



Staff Report  
Plan Commission Meeting – September 19, 2023

<b>Applicant:</b>	Bob Rasmussen
<b>Property Owner:</b>	Heritage Square LLC
<b>Location:</b>	SE corner of Illinois & S. 4 <sup>th</sup> Avenues
<b>Purpose:</b>	Convert office building to multi-family
<b>Application:</b>	Special Use (PUD Amendment)
<b>Public Hearing:</b>	Yes, required
<b>Zoning:</b>	CBD-2 / PUD
<b>Current Land Use:</b>	Office
<b>Comprehensive Plan:</b>	Mixed Use

**405 Illinois Ave. – Heritage Square II**



*Subject Property*

**Summary of Proposal:** The Heritage Square II PUD was approved under Ordinance No. 2003-Z-15, and encompasses two office and two multi-family buildings.

The PUD limits the number of residential units on the property to 13. Bob Rasmussen, representing property owner Heritage Square LLC, is proposing to convert the office building located at 405 Illinois Ave. to 8 apartment units. This requires approval of a PUD Amendment.

**Info / Procedure on Application:**

**Special Use for Planned Unit Development Amendment:**

- Approval of an amendment to a previously approved PUD ordinance which contains specific deviations from Zoning Ordinance standards.
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

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<b>Suggested Action:</b>	<p>Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.</p> <p>The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.</p> <p>The applicant has provided responses to the Criteria for PUD for the Commission’s consideration.</p>
<b>Staff Contact:</b>	Ellen Johnson, Planner

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## I. PROPERTY INFORMATION

### A. History / Context

The subject property is a 40,320 sf / 0.93-acre site near the eastern edge of downtown. The property constitutes an entire block, bound by Illinois Ave. to the north, S. 5<sup>th</sup> Ave. to the east, Indiana Ave. to the south, and S. 4<sup>th</sup> Ave. to the west.

The property is a Planned Unit Development known as Heritage Square II. The PUD was approved in 2003 under Ordinance No. 2003-Z-15, “An Ordinance Granting a Special Use as a Planned Unit Development (Heritage Square II PUD)”. The development involved demolition of three homes that were in poor condition to clear the block, followed by construction of two office buildings fronting Illinois Ave., and two multi-family buildings fronting Indiana Ave., with parking at the interior of the block and driveways off Indiana and S. 4<sup>th</sup> Avenues.

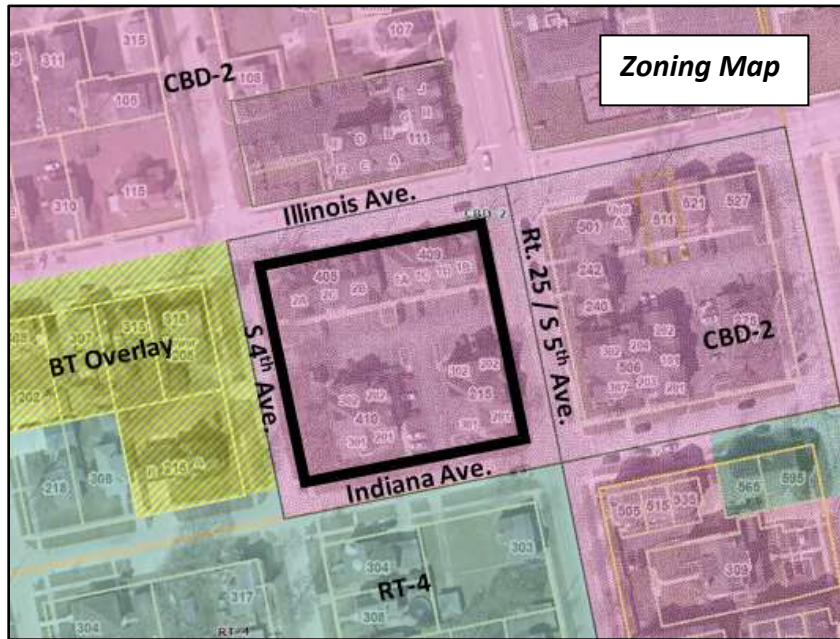
The development was constructed from 2004-2005. Details of the existing buildings and uses:

- 405 Illinois Ave
  - 2-story office building; ~6,900 sf
  - Current business: Goodman Psychologist Associates
- 409 Illinois Ave.
  - 2-story office building, ~6,900 sf
  - Current businesses: White Oak Family Wellness, Midwest Custom Homes, Relief Mental Health, Ecker Center for Behavioral Health
- 215 S. 5<sup>th</sup> Ave.
  - 3-story multi-family building; ~9,600 sf
  - 5 1-Bedroom units; 2 2-Bedroom units
  - 3 under-building 2-car garages
- 410 Indiana Ave.
  - 3-story multi-family building; ~9,200 sf
  - 4 1-Bedroom units; 2 2-Bedroom units

### B. Zoning

The subject property is zoned CBD-2 Mixed Use Business and is located in the Heritage Square II PUD. CBD-2 / PUD zoning surrounds the property to the north and east, with primarily single-family residential to the west and south. The subject property is also located in the Central Historic District.

	Zoning	Land Use
<b>Subject Property</b>	CBD-2 Mixed Use Business / PUD (Heritage Square II)	Office; multi-family residential
<b>North</b>	CBD-2 Mixed Use Business / PUD (Portland Terrace)	Multi-family residential
<b>East</b>	CBD-2 Mixed Use Business / PUD (Heritage Square)	Office; multi-family residential
<b>South</b>	RT-4 Traditional Single- & Two-Family Residential	Residential
<b>West</b>	RT-4 Traditional Single- & Two-Family Residential / Transitional Business Overlay	Residential



**C. Comprehensive Plan**

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Mixed-Use” and part of the Downtown Subarea.



The Mixed-Use land use is described as follows (p.39):

*Mixed use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots. Although the Land Use Plan designates only Downtown St. Charles as a Mixed Use area, the Commercial Area Framework Plan identifies other locations where Mixed Use development could occur.*

The Downtown Subarea Plan identifies the property is having “Local Frontage”. Land Uses appropriate for this type of frontage include (p.88):

*A broad range of activities appropriate in Downtown, including retail, service, office, multi-family and single-family residential, and low-impact auto-related services.*

## II. PROPOSAL & ANALYSIS

Bob Rasmussen, representing property owner Heritage Square LLC, is proposing to convert 405 Illinois Ave. from office to multi-family residential.

A total of 8, 1-bedroom units are proposed. Each floor would have four units, accessed from the interior of the building via the existing building entrance at the south (rear) side of the building. No changes are proposed to the building exterior or overall site. Floor plans have been submitted indicating the intended unit layout.

Staff has analyzed the proposal for conformance with the standards established in the Heritage Square II PUD Ordinance and applicable sections of the Zoning Ordinance.

### A. Proposed Amendment

The applicant is requesting to amend Exhibit B “Development Standards” of the Heritage Square II PUD Ordinance (2023-Z-15) pertaining to maximum number of dwelling units. The PUD currently limits the number of dwelling units to 13. Proposed is to increase this number by 8, for a maximum of 21 units.

This amendment would allow 405 Illinois Ave. to be converted from office to 8 multi-family units. The two multi-family buildings along Indiana Ave. would retain the existing 13 units. The office building at 409 Illinois Ave. would remain office.

**B. Use & Density**

“Multiple-family dwellings” is listed as a permitted use in Exhibit C of the PUD Ordinance. The use is also permitted in the underlying CBD-2 zoning district.

The proposed increase in residential units within the PUD will result in a higher residential density than permitted in the underlying CBD-2 District. The table below compares allowable density for the property under CBD-2 zoning, the current PUD, and the proposed PUD Amendment. The proposed change would result in 3 more units than would otherwise be permitted in the CBD-2 District. Approval of the requested PUD Amendment would constitute granting a deviation from the CBD-2 density limitation.

	<b>CBD-2 District Standard</b>	<b>Current PUD</b>	<b>Proposed</b>
<b>Per unit lot area</b>	2,200 sf / unit	3,101 sf / unit	1,920 sf / unit
<b>Allowable # of units</b>	18 units	13 units	21 units

**C. Parking**

The change in use of 405 Illinois Ave. from office to residential results in a lower required parking count. The table below compares the current and proposed parking requirements vs. existing parking. The PUD allows up to 10 spaces to be shared between the office and residential uses. With the change in use of 405 Illinois to residential, the net required parking for the PUD decreases from 46 spaces to 37 spaces. 46 spaces exist on the property.

	<b>Current PUD- Required &amp; Provided Parking</b>	<b>Proposed PUD- Required &amp; Provided Parking</b>
1 Bedroom Unit	1.2/unit; 9 units = 10.8 spaces	1.2/unit; <b>17 units</b> = 20.4 spaces
2 Bedroom Unit	1.7/unit; 4 units = 6.8 spaces	1.7/unit; 4 units = 6.8 spaces
Office- 405 Illinois	4/1,000 sf net floor area; 4,800 sf = 19.2 spaces	N/A
Office- 409 Illinois	4/1,000 sf net floor area; 4,800 sf = 19.2 spaces	4/1,000 sf net floor area; 4,800 sf = 19.2 spaces
Total Required	56 spaces required	47 spaces
Allowable Shared	10 spaces	10 spaces
<b>NET REQUIRED</b>	<b>46 spaces</b>	<b>37 spaces</b>
EXISTING	46 spaces (includes 6 garage spaces)	46 spaces (includes 6 garage spaces)

**III. DEVELOPER CONTRIBUTIONS**

**A. Inclusionary Housing**

The Inclusionary Housing Ordinance, Title 19 of the City Code, requires construction of, or fee in-lieu for, affordable units as a percentage of any new residential development. This requirement will apply to the 8 additional residential units. The applicant could either:

1. Designate one unit as affordable. The unit would need to be rented to a household at or below 60% of Area Median Income. Maximum rent would be \$1,242; OR
2. Pay a fee in-lieu to be placed in the City’s Housing Trust Fund. The total fee in-lieu would be \$15,866.30, due prior to issuance of building permit.

**B. School & Park Districts**

The 8 additional residential units will be subject to the Land/Cash requirements of Ch. 16.10 “Dedications” of the Subdivision Code, as the proposal constitutes an increase in units from when the project was originally approved and platted. Contributions will be as follows, based on the anticipated bedroom count of 8 1-bedroom units, due prior to issuance of building permit:

1. School District 303: \$309.57
2. St. Charles Park District: \$33,823.92

**IV. OPTIONS FOR PLAN COMMISSION ACTION****1. Public Hearing – Close or Continue**

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

*If Public Hearing is closed-*

**2. Make a Recommendation to Planning & Development Committee**

There is a single finding for PUD Amendment applications: Is the PUD Amendment in the public interest? There are five Criteria for PUDs which are to be considered to reach a decision. Responses to all criteria need not be in the affirmative to recommend approval of the PUD Amendment. The applicant has provided responses to the Criteria for PUDs as part of the application materials.

**a. Recommend approval of the application for Special Use (PUD Amendment).**

- i. Plan Commission may add additional conditions if deemed necessary by the Plan Commission to meet the PUD finding.

**OR**

**b. Recommend denial of the application for Special Use (PUD Amendment).**

- i. Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

**V. ATTACHMENTS**

- Photos of Building
- Application for Special Use; received 8/1/23
- Proposed Floor Plans
- Ord. 2003-Z-15

405 Illinois Ave. – Existing



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



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

### SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

<b>For City Use</b>	
Project Name:	<u>Heritage Square II - 405 Illinois Ave.</u>
Project Number:	<u>2023 -PR- 009</u>
Cityview Project Number:	<u>PLSU202300126</u>

Received Date  
**RECEIVED**  
 AUG 01 2023  
 City of St. Charles  
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- 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 a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

<b>1. Property Information:</b>	Location:	405 Illinois Ave.	
	Parcel Number (s):	0934203011	
	Proposed Name:	Heritage Square II	
<b>2. Applicant Information:</b>	Name:	Bob Rasmussen	Phone: 630-774-9101
	Address	405 Illinois Ave. 2A	Email: bob@midwestcustomhomes.com
<b>3. Record Owner Information:</b>	Name:	Heritage Square LLC	Phone: 630-774-9101
	Address:	405 Illinois Ave. 2A	Email:



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

- Special Use for Planned Unit Development - PUD Name:** Heritage Square II
  - New PUD
  - Amendment to existing PUD- Ordinance #: 2003-Z-15
  - PUD Preliminary Plan filed concurrently
  
- Other Special Use (from list in the Zoning Ordinance):**
  - Newly established Special Use
  - Amendment to an existing Special Use Ordinance #:

**5. Information Regarding Special Use:**

Comprehensive Plan designation of the property: Mixed Use

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? CBD-2 Mixed Use Business District

What is the property currently used for? office space and residential rental apartments

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

complete interior remodel from office space to residential apartments.

