on north façade*



*Damage to south crown molding, fascia, and soffit*

### Soffits, Fascia, and Crown Molding

For this project, replacement materials will be either African Mahogany or TruExterior Poly-ash for the soffit, fascia, and crown molding. These materials will be cut to match the existing historic profiles. TruExterior poly-ash is a manufactured product with significantly increased rot resistance and has a twenty-year limited warranty (see attachment). African Mahogany is an old-growth hard wood that is more resistant to rot than commercially-available new-growth wood. The product that will ultimately be used will be determined based on product price and availability at the time of construction. Poly-ash has a similar appearance to wood once painted. The paint color will be the same as is currently on the soffit, fascia, and crown molding—a color that was matched through paint analysis of the original as part of the 1980s restoration.

The wood fascia, soffits, and crown molding of the Beith House have rotted in places, most severely on the southeast corner as indicated in the picture above right. Adding gutters to the home will decrease potential wood rot of the fascia, soffit, and crown molding. Commercially-available new-growth wood has a wider, more porous grain than historically-available old-growth wood and is not as rot resistant as the original wood used or the planned replacement materials. While synthetic material is not recommended by the Secretary of the Interior’s Standards for historic rehabilitation, we believe it is the best choice for protecting the limestone façade, reducing maintenance costs, and extending the home’s life. TruExterior Poly-ash’s similar look to wood can preserve “Distinctive

stylistic features, finishes and construction techniques or examples of skilled craftsmanship, which characterizes a building, structure or site...” (City of St. Charles Ordinance 17.32.080.G3d). Furthermore, in recent years, the St. Charles Historic Preservation Commission has approved synthetic materials for front façades, decks, fences, etc. due to their improved durability and proximate appearance to wood. The use of TruExterior Poly-ash will be visually indistinguishable from the existing and replacement trim materials. See page 9 for examples from the manufacturer.

### Six-Inch Half Round Galvanized Steel Gutters

Also, to further protect the building’s limestone, we will be adding gutters to the home. While the home does not currently have gutters, the house had some gutters, similar to what we will be adding, prior to its restoration in the early 1980s (see photo at right). The six-inch half round galvanized steel gutters and four-inch round smooth downspouts will drastically reduce water damage experienced by the limestone façades and foundation walls. The photo on the previous page shows the water damage the limestone is suffering because of the lack of gutters. It is common for historic homes in the Fox Valley to use half round galvanized steel gutters and downspouts (see page 10).



*Some galvanized steel gutters c. 1970*



*6 1/2" galvanized steel half round gutters*

To prevent damage to the historic profiles of the crown molding and fascia, the gutters will be attached to the house through the use of galvanized straps that will be secured to the roof. This is a common method for fastening gutters to historic structures. The Durant-Peterson House Museum is an example that utilizes this fastening method (see page 10).

### Roof

Roof repair and treatment will be completed to lengthen the roof’s lifespan. We will be using similar wood shake shingles as are currently on the roof to replace damaged or missing shingles. The roof will be cleaned by hand and an anti-fungal inhibitor will be applied to prevent further fungal growth. All ridge caps will be refastened or replaced, and necessary areas will be caulked.



Please refer to the attached documents for details on the materials and contractors we plan to use.

## FAÇADE IMPROVEMENT GRANT

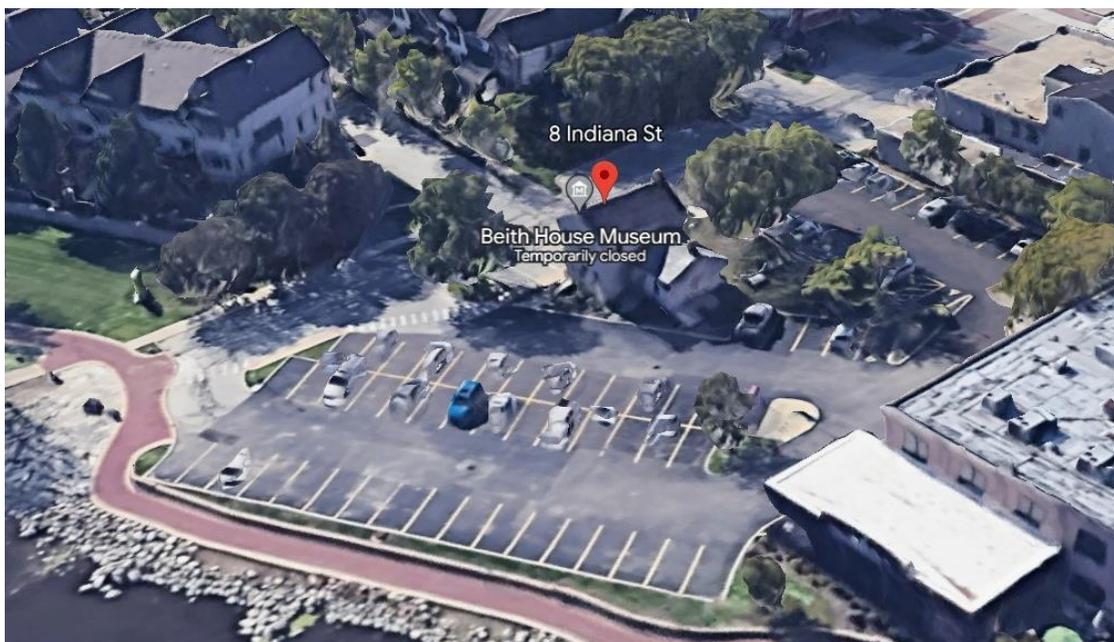
In furtherance of the City of St. Charles's Façade Improvement Grant purpose to recognize "the quality and vitality of downtown St. Charles," Preservation Partners of the Fox Valley (PPFV) is applying for a grant of \$15,228 for the work noted above.

### Significance

The Beith House is one of the very few surviving examples in Kane County of river stone houses from the 1840-1850s which has not been covered in stucco or significantly altered. The historic home is at its original location in downtown St. Charles, and its Greek Revival architecture is very visible to walkers and bikers traveling along the Fox River recreational paths and to drivers crossing over the Fox River on St. Charles' Main Street. Unfortunately, many of the river stone structures in the Fox River Valley have been lost to the bulldozer. The Beith House has endured with generous support from the community and remains the oldest structure in St. Charles with direct access to the Fox River. Further recognizing of the significance of the Beith House is the recent award of \$26,392 from the Kane County Board with a Grand Victoria Riverboat Grant.

### Façades

The Beith House is unique in that all four façades, as the pictures below indicate, are visible from either the street or the Fox River. While St. Charles's Façade Improvement Grants are typically for front or side façades, we are requesting funding for all four façades since the entire exterior is clearly visible from public spaces as seen in the Google Earth and street view images below.





*West street view*



*South street view*



*East street view*



*North street view*

The horizontal length of each façade is as follows:



*East façade length 37'-6.5"*



*North façade length 30'-6"*



*West façade length 37'-7"*



*South façade length 30'-9.5"*

According to the grant application, the “Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade.” The total horizontal length of all four façades is 136'-4" thus exceeding the maximum of 30 ft per façade by 12%. The grant request will therefore apply toward 88% of the façade expenses indicated below.

## Costs

**Soffit, fascia, and crown molding: \$42,560 (see Attachment)**

- Labor (includes scaffolding and disposal): \$25,686
- Soffit, fascia, and crown molding: \$9,326
- Painting: \$7,548

**Gutters: \$4,150 (see Attachment)**

**SUB-TOTAL: \$46,710**

**SUB-TOTAL APPLICABLE FOR FAÇADE GRANT (88%): \$41,105**

**Roof: \$4,910 (see Attachment)**

**TOTAL APPLICABLE FOR FAÇADE GRANT: \$46,015**

## Funding

We will be matching the requested \$15,228 St. Charles Façade Improvement Grant with a designated donation of \$10,000 we received in 2022 and \$26,392 from a Grand Victoria Riverboat Grant that was awarded July 11.

## History

William Beith was born in Scotland in 1818. He learned stone masonry from his father. Beith came to St Charles in 1843 and, with his father, built his first limestone home between 1843 and 1845 on 713 Prairie St. in St. Charles. That home still stands but has been significantly altered. In the spring of 1844, he took his first building contract to erect the Congregational Church of St Charles, a river stone structure which has since been covered by stucco. Beith then built the house at 8 Indiana Street between 1845 and 1850.

Over the next 15 years, Beith was considered one of the most prominent contractors and builders in Kane County, erecting a papermill, factories, many buildings in Batavia, several churches, as well as the Jennings Seminary, a five-story stone building, and Dunning Block in Aurora. His operations extended to Chicago, where, with a partner, he was primarily interested in contracting.

In addition to building, Beith was largely involved in starting the manufacture of drain tile in Aurora, supplying tile for hundreds of miles for low and marshy land in Kane County, making it one of the foremost counties for rich farmland.

PPFV rescued the Beith House from demolition in 1980 and restored it to operate as a Preservation Study House. Then known as the William Beith House Museum it included exhibits showing mid-19<sup>th</sup> century decorative arts, and the techniques used to restore the interior features and exterior

structure. In 1987, following an extensive proposal by landscape historian, Daryl Watson, PPFV completed a full design plan to emulate how the property surrounding the house may have been landscaped in the 1850s.

Today, the Beith House serves as offices for Preservation Partners of the Fox Valley, a nonprofit organization that operates four historic sites in Kane County: the Durant-Peterson House Museum, Sholes School Museum, the Fabyan Villa Museum, and the Fabyan Japanese Garden. Preservation Partners also educates the Tri-Cities about the importance and stewardship of our local built environment. Besides PPFV's office space the Beith House currently serves as a meeting place for small groups interested in historic preservation and interior restoration of historic homes.

The United States Department of the Interior listed the William Beith House on the National Register of Historic Places on December 7, 1983, and the house has been a designated local landmark since 1994.



*1850 William Beith House, c. 1980*

## BENEFITS OF TRUEXTERNAL POLY-ASH

### Bring On The Rain

- Ideal for high humidity and rainy environments
- Resists damage from freezing rain, snow and freeze thaw conditions
- Ideal for ground contact or contact with masonry

### Resists Rot, Bugs and Decay

Poly-ash is an inorganic material that offers no food source to carpenter ants, termites, wood-boring bees and more.



*Example of soffit, fascia, and crown molding in Poly-ash*



*Example of window casing in Poly-ash*

## EXAMPLES OF HALF-ROUND GALVANIZED STEEL GUTTERS ON HISTORIC HOMES IN THE FOX VALLEY



*606 Cedar Street, St. Charles*



*Fabyan Villa Museum, Geneva*



*Durant-Peterson House Museum, St. Charles*



# MILLER'S MILLWORK, INC

MICHAEL GEORGE MILLER  
225 EAST GALENA BLVD.  
AURORA , IL 60505-3415

shop & fax ( 630 ) 906-6360  
cell ( 708 ) 502-1072  
email millersmillworkinc@yahoo.com  
website millersmillwork.net

## PROPOSAL

Tuesday, February 28, 2023

**To:** Preservation Partners of the Fox Valley  
P.O. Box 903  
St. Charles, IL 60174  
attention: Kelsey Shipton

phone: 630-377-6424  
email: info@ppfv.org  
Kelsey mobile: 734-634-6577  
Kelsey email: shipton@ppfv.org

**For:** William Beith House  
8 Indiana Street  
St. Charles, IL 60174

**Job:** Window sash replacement, Soffit, Fascia, Crown and Fascia returns

This proposal is for the manufacturing, painting and installation of components listed.  
The following specifications apply:

### Window storm sash

Wood species: African Mahogany  
Glass: Clear double strength (1/8" thick )  
Glass mounted in traditional glazing putty, typical glazing application  
Standard sash profiles with daylight openings and midrail to match existing windows  
Sash to be provided primed, with final paint color applied  
(2)two Sash hangers and (4)four turn buttons provided per sash  
Glass cleaning done after painting, upon final install.  
Permanent mounting not recommended for cleaning and condensation  
Paint brand and color provided by *Kelsey*  
Disposal of all debris

### East Elevation repairs

Wood species: African Mahogany  
Composite material: TruExterior Poly-ash  
Components to be provided primed, with final paint color applied  
Threshold masonry repair by others  
Disposal of all debris