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

Why is the proposed change necessary?

Office space is increasingly difficult to lease and this location would bring more opportunities for citizens to live close to our downtown. the demand for rental apartments remains high throughout St. Charles.

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

change the maximum number of dwelling units to 21 from the current 13 units in the PUD

**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.*

**Provide 1 copy of each required item, unless otherwise noted.**

- 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.**



7-29-27

Record Owner

Date

Applicant or Authorized Agent

Date

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

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am  
Manager of Heritage Square, 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.:

<u>Bob Rasmussen</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 21<sup>st</sup> day of  
August, 20 23.

  
Notary Public



## CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

**\*Use this form for PUD or PUD Amendment applications\***

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

**PUD Name:** Heritage Sqaure II

**From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

**i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The planned change to the original PUD will create more residents living near downtown. the increased physical activity and social interaction will be significant as the building is a short walk to parks, bike paths and all downtown establishments.

The need for reasonable rental units in downtown St. Charles will be helped with the addition of 8 new rental apartments. The new units will fit in well as the building is existing and no changes to the exterior or landscaping is anticipated.

Although office space is far from obsolete it is certainly of minimal demand after the pandemic with no end in site to people working from home. The expense for the transition is large, but the long term economic impact will benefit our town and minimize dark vacant spaces.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

**Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:**

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The change in PUD will provide ADA accessible units to today's codes and standards.

The new units will be built to today's efficiency standards with new HVAC units, water heaters and all appliances.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):

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

There will be the opportunity for 8 new individuals or couples to live near downtown St. Charles and enjoy the many amenities nearby.

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

Heritage Square II is an existing development with sufficient infrastructure to meet the needs of the change in use from office space to residential rental apartments in the 405 Illinois Ave. building. No changes to driveways, access easements or utilities are contemplated.

**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 surrounding properties are all residential, therefore the change in use to additional residential rental units will be a natural fit with the community and the original underlying zoning.

**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 change in partial use from office to residential rental units will better fit with all neighboring residential zoning. There should be no impact on the potential uses for all neighboring properties.



**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 change to additional residential rental units will diminish the need for off street parking by 16 spaces. this will minimize any need for residents or tennants of ZHeritage Square II to park on the adjacent streets.

**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.**

all new interior construction will conform to all city codes and requirements.

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

The addition of 8 new residential units will bring more people to our town to frequent all stores and restaurants

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

The comprehensive plan shows all residential in surrounding blocks. The change to additional residential rentals will better fit to the comprehensive plan

## RESIDENTIAL ZONING COMPLIANCE TABLE

**Name of Development:** Heritage Sqaure II

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: Select	Ordinance #: 630-774-9101	
Minimum Lot Area			no change
Minimum Lot Width			no change
Maximum Building Coverage			no change
Maximum Building Height			no change
Minimum Front Yard			no change
Interior Side Yard			no change
Exterior Side Yard			no change
Minimum Rear Yard			no change
Landscape Buffer Yards <sup>1</sup>			no change
% Overall Landscape Area			no change
Building Foundation Landscaping			no change
Public Street Frontage Landscaping			no change
Parking Lot Landscaping			no change
# of Parking Spaces			no change

<sup>1</sup> Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

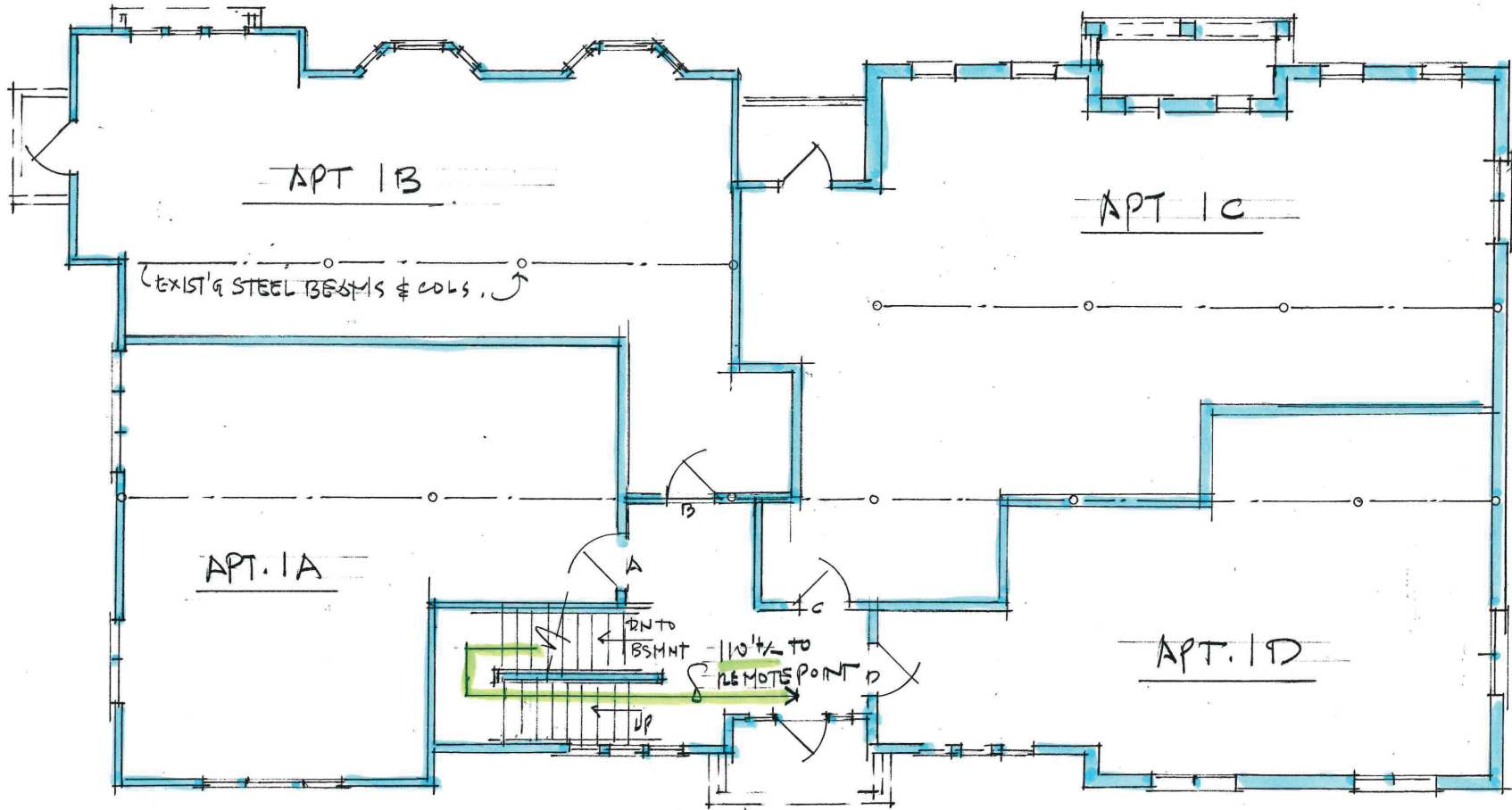
### City of St. Charles- School and Park Land/Cash Dedications Worksheet

Instructions: Enter the Residential Unit count in the blue boxes. The yellow boxes will calculate the resulting cash contribution

If a park land dedication is proposed, enter the acreage of the land dedication in the green box.

Dwelling Type/Bedroom		# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
<b>Detached Single Family</b>										
	2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
	3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
	4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
<b>Attached Single Family (Townhomes)</b>										
	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
<b>Multi Family (Condo/Apartment)</b>										
	Efficiency	0	1.294	0	0	0	0	0	0	0
	1 bedroom	8	1.758	14.064	0.002	0.016	0.001	0.008	0.001	0.008
	2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
<b>Estimated Population</b>		<b>8</b>		<b>14.064</b>		<b>0.016</b>		<b>0.008</b>		<b>0.008</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>				<b>0.14064</b>	acres					
<b>Park Land Dedication</b>				<b>0</b>	acres					
<b>Park Cash in Lieu @ \$240,500 per acre</b>				<b>\$33,823.92</b>						
Elementary School Acreage @ .025 acres per student						0.0004				
Middle School Acreage @ .0389 acres per student							0.0003112			
High School Acreage @ .072 acres per student									0.000576	
<b>Total School Acreage</b>				<b>0.0012872</b>						
<b>Total School Cash in Lieu @ \$240,500 per acre</b>				<b>\$309.57</b>						

4 UNITS PER FLOOR (8 TOTAL)  
\* FULLY SPRINKLERED



PRELIMINARY 1ST FLOOR PLAN 7-18-23

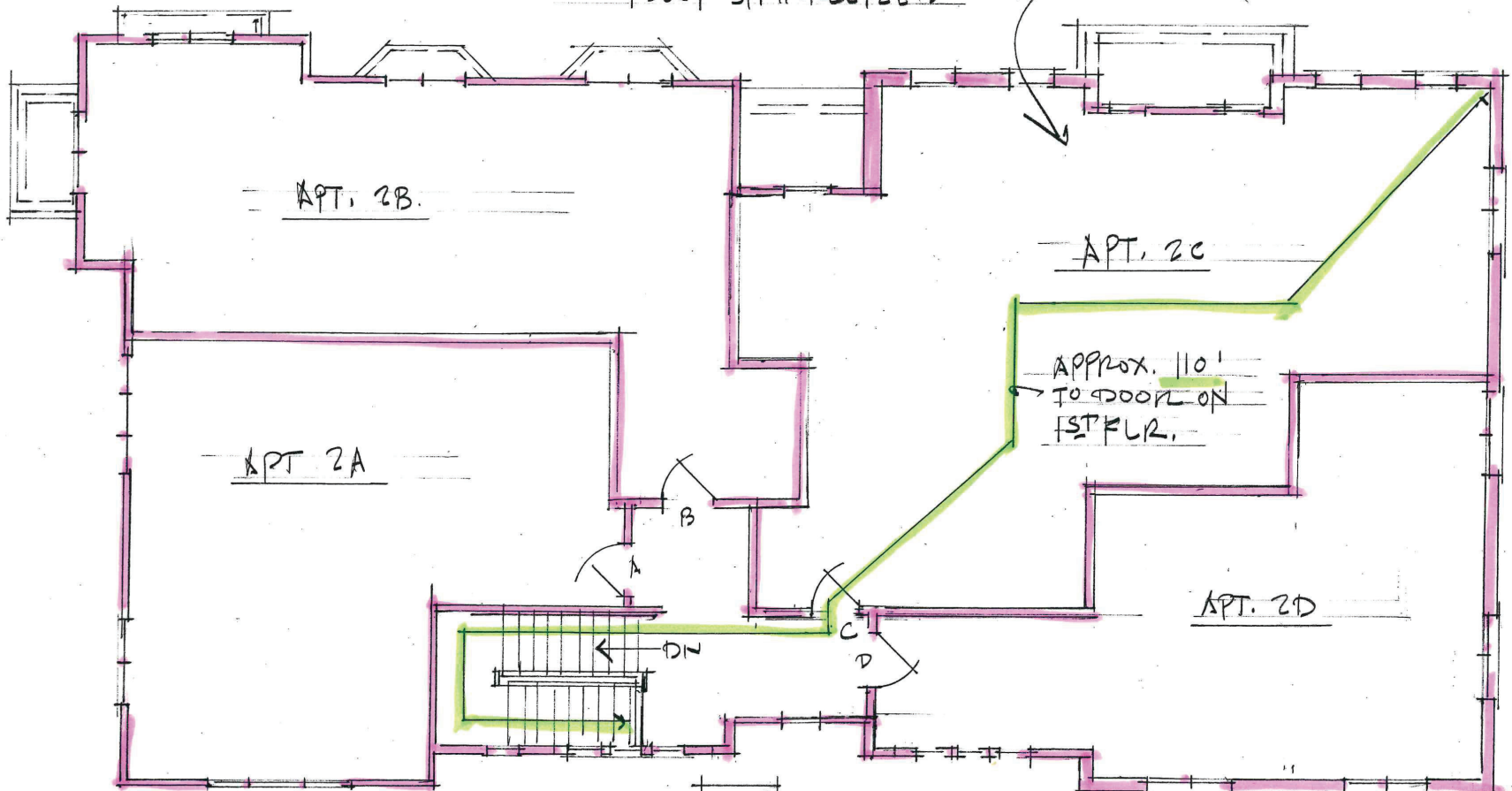
PROPOSED REMODELING, HERITAGE SQ II, BUILDING 2, 405 ILLINOIS AVE., ST. CHARLES, IL.