### Exterior Soffit, fascia and crown replacement

Fascia Crown Molding Wood species: African Mahogany  
Composite material: TruExterior Poly-ash  
Scaffolding set up and removal  
Internal framing rot replacement as necessary (see special note)  
Manufacturing and installation of new Fascia Crown and nailer backing to match existing profile

- Rake and standard crown profiles required
- Custom knives required

Primer and paint applied to all components

- Existing freeze board and freeze crown included

Disposal of all debris

**Window Storm Sash cost breakdown**

\*Cost includes all labor and materials required to manufacture, paint and install

\*Price per item

**South Elevation**

Second floor left	\$825.00	
Second floor right	\$825.00	
First Floor	\$898.00	
Basement left	\$140.00	painting only
Basement right	\$140.00	painting only

**West Elevation**

Second floor left	\$825.00
Second floor right	\$825.00
First floor left	\$898.00
First floor right	\$898.00
Addition left	\$898.00
Addition Right	\$898.00

**North Elevation**

Second Floor	\$825.00
First Floor	\$898.00

**East Elevation**

Second floor left	\$825.00
Second floor right	\$825.00
First floor left	\$898.00
First floor right	\$898.00
Addition	\$898.00

**Window Storm Sash project total \$14,137.00****East Elevation repairs cost breakdown**

\*Cost includes all labor and materials required to manufacture, paint and install

\*Price per item

Addition door threshold	\$321.00	
Addition basement window	\$985.00	Includes jamb,& primary sash with fixed panel for existing HVAC vent
Main door plinth blocks	\$250.00	material: TruExterior Poly-ash

**East Elevation repairs project total \$1,556.00****Exterior Soffit, fascia and crown replacement cost breakdown**

Labor	\$25,686.00	Includes scaffolding and disposal
Crown molding	\$3,887.00	Fascia Crown Molding Wood species: African Mahogany
Soffit and fascia	\$5,439.00	Composite material: TruExterior Poly-ash
Painting	\$7,548.00	

**Soffit, fascia & crown project total \$42,560.00**

Special note: Price contingent upon exploratory demo to determine extent of existing rot and replacement necessary for soffit and fascia roof framing.

**Payment**

A down payment of 50% of project total due to begin manufacturing .

Balance of project total, plus any extras due upon completion .

Price includes : All materials, Shop Labor, Painting and/or Finishing, Delivery and Installation unless noted.

Any extras, will be added to final invoice.

Terms: The Above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work, as specified. The customer by verbal or written agreement agrees to payments by terms and conditions stated. Any and all legal fees will be customer responsibility if full payment is not received within 30 days of invoice and legal recourse is required.

Respectfully:

**Michael George Miller**

Authorized Signature *Michael George Miller*

Date: \_\_\_\_\_ / \_\_\_\_\_ /2023      Signature \_\_\_\_\_

# TruExterior™ Trim

## LIMITED PRODUCT WARRANTY

**In General.** This express limited warranty (“Warranty”) covers performance of trim products (“Trim Product”) manufactured by Westlake Royal Building Products Inc. (“Westlake Royal”). This Warranty does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

**Who is Covered.** This Warranty extends only to the original residential or commercial owner(s) of the residence or building (“Structure”) on the date the Trim Product is installed (the “Owner”). Coverage under this Warranty shall cease upon the transfer of ownership of the Structure or upon the death of the last original Owner.

**Terms of Warranty.** Westlake Royal warrants that each Trim Product is free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Westlake Royal TruExterior Trim Product Data Sheet, as amended from time to time, which is located at the TruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved Westlake Royal vendor.

**Warranty Exclusions.** This Warranty does not apply to any problems with non-defective Trim Product caused by conditions or handling beyond Westlake Royal’s control. This Warranty does not cover claims, damage to or failure of the Trim Product resulting from the following: 1) damage to the Trim Product caused during installation; 2) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; 3) damage caused due to failure to follow painting guidelines provided by Westlake Royal; 4) intentional or unintentional misuse of or damage to the Trim Product; 5) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; 6) movement, settlement, distortion, warping or cracking of the Trim Product’s structural supports or accessories used in connection therewith; 7) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; 8) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product.

**Remedies.** If Westlake Royal finds that any of the Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, Westlake Royal will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Owner’s exclusive remedies for breach of warranty. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product.

**Claims Procedure.** To make a Warranty claim, the Owner must: (1) notify Westlake Royal in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide Westlake Royal an

opportunity to investigate and approve the claim, and (3) provide Westlake Royal an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the Owner. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty. Claims may be submitted online at [www.truexterior.com](http://www.truexterior.com) or by calling 800-521-8486.

**Replacement and Product Variations.** Westlake Royal reserves the right to remove and examine sufficient undamaged Trim Product as well as alleged damaged Trim Product before providing any replacement Trim Product or reimbursement. Westlake Royal will attempt to replace defective Trim Product with new Trim Product having the same color and design; however, the exact color or design may no longer be available, and Westlake Royal reserves the right to replace the defective Trim Product with Trim Product of similar design and color. This Warranty shall be void if anyone makes repairs or modifications to Trim Product that are not first approved in writing by Westlake Royal, except for necessary emergency repairs.

**Warranty Limitations.** THE FOREGOING IS THE ENTIRE EXPRESS LIMITED PRODUCT WARRANTY OF WESTLAKE ROYAL FOR THE SIDING PRODUCT. WESTLAKE ROYAL HEREBY DISCLAIMS ALL OTHER EXPRESS, IMPLIED AND STATUTORY WARRANTIES WHERE ALLOWABLE BY LAW FOR THE SIDING PRODUCT INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WESTLAKE ROYAL SHALL IN NO EVENT BE LIABLE UNDER ANY CIRCUMSTANCES FOR INDIRECT, INCIDENTAL, PUNITIVE, CONSEQUENTIAL OR OTHER DAMAGES, FOR LOST PROFITS OR FOR ANY DAMAGES TO ANY PROPERTY OR ITS CONTENTS OR ITS OCCUPANTS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

This is the entire Warranty between Westlake Royal and the Owner with respect to the Trim Product. This Warranty supersedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. No person, employee, agent or otherwise, is authorized to vary or change the terms of this Warranty, and any statements contained in Westlake Royal’s advertising or other printed materials do not constitute a warranty and shall not be binding on Westlake Royal except as expressly set forth in this Warranty. Westlake Royal reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

**Legal Rights.** This Warranty gives the Owners of the Trim Products covered by this Warranty specific legal rights, and they may have other rights which may vary from state to state. If the laws of a particular state require terms other than or in addition to those contained in this Warranty, this Warranty shall be deemed modified so as to comply with the appropriate laws of such state, but only to the extent necessary to prevent the invalidity of this Warranty or any provision of this Warranty or to prevent the imposition of fines, penalties or any liability.

Boral Composites Inc.  
 200 Mansell Court East, Suite 305  
 Roswell, Georgia 30076  
 Toll Free 888-9BORAL9 (888-926-7259)  
 Website www.BoralTruExterior.com  
 E-mail info@TruExterior.com

February 2013

## Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, as described in *The Project Resource Manual—CSI Manual of Practice, Fifth Edition*.

This section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all “Specifier Notes” after editing this section.

Section numbers are from *MasterFormat 2010 Update*.

### SECTION 06 65 00

#### EXTERIOR SYNTHETIC TRIM

Specifier Notes: This section covers Boral Composites Inc. Boral TruExterior® exterior synthetic (poly-ash) trim. Use of Boral TruExterior Trim may contribute toward LEED credits. Consult Boral Composites Inc. for assistance in editing this section for the specific application.

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Exterior synthetic (poly-ash) trim.

##### 1.2 RELATED REQUIREMENTS

Specifier Notes: Edit the following list of related sections as required. Delete related sections not required. List other sections with work directly related to this section.

- A. Section 09 91 00 – Painting: Painting exterior synthetic trim.

##### 1.3 REFERENCE STANDARDS

Specifier Notes: List reference standards mentioned in this section, complete with designations and titles. This article does not require compliance with reference standards, but is merely a listing of those used.

- A. ASTM C 1185 – Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards.
- B. ASTM D 570 – Standard Test Method for Water Absorption of Plastics.
- C. ASTM D 1761 – Standard Test Methods for Mechanical Fasteners in Wood.
- D. ASTM D 6341 – Standard Test Method for Determination of the Linear Coefficient of Thermal Expansion of Plastic Lumber and Plastic Lumber Shapes Between -30 and 140°F (-34.4 and 60°C).
- E. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
- F. AWPA E1 – Standard Method for Laboratory Evaluation to Determine Resistance to Subterranean Termites.
- G. AWPA E10 – Standard Method of Testing Wood Preservatives by Laboratory Soil-Block Cultures.

#### **1.4 SUBMITTALS**

Specifier Notes: Edit submittal requirements as required. Delete submittals not required.

- A. Comply with Section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's product data, including installation instructions.
- C. Samples: Submit manufacturer's sample of exterior synthetic trim, minimum 1 inch by 4 inches by 8 inches long.
- D. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.
- E. Warranty Documentation: Submit manufacturer's standard warranty.

#### **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Storage and Handling Requirements:
  1. Store and handle materials in accordance with manufacturer's instructions.
  2. Keep materials in protective covering until installation.
  3. Store materials in clean, dry area.
  4. Store exterior synthetic trim on flat, level surface.
  5. Keep exterior synthetic trim covered and free of dirt and debris.
  6. Protect materials and finish during storage, handling, and installation to prevent damage.

## 1.6 WARRANTY

- A. Warranty Period for Exterior Synthetic Trim: 20-year limited warranty.
  - 1. No decay due to rot.
  - 2. No excess swelling from moisture.
  - 3. Resist termite damage.

## PART 2 PRODUCTS

### 2.1 MANUFACTURER

- A. Boral Composites Inc., 200 Mansell Court East, Suite 305, Roswell, Georgia 30076. Toll Free 888-926-7259. [www.BoralTruExterior.com](http://www.BoralTruExterior.com). [info@TruExterior.com](mailto:info@TruExterior.com).

### 2.2 EXTERIOR SYNTHETIC TRIM

- A. Exterior Synthetic (Poly-ash) Trim: Boral TruExterior® Trim.
- B. Composition:
  - 1. Post-Industrial Recycled Content: Minimum 70 percent, by weight.
  - 2. Post-Consumer Recycled Content: Minimum 2 percent, by weight
  - 3. Pigments and dyes.
- C. Physical Properties:
  - 1. Density, ASTM C 1185: 40 to 50 pcf.
  - 2. Water Absorption, ASTM D 570: Less than 1.5 percent.
  - 3. Fungi Rot, AWPA E10:
    - a. White Rot: Negligible loss.
    - b. Brown Rot: Negligible loss.
  - 4. Termite Resistance, AWPA E1: Greater than 9.0, with 10 being impervious.
- D. Mechanical Properties:
  - 1. Flexural Strength, ASTM C 1185: Greater than 1,600 psi.
  - 2. Nail Withdrawal, ASTM D 1761: Greater than 40 lbf/in.
- E. Thermal Properties:
  - 1. Coefficient of Linear Expansion, ASTM D 6341, Typical: 1.40E-05 in/in/degree F, tested at minus 30 to 140 degrees F.
  - 2. Flame Spread, ASTM E 84: Between 25 and 29
  - 3. Smoke Developed, ASTM E 84: Less than 450.
- F. Trim Sizes:

Specifier Notes: Specify the required trim sizes here or indicate on the Drawings. Consult Boral Composites Inc. for availability of trim sizes.

1.

Nominal Size	Actual Size
1 by 4	3/4" by 3-1/2"
1 by 6	3/4" by 5-1/2"
1 by 8	3/4" by 7-1/4"
1 by 10	3/4" by 9-1/4"
1 by 12	3/4" by 11-1/4"
5/4 by 4	1" by 3-1/2"
5/4 by 6	1" by 5-1/2"
5/4 by 8	1" by 7-1/4"
5/4 by 10	1" by 9-1/4"
5/4 by 12	1" by 11-1/4"
5/8 by 6 Beadboard	5/8" by 5 1/4"

2. Manufacturing Tolerances:
- Width: Plus or minus 1/16 inch.
  - Thickness: Plus or minus 1/16 inch.
  - Length: Plus 2 inches, minus 0 inch.
  - Edge Cut: Plus or minus 2 degrees.

Specifier Notes: Boral TruExterior® Trim is reversible, with woodgrain texture on one side and smooth texture on the other side. Specify texture to be exposed.

3. Exposed Texture: [Woodgrain] [Smooth].

## 2.3 FINISHES

- A. Primer:
- Acrylic based.
  - Low VOC.
  - Factory applied on all sides.

## 2.4 FASTENERS

Specifier Notes: Specify minimum 16 gage fasteners with head and finish suitable for the environment and specific application. Fasteners should be installed with adequate penetration to hold to solid substrate.

- A. Type: [Nails] [Screws] [As indicated on the Drawings].
- Size: [ \_\_\_\_\_ ] [As indicated on the Drawings].
  - Finish: [Galvanized] [Stainless steel] [As indicated on the Drawings].

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine surfaces to receive exterior synthetic trim.
- B. Notify Architect of conditions that would adversely affect installation or subsequent use.
- C. Do not begin installation until unacceptable conditions are corrected.

### **3.2 INSTALLATION**

- A. Install exterior synthetic trim in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Do not install exterior synthetic trim in structural or load-bearing applications.
- C. Install exterior synthetic trim plumb, level, and square.
- D. Install exterior synthetic trim with flush, tight joints.
- E. Install Fasteners:
  - 1. Maximum of 24 inches on center.
  - 2. Within 2 inches of end of boards.
- F. Fill nail and screw holes with acrylic caulk, wood filler, or auto body filler.
- G. Repair minor damages to exterior synthetic trim in accordance with manufacturer's instructions and as approved by Architect.
- H. Remove and replace damaged exterior synthetic trim that cannot be successfully repaired as determined by Architect.

Specifier Notes: Boral TruExterior® Trim must be painted with a top coat over the factory-applied primer. Failure to paint the exterior synthetic trim will void the warranty. Include section number that specifies painting the exterior synthetic trim.

- I. Painting:
  - 1. Apply top coat to exterior synthetic trim over factory-applied primer.
    - a. Within 150 days of installing trim.
    - b. As specified in Section 09 91 00.

### **3.3 PROTECTION**

- A. Protect installed exterior synthetic trim to ensure that, except for normal weathering, trim will be without damage or deterioration at time of Substantial Completion.

**END OF SECTION**



## PREMIER EXTERIORS

244 S. River St.  
Aurora IL 60506

# Estimate

DATE	ESTIMATE NO.
11/10/2022	8703

NAME / ADDRESS
Dante Cesario Vale' Home Services LLC 214 N Woodlawn St Wheaton IL 60187

Ship To
8 Indiana St. Charles IL

P.O. NO.	TERMS	DUE DATE	REP	PROJECT	
	C.O.D.	11/10/2022	PM		

DESCRIPTION	QTY	TOTAL
6" 1/2 ROUND GUTTERS AND 4" SMOOTH DOWNSPOUTS		
<del>COPPER MATERIALS &amp; LABOR</del>	1	7,350.00
<del>GALVANIZED MATERIALS &amp; LABOR</del>	1	4,150.00
<del>PAINTED ALUMINUM MATERIALS AND LABOR</del>	1	3,770.00
IF PRODUCT IS STRAPPED TO ROOF ADD \$ 1350.00		
SERVICE REPAIRS, REMOVE CROWN AND SAVE ON SOUTH SIDE, INSTALL HAND SELECT PINE BOARDS, PAINTED SIMILAR, SCREW CROWN ON NORTHSIDE TEMPORARY FIX. METAL FLASHING IF NEEDED ON S/E CORNER.	1	1,250.00
NOTE: GALVANIZED GUTTERS ARE ONLY 20' LONG, SO SEAMING WILL HAVE TO HAPPEN.		
Thank you for the opportunity to bid.	<b>TOTAL</b>	\$16,520.00

SIGNATURE \_\_\_\_\_

Phone #	Fax #	E-mail	Web Site
630-897-0774	630-897-0869	phil@premierexteriors.com	www.premierexteriors.com

LIC # 104.016551  
 LICENSED - BONDED - INSURED

(630) 585-3923 (847) 438-3127 Fax (630) 585-3923

WWW.CEDARROOFEXPERTS.COM —TOM@CEDARROOFEXPERTS.COM

8 Indiana Street St. Charles, IL 60174

**Shake repairs X**

Replacement of missing & badly damaged Shakes/shingles throughout roof as needed. Also replacing missing / damaged felt underlayment.

**Ridge cap fastening & Repairs X**

Refastening of all ridge caps & Replacement of damaged/Missing ridge caps. Refastening of all loose shakes & ridge caps & nails pop

**Roof Cleaning X**

Cleaning areas of organic growth by hand & Application of anti fungal inhibitor To help prevent further future growth.

**Caulking X**

Caulking of all skylightsValleys Flashings & roof pipes.

**Rust prevention**

Application of a rust inhibiting primer & paint To all rusted valleys , Flashings & Roof pipes.

**Chimney waterproofing**

Application of Crown-seal chimney cap sealant. Application of Seal-krete to bricks & masonry joints. Protecting your chimneys from water penetration.

**Cedar-guard cedar roof treatment X**

Heavy application of our three part cedar roof treatment To your cedar roof. That protects your roof from Sun , Moisture & prolongs future organic growth.

**X Indicates recommended work to be done**

**ROOFING REPAIR TOTALS / FLASHING MEASUREMENTS & CHIMNEY INSPECTION NOTES LISTED BELOW**

**Roof Repair Totals :**

Amount Of Shake Replacements : 3 bundles of shingles  
 Amount of ridge-cap replacements : 1.5 bundles of ridge cap  
 Amount of Ridge-cap Refastens : -0- Refastens  
 Amount Of Roof Vents Replacements : -0- All roof vents are in good working order  
 Plumbing Boot replacements :-0- All plumbing boots are in good working order

**Chimney Repair & Waterproofing**

Tuck-Pointing: -0-  
 Cap- Crown repair:-0-  
 Crown-seal: -0-  
 Seal-krete masonry sealer:-0-  
 Stainless steel spark caps Lifetime warranty: -0-

**Valley & Flashing Rust Prevention Totals**

Lineal ft of valley to prime & paint : -0- Ft ( Copper - will never rust )  
 Lineal ft of flashing to prime & paint : -0- Ft ( Copper - will never rust )

**Roof Cleaning & Cedar-Guard Roof Treatment / Preservative**

Cleaning moss & mold on roof by hand & Apply fungal detergents to help prevent regrowth in heavily affected areas Apply our eco friendly cedar roof treatment to entire cedar shake roof ( Saturating all shakes & ridge-caps )

**Gallons of roof treatment 65 Gallons**

**TOTAL FOR ALL ROOF REPAIR AND TREATMENT \$ 4,910.00**

PLEASE PROVIDE SIGNATURE AND DATE AND EMAIL BACK TO ACCEPT THIS WORK PROPOSAL ,  
 BY SIGNING THIS DOCUMENT YOU HEREBY AUTHORIZE THE ABOVE MENTIONED WORK  
 AGREE TO PAY THE WRITTEN AMOUNT ON COMPLETION OF THE JOB MAKE CHECKS PAYABLE TO THOMAS HAMILTON

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**THOMAS HAMILTON****IL Lic # 104.016551****(630) 585-3923****(847) 438-3127****Fax (630) 585-3923****[WWW.CEDARROOFEXPERTS.COM](http://WWW.CEDARROOFEXPERTS.COM)****Thank you for letting us inspect your cedar shake roof.****We are pleased to submit the following proposal , First a few things you should know .****We only use the following materials.****All aluminum perforated 5 & 6 Inch gutter screens with lifetime warranty****Blue label # 1 Grade vertical grain shakes - shingles ( No Flat Grain )****Double hot dipped galvanized nails on your roof****Two part epoxy rust preventing primer & Paint on rusted valleys , Flashings & Roof Pipes.****Our exclusive three part EPA registered Cedar-Guard roof treatment****The do's****#1 Ensure all cedar roofing companies that inspect your roof can provide several references in your neighborhood complete with names phone numbers & address' .****#2 Ensure all cedar roofing companies are licensed to perform roofing in Illinois It is the state law .****Some companies are not licensed to practice roofing .****If they can not provide a certified copy of there state license they should not be on your roof .****#3 Review all quotes to compare the amount of work stated in each proposal which should include the following : The amount of shakes/ shingles to be replaced ,****Gallons of roof treatment to be applied , Flashing replacement , Flashing rust proofing & warranty information .****The dont's****#1 We do not use clay based roof stains as they can be hazardous to landscaping & Health to household pets .****#2 We do not use oil based roof treatments such as chevron shingle oil****( Oil based products are harmful to the environment , your health , and landscaping )****(Oil based roof treatments also promote rapid fungal growth in areas with heavy shade & tree coverage )****#3 WE DO NOT POWER WASH , Power washing will cause irreversible damage to the cedar and greatly increase the opportunity to create roof leaks , by forcing thousands of pounds of pressure to flashings / skylights & Roof penetrations .****We provide a detailed description of your roofing needs ,**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input checked="" type="checkbox"/> <b>Unaltered</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> <b>Minor Alteration</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Major Alteration</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Additions</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

**BUILDING CONDITION**

- Excellent: Well-maintained**
- Good: Minor maintenance needed**
- Fair: Major repairs needed**
- Poor: Deteriorated**

**ARCHITECTURAL DESCRIPTION**

**Style:** Greek Revival

**Date of Construction:** 1850

**Source:** NRHP Nomination Form

**Features:** Beith House

Rough stone building by prolific mason Wm. Beith. Gabled roof with classical entablature. Lower one story addition to the north of two story original house. Elaborate door surround added in 1984.

**ARCHITECTURAL SIGNIFICANCE**

- Significant**
- Contributing**
- Non-Contributing**



**Address:**

8 W. Indiana Street

**Representation in Existing Surveys:**

- Federal**
- State**
- County**
- Local**

**Block No. 21**

**Building No. 4**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 3**

**NEGATIVE NO. 12**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
ST. CHARLES CENTRAL DISTRICT  
ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

8 W. Indiana Street

**Remarks:**

South Elevation

**Block No. 21**

**Building No. 4**

**ROLL NO. 3**

**NEGATIVE NO. 11**

**Address:**

8 W. Indiana Street

**Remarks:**

**Block No. 21**

**Building No. 4**

**ROLL NO.**

**NEGATIVE NO.**

**CITY OF ST. CHARLES  
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2023 to April 30, 2024

**THIS AGREEMENT**, entered into this 21<sup>st</sup> day of August, 2023, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name:	Preservation Partners of the Fox Valley
Tax ID# or Social Security #	23-7421954

For the following property:

Address of Property:	8 Indiana St.
PIN Number:	09-34-129-005

**WITNESSETH:**

**WHEREAS**, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

**WHEREAS**, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

**WHEREAS**, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1:**

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: Work should be completed in compliance with any conditions proposed by the Historic Commission.