BOB RASMUSSEN

MARSHALL ARCHITECTS, INC.

4 UNITS PER FLOOR  
\* FULLY SPRINKLERED

THE LARGEST UNIT WOULD  
BE ABOUT 1,130 SF



PRELIMINARY 2ND FLOOR PLAN 7.18-23

PROPOSED REMODELING - HERITAGE SQ II - BUILDING 2 - 405 ILLINOIS AVE. - ST. CHARLES, IL.

BOB PASMUSSEN

MARSHALL ARCHITECTS, INC.

**City of St. Charles, Illinois**

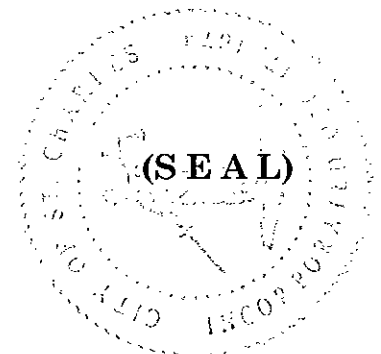
**Ordinance No. 2003-Z-15**

**An Ordinance Granting a Special Use as a  
Planned Unit Development  
(Heritage Square II PUD)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
August 4, 2003**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, August 8, 2003**

  
\_\_\_\_\_  
City Clerk



REFER TO:	
MINUTES	<u>8/4/03</u>
PAGE	_____

DATE OF PUBLICATION	<u>8/18/03</u>
NEWSPAPER	<u>Hamphlet Farm</u>

ORDINANCE NO. 2003-Z-15

PRESENTED AND PASSED BY THE  
CITY COUNCIL ON August 4, 2003

AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT  
(HERITAGE SQUARE II PUD)

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the real estate described in "Exhibit A" attached hereto and made a part hereof (hereinafter sometimes referred to as the "Subject Realty") has been filed by JRD Development, Inc., record owner of the Subject Realty, hereinafter sometimes referred to as "OWNER"; and

WHEREAS, the Plan Commission has held a public hearing on said petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same; and

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact regarding the granting of a special use:

- 1. 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 proposed development will improve the aesthetic appearance of the property. The existing buildings on the property are in a dilapidated, unsafe condition with several code violations. The proposed redevelopment will improve public health and safety as it pertains to the subject property. The special use for the planned unit development will provide flexibility in the redevelopment design, such that it blends in and has a positive impact on the surrounding neighborhood.
- 2. That the special use will not be injurious to the use and enjoyment of the 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 substantially diminish or impair property values within the neighborhood. The requested special use is to allow for office and multi family residential development, which will be consistent with uses on the neighboring Heritage Square I development. The proposed streetscape and the building architecture will help enhance property values in the area.

3. **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 surrounding area is already developed. As such, the special use will not impede the normal and orderly development and improvement of the surrounding property. The proposed redevelopment will help clean up the existing property which is in a blighted condition. This in turn will have a strong positive impact on all surrounding properties.

Additionally, the high quality streetscape and proposed architecture will help set a precedent for such future redevelopment projects in the downtown area.

4. **That adequate utilities, access roads, drainage and/or necessary facilities have been, or being, provided.**

New utilities will be provided to serve the new development.

5. **That adequate measures have been, or will be taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.**

The current existing access from Illinois Avenue will be eliminated and moved to Indiana Avenue. Indiana is a lesser travelled street than Illinois. Another access is being provided off Fourth Avenue.

6. **That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the City Council pursuant to recommendations of the Plan Commission.**

Other than the requested variations through the special use for the PUD, the development conforms to applicable regulations of the District. Variations to lot area, setbacks, parking, FAR and the required sight distances are being requested.

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

**SECTION 1.** That Section 17.02.180 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office of the City Clerk, is hereby amended by granting of a Special Use as a Planned Unit Development for the entire Subject Realty, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Realty being subject to the additional conditions, variations, and restrictions hereinafter set forth.



**SECTION 2.** That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended and in accordance with the additional procedures, definitions, uses, and restrictions contained herein and set forth in Exhibits B, C, D, all as attached hereto and made a part hereof. In this Ordinance, the term "Owner" shall mean the record owner of the Subject Realty, or of a portion of the Subject Realty, at the time of construction or application for permit or other approval for an activity or use, as the case may be.

**A. ZONING REQUIREMENTS AND STANDARDS**

1. **Uses:** The permitted and special uses as set forth in Exhibit "C" attached hereto shall be allowed on the Subject Realty. The procedure for granting a special use shall be the same as if there were no planned unit development.

2. **Bulk Requirements:** The minimum lot area, lot width, floor area ratio, building height, yard, setback and other requirements set forth in "Exhibit B" attached hereto, shall apply to the Subject Realty.

3. **Off-Street Parking and Loading:** All uses within the Subject Realty shall provide off-street parking in accordance with the requirements of Chapter 17.38 "Off-Street Loading and Parking" of the St. Charles Municipal Code, except as specifically provided in "Exhibit B".

**B. PRELIMINARY PLAN, ENGINEERING PLANS AND FINAL PLAT**

No final engineering plans or final plat for any part of the Subject Realty shall be approved prior to City Council approval of a preliminary plan for the entire Subject Realty conforming to the provisions hereof and the applicable provisions of the St. Charles Municipal Code. The foregoing notwithstanding, Owner shall have the right to submit, and the City shall accept and review, combined revised preliminary

plans and final plat, engineering and planned unit development plans, provided that such submittal shall include a revised preliminary plan for the entire Subject Realty conforming to the provisions hereof and the St. Charles Municipal Code, and may include final plans and plat for all or any part thereof. Review of final plans and plat shall not be required if the revised preliminary plan fails to conform with the City ordinances (except as varied herein). Such determination shall be first made by the Director of Public Works and the Director of Community Development, subject to confirmation by the City Council. Final development plans and plats which are hereafter submitted by Owner shall be approved by the City Council provided same conform with the applicable provisions, of the St. Charles Municipal Code and the provisions hereof, and substantially conform with the approved Preliminary Plan, all as determined by the City Council.

No final plat for any part of the Subject Realty shall be approved prior to approval of engineering plans for the Subject Realty and required offsite improvements as reasonably determined by the City. The guarantee for completion of onsite and offsite land improvements (as defined in Title 16 of the St. Charles Municipal Code) shall be in the form of a financial guarantee conforming with the provisions of Paragraph 16.12.220 (C) of the St. Charles Municipal Code.

**C. BUILDING PERMIT TIMING**

No building permit shall be issued for construction of any structure on the Subject Realty until after the engineering plans and a final plat have been approved and a final plat has been recorded for the unit or phase in which the building permit or permits are requested.

No building permit shall be issued prior to the time that bituminous binder or other paved access is available in locations sufficient to provide access by emergency and inspection vehicles. No building permit shall be issued prior to the time that the water system and fire hydrants are operable within the development

to provide adequate fire flow. Determination of acceptable condition of the access and availability of fire flow shall be made by the Building Commissioner, Director of Public Works and the Fire Chief.

**D. COMPLETION OF IMPROVEMENTS PRIOR TO OCCUPANCY**

No occupancy permit shall be issued for any dwelling unit until the Land Improvements for the unit or phase serving the building in which the dwelling unit is located have been accepted by the City Council; however, the following need not be completed prior to issuance of an occupancy permit: sidewalks, street trees, parkway seeding, and landscaping. At all times during construction the Owner shall be responsible for removal of construction debris and waste related to the Subject Realty.

**E. UTILITY IMPROVEMENTS**

Owner shall pay for and be responsible for the design, engineering, construction engineering, permits and installation of all offsite and onsite Land Improvements necessary to service the unit or phase of the Subject Realty being developed. Owner shall also provide the specific onsite and offsite Land Improvements as depicted on final engineering plans. All such improvements shall be included in the guarantee for completion.

**F. FACILITIES TO BE UNDERGROUND**

All utilities and communication facilities to be installed within the Subject Realty, including, but not limited to, telephone, electric, and cable television, shall be underground. Utilities to be installed by the City within the Subject Realty, if any, shall be installed underground.

**H. ELECTRIC UTILITY SERVICE**

The Owner may connect to the existing municipal electrical distribution system which adjoins the property line of the Subject Realty, and that such connection shall be permitted upon payment of the City's normal connection fees consistent with the City's policy at the time of final plat approval. Any

current or future electrical connection fees in force and effect at the time of connection on a basis equivalent to that imposed on other similar users in the City shall be paid by Owner.

**I. EASEMENTS**

An easement or easements over, under and upon that portion of the Subject Realty reasonably determined by the City to be necessary for the benefit of the Subject Realty for access by emergency vehicles or for access for maintenance, repair, replacement and customary servicing of all electricity lines, sanitary sewer, storm drainage, storm water detention and retention, water main systems, telephone lines, natural gas supply systems, communication facilities and other utilities, shall be provided at the City's request on all final plats in favor of the City. Such easements shall also be provided for all of the involved utility and communications companies, now or in the future receiving a City franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment, in locations consistent with the location of said utilities as identified on the final engineering plans and electric utility plans for the Subject Realty.

**J. WELL AND SEPTIC PROHIBITED**

There shall be no private wells or septic systems constructed within the Subject Realty. Further, there shall be no private wastewater treatment facilities servicing the Subject Realty. Within ten business (10) days after City Council acceptance of any water mains to serve a platted area of the Subject Realty, Owner shall plug any existing wells within such platted area in conformity with the regulations of the Illinois Department of Mines and Minerals and any other applicable State or Federal requirements and shall provide documentation to the City that such plugging has been accomplished, all in form and substance reasonably acceptable to the City Council.

**K. SOIL EROSION CONTROL**

Upon five (5) days' notice to Owner, the City shall have the right to stop any construction of Land Improvements, buildings and other structures if the City Engineer determines that the erosion control measures shown on the approved erosion control plan and as field modified are not being adequately maintained. A stop work order may be issued on these grounds against the then-owner of the property on which the violation occurs and will not be lifted until all violations are corrected. The then-owner shall indemnify and hold harmless the City from any and all losses, claims, expenses and penalties, including attorneys' fees, arising out of the City's issuance of a stop work order on these grounds.

**L. PRELIMINARY PLAN APPROVAL**

The Preliminary Plan as described by the provisions herein and as shown in "Exhibit D" attached hereto (herein collectively the "Preliminary Plan"), is hereby approved.

**M. SIGHT DISTANCE**

Buildings at the intersections of Illinois Ave and 4<sup>th</sup> Ave and Illinois Ave and 5<sup>th</sup> Ave shall be allowed to encroach 5 feet into the required 20 foot sight distance triangles. Required sight distances shall be measured from the right of way line. Upon review, the City Engineer has determined that the encroachment into these required sight distance triangles will not have a negative impact on traffic circulation and safety based on the following:

- Due to the existing vegetation and traffic control equipment within the sight distance triangles at these intersections, visibility prior to redevelopment is far worse than it would be due to the proposed encroachments;
- Accident data for these intersections does not show a significant level of vehicular or pedestrian accidents.

**N. SCHOOL AND PARK CONTRIBUTIONS**

The Owner shall comply with the requirements of Chapter 16.32 of the St. Charles Municipal Code entitled "Dedications" by making land or cash contributions for park and school purposes as set forth therein. Such contributions shall be calculated based on the provisions of said Chapter 16.32 in effect on the date of final plat approval.