SECTION 10: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

**OWNER/LESSEE**

**CITY OF ST. CHARLES**

\_\_\_\_\_

\_\_\_\_\_

**Mayor**

**ATTEST:**

\_\_\_\_\_

**City Clerk**

**EXHIBIT "I"**

**Total Reimbursement Amounts**

**Commercial Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Routine Maintenance Improvements</b>	\$	25%	
<b>Historic Preservation Improvements</b>	\$ 46,015	50%	\$23,007.5
<b>Building Improvements</b>	\$	50%	\$
<b>Architectural Services</b>	\$	100% (not to exceed \$4000)	\$
<b>TOTAL</b>	\$	-	\$23,007.5 <b>\$15,228 Max Grant</b>

**Residential Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Historic Preservation Improvements</b>	\$	50%	\$
<b>Architectural Services</b>	\$	100% (not to exceed \$2000)	\$
<b>TOTAL</b>	\$	-	\$

**EXHIBIT “II”**

**Plans, Design drawings, Specifications and Estimates**

Attachments:

Estimate from Miller’s Millwork Inc. Dated Feb. 28<sup>th</sup> 2023

Estimate from Premier Exteriors. Dated Nov. 10<sup>th</sup> 2022

Estimate from Thomas Hamilton. Dated Mar. 21<sup>st</sup> 2023

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4d
	Title:	<b>Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E Main St.</b>	
	Presenter:	<b>Rachel Hitzemann, Planner</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> \$16,360		<b>Budgeted Amount:</b> \$40,000 for FY	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> TIF 7 - Central Downtown (VOTING RESTRICTION)			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p><b><u>Program Description</u></b></p> <p>The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to \$10,000 is available for a 30 ft. length of building façade. There is a limit of \$20,000 of grant funds per property in any 5 year period.</p> <p><b><u>Proposal</u></b></p> <p>Douglas Kimber has requested a Façade Improvement grant for the property located at 11 E. Main St. The project scope includes masonry repair, wood trim replacement and molding replacement.</p> <p><b><u>Historic Commission review – 8/2/23</u></b></p> <p>The Historic Commission reviewed the project and unanimously voted to recommend approval, because the project is correcting and protecting the brick and the location of the building is very prominent in the heart of downtown.</p> <p><b><u>Grant Amount</u></b></p> <p>Total Cost of Project: \$32,720</p> <p>The project is eligible to receive up to \$16,360 based on 50% reimbursement for restoration/ preservation.</p>			
<b>Attachments</b> (please list):			
Historic Commission Resolution, Program Requirements, Façade Improvement Grant Application, Current Photos, Grant Agreement			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 11 E Main St.			

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 7-2023**

**A Resolution Recommending Approval of  
A Façade Improvement Grant Application  
(11 E Main St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 11 E Main St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application because the project is correcting and protecting the brick and the location of the building is very prominent in the heart of downtown.

Roll Call Vote:

Ayes: Rice, Kessler, Pretz, Kramer, Dickerson, Malay

Nays: None.

Abstain: None.

Absent: Smunt

Motion Carried.

**PASSED**, this 2<sup>nd</sup> day of August, 2023.

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Chairman

# FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



## 1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

## 2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
  - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 7:00pm.
  - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

**The earliest the grant agreement can be approved by the City Council is the third Monday of May.** Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

### 3. Commercial Façade Grant

- Eligible Properties:  
Commercial or Multi-Family Residential Buildings (two or more units) located within either:
  - Special Service Area #1B
  - Historic District or Landmark SiteProperties that are at least 50 years of age are given first priority until Sept. 1<sup>st</sup>. Applications received for structures less than 50 years of age will not be reviewed until Sept. 1<sup>st</sup>.
- Application Priority Hierarchy  
Preference will be given to received applications in the following order:
  1. Structures 50+ years of age
    - a. Restoration projects
    - b. Renovation Projects
  2. Structures less than 50 years of age
- Minimum Project Cost: \$2,500
- Grant for Front or Side Facades (visible from street): Maximum grant amount is based upon the frontage of the façade to be renovated, at a maximum of \$10,000 per 30 ft. horizontal length of façade. A facade is defined as a thirty-foot-wide span along the front or side of a building facing a public street, measured along the building wall generally parallel to the right of way line. For building fronts or sides exceeding thirty feet, a pro rata amount will be applied.
- Grant for Rear Entrance Improvements: Maximum grant amount of \$10,000, available for buildings with an existing or proposed rear entrance that is accessible to the public from a dedicated public street, alley, or other right of way, or from a parking lot or walkway that is owned or leased by the City, or from other property that is encumbered by an easement granting public pedestrian access. The rear entrance to be improved must provide public access to a business or businesses within the building.
- Maximum Grant Limits:
  - Total grant amount during any five-year period is capped at \$20,000.
  - For properties on the National Register of Historic Places or Locally Designated Landmarks, the total grant amount for any five-year period is capped at \$30,000.
- Eligible Improvements:
  - 50% Reimbursement for:
    - For Historic structures, maintenance utilizing Historic Preservation practices:***
      - ✓ Repair or restoration of historic features
      - ✓ Replacement of deteriorated historic features with like-in-kind materials to preserve or restore historic features
      - ✓ Re-roof or repair of visible roof surfaces with non-standard materials (such as wood shake, slate, or other decorative non-standard materials)
      - ✓ Extensive restoration/repair of historic masonry material
      - ✓ Painting of exterior surfaces where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting
    - Building improvements:***
      - ✓ Exterior building upgrades or enhancements that will restore or preserve the historic character of a building
      - ✓ Improvement, replacement or installation of storefront systems, doors, windows and trim materials.
      - ✓ Removal of architecturally inappropriate features on buildings

- 25% Reimbursement for Maintenance when done congruently with major restoration or renovation:
  - ✓ Cleaning, patching, caulking of exterior surfaces.
  - ✓ Re-coating of paint on exterior surfaces (without extensive surface preparation)
  - ✓ Re-roofing visible roof surfaces with non-historic material (such as 3-tab or architectural grade asphalt shingles)
  - ✓ Spot masonry repairs or tuckpointing
- 50% Reimbursement for Architectural Services (Up to \$5,000)
  - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- Ineligible Improvements:
  - Signs and Awnings, unless in connection with other eligible improvements.
  - Building additions; unless work falls under the rear entrance requirements
  - Any interior improvement or finishes
  - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
  - Any site improvements, including sidewalks, parking lots and landscaping.
  - Maintenance when not done congruently with major restoration or renovation, including painting, spot masonry or tuckpointing, re-roofing with non-historic material, cleaning, patching, and caulking. If not specifically listed, it is at the Historic Commission's discretion to determine if a project is considered maintenance.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
  - Building Permit fees and related costs.
  - Extermination of insects, rodents, vermin and other pests.
  - Title reports and legal fees.
  - Acquisition of land or buildings.
  - Financing costs.
  - Sweat equity.
  - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**

## FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



### Grant Type (select one):

- Commercial       Residential

### Property Information:

Building or establishment for which the reimbursement grant is requested:

Address:

11 E. MAIN ST.

Property Identification Number: \_\_\_\_\_

Applicant Name:

DOUG KIMBER / BUILDSPACE HOLDINGS LLC

Received Date

**RECEIVED**

**JUL 24 2023**

City of St. Charles  
Community Development

### Project Description:

EXTERIOR MASONRY REPAIR, AND RESTORATION, WINDOW  
MOULDING REPLACEMENT, WOOD TRIM REPLACEMENT,  
AND EXTERIOR PAINTING TO PRESERVE ALL THAT WORK.

Total Cost Estimate:

\$ 32,720.00

### Submittal Checklist:

- \$50 Application Fee**
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

**Applicant Contact Information:**

Phone Number: 630.606.1858

Email Address: dakimber2@gmail.com

**Statement of Understanding:**

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: Douglas A. Kimber Date: 7/23/23  
Applicant

**Owner Authorization (if applicable):**

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at \_\_\_\_\_, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner



Chicago Metro Office:  
884 County Line Rd  
Bensenville, IL 60106  
Office 630.688.9423

Cincinnati Metro Office:  
4824 Interstate Dr.  
Cincinnati, OH 45246  
Office 513.866.2210

**DATE: 7.12.23**

**TO: Dave Kimber**  
11 E Main St.  
St. Charles, IL  
[Dakimber2@gmail.com](mailto:Dakimber2@gmail.com)  
630.606.1858

**FOR: Exterior Carpentry Repairs & Painting**

Thank you for the opportunity to quote the following project. Feel free to reach out to me directly with any questions you may have or to accept this proposal.

Sincerely,

*Aaron Moore*

#### Job description

#### **Exterior Carpentry Repairs & Painting (\$19,860.00)**

- Cover and protect adjacent surfaces.
- Wash surfaces to be painted.
- Scrape loose and failing paint.
- Remove rotten wood.
- Install new wood where able or repair using epoxy wood patch if wood cannot be removed.
  - o 3 man day allowance + \$250 for materials.
  - o Additional carpentry repairs will be billed at \$75 per hour.
- Prepare and paint 3 sides of exterior using Sherwin Williams Super Paint or Equal.
  - o Includes, walls, windows, trim.
  - o Excludes rear metal railings & overhang.
- Includes all labor, materials, and equipment needed.
- Areas Excluded:
  - o All areas not mentioned in the "Included" Section.
  - o Excludes any city fees or permits required.

Please take special note of the job description. Precision Painting and Decorating Corp is not required to perform any projects not specifically listed.

#### Insurance

- Precision Painting and Decorating Corp carries liability insurance and workman's compensation insurance.
- Certificates of insurance are available on request.

#### Limited Warranty

- Precision Painting and Decorating Corp warrants labor and material for a period of 1 year. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above.



Chicago Metro Office:  
884 County Line Rd  
Bensenville, IL 60106  
Office 630.688.9423

Cincinnati Metro Office:  
4824 Interstate Dr.  
Cincinnati, OH 45246  
Office 513.866.2210

- **This warranty excludes, and in no event will Precision Painting and Decorating Corp be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture; i.e. cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.**

**Work Standard**

- **Precision Painting and Decorating Corp** is a member of the Painting and Decorating Contractors of America.
- All work is to be completed in a workman like manner according to standard practices. It is essential that the work area be available to us, free from other trades. Our employees will remain on the job until completion of the project, weather permitting. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays beyond our control.
- Work procedures as per standards of the PDCA (Painting and Decorating Contractors of America). Copies of these standards are available on request.
- The painting contractor will produce a “properly painted surface”. A “properly painted surface” is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over spray which the contractor’s workforce causes. Compliance to meeting the criteria of a “properly painted surface” shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.

**Change Orders**

- If after you agree to this work, you desire any changes of additional work, please contact us as the cost of all revisions must be agreed upon in writing. Employees are instructed not to undertake additional work without authorization
- You will be notified of all needed carpentry work before it is done. Carpentry work is charged at a rate of \$75.00 per hour plus materials.

**Cost**

- We propose to furnish labor and material- complete and in accordance with the above specifications for the sum of all as stated above. Individual tasks, if selected may require additional pricing. Price is valid for 90 days, unless otherwise noted.

**Payment**

- **Net 30**
- **Payments made with Credit Card will incur convenience charge of 3.65%**

**Acceptance of Proposal**

- ***Please indicate your acceptance of this proposal by signing both copies and returning one copy.***
- ***We must have your signed copy in order to secure a start date.***
- ***By signing this contract, I acknowledge that I have read and understand the terms of this proposal.***

\_\_\_\_\_  
Signature of Customer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Precision Painting and Decorating Corp

\_\_\_\_\_  
Date

# **STONE AND BRICK MASONRY GROUP.INC**

1599 JEFFERSON RD.  
HOFFMAN ESTATES, IL 60169  
773-747-1600  
WWW.STONEBRICKMASONRY.COM  
STONEANDBRICKMASONRY@GMAIL.COM



---

## **Agreement to Perform Masonry Services to: Doug Kimber**

Contract Date:06.20.2023	Services Performed By:	Services Performed For:
	STONE AND BRICK MASONRY GROUP.INC	Doug Kimber
	1599 JEFFERSON RD.	11 E Main St
	HOFFMAN ESTATES, IL 60169	St. Charles, IL 60174
	773-747-1600	TEL: 630-606-1858
	WWW.STONEBRICKMASONRY.COM	
	STONEANDBRICKMASONRY@GMAIL.COM	

- 
- ERECT SCAFFOLDING AND LADDERS AS REQUIRED.
  - COVER WORK SITE TARP DURING THE WORK AND PROTECT WITH TARPAULINS AS NECESSARY.
  - COVER THE ROOF AREA WITH TARPS AND PLYWOOD TO PREVENT DAMAGE.

### **East elevation of the building.**

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 150-180 damaged bricks.
- Clean 100% top parapet wall clay coping seal, apply new Np1 Master Seal.

### **Utility chimney.**

- Grind as necessary, tuck-point as necessary utility chimney.
- Remove and replace approximately 5-10 damaged bricks.
- Clean 100% chimney crown cap, and paint with chimney crown sealer.

### **South elevation of the building. From the S/E corner running to West 20LF.**

- Grind as necessary, tuck-point as necessary masonry wall.
- Remove and replace approximately 50-80 damaged bricks.

**G.N.**

**Grinding and Tuck-Pointing.**

Tuck point all of the cracked, missing and loose mortar joints located on the above specified elevation. After visual inspection all loose and cracked mortar joints will be cut or raked as required 3/4" to 1" deep or to solid bed joint with special power routing tools designed to remove the mortar without unduly damaging the edges of the abutting masonry. Grinding operation will be completed with the use of commercial **OSHA approved** dust control vacuum.

A new mortar of type N will be packed tightly into the joints in thin layers, and tightly tool to make concave joint, after the last layers of mortar is "thumb print" hard. The color of the new mortar will be the existing as close as possible. All existing mortar joints will be lightly dumped before tuck pointing to ensure proper bond of new mortar. All Tuck pointed masonry will be brushed and cleaned to remove all excess mortar and mortar smears. A new mortar joints will be almost impervious to water.

ALL DEBRIS CAUSED FROM THE ABOVE WORK WILL BE CLEANED UP DAILY.

THE OWNER IS TO SUPPLY STONE & BRICK MASONRY GROUP, INC WITH WATER AND 110V ELECTRIC SERVICE, CLEAN ACCESS TO WORK AREA.

STONE & BRICK MASONRY GROUP, INC. PROPOSE TO FURNISH ALL LABOR, SUPERVISION, MATERIAL AND EQUIPMENT.

TO CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY, PROPERTY DAMAGE INSURANCE, AND TO USE EVERY RESPONSIBLE PRECAUTION TO PROTECT THE PUBLIC AND ANY ADJACENT PROPERTY DURING THE PERFORMANCE OF THE ABOVE WORK.

**Stone & Brick Masonry Group. Inc., is full insured and will be happy to provide you with a Certificate of Insurance.**

ALL THE ABOVE WORK LABOR AND MATERIAL WILL BE DONE FOR THE SUM OF:

**Twelve thousand eight hundred sixty - \$12,860.00USD**

**50% Down payment required. \$6,430.00 Balance. \$6,430.00**

THANK YOU FOR CALLING STONE & BRICK MASONRY GROUP, INC. IF YOU ACCEPT OUR CONDITIONS PLEASE E-MAIL BACK TO OUR OFFICE.

STONE & BRICK MASONRY GROUP, INC.

HOME OWNER.

-----

-----

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

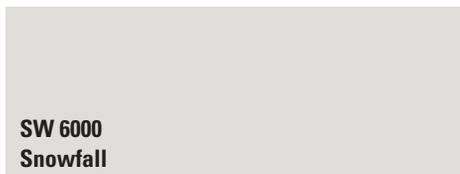
11 East Main Street - ORIGINAL IMAGE



**Angel Esparza**

(773) 842-7807 • [angel.esparza@sherwin.com](mailto:angel.esparza@sherwin.com)

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.  
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SW 6000  
Snowfall

Body



SW 0077  
Classic French Gray

Trim



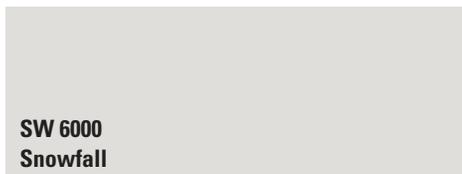
SW 6572  
Ruby Shade

Roof & Decorative Elements



SW 6258  
Tricorn Black

Columns & Window Panels



SW 6000  
Snowfall

Body



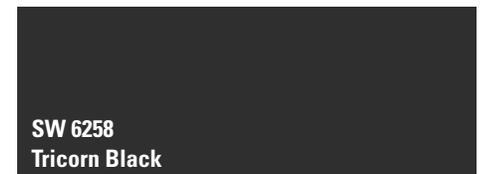
SW 7650  
Ellie Gray

Trim



SW 6572  
Ruby Shade

Roof & Decorative Elements



SW 6258  
Tricorn Black

Columns & Window Panels



There are a number of places where the trim is rotting and needs to be replaced, then painted to preserve the windows and brick mounding.



The face of the brick is failing in places and the paint is peeling because of it. It needs the attention of a masonry expert to preserve the brick and provide a decent surface to paint. These are just a couple small spots. There is a larger spot that was too high to be easily photographed.



ST. CHARLES HISTORIC PRESERVATION COMMISSION

**ARCHITECTURAL SURVEY**  
**ST. CHARLES CENTRAL DISTRICT**  
**ST. CHARLES, ILLINOIS**

DIXON ASSOCIATES / ARCHITECTS

**ARCHITECTURAL INTEGRITY**

	1	2	3
<input type="checkbox"/> Unaltered	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Minor Alteration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Major Alteration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Additions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insensitive to original	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1: first floor; 2: upper floors; 3: roof/cornice

**ARCHITECTURAL SIGNIFICANCE**

Significant

Contributing

Non-Contributing

**BUILDING CONDITION**

Excellent: Well-maintained

Good: Minor maintenance needed

Fair: Major repairs needed

Poor: Deteriorated

**ARCHITECTURAL DESCRIPTION**

**Style:** Commercial Vernacular

**Date of Construction:** 1890-1910

**Source:** Field Observation

**Features:**

Two story masonry structure, brick with stone banding at window heads. Banding changes to textured brick on east elevation. Four bay windows and corner turret at second floor. First floor covered with board and batten wood siding. Greatly modified storefronts. "OSGOOD" inscription at cornice.



**Address:**

13-15 1/2 East Main Street

**Representation in Existing Surveys:**

Federal

State

County

Local

**Block No. 46**

**Building No. 3**

**SURVEY DATE:**

**MAY 1994**

**ROLL NO. 7**

**NEGATIVE NO. 31**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

13-15 1/2 East Main Street

**Remarks:**

East Elevation.

**Block No. 46**

**Building No. 3**

**ROLL NO. 6**

**NEGATIVE NO. 1**



**Address:**

13-15 E Main St.

**Remarks:**

Photo taken 11/21

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**



ST. CHARLES HISTORIC PRESERVATION COMMISSION

# ARCHITECTURAL SURVEY ST. CHARLES CENTRAL DISTRICT ST. CHARLES, ILLINOIS

DIXON ASSOCIATES / ARCHITECTS

CONTINUATION SHEET NO: 1



**Address:**

13-15 E Main St.

**Remarks:**

East Elevation

Photo taken 11/21

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**

**Address:**

**Remarks:**

**Block No.**

**Building No.**

**ROLL NO.**

**NEGATIVE NO.**

**CITY OF ST. CHARLES  
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2023 to April 30, 2024

**THIS AGREEMENT**, entered into this 21<sup>st</sup> day of August, 2023, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Douglas Kimber

Tax ID# or Social Security #

For the following property:

Address of Property: 11 E Main St.

PIN Number: 09-27-388-008

**WITNESSETH:**

**WHEREAS**, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

**WHEREAS**, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

**WHEREAS**, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1:**

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: Work should be completed in compliance with any conditions proposed by the Historic Commission.

SECTION 10: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

**OWNER/LESSEE**

**CITY OF ST. CHARLES**

\_\_\_\_\_

\_\_\_\_\_

**Mayor**

**ATTEST:**

\_\_\_\_\_

**City Clerk**

**EXHIBIT "I"**

**Total Reimbursement Amounts**

**Commercial Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Routine Maintenance Improvements</b>	\$	25%	
<b>Historic Preservation Improvements</b>	\$ 32,720	50%	\$16,360
<b>Building Improvements</b>	\$	50%	\$
<b>Architectural Services</b>	\$	100% (not to exceed \$4000)	\$
<b>TOTAL</b>	\$	-	\$16,360

**Residential Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Historic Preservation Improvements</b>	\$	50%	\$
<b>Architectural Services</b>	\$	100% (not to exceed \$2000)	\$
<b>TOTAL</b>	\$	-	\$

**EXHIBIT “II”**

**Plans, Design drawings, Specifications and Estimates**

Attachments:

Estimate from PPD Painting. Dated July. 12<sup>th</sup> 2023

Estimate from Stone and Brick Masonry Group. Dated June. 20<sup>th</sup> 2022

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4e
	Title:	<b>Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 411 Prairie St.</b>	
	Presenter:	<b>Rachel Hitzemann, Planner</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> \$5,000		<b>Budgeted Amount:</b> \$10,000 for FY	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p><b><u>Program Description</u></b></p> <p>The Façade Improvement Grant program provides assistance to property owners and business tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design.</p> <p>Beginning in 2017, the program was expanded to single-family residential structures. The residential grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements or maintenance using historic preservation practices. Residential grants are capped at \$5,000.</p> <p><b><u>Proposal</u></b></p> <p>Susan Olson, owner of 411 Prairie St. has requested a Residential Façade Improvement Grant to assist in funding the like-in-kind replacement of the front porch posts.</p> <p><b><u>Historic Commission Review 7-19-23</u></b></p> <p>The Historic Commission reviewed the grant for 411 Prairie St. and unanimously recommended approval on 7/19/2023 because the posts were being replaced with the same material and architectural style and detail.</p> <p><b><u>Grant Amount</u></b></p> <p>Total Cost of Project: \$16,000</p> <p>The project is eligible to receive up to \$5,000 based on 50% reimbursement for restoration/ preservation.</p>			
<b>Attachments</b> (please list):			
Historic Commission Resolution, Program Requirements, Location Map, Façade Improvement Grant Application, Current Photos, Grant Agreement			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 411 Prairie St.			

**City of St. Charles, Illinois**

**Historic Preservation Commission Resolution No. 5-2023**

**A Resolution Recommending Approval of  
A Façade Improvement Grant Application  
(411 Prairie St.)**

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Façade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Façade Improvement Grant Application for 411 Prairie St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds said Façade Improvement Grant Application to be in conformance with the program requirements.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Façade Improvement Application, because the pillars are a duplication of historic material, architecture and are a near like in kind replacement on an architectural element of a landmarked structure.

Roll Call Vote:

Ayes: Rice, Kessler, Pretz, Smunt, Malay

Nays: None.

Abstain: None.

Absent: Kramer, Dickerson

Motion Carried.

**PASSED**, this 19<sup>th</sup> day of July, 2023.

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Chairman

# FAÇADE IMPROVEMENT GRANT PROGRAM DESCRIPTION

MAY 1, 2022

COMMUNITY DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



## 1. Program Purpose

- The Facade Improvement Program is intended to promote reinvestment and restoration of commercial and residential buildings in the downtown area, with a focus on supporting historic preservation practices.
- The program is intended to assist property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures.
- Improvements must meet criteria for appropriateness of design.
- Reimbursement grants are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality and vitality of downtown St. Charles.

## 2. Application, Review and Approval Process:

- **Determine if your property is eligible for either the Commercial or Residential Façade Improvement Grant.**
- **Determine if your project is eligible for grant reimbursement.**
- **Define the scope of your proposed improvements.** This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
- **Contact the City to schedule a preliminary review of the project by the Historic Preservation Commission early in the design process to determine if the project scope and improvements will meet the program requirements.** The Historic Preservation Commission will consider the architectural appropriateness of proposed improvements using Design Guidelines and the Historic Preservation Ordinance (Chapter 17.32 of the Municipal Code). Improvements that are not architecturally appropriate, as determined by the City Council upon recommendation of the Historic Preservation Commission, are not eligible for a reimbursement grant. The Design Guidelines apply to all grant projects, regardless of whether they are in the Historic District.
- **The grant Program Year runs from May 1 to April 30 of the following year. Grant applications are accepted beginning in March of each year for the Program Year beginning on May 1.** (Note: The budget for the Program Year will not be finalized until approved by the City Council each year. This typically occurs in early April.)
- **Submit a complete grant application. Attend the following meetings on the dates provided by City staff:**
  - The **Historic Preservation Commission** will review and make a recommendation regarding the grant. They meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 7:00pm.
  - The **Planning & Development Committee** of the City Council will review the Historic Commission recommendation at their meeting on the second Monday of the month at 7:00pm.

If recommended for approval, the City Council will then vote on the formal grant agreement at a subsequent meeting. The grant agreement will follow the standard form, which is attached. Attendance at this meeting is not necessary unless requested.