The Owner shall receive a credit toward required land/cash contributions for park and school purposes based on the estimated population for the existing dwelling units to be demolished, but in no event shall this obligate the City, School or Park District to compensate the Owner.

**O. SPECIAL SERVICE AREAS**

Owner shall not object to the formation of and any amendment to one or more Special Service Areas, encompassing all or part of the Subject Realty for the purpose of maintaining and repairing drainage facilities, emergency access and walkway pavements, and other facilities. Such Special Service Area or Areas shall be of perpetual duration with a maximum rate of \$0.30 per \$100 of assessed valuation. Such Special Service Area or Areas may provide for maintenance by the City in the event that drainage facilities, emergency access are not adequately maintained by the Owner or successors. Such Special Service Area or Areas may also provide for maintenance of walkway pavements, and other facilities accepted by the City for maintenance which do not conform with the design criteria of Title 16 of the St. Charles Municipal Code.

**SECTION 3. HOLD HARMLESS AND INDEMNIFICATION**

In the event a claim is made against the CITY, its officers, other officials, agents and employees or any of them, or if any is made a party-defendant in any proceeding arising out of or in connection with the rezoning or approval and issuance of a Special Use Permit for a Planned Unit Development for the Subject


Realty, or the development of the Subject Realty, including matters pertaining to hazardous materials and other environmental matters, the Owner shall defend and hold the CITY and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The CITY and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

**SECTION 4:** That this ordinance shall become effective from and after its passage and approval in accordance with law.

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of August, 2003.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of August, 2003.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of August, 2003.

  
Susan L. Klinkhamer, Mayor

Attest:

  
  
City Clerk/Recording Secretary

Voice Vote:

Ayes: 10

Ordinance No. 2003-Z-15  
Page 9 of 18

Nays: 0  
Absent: 0  
Abstain: 0

APPROVED AS TO FORM:

Timothy D. O'Neil  
City Attorney

08/04/03  
Date



**Exhibit A**  
**Legal Description of Subject Realty**

Block 18 in the Original Town of St. Charles on the East Side of the Fox River, in the City of St. Charles,  
Kane County, Illinois.

**Exhibit B**  
**Development Standards**

**Maximum Net floor area:**

The maximum permitted "net floor area" for Non-Residential Uses on the Subject Realty shall be 9,861 square feet.

"Net floor area" shall be as defined in Section 17.04.210 A and B of Title 17 of the St. Charles Municipal Code.

**Minimum Lot Area:**

No minimum lot area shall apply to any portion of the Subject Realty.

**Maximum number of dwelling units:**

A maximum of thirteen dwelling units shall be permitted on the Subject Realty.

**MINIMUM YARDS & SETBACKS:**

- Minimum North building and parking setback (along Illinois Ave): 5.9 ft
- Minimum South building and parking setback (along Indiana Ave): 8.5 ft
- Minimum East building and parking setback (along 5<sup>th</sup> Ave): 7.2 ft
- Minimum West building and parking setback (along 4<sup>th</sup> Ave): 9.7 ft
  
- Side yards: A minimum distance of 10 ft between Buildings 1 & 2.
  
- Rear Yards: A minimum rear yard of 30 ft, except that for buildings which exceed 30 feet in height, the rear yard depth shall be increased by two feet for each additional one foot of building height over 30 feet.

**Floor Area Ratio (FAR):**

Total Maximum FAR allowed: 0.76

**Building Height:**

For multiple family dwellings, three stories or forty feet, whichever is lower.  
For all other uses including mixed use buildings, two and one-half stories or thirty feet, whichever is lower.

**More than one principal building on a lot:**

More than one principal building shall be permitted per lot.

**Off-street Parking:**

- A maximum of the same ten (10) off-street parking facilities shall qualify as required facilities for residential and non-residential uses, provided that use of such facilities by each user does not take place at the same hours of the same day of the week.
- Off-street parking spaces accessory to a non-residential use may be located within the Subject Realty, notwithstanding its classification, in a residential zoning district.
- Required parking spaces for residential uses may be located on lots other than the same lot as the building or use served, provided that all required parking spaces for residential uses shall be located within the Subject Realty.

**Fences and walls:**

Fences and walls located in the front yards shall not exceed 6 ft. above finished grade, provided:

- Fences and walls are constructed of masonry, stone, ornamental metal, or other comparable or superior materials.
- At least 40% of the length of the fence/wall for each street frontage shall be open type, so as not to create a visual fortress like appearance.

## Exhibit C

### Permitted uses.

The following permitted uses shall be allowed on the subject property:

Single-family detached dwellings;

Single-family attached dwellings;

Two-family detached dwellings;

Multiple-family dwellings;

Libraries;

Parks and playgrounds, publicly-owned and operated;

Schools, elementary, junior high, and high (non-boarding);

Temporary buildings for construction purposes for a period not to exceed the period of such construction;

Accessory uses including but not limited to:

1. Off-street parking and off-street loading, as regulated in Chapter 17.38.
2. Home occupations as regulated in Chapter 17.06;
3. Signs as regulated in Chapter 17.06.
4. Communication antennas.

Group home for persons with disabilities (small).

Business, professional and non-profit offices

Beauty parlors,

Credit agency,

Interior decorating studio,

Mail order house,

Photographic studio,

Travel agency,

Wedding chapel,

Music Teacher Studio with hours not to expand beyond 8:00 a.m. – 9:00 p.m.  
Monday through Saturday;

Medical and dental offices and clinics

Art gallery,

Antique shop,

Bookstore,

Gift shop,

Flower shop,

Leather and luggage goods store,

Musical Instrument Sales and Repair;

**Special uses.**

- A. Bed and Breakfast guest homes;
- B. Churches;
- C. Nursery schools and day care centers;
- D. Planned Unit Developments;
- E. Group home for persons with disabilities (large).

**EXHIBIT D**  
**PRELIMINARY PLANS**

# HERITAGE II

NWC 5TH AVE. & INDIANA AVE.  
ST. CHARLES, ILLINOIS

**RECEIVED**  
JUL 31 2003  
PLANNING OFFICE

PREPARED FOR:  
**JRD, INC**  
P.O. BOX 3970  
ST. CHARLES, IL 60174

<b>LOCATION MAP</b>
<b>BENCHMARKS</b>
<p><small>BENCH MARK</small></p> <p><small>1. CHECKED BEING IN CORNER ANTIPODE AT THE NORTHWEST CORNER OF TRUNK AND 5TH AVENUE ELEVATION = 150.75</small></p> <p><small>2. SEE PLANS FOR 5TH AVENUE, EAST SIDE OF 5TH AVE BETWEEN TRUNK AND 5TH AVENUE ELEVATION = 150.75</small></p> <p><small>IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL BENCHMARK</small></p>

<b>SHEET INDEX</b>	
C0.1	TITLE AND INDEX SHEET
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	SITE & GEOMETRIC PLAN
C2.0	GRADING PLAN
C2.1	EROSION CONTROL PLAN
C3.0	UTILITY PLAN
C3.1	SANITARY PROFILE PLAN
C7.0	GENERAL NOTES AND SPECIFICATIONS
C7.1	SITE DETAILS
C7.2	UTILITY DETAILS
C7.3	UTILITY DETAILS

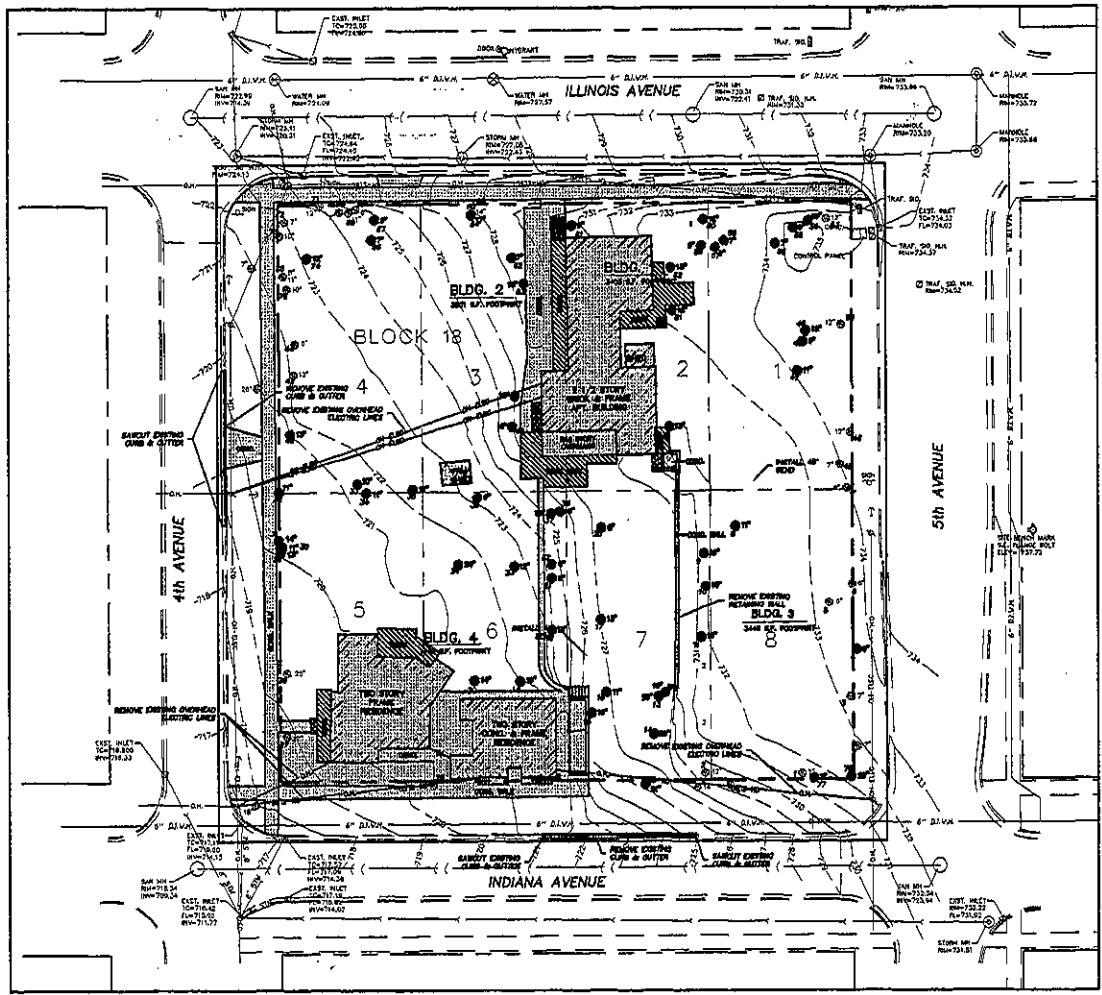
<b>CONTACTS</b>	
<b>ELECTRIC:</b>	MR. GYNN AMBURGEY CITY OF ST. CHARLES 1-630-377-4407
<b>GAS:</b>	MRS. JUDY ZIDRON NICOR 1-630-629-2500 EXT. 333
<b>TELEPHONE:</b>	MR. STEVE MAHER AMERITECH 1-847-888-6824
<b>ST. CHARLES:</b>	MR. GREG CHISMAR CITY ENGINEERS 1-630-377-4486

WARNING CALL  
BEFORE YOU DIG

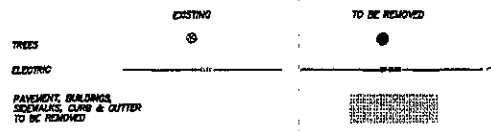
CONTRACTORS MUST CALL 800.488.4888 BEFORE START OF CONSTRUCTION. CALL LOCAL AMBUSH OFFICE FOR LOCATIONS OF BURIED OPTIC CABLES. HILLS. DO NOT MARK THESE LOCATIONS.