**The earliest the grant agreement can be approved by the City Council is the third Monday of May.** Work initiated prior to City Council approval of the grant agreement is not eligible for reimbursement.

#### 4. **Residential Façade Grant:**

- **Eligible Properties:**  
Residential buildings located within a Historic District or Landmark site, rated in the Historic District Architectural Survey as:
  - “Contributing” or “Significant” structures
  - Non-Contributing structures that, upon completion of the improvements, will be re-classified by the Historic Preservation Commission as “Contributing” or “Significant”
- **Minimum Project Cost:** \$1,000
- **Maximum Grant Amount:** \$5,000 for:
  - Improvements that will be visible from the public right-of-way
  - Improvements to systems that include both the visible and non-visible elevations (such as improvements to siding or windows around entire building)
- **Eligible Improvements:**
  - 50% Reimbursement for projects falling into one or more of the following categories:
    - Repainting of historic exterior surface materials where the surface preparation includes removal of worn/failing paint and intensive surface preparation prior to painting.
    - Reconstruction of missing historic features. (*Example: Previously existing front porch*)
    - Repairing/stabilizing deteriorated historic features and reusing existing architectural elements. (*Example: Repair or partial reconstruction of a porch or replacement of window components*)
    - Removal of inappropriate features and restoration with original details and materials. (*Example: Removal of non-original aluminum/vinyl siding and restoration of the original siding, Removal of vinyl or aluminum windows and replacement with wood or aluminum clad wood windows.*)
    - Upgrade deteriorated materials with new appropriate materials. (*Example: Replacement of deteriorated wood windows with new wood windows*)
  - 100% Reimbursement for Architectural Services (Up to \$2,000)
    - Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the City, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved facade improvement will be reimbursed.
- **Ineligible:**
  - Routine maintenance
  - Any interior improvement or finishes
  - Any improvements to internal building systems, including HVAC, plumbing, electrical (except for wiring for exterior lighting)
  - Any site improvements, including sidewalks, parking lots and landscaping.
  - Freestanding new construction buildings
  - Building additions, unless in connection with improvements to the existing building.
- Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility by the Historic Preservation Commission as an advisory body and approval or disapproval by City Council.

5. **Terms and Conditions applicable to all grants:**

- **Grant applications will be considered in the order they are received.** In the event that the total amount of the potential reimbursement grants exceeds the amount budgeted for the program year, the applications will be carried over for consideration during the following program year.
- **Not more than one grant shall be approved for a building in any program year, and a grant shall not be approved if a grant was made for the same portion of the building within the previous five years.** For the Residential Grant Program, within the 5 program years following approval of a grant, a grant for the same property will not be considered until September of each program year.
- **The maximum amount of the reimbursement grant for a specific property will be set forth in a Facade Improvement Agreement between the City and the property owner or tenant.** If the actual costs exceed the original final estimates submitted with the application and used to determine the final total amount of reimbursement within the Agreement, the property owner or tenant will be responsible for the full amount of the excess. The City cannot reimburse more than the total amount specified in the Agreement.
- **Reimbursement grants are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099.** You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.
- **The following items are not considered “improvements” and therefore they are not eligible for reimbursement:**
  - Building Permit fees and related costs.
  - Extermination of insects, rodents, vermin and other pests.
  - Title reports and legal fees.
  - Acquisition of land or buildings.
  - Financing costs.
  - Sweat equity.
  - Working capital for businesses.
- **Work that has been initiated prior to the approval of the Facade Improvement Agreement by the City Council is NOT eligible for grant reimbursement.**
- **All improvements must be completed prior to the end of the program year on April 30.** If the work is not complete by the end of the program year, the City’s remaining obligation to reimburse the owner or tenant for the project terminates. The City may, its sole discretion, grant a single one-year extension due to unforeseen circumstances that have prevented the completion of the project.
- **The property owner and tenant shall be responsible for maintaining the facade improvements without alteration for five (5) years.** A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Facade Improvement Agreement.
- **Any project changes must be approved by the City.** Major changes or elimination of improvements must be approved by the City Council. Minor revisions must be approved by the Historic Preservation Commission.
- **This is a reimbursement program -- you must pay your architect, contractors and suppliers before you receive payment from the City.**



# FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION

CITY OF ST. CHARLES



## Grant Type (select one):

- Commercial       Residential

Received Date  
**RECEIVED**

**JUL 14 2023**

City of St. Charles  
Community Development

## Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 411 PRAIRIE ST.

Property Identification Number: 09-34-158-012

Applicant Name: SUSAN A OOSON

## Project Description:

REPLACE AGE DISTRESSED PILLARS AND BASES  
ON FRONT PORCH

Total Cost Estimate:      \$ 16,000

## Submittal Checklist:

- \$50 Application Fee**
- Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.
- Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.
- W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

**Applicant Contact Information:**

Phone Number: 630-377-0167

Email Address: SAOLSON@167ASBCGLOBAL.NET

**Statement of Understanding:**

- I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".
- I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.
- I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.
- I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

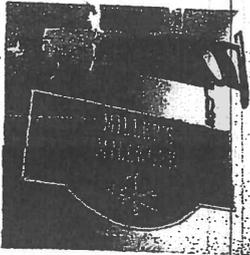
Signature:  Date: 7-12-23  
Applicant

**Owner Authorization (if applicable):**

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at \_\_\_\_\_, and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner



# MILLER'S MILLWORK, INC

MICHAEL GEORGE MILLER  
225 EAST GALENA BLVD.  
AURORA, IL 60505-3415

shop & fax ( 630 ) 906-6390  
cell ( 708 ) 502-1072  
email millersmillworkinc@yahoo.com  
website millersmillwork.net

**PROPOSAL**

Thursday, July 6, 2023

To: Susan Olson  
411 Prairie Street  
St. Charles, IL 60174

Home: 630-377-0167  
Cell: 630-269-0167  
email: Saolson0167@sbcglobal.net

Job: Porch post replacement

This proposal is for the removal, disposal and installation of new porch posts including caps and bases with the following specifications.

New post wood species: African Mahogany

Caps, bases and rope pattern columns to be manufactured from solid new material, duplication of original.  
■components will be multi layered laminations with marine grade epoxy adhesive

Existing deck not to be touched except for caulk & paint as required

■deck paint ( if required , touch up only ) to match existing

Existing corbels & arched details above posts not to be touched except for mounting, caulk & paint as required

Below deck framing reinforcement (blocking / "squash block") installed

New components to be installed primed and painted to approved color by Olson

■paint touch up after installation as required

■paint to be Sherwin Williams - AURA or comparable

For removal & installation, roof to be raised ( 1/4" or less ) to eliminate load while exchanging old to new.

Any and all waist to be disposed of by Miller's Millwork, Inc.

No Permits to be supplied. If required by City of St. Charles permits and fees are homeowners responsibility.

**Cost Breakdown**

porch posts	\$3,870.00 each	\$15,480.00
below deck blocking	\$130.00 each	\$520.00
temporary material to eliminate load		\$25.00
disposal fee		\$125.00
<b>Project total</b>		<b>\$16,150.00</b>
Deposit requested, 50 %		\$8,075.00

**Payment**

A down payment of 50% of project total due to begin manufacturing .

Balance of project total, plus any extras due upon completion .

Price includes : All materials, Shop Labor, Painting and/or Finishing, Delivery and Installation unless noted.  
Any extras or change orders will be added to final invoice.

**Terms:** The Above prices, specifications, and conditions are satisfactory and are hereby accepted.  
You are authorized to do the work, as specified. The customer by verbal or written agreement agrees to payments by terms and conditions stated. Any and all legal fees will be customer responsibility if full payment is not received within 30 days of invoice and legal recourse is required.

Respectfully:  
Michael George Miller

Authorized Signature

*Michael George Miller*

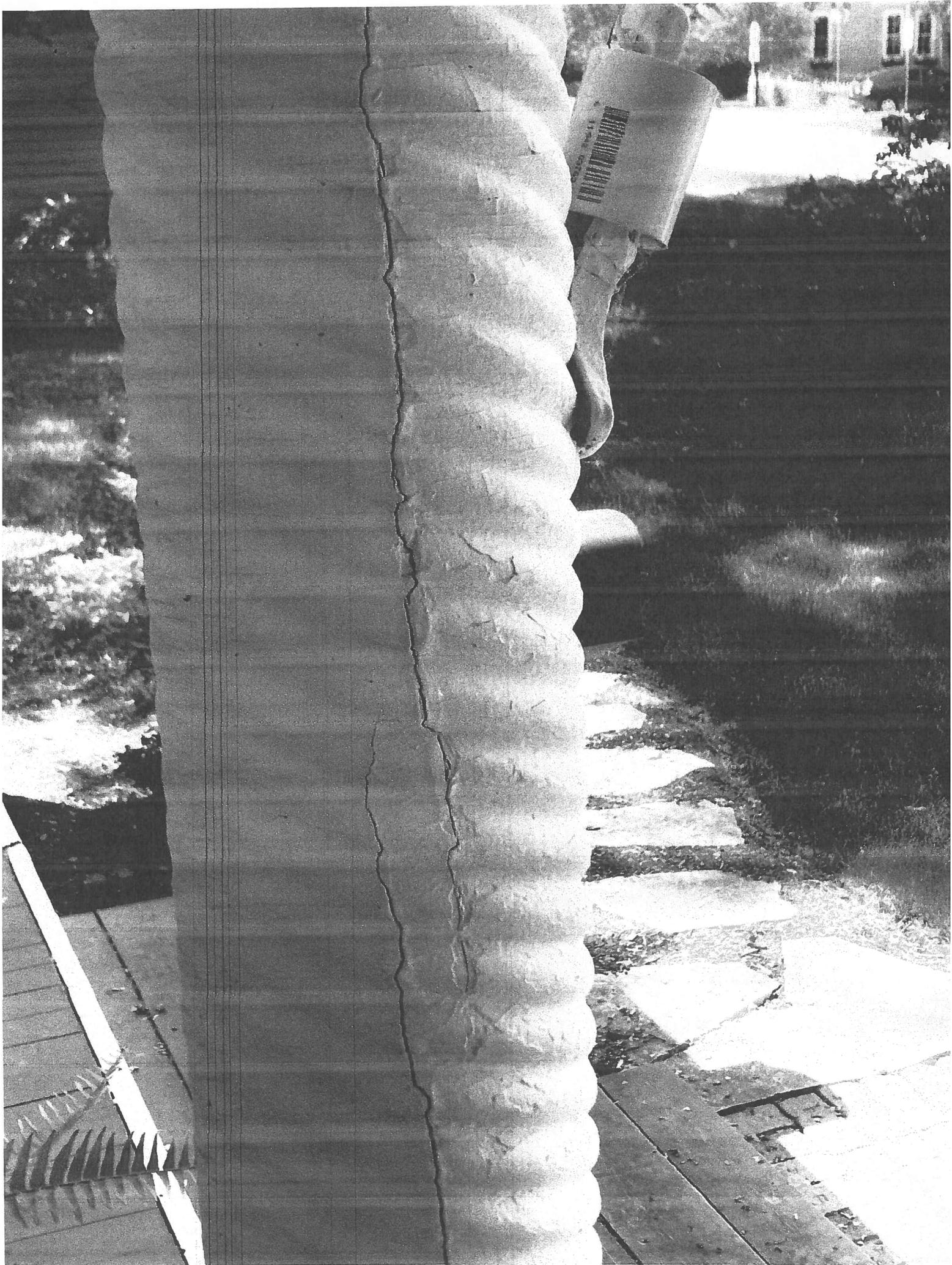
Date: 7/10/2023

Signature

*Susan Olson*















**CITY OF ST. CHARLES  
FACADE IMPROVEMENT AGREEMENT**

Program Year: May 1, 2023 to April 30, 2024

**THIS AGREEMENT**, entered into this 21<sup>st</sup> day of August, 2023, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Susan Olson  
Tax ID# or Social Security #

For the following property:

Address of Property: 411 Prairie St.  
PIN Number: 09-34-158-012

**WITNESSETH:**

**WHEREAS**, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

**WHEREAS**, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

**WHEREAS**, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

**SECTION 1:**

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not

replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit "I".

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the

OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

**OWNER/LESSEE**

**CITY OF ST. CHARLES**

\_\_\_\_\_

\_\_\_\_\_

**Mayor**

**ATTEST:** \_\_\_\_\_

**City Clerk**

**EXHIBIT "I"**

**Total Reimbursement Amounts**

**Commercial Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Routine Maintenance Improvements</b>	\$	25%	
<b>Historic Preservation Improvements</b>	\$	50%	\$
<b>Building Improvements</b>	\$	50%	\$
<b>Architectural Services</b>	\$	100% (not to exceed \$4000)	\$
<b>TOTAL</b>	\$	-	\$

**Residential Façade Grants:**

	<b>Total Estimated Cost</b>	<b>Reimbursement Percentage</b>	<b>Total Maximum Grant Amount</b>
<b>Historic Preservation Improvements</b>	\$16,000	50%	\$8,000
<b>Architectural Services</b>	\$	100% (not to exceed \$2000)	\$
<b>TOTAL</b>	\$16,000	-	\$8,000 \$5,000 Max. Grant

**EXHIBIT “II”**

**Plans, Design drawings, Specifications and Estimates**

Attachments:

Estimate from Miller’s Millwork, Inc Dated July. 6<sup>th</sup> 2023

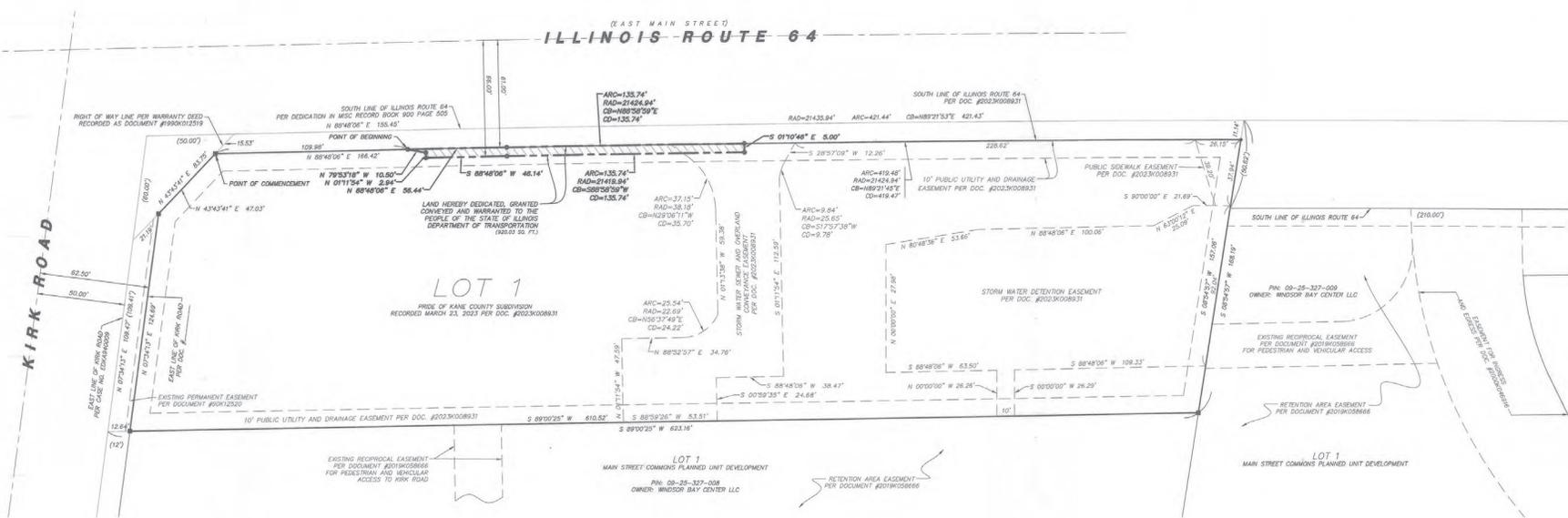
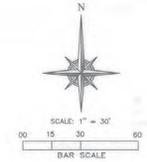
	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4f	
	Title:	<b>Recommendation to approve a Plat of Dedication to IDOT for Pride of Kane County.</b>		
	Presenter:	<b>Russell Colby</b>		
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023		
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$		<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None				
<b>Executive Summary</b> (if not budgeted, please explain):				
<p>Construction was recently completed for the Pride of Kane County gas station located at the southeast corner of E. Main St. and Kirk Rd.</p> <p>The Plat of Subdivision for the property was recorded in March 2023. The Plat included a dedication to IDOT of 11' of Rt. 64 frontage. Subsequently, IDOT requested an additional 5' dedication along a portion of the Rt. 64 frontage in relation to public sidewalk and a light pole.</p> <p>A Plat of Dedication has been prepared and submitted for City Council approval as acknowledgement of the resulting modification to the lot line. The project will continue to meet zoning bulk standards regardless of the additional dedication. Staff recommends approval based on this determination.</p>				
<b>Attachments</b> (please list):				
Plat of Dedication				
<b>Recommendation/Suggested Action</b> (briefly explain):				
Staff recommends approval of the Plat of Dedication to IDOT for Pride of Kane County.				

# PLAT OF DEDICATION TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION ILLINOIS ROUTE 64

THAT PART OF LOT 1 IN THE PRIDE OF KANE COUNTY SUBDIVISION, BEING A SUBDIVISION IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON MARCH 23, 2023 PER DOCUMENT NUMBER 2023K008931 IN THE TOWNSHIP AND CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH LINE OF ILLINOIS ROUTE 64, A DISTANCE OF 109.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 38.44 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 135.74 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 21,424.84 FEET (CHORD BEARS NORTH 88 DEGREES 58 MINUTES 59 SECONDS EAST, 135.74 FEET); THENCE SOUTH 01 DEGREES 46 MINUTES 40 SECONDS EAST, 5.00 FEET; THENCE SOUTHWESTERLY 135.74 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 21,419.84 FEET (CHORD BEARS SOUTH 88 DEGREES 58 MINUTES 00 SECONDS WEST, 135.74 FEET); THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST, 46.14 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 54 SECONDS WEST, 2.94 FEET; THENCE NORTH 79 DEGREES 53 MINUTES 18 SECONDS WEST, 10.50 FEET TO SAID NORTH LINE ALSO BEING THE POINT OF BEGINNING.

**LEGEND**

- LAND HEREBY DEDICATED, GRANTED, CONVEYED AND WARRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION
- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- EXISTING EASEMENT
- IRON PIPE SET



**CITY COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF KANE )

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ BY THE COUNCIL OF THE CITY OF ST. CHARLES.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
                              ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT CIMA DEVELOPERS, LP IS/ARE THE OWNER(S) OF THE LAND DESCRIBED ABOVE AND AS OWNERS HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF KANE )

I, \_\_\_\_\_ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

COUNTY CLERK \_\_\_\_\_

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVENWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ )  
                              ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ 20\_\_\_\_

JOSE RIOS P.E.  
REGION ONE ENGINEER

- NOTES:**
1. PERMANENT INDEX NUMBER (P.I.N.): 09-25-179-001
  2. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  3. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT I, FRANJO I. MATIJC, ILLINOIS LAND SURVEYOR NUMBER 35-3556, HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY FOR THE PURPOSES OF ROADWAY DEDICATION. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF May 2023  
AT HOFFMAN ESTATES, ILLINOIS.

*Franjo I. Matijc*  
FRANJO I. MATIJC - PLS #055-003556 EXPIRES 11/30/2026  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.00750-00  
STATE OF ILLINOIS

03/30/23 - ISSUED FOR REVIEW  
04/27/23 - REVISED PER COMMENTS  
05/19/23 - ISSUED FINAL MYLAR



**PLAT OF DEDICATION**  
33W572 EAST MAIN STREET  
SAINT CHARLES, ILLINOIS

**CIMA DEVELOPERS**  
30W180 BUTTERFIELD ROAD  
WARRENVILLE, IL 60055

**ISSUE**  
TO: \_\_\_\_\_ DATE \_\_\_\_\_  
CLIENT: 040123  
CLIENT: 042723  
CLIENT: 050923

CHECK-FIRM  
DRAWN-KCH  
JOB: 1918603C

**DED-1**  
SHEET 1 OF 1  
PLAT OF DEDICATION

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		Agenda Item number: 4g
	Title:	<b>Recommendation to Approve and Execute an Acceptance Resolution for Public Utility (Watermain) for McGrath Honda – 4075 E Main St</b>	
	Presenter:	<b>Simona Hawk</b>	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> Pheasant Run TIF			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>Public watermain and appurtenances were constructed by the developer to service the improvements for the McGrath Honda development.</p> <p>Said utilities have undergone and passed all required standard testing.</p> <p>The City has performed inspections and all punchlist items have been resolved.</p> <p>Record Drawings have been submitted and approved.</p>			
<b>Attachments</b> (please list):			
Acceptance Resolution Bill of Sale Exhibit			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Staff recommends approval and execution of an acceptance resolution.			

**City of St. Charles  
Kane and DuPage Counties**

**ACCEPTANCE RESOLUTION**

**Subdivision Name: McGrath Honda – 4075 E Main St**

**Whereas** 4075 E Main St, LLC, the Developer of McGrath Honda – 4075 E Main St, constructed public watermain and appurtenances in easements as described in the attached exhibits in the aforesaid Subdivision; and

**Whereas**, the Developer has constructed public watermain and appurtenances in accord with the plans and specifications, heretofore approved by the City of St. Charles; and

**Whereas**, the constructed public watermain and appurtenances have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

**Now, Therefore, Be It Resolved** by the City Council of St. Charles, that said Council hereby approves and accepts the constructed public watermain and appurtenances. It being understood that this acceptance and/or approval in no way relieves the Developer of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

**Passed** by the City Council of the City of St. Charles, this \_\_\_\_ day of \_\_\_\_\_, 2023, and **APPROVED** by the Mayor of said City of St. Charles, this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that 4075 E Main St, LLC ("Seller"), in consideration of One (\$1.00) Dollar and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois, ("City") the following goods, chattels or other items of personal property, to wit:

ONE: Each and every part of Watermain Systems and appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibit "A".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty, which comprise Watermain Systems and appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforescribed goods, chattels and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and sealed this Bill of Sale at noon, this 1<sup>st</sup> day of July, 2023.