FINAL / PRELIMINARY ENGINEERING

<b>REVISIONS</b> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<b>TITLE AND INDEX SHEETS</b>	<b>HERITAGE II</b> NWC 5TH AVE. & INDIANA AVE. ST. CHARLES, ILLINOIS	CRAIG R. KNOCKE, P.E. LICENSED ENGINEER # 060-04006	<b>Craig R. Knocke &amp; Associates</b> Civil Engineers, P.C. <small>288 Commerce Drive • St. Charles, IL 60154 • Phone: 636-248-8800 • Fax: 636-248-8801</small>	DATE: 04/07/03 REF: E-024501 DRAWING: 3-024	<b>CO.1</b>

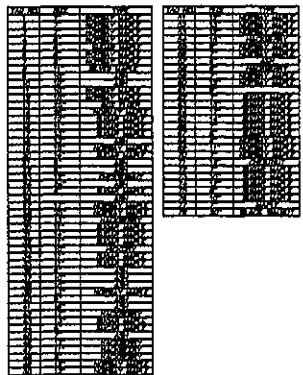


**LEGEND**



**DEMOLITION NOTES:**

1. ALL WENER TO BE REMOVED SHALL BACK FILLED WITH ENGINEERED FILL COMPACTED TO 95% MAXIMUM DENSITY.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS BEFORE DEMOLITION. IF THERE ARE ANY DISCREPANCIES CONTACT THE ENGINEER.
3. CONTRACTOR MUST BARRICADE ENTIRE CONSTRUCTION AREA WITH ORANGE SHOR FENCE AND CONSTRUCTION ENTRANCE GATE AS REQUIRED TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
4. EXISTING GRAVEL/BASE MAY BE STOCKPILED AND REUSED SUBJECT TO APPROVAL BY SOE ENGINEER.
5. DEMOLITION CONTRACTOR SHALL CALL ILLI. PRIOR TO ANY DEMOLITION WORK.
6. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL OSHA REGULATIONS.
7. ALL UTILITIES SHALL BE DISCONNECTED AND CAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION & THE CITY OF ST. CHARLES.
8. ALL MATERIAL MUST BE HAULED FROM SITE AND DISPOSED OF PROPERLY AS IT IS BEING REMOVED. DEMOLITION DEBRIS SHALL NOT BE BURIED ON SITE.
9. TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY SHALL MEET DOT STANDARDS PER SECTION 700. STANDARDS SPEC. FOR ROAD AND BRIDGE CONSTRUCTION. (AS ADOPTED 1/1/2002)
10. CONTRACTOR MUST BARRICADE (INCLUDE WARNING LIGHTS) ALL OPEN EXCAVATIONS AS REQUIRED TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM ENTERING THE AREA.
11. ALL EXCAVATIONS IN AREAS TO BE PAVED OR WITH IN 2 FT OF PAVED AREAS TO BE FILLED IN 8" LIFTS WITH APPROVED ENGINEER BACK FILL AND COMPACTED TO 95% MOISTURE PROCTOR.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PROPER PERMITS REQUIRED BY THE CITY OF ST. CHARLES.
13. ALL EXISTING SANITARY SERVICES AND WATER MAIN SERVICES ARE NOT NECESSARILY SHOWN ON THE PLANS BUT SHALL BE REMOVED IF DISCOVERED DURING CONSTRUCTION. THE WATER AND SANITARY SERVICES SHALL BE REPAIRED AT THE MAIN LINE OR AS DIRECTED BY THE CITY OF ST. CHARLES.
14. REMOVAL OF ANY EXISTING WATER MAIN APPURTENANCES SHALL BE COORDINATED WITH THE CITY OF ST. CHARLES WATER DIVISION. A FORTY-EIGHT HOUR NOTICE MUST BE GIVEN PRIOR TO WATER MAIN SHUTDOWNS.
15. ALL OPEN TRENCHES MUST BE BACK FILLED THE SAME DAY THEY ARE OPENED.



NO.	DATE	DESCRIPTION

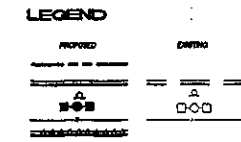
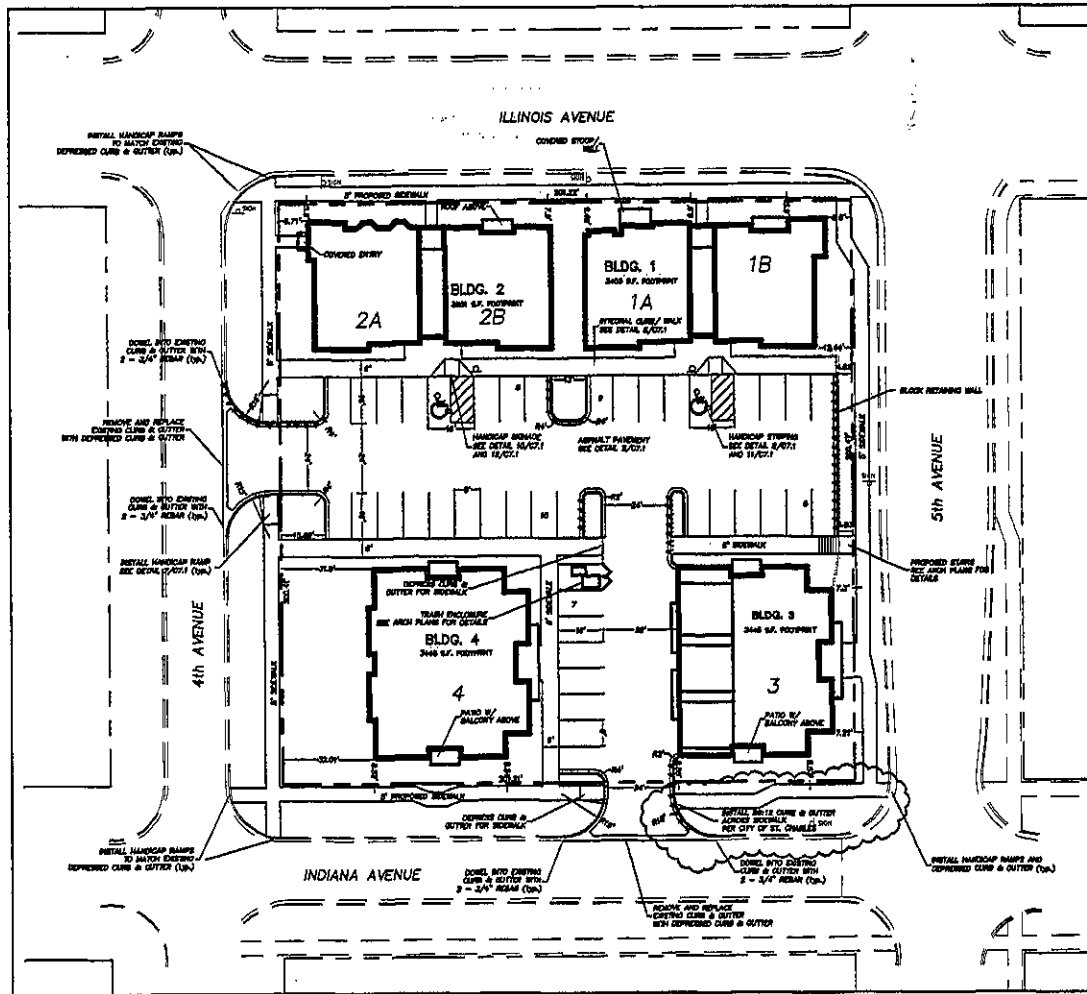
**EXISTING CONDITIONS AND DEMOLITION PLAN**

**HERITAGE I**  
NWC 5TH AVE. & INDIANA AVE.  
ST. CHARLES, ILLINOIS

**Craig R. Knoche & Associates**  
Civil Engineers, P.C.  
DATE: 04/27/23  
REV: 3-23/2023  
DRAWN: J-024  
CHECKED: J-024

**C0.2**  
SHEET NO.

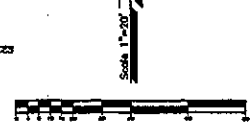




- #### SITE NOTES
1. ALL PROPERTY DIMENSIONS AND AREA ARE APPROXIMATED AND SUBJECT TO CHANGE PER FINAL SURVEY.
  2. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL CURB RAIN AIRS FACE OF CURB UNLESS OTHERWISE NOTED.
  4. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  5. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
  6. ALL LOCATIONS MARKED THE SIDEWALK ADJACENT THE PROPOSED PARKING LOT, THE SIDEWALK SHALL BE INTERIOR CURB / WALK.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION, WHICH IS NOT SPECIFIED ON CONSTRUCTION PLAN (CC2).
  8. ALL PAVEMENT MARKINGS SHALL BE PAINTED TRAFFIC YELLOW (ORANGE OR WHITE UNLESS OTHERWISE NOTED).
  9. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE TO RAMP IN ACCORDANCE WITH ILLINOIS D.O.T. REQUIREMENTS.
  10. ALL CURB & GUTTER SHALL BE 86-12 CURB & GUTTER UNLESS OTHERWISE SPECIFIED.

LOT AREA:	40,320	S.F.
EXISTING ZONING = R-4		
PROPOSED ZONING = M-1.5		
<b>TOTAL PROPOSED DWELLING UNITS:</b>	<b>13 UNITS</b>	
LOT AREA PER DWELLING UNIT:	3,102	S.F.
TOTAL BUILDING FOOTPRINT:	13,800	S.F.
TOTAL GROSS BUILDING AREA (INCLUDING ALL STORES EXCEPT THE BASEMENTS AND THE GARAGES):	30,570	S.F.
PROPOSED F.A.R.	.70	
PROPOSED L.C.R.	.34	
<b>PARKING</b>		
ESTIMATED TOTAL NET OFFICE AREA (ORIF OF GROSS LESS STAIRS/ELEVATOR)	8,897	S.F.
PARKING FOR OFFICES AT 4 PER 1000 S.O.:	35.6	SPACES
PARKING REQUIRED FOR DWELLING UNITS:		
(1) 2 BEDROOMS	47.7	= 0.8 SPACES
(2) 1 BEDROOM	261.2	= 10.8 SPACES
<b>TOTAL PARKING REQUIRED FOR DWELLING UNITS:</b>	<b>17.6</b>	<b>SPACES</b>
PROPOSED TOTAL PARKING (INCLUDES 8 CAR GARAGE)	48	SPACES
PROPOSED COMMERCIAL / RESIDENTIAL OVERLAPPED PARKING:	10	SPACES
RATIO OF COMMERCIAL PARKING/RES. PARKING:	85% COMMERCIAL	15% RESIDENTIAL
LANDSCAPE AREA:	6,477	SF
INTERIOR LANDSCAPE AREA:	20,438	SF
	4,377	SF
	10,718	SF

- |   |   |
|---|---|
| (1) OFFICE UNITS<br>EST. 1,200 S.F. GROSS EA.<br>1,200 S.F. NET (800) EA.<br>PARKING REQ'D: 19.2 SPACES | MULTI-FAMILY<br>(1) 1 BEDROOM APT.<br>(2) 2 BEDROOM APT.<br>PARKING REQ'D: 8.4 SPACES |
| (2) OFFICE UNITS<br>EST. 1,800 S.F. GROSS EA.<br>1,200 S.F. NET (800) EA.<br>PARKING REQ'D: 19.2 SPACES | MULTI-FAMILY<br>(1) 1 BEDROOM APT.<br>(2) 2 BEDROOM APT.<br>PARKING REQ'D: 8.2 SPACES |