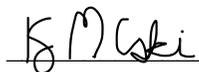
4075 E Main St, LLC

\_\_\_\_\_  
BY:

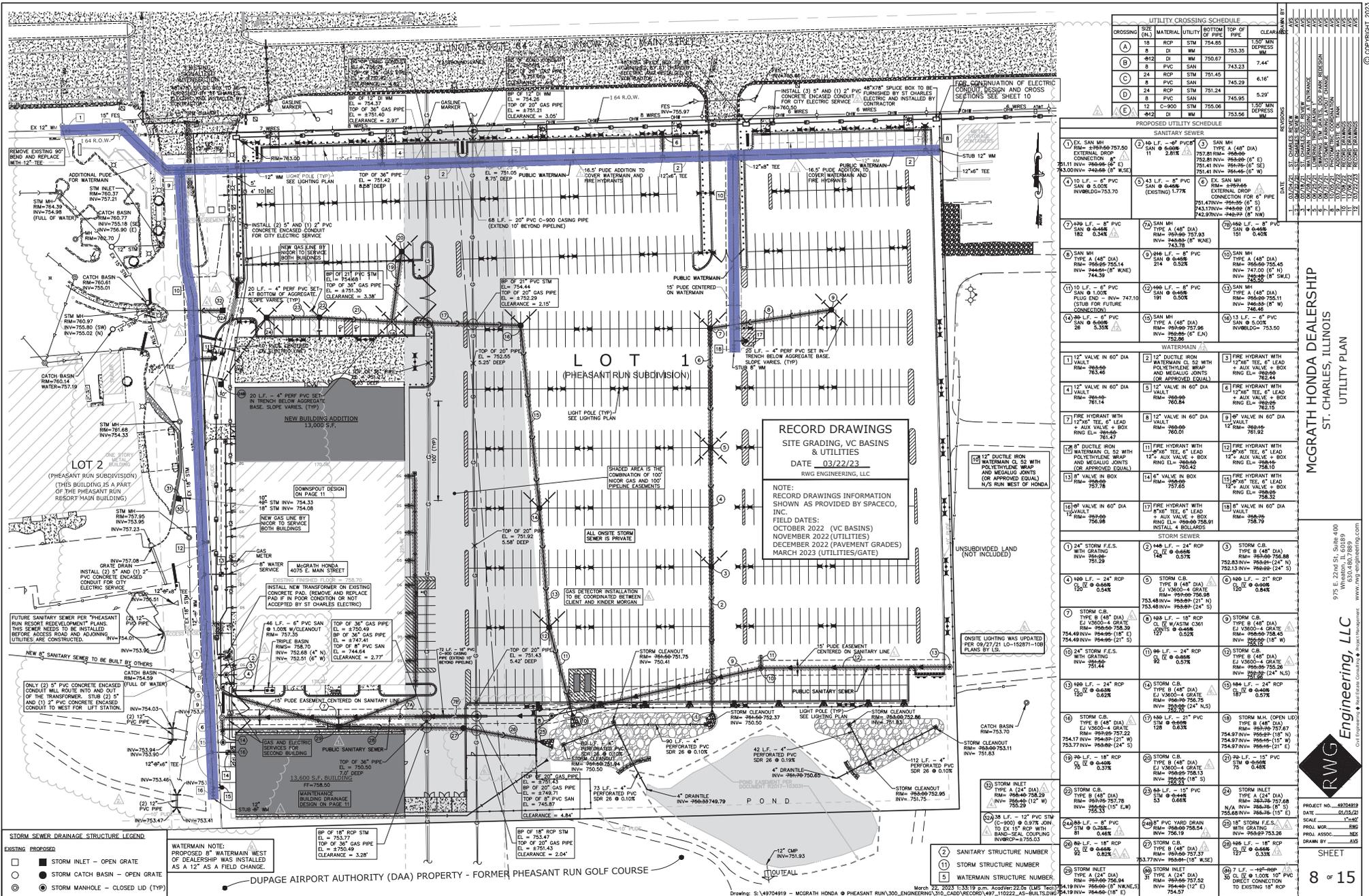


ITS: Chris McGrath, Manager

ATTEST:

 \_\_\_\_\_

# EXHIBIT A - WATERMAIN EXHIBIT - 4075 E. Main St



McGRATH HONDA DEALERSHIP  
ST. CHARLES, ILLINOIS  
UTILITY PLAN

975 E. 32nd St., Suite 400  
Winnetka, IL 60093  
630-480-7889  
www.rwg-engineering.com

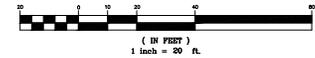


PROJECT NO. 2205019  
DATE 05/03/23  
SCALE 1/8"=1'-0"  
PROJ. WDR. JMS  
PROJ. ASSOC. MVS  
DRAWN BY MVS

SHEET

© COPYRIGHT 2023

 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		<b>Agenda Item number: 4h</b>
	Title:	<b>Recommendation to approve Plat of Easement for Kiddie Academy, 2651 Woodward Dr.</b>	
Presenter:	<b>Simona Hawk</b>		
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> August 14, 2023	
<b>Proposed Cost:</b> \$		<b>Budgeted Amount:</b> \$	<b>Not Budgeted:</b> <input type="checkbox"/>
<b>TIF District:</b> None			
<b>Executive Summary</b> (if not budgeted, please explain):			
<p>Plats of Easement have been submitted as required for improvements associated with the Kiddie Academy building project.</p> <p>A Plat of Easement has been provided for public sidewalk. The blanket utility easement is being vacated and separate public utility and drainage easements are being dedicated around the perimeter of the site for public sanitary sewer and electric.</p> <p>Construction is complete. The Plat of Easement is required to be recorded prior to the City granting final occupancy for the building project.</p>			
<b>Attachments</b> (please list):			
Plats of Easement			
<b>Recommendation/Suggested Action</b> (briefly explain):			
Recommendation to approve Plats of Easement for Kiddie Academy, 2651 Woodward Drive			



OWNER'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF TARRANT }  
SS

THIS IS TO CERTIFY THAT KA ST CHARLES PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER HAS CAUSED THE PROPERTY PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KA ST CHARLES PROPERTY LLC  
BY: BCL-WOODMONT ST. CHARLES JV LLC, ITS MANAGER  
BY: WOODMONT KA ST CHARLES GP LLC, ITS MANAGER

BY: STEPHEN COSLIK, MANAGER

NOTARY'S CERTIFICATE

STATE OF TEXAS }  
COUNTY OF TARRANT }  
SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT STEPHEN COSLIK, MANAGER OF WOODMONT KA ST CHARLES GP, LLC, THE MANAGER OF SAID LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH MANAGER RESPECTFULLY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE HAS SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

MORTGAGEE'S CERTIFICATE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }  
SS

AMERICAN BANK AND TRUST, N.A., AS MORTGAGEE UNDER PROVISIONS  
OF A CERTAIN MORTGAGE DATED OCTOBER 22, 2021

AND RECORDED IN THE RECORDER'S OFFICE OF KANE COUNTY,

ILLINOIS, AS DOCUMENT NUMBER \_\_\_\_\_, HEREBY CONSENTS TO  
RECORDING OF THE PLAT HEREIN SHOWN.

DATED AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ATTENT: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

NOTARY'S CERTIFICATE

I, \_\_\_\_\_, A NOTARY PUBLIC IN THE COUNTY

AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_ (TITLE) AND

\_\_\_\_\_ (COMPANY), WHO ARE

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHO ARE SUBSCRIBED TO THE FOREGOING

MORTGAGEE'S CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE

EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE FOR THE USES AND PURPOSES THEREIN

SET FORTH AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_

NOTARY PUBLIC

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 GRANTS THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES,

INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES") IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HERON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING,

INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND 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 TOGETHER WITH THE RIGHT OF ACCESS THROUGH THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK.

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, 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 EASEMENTS. NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BEESING SHALL BE PLACED ON OR IN SAID EASEMENTS, EXCEPT AS OTHERWISE APPROVED BY THE CITY, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER 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 OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES. FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE 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.

THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE 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.

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PLAT OF EASEMENT

OVER  
LOT 4 OF PINE RIDGE PARK PHASE I, ACCORDING TO THE PLAT  
THEREOF RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER  
2006K011887, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT VACATION AND GRANT SHOWN  
HEREON IS APPROVED AND ACCEPTED BY

ComED  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

AT&T  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

NICOR  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

METRONET  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

VERIZON  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

EVERSTREAM  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST  
BY: \_\_\_\_\_ DATE \_\_\_\_\_

CITY COUNCIL CERTIFICATE

"APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CITY CLERK

PUBLIC SIDEWALK EASEMENT PROVISIONS

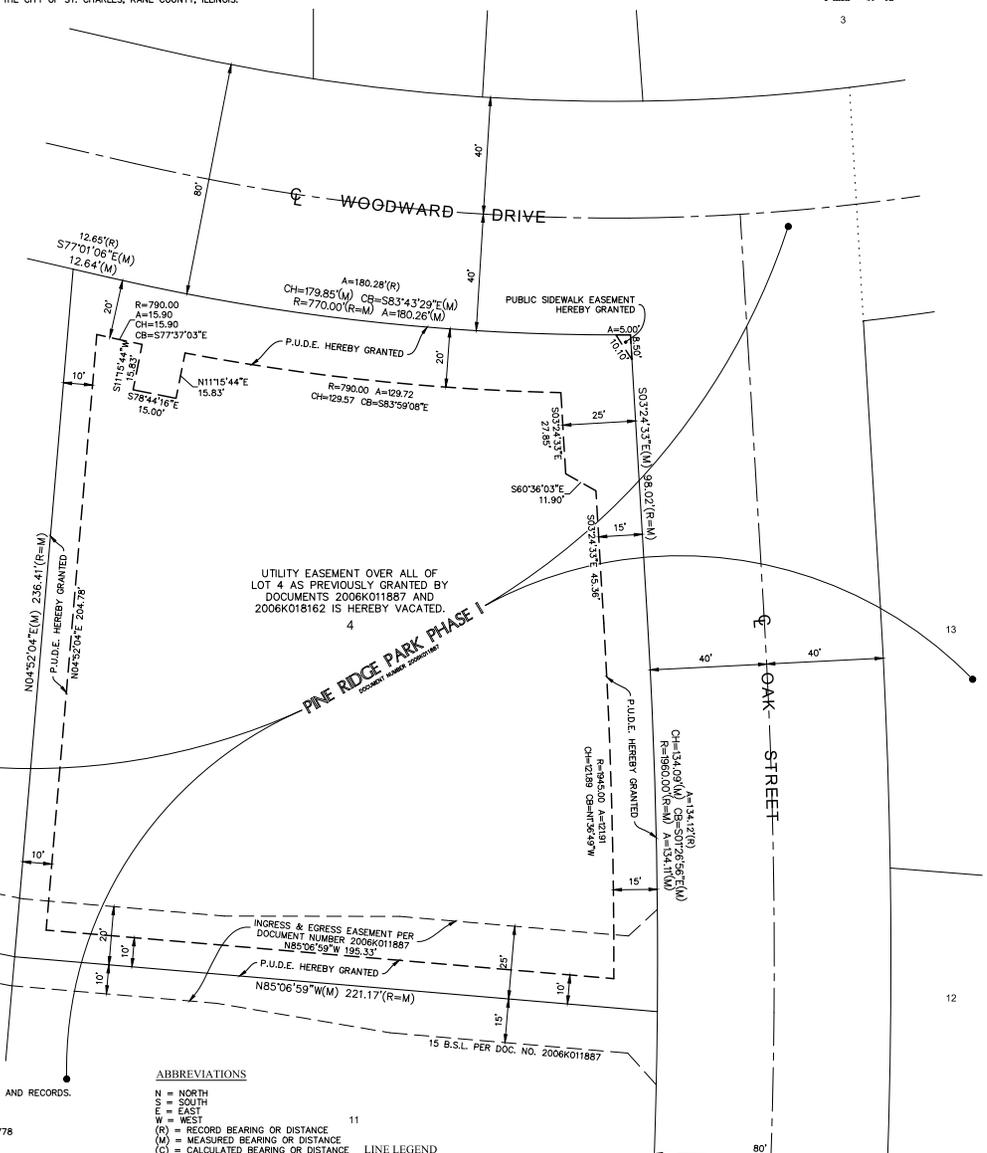
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, ILLINOIS, THEIR HEIRS, SUCCESSORS AND ASSIGNS OVER ALL AREAS HERON PLATTED AND DESIGNATED "PUBLIC SIDEWALK EASEMENT" FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, REPLACE AND MAINTAIN A PATHWAY WITHIN THE SUBJECT EASEMENT AREA, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONS AND OR EQUIPMENT TO COMPLETE ANY OF THE ABOVE WORK, TOGETHER WITH THE RIGHT OF TRANSFER FOR PEDESTRIAN AND NON-MOTORIZED VEHICULAR TRAFFIC ALONG THE EASEMENT. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES OR SHRUBS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC PATHWAYS. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR LAWNS AND LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

STATE OF ILLINOIS }  
COUNTY OF KANE }  
SS

I HAVE PREPARED THIS PLAT FROM EXISTING MAPS, PLATS AND RECORDS.

COMPASS SURVEYING LTD.  
PROFESSIONAL DESIGN FIRM  
LAND SURVEYOR CORPORATION NO. 184-002778  
LICENSE EXPIRES 4/30/2023

BY: DANIEL W. WALTER DATE: 07/06/2021  
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3585  
LICENSE EXPIRES 11-30-22



- ABBREVIATIONS
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

- LINE LEGEND
- PARENT PARCEL BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CENTERLINE
- SECTION LINE

Table with columns: NO., DATE, PROJECT, CLIENT, DRAWN BY, CHECKED BY, DATE, BY, REVISIONS.

PROJECT: Kiddie Academy - St. Charles  
CLIENT: The Woodmont Company  
DATE: 07-02-21