NO.	DATE	REVISIONS

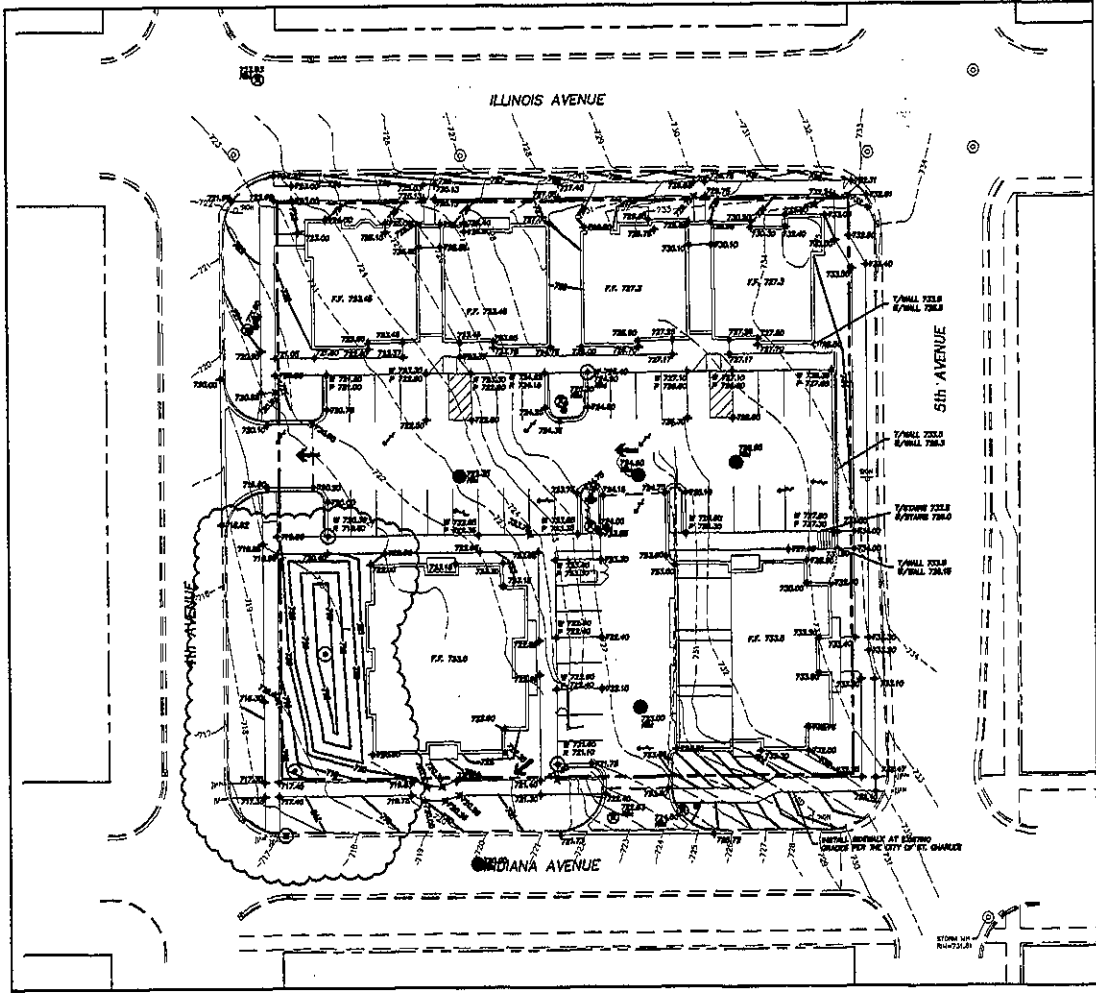
## SITE AND GEOMETRIC PLAN

### HERITAGE I NWC 5TH AVE. & INDIANA AVE. ST. CHARLES, ILLINOIS

**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.  
 2000 Commonwealth Drive • St. Charles, IL 62275 • Phone: (618) 735-1100 • Fax: (618) 735-1101

DATE: 04/07/03  
 REV: 3-02/010  
 2-02/0

# C1.0



# LEGEND

PROPOSED	EXISTING
CONTOUR	CONTOUR
PAVEMENT GRADE	PAVEMENT GRADE
CURB GRADE	CURB GRADE
SIDEWALK GRADE	SIDEWALK GRADE
GROUND GRADE	GROUND GRADE
WALKWAY GRADE	WALKWAY GRADE
STORM MANHOLE	STORM MANHOLE
FLARED END SECTION	FLARED END SECTION
SAFETY MANHOLE	SAFETY MANHOLE
FIRE HYDRANT	FIRE HYDRANT
VALVE WELT	VALVE WELT
GRADE TRAP	GRADE TRAP
FLOW DIRECTION ARROWS	FLOW DIRECTION ARROWS
RELOCATE	RELOCATE
DEVELOP ROUTE ARROWS	DEVELOP ROUTE ARROWS

### GRADING NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL SPREAD SPILLS FROM THE UTILITY CONTRACTOR TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
- THE CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE SITE.
- CONTRACTOR SHALL NOTIFY ENGINEER IF CALCULATED SOIL IS EXHAUSTED. CONTRACTOR SHALL REMOVE AND REPLACE UNUSABLE MATERIAL AS DIRECTED BY SOIL ENGINEER.
- CONTRACTOR SHALL NOTIFY TESTING ENGINEER PRIOR TO PAVING. TESTING ENGINEER SHALL APPROVE GRADING PRIOR TO PAVING. GRADING CONTRACTOR SHALL MAKE CHANGES AS DIRECTED BY TESTING ENGINEER.
- CONTRACTOR TO VERIFY ACCEPTANCE OF MASS GRADING NO LATER THAN 24 HOURS PRIOR TO RED SOIL DATE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT A VALID NOTICE OF MEET CALL IS ON RECORD WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY PRIOR TO DISTURBING ANY GRADING.
- ALL RETAINING WALL SHALL BE BLOCK RETAINING WALL UNLESS OTHERWISE NOTED. ALL DESIGN SHALL BE BY MANUFACTURE AND CALCULATIONS SHALL BE SEALS BY A REGISTERED STRUCTURAL ENGINEER AND SUBMITTED TO THE CITY, THE OWNER AND THE ENGINEER FOR APPROVAL.

### STORM WATER POLLUTION PREVENTION PROGRAM

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PUT IN PLACE ALL SOIL EROSION PREVENTION DEVICES SHOWN ON THE PLANS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER BY WRITING OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COST REQUIRED TO PREVENT THE ADDITIONAL POLLUTION.
- THE CONTRACTOR SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNPAVED OR NON-BUILDING AREA HAVE A UNIFORM PERMANENT VEGETATIVE COVER WITH DENSITY OF 75 PERCENT OR GREATER. MAINTENANCE INCLUDES REGULAR INSPECTIONS OF AN INSPECTOR FOLLOWING A RAINFALL OF 1/2 IN IN 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

NO.	DESCRIPTION	DATE

## GRADING PLAN

**HERITAGE I**  
 NWC 5TH AVE. & INDIANA AVE.  
 ST. CHARLES, ILLINOIS

**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.  
 200 Commercial Street • St. Charles, IL 62278 • Phone: 618-735-1100 • Fax: 618-735-1101

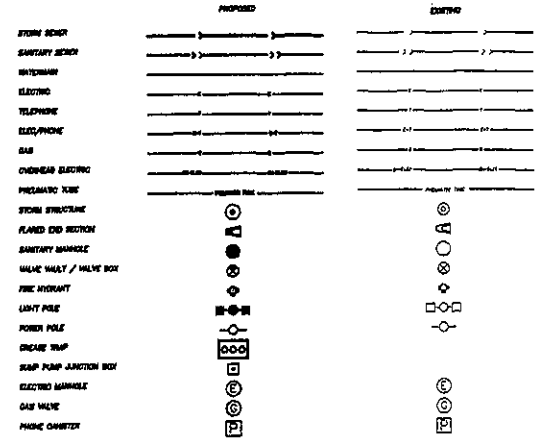
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**UTILITY NOTES**

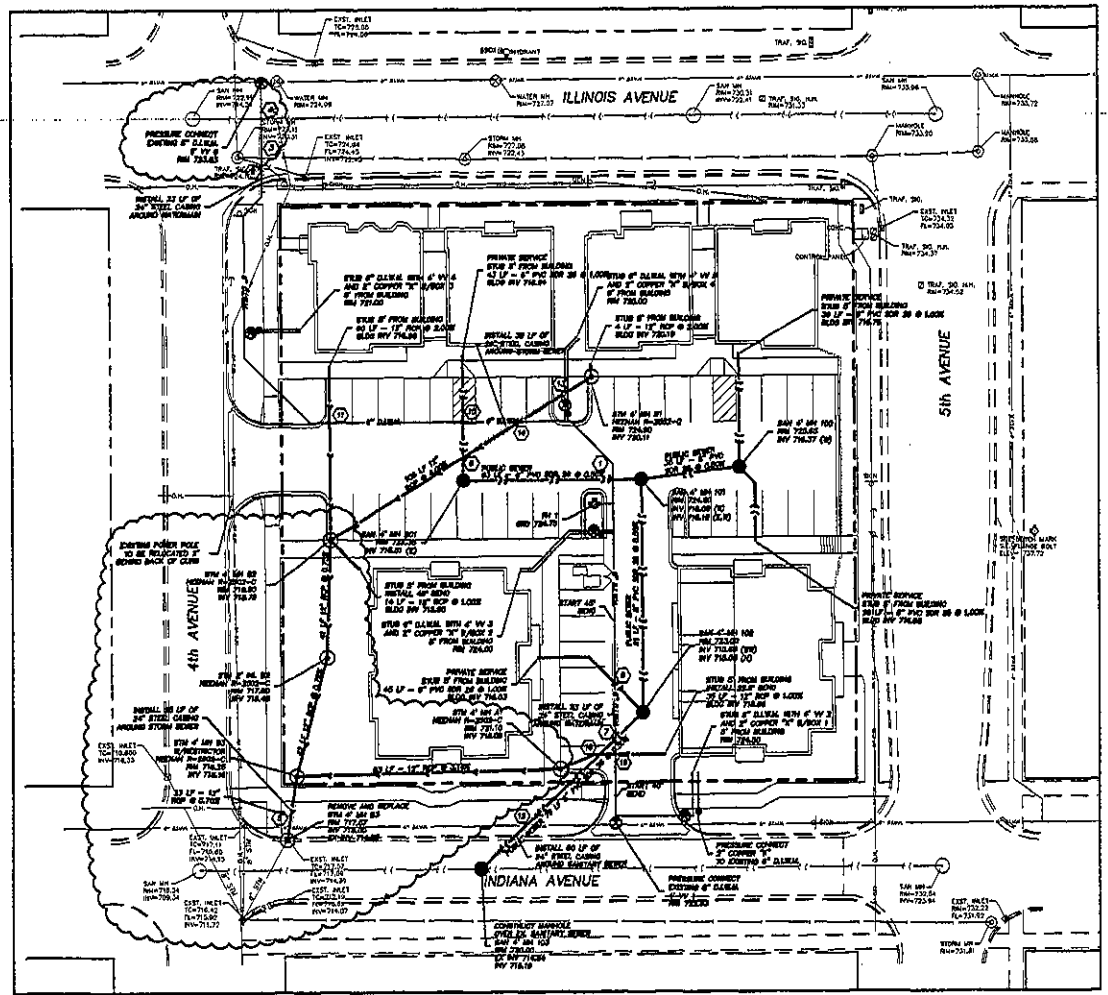
1. ALL WATERMAIN SHALL BE CLASS 50 DUCTILE IRON PIPE WITH TYPE S LAYING CONDITIONS UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET ASTM A151 OR C151. VALVE SHALL MEET ASTM A151.
2. ALL SANITARY SEWER PIPE SHALL BE 15 FEET SHALL BE 15 FEET AND MEET ASTM D2000. ALL SANITARY SEWER PIPE WITH A DEPTH 30-39 FEET SHALL BE 15 FEET AND MEET ASTM D2000.
3. ALL STORM SEWER PIPE SHALL BE CLASS II REINFORCED CONCRETE PIPE MEETING ASTM C76.
4. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, SLEETS AND VAULTS SHALL MEET ASTM C76.
5. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES BEFORE ANY CONSTRUCTION. CONTRACTOR SHALL CONTACT THE CITY ENGINEER OF COURTESY AS SOON AS POSSIBLE.
6. FRAME AND CURB REQUIREMENTS:
  - STORM STRUCTURE (FRAMING) - MEDIAN R-2022-C
  - STORM STRUCTURE (CURB) - MEDIAN R-2021-A
  - FRAMING TO ABOVE ARE NOTED ON PLANS
7. ALL STORM STRUCTURE SHALL HAVE UNDERDRAIN INSTALL PER DETAIL HACTZ 8. ALL ROADWAYS SHALL BE OPEN CUT FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER ANY WORK IN THE ROADWAY TO DISRUPT TRAFFIC CONTROL.
8. ALL 8-INCHES SHALL BE 8" FROM THE BUILDING INSTALLED IN LANDSCAPE AREAS.
9. ALL WATERMAIN QUALITY PIPE SHALL BE USED IN ALL LOCATIONS WHERE THE SANITARY AND STORM SEWER CROSSED THE WATERMAIN AND 10 FEET ON EACH SIDE OF THE WATERMAIN.
10. ALL STORM SEWER SHALL BE PRIVATE.
11. ALL SANITARY MAINS SHALL BE PRIVATE.
12. ALL SERVICES SHALL BE PRIVATE.

**LEGEND**



**CROSSINGS**

- |   |   |   |   |   |   |  |  |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|--|--|---|---|---|---|---|---|---|---|
| 1' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 718.50<br>T/SAN 718.82 | 2' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 717.80<br>T/SAN 718.16 | 3' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 718.28<br>T/SAN 715.50 | 4' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 718.57<br>T/W/M 715.17 | 5' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 718.82<br>T/W/M 715.12 | 6' OF COVER ON WATERMAIN BY CITY OF ST. CHARLES<br>B/W/M 718.24<br>T/SAN 718.16 | INSTALL CASING AROUND WATERMAIN<br>B/EX STM 720.69<br>T/W/M 716.71 | INSTALL CASING AROUND WATERMAIN<br>B/EX STM 720.43<br>T/W/M 716.93 | INSTALL CASING AROUND STORM SEWER<br>B/STM 714.87<br>T/W/M 712.50 | INSTALL CASING AROUND STORM SEWER<br>B/STM 715.32<br>T/W/M 711.94 | INSTALL CASING AROUND WATERMAIN<br>B/SAN 717.08<br>T/W/M 717.78 | INSTALL CASING AROUND LOWER WATERMAIN<br>B/SAN 717.52<br>T/W/M 718.02 | INSTALL CASING AROUND WATERMAIN<br>B/SAN 716.67<br>T/W/M 715.38 | INSTALL CASING AROUND LOWER WATERMAIN<br>B/SAN 715.39<br>T/EX WM 713.89 | INSTALL CASING AROUND LOWER WATERMAIN<br>B/STM 718.82<br>T/W/M 717.32 | INSTALL CASING AROUND LOWER WATERMAIN<br>B/STM 718.30<br>T/W/M 716.80 |
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NO.	DATE	REVISIONS

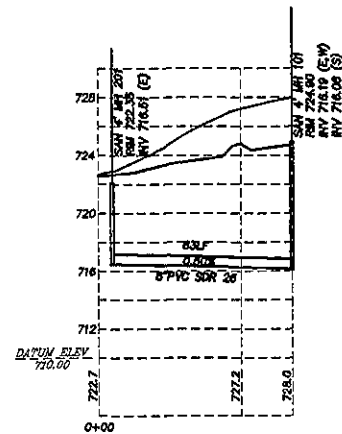
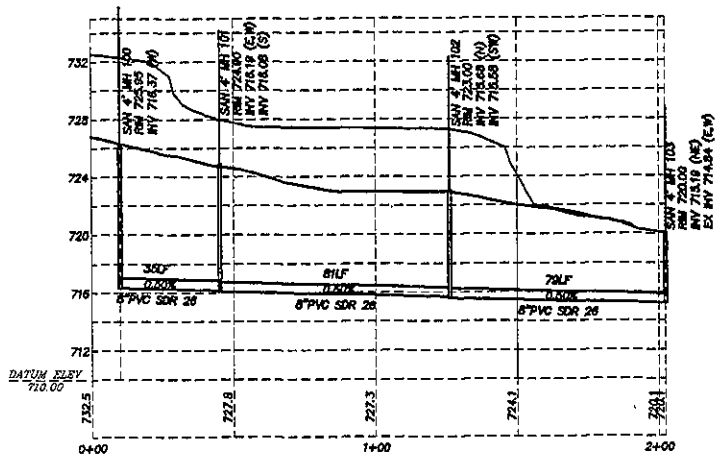
**UTILITY PLAN**

**HERITAGE I**  
NWC 5TH AVE. & INDIANA AVE  
ST. CHARLES, ILLINOIS

**Craty R. Knoche & Associates**  
Civil Engineers, P.C.

DATE: 04/17/03  
REV: 5-02/03  
SCALE: 1"=20'

**C3.0**



REVISIONS	
NO.	DESCRIPTION

**SANITARY  
PROFILE**

**HERITAGE I**  
NWC 5TH AVE. & INDIANA AVE.  
ST. CHARLES, ILLINOIS

**Craig R. Knoche & Associates**  
Civil Engineers, P.C.  
2000 Chatham Street • Glenview, IL 60025 • Phone: 847-439-8800 • Fax: 847-439-8801

DATE: 04/07/03  
 FILE: 3-224230  
 SHEET: 3-024  
**C3.1**  
 SHEET

GENERAL NOTES & SPECIFICATIONS

- 1. All roadway and pavement construction shall comply with the requirements of the 2002 Illinois Department of Transportation Standard Specifications for Road and Bridge Construction or latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the 1998 Standard Specifications for Water and Sewer Main Construction in Illinois. Where multiple copies, latest edition, except as may be modified by project plans and specifications.
3. All work shall be in accordance with the standard specifications of the local municipality. Each Contractor shall be provided with the applicable sections of the specifications in the bid package.
4. All elevations shown are plus and are UACB Datum.
5. The local municipality and its engineering department shall be notified in writing prior to start of construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and that all underground lines are located prior to commencing construction.
6. All work to meet all state and local codes.
7. The contractor(s) shall indemnify the owner, the engineer, and the municipality their agents, etc. from all liability involved with the construction, installation, and testing of the work on this project.
8. All work shall comply with the EPA Standard Specification for soil erosion and sediment control (SSC). The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be installed prior to any other work on the site. The contractor shall be held liable for any erosion control violation of streams, lakes and reservoirs with fish, shell, oysters, aquatic plants and animals, and other resources. No herbicides and pesticides shall be applied to any area adjacent to streams and reservoirs. All work shall be done within the work site limits and in accordance with the applicable local, state and federal laws. Adjacent streams and reservoirs shall be protected by mechanically installed silt curtains or other measures to prevent sediment reaching from the project. Perv alarm covers and drainage structures at no additional cost.
9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health regulations (these requirements for open cut) trenches and shoring and bracing required. At no time shall the contractor or any of its employees use hard hats, wear safety or an hard party participate in any situation connected with construction project.
10. All existing field drainage lines encountered or damaged during construction are to be restored to their original condition, properly repaired, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage lines encountered unless otherwise noted.
11. Commencement Edition, St. Charles District, American Water, Meter gas, and other utility company records are not necessarily shown on the drawings and must be located in the field prior to construction.
12. The contractor shall field verify the existing conditions and notify City of Knoxville and Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.
13. Contractor shall be responsible for records of existing pavement damaged during construction that is not specified.
14. All concrete used shall be D.G.T. class ST.
15. Subgrade preparation for all pavements shown on the drawings shall include typical stripping and removal of any underlying unstable/deteriorated material.
16. Apply prime seal uniformly over surface of connected aggregate base at a rate of 0.40 gal/sy. Apply enough material to penetrate and seal, but not flood surface. Allow prime seal to cure for 72 hours minimum.
17. It shall be the responsibility of each contractor to notify ALLILE prior to performing any excavations.
18. Cable routing and specification in accordance with utility ordinances.
19. The contractor shall provide the municipality and City of Knoxville & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include location, location of other utilities, services, field files, etc.
20. All property dimensions and areas are approximate and subject to change per final survey.
21. All dimensions are face of curb unless otherwise noted.
22. All curb radii are face of curb unless otherwise noted.
23. See architectural plans for exact building dimensions.
24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
25. Sidewalk around perimeter of the building shall be integral curb/sidewalk.
26. All pavements marriage shall be painted buff yellow 4" wide and 2 coats.
27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.C.R. in accordance with Illinois D.O.T. Requirements.
28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessary for and requirements relating to the inspection by an approved on-site engineer.
29. Any pavement disturbed by contractor's operations shall be replaced in kind at no additional cost.
30. Sidewalk and driveway curb ramps must be installed as required by the ADA's accessibility, safety and local accessibility requirements. If there is a conflict between federal, state, and local requirements the curb ramp must comply with most stringent requirements.

EARTHWORK NOTES & SPECIFICATIONS

- 1. All trenches in grass/landscape areas shall be backfilled with earth compacted to 95%. A minimum of 6" of topsoil shall be provided in grass/landscape areas. Trenches in all paved areas, curbs, and sidewalk areas shall be backfilled with approved trench backfill compacted to 95% modified Proctor.
2. All disturbed areas shall be restored and positive drainage must be maintained.
3. All landscaping must be restored to its original condition. Replacement of all black dirt, sand, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Contractor shall provide "topsoil" of best quality available or needed to bring trench to original grade.
4. Existing drainage systems shall be restored following construction. Positive drainage shall be maintained throughout construction.
5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and pathways damaged or removed during construction shall be restored to their original condition.
6. Soil report have not been prepared.
7. After stripping and rough grading is completed, the exposed subgrade shall be protected. Protection may be accomplished with a fully loaded, tandem-axle dump truck or other equipment providing an equivalent subgrade loading. Unstable areas observed at this time should be improved by excavation and replacement or by underdrilling and replacement with suitable compacted fill.
8. Stone erosion control measures must be implemented and maintained throughout construction.
9. Contractor shall provide final control during site work operation or removal. Contractor shall control dust created from earthwork construction and enclose all trucks using water or other approved means.
10. Protect trees, plant growth, and features designated to remain on site. Construction equipment shall not travel under or displace of trees to be protected.
11. Protect benchmarks from damage or displacement.
12. Remove trees and shrubs, stumps, and root system to a minimum depth of 48 inches.
13. Subgrade preparation for all pavements shown on the drawings shall include typical stripping and removal of any underlying unstable/deteriorated material.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

- 1. The contractor in accordance with I.D.S.T. standards shall provide all required traffic control and signs.
2. The contractor shall maintain temporary access to all roadways and drainage during construction. The contractor shall notify homeowners and the City of Knoxville of any temporary access required to install surface sewage drainage.
1. It is the contractor's responsibility to put in place all soil erosion prevention devices shown on the plans prior to start of construction.
2. The contractor shall be responsible for notifying the owner and engineer in writing of any additional measures of storm water pollution prevention during construction and the additional cost required to prevent the additional pollution.
3. The contractor shall maintain all storm water pollution devices throughout construction and until all work is complete and there is sufficient permanent vegetative cover with density of 75 percent or greater. Measures include weekly inspections or on inspection following a rainfall of 1/8" in a 24-hour period. The contractor must submit a copy of the inspection report to the owner and engineer at the end of each month and keep a copy of the report on the construction site until the required vegetation cover is in place.

GENERAL UTILITIES NOTES & SPECIFICATIONS

- 1. Meter and sewer locations shown from drawings by others and not indicated in the field by contractor prior to construction, including all locations of lines and inverts.
2. All sewer and water main branches under or within two (2) feet of existing or proposed curbs, sidewalks, or pavements shall be backfilled and compacted with trench backfill per the City of St. Charles.
3. Valve vaults and manholes frames and rings shall be set in workmanlike manner in easy-cast (or equal) bed.
4. All valves to buildings shall be 6 ft. from the building. All shall be right angle to the foundation.
5. Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3" minimum above grade. Markers shall be painted as follows: Blue = Water, Green = Sanitary, Yellow = Storm.
6. Install manhole pipe from frames and details. They shall be present only if dirt or moisture after installation.
7. Clean out stands before installation of conduits.
8. Conduit outside the building shall be buried minimum 30 inches below grade unless noted otherwise.
9. Underground conduits shall have a minimum of 2 inch spacing between conduits and be back filled and compacted to the density specified elsewhere in all of policies.
10. All underground conduits shall be protected against future excavation damage by placing a plastic tape marking in each trench during backfill. Tapes shall be full length of the trench.
11. Contractor shall verify with local municipality or controlling jurisdiction as to the necessary for and requirements relating to the inspection by an approved on-site engineer.
12. All floor drains shall be connected to the sanitary sewer system. All downspouts and leading drains shall discharge into the storm system.
13. All structures shall be clean of dirt of that completes by the local municipality at no additional cost.
14. Where this file shall be stamped "water", storm manhole covers shall be stamped "sanitary sewer". Each of the file shall have the City logo per the detail sheet.

STORM SEWER NOTES & SPECIFICATIONS

- 1. All storm sewer structure adjustments shall be made with precast concrete adjusting rings in a full bed of hot mix asphalt. No more than 12" of adjusting rings will be permitted, subject to the approval of the agency having jurisdiction.
2. Connection to existing storm sewer structures shall be done by casting the concrete barrel section.
3. Storm sewer pipes shall conform to the requirements of AASHTO M 1708 (M170) class III per Illinois D.O.T. standard specification for road and bridge construction.
4. All storm sewer pipes shall be class IV reinforced concrete pipe and meet ASTM C76.
5. Precast concrete sections for manholes, catch basins, fields shall meet ASTM C 478.

STORM WATER POLLUTION PREVENTION PROGRAM:

- 1. It is the contractor's responsibility to put in place all soil erosion prevention devices shown on the plans prior to start of construction.
2. The contractor shall be responsible for notifying the owner and engineer in writing of any additional measures of storm water pollution prevention during construction and the additional cost required to prevent the additional pollution.
3. The contractor shall maintain all storm water pollution devices throughout construction and until all work is complete and there is sufficient permanent vegetative cover with density of 75 percent or greater. Measures include weekly inspections or on inspection following a rainfall of 1/8" in a 24-hour period. The contractor must submit a copy of the inspection report to the owner and engineer at the end of each month and keep a copy of the report on the construction site until the required vegetation cover is in place.

SANITARY SEWER NOTES & SPECIFICATIONS

- 1. All sewer structure adjustments shall be made with precast concrete adjusting rings in a full bed of hot mix asphalt. No more than 12" of adjusting rings will be permitted, subject to the approval of the agency having jurisdiction.
2. All new sanitary sewers shall have space for proposed building entrance valves located on the plans.
3. All public sanitary sewers all be air, manhole and TV tested by the contractor, as part of the contract.
4. Testing shall be in accordance with and completed by the agency having jurisdiction.
5. Sanitary sewer shall be SDP 20 complying with ASTM D-3034, with factory fabricated joints complying with ASTM D-3126, and electrostatic positive complying with ASTM D-477 or as approved by the local sanitary district. One-piece man-hole coupling with fibreglass coating shall be used for all diameter pipe connections.
6. All floor drains shall be connected to the sanitary sewer.
7. Sanitary sewer materials shall be as indicated in the specifications provided for this project. All testing including air, infiltration, and/or exfiltration, deflection and Ls, testing as required by the local municipality shall be included in the utility contractor bid.

WATER MAIN NOTES & SPECIFICATIONS

- 1. All water service horizontal and vertical separation from sanitary and storm sewers shall be the same as water main separation.
2. Water main services shall have a minimum of 0.6 feet of cover from finished grade.
3. Any existing utility structures requiring are to be adjusted (up to 12" total adjustment) by the contractor as part of the contract.
4. All water mains shall be cement lined ductile iron pipe, class 50 conforming to AWWA C-151 with push-on or mechanical joints and shall have a minimum of 0.6 feet of cover and shall be installed in polyethylene sleeve in accordance with AWWA C-153-82. Sleeve shall be cement lined, hot coated cast iron with mechanical joints rated 200 PSF per AWWA C110 and 31.20 (Class, American, I.S.C. files, or equal).
5. All materials shall be verified with the local authority. Water services shall be type "K" copper water pipe or the size shown on the plans, appropriate stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, accessories, and test fee, for a complete installation of water on the plans.
6. All the hydrants shall be minimum power model 100-87, with double "S" and one "A" chamber connection with national standards threads. Auxiliary valve to be installed next, every installed main and edge gate valve, with valve line extended "across".
7. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses below a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to meet minimum standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. In addition, sewer pipe shall be supported in order to prevent pipe from sagging closer to the water main. Minimum water main cover 3-1/2 feet. Minimum horizontal separation of 10' between sewers and water mains.
8. All horizontal and vertical separation between water main services and storm sanitary sewer shall be the same as listed in water main notes 7.
9. Grades from (2" and smaller) shall be as per water table, City of Knoxville and soft temper for underground service conforming to ASTM B-36 and B-361 and also conforming to all local municipalities.
10. All water main to be ductile iron pipe AWWA C151 (class 52) with restrained joints. Length of pipe to be restrained shall be determined from City Standards of 16-64/72/06. Pipe to be lined with AWWA C151-A3.
11. Green valves shall be installed at all water-main joints for electrical conductivity water main to polypropylene.
12. The water main will be pressure tested using the low head recovery test.
13. Service pipe per local jurisdiction agency requirements. Minimum water main diameter test shall result in a chlorine water mixture of at least 60 ppm per million gallons of each section where sampling can be obtained from. Test periods for the water main shall be at least 24 hours and at the end of that time the chlorine residual shall be at least 10 ppm at the sampling points. If chlorine residual is less than 10 ppm, additional operations shall be made and the retention period repeated until the required 10 ppm residual is obtained. After obtaining successful test results, flush heavily chlorinated water from the main until the replacement water is the same chemical and bacteriological quality as the water source.
14. All pressure tests and service connections shall be installed by a Licensed Plumber.

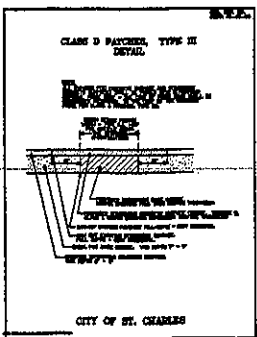
Table with 4 columns: NO., DATE, BY, CHECKED BY. Contains a grid for tracking revisions or approvals.

GENERAL NOTES HERITAGE II AND SPECIFICATIONS NWC 5TH AVE. & INDIANA AVE. ST. CHARLES, ILLINOIS

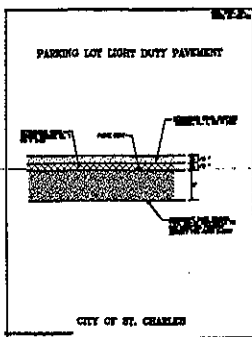
Craig R. Knoche & Associates Civil Engineers, P.C. 2000 Lakes Drive • Glenview, IL 60025 • Phone: 847-249-1100 • Fax: 847-249-1101

Scale: 1" = 10'-0" (Horizontal), 1" = 4'-0" (Vertical). Includes drawing number C7.0 and date 04/27/06.

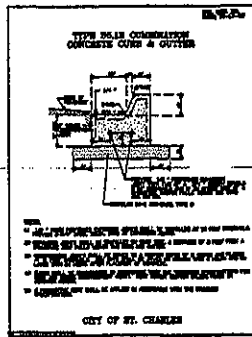
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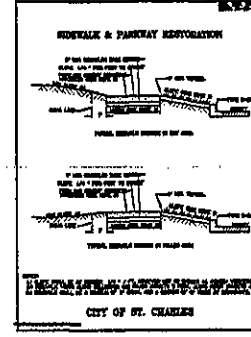
1 DETAIL - PAVEMENT PATCH  
NOT TO SCALE



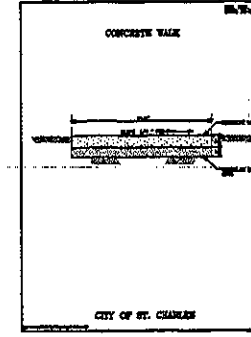
2 DETAIL - PAVEMENT  
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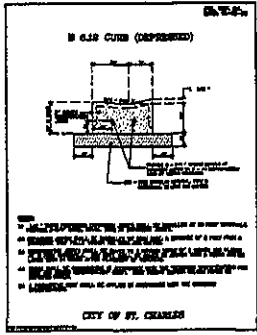
3 DETAIL - CURB + GUTTER  
NOT TO SCALE



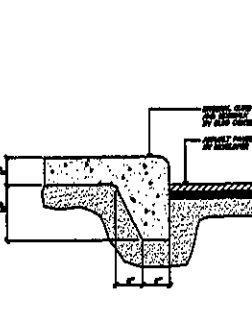
4 DETAIL - SIDEWALK IN PARKWAY  
NOT TO SCALE



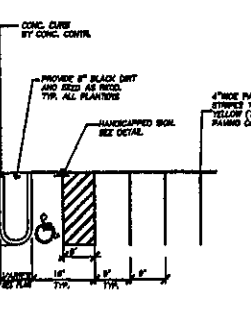
5 DETAIL - SIDEWALK  
NOT TO SCALE



6 DETAIL - DEPRESSED CURB + GUTTER  
NOT TO SCALE



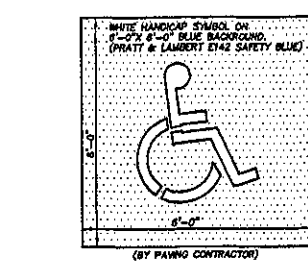
7 DETAIL - INTEGRAL CURB AND SIDEWALK  
NOT TO SCALE



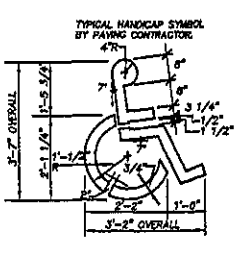
8 TYP. 8' HANDICAP PARKING  
NOT TO SCALE



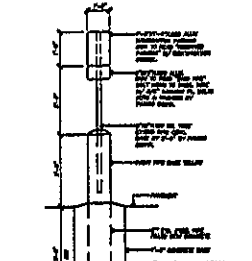
9 DETAIL - HANDICAPPED PARKING SIGN  
NOT TO SCALE



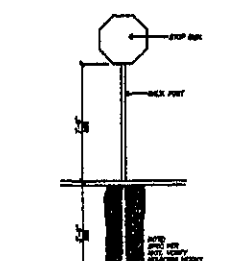
10 TYP. HANDICAPPED PMT. SIGN  
NOT TO SCALE



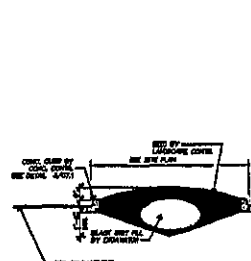
11 HANDICAPPED SIGN  
NOT TO SCALE



12 HANDICAPPED SIGN  
NOT TO SCALE



13 STOP SIGN DETAIL  
NOT TO SCALE



14 TYPICAL PLANTER SECTION  
NOT TO SCALE

NO.	DATE	DESCRIPTION

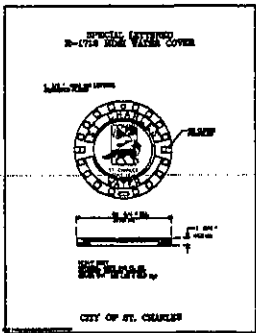
**SITE DETAILS**

**HERITAGE I**  
NWC 5TH AVE. & INDIANA AVE.  
ST. CHARLES, ILLINOIS

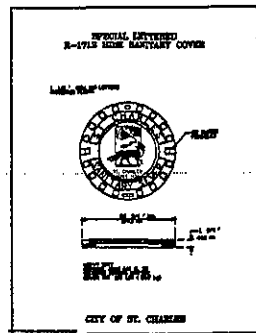
**Craig R. Knoche & Associates**  
Civil Engineers, P.C.  
200 Commerce Drive • St. Charles, IL 62250 • Phone: 618-735-1100 • Fax: 618-735-1101

DATE: 04/27/03  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: AS SHOWN

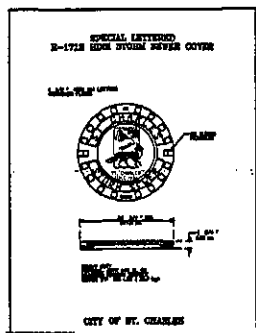
**C7.1**



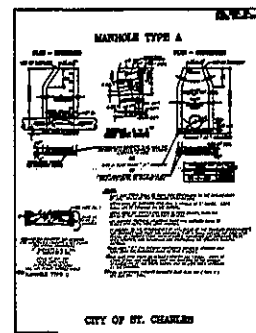
1 DETAIL - WATER MANHOLE COVER  
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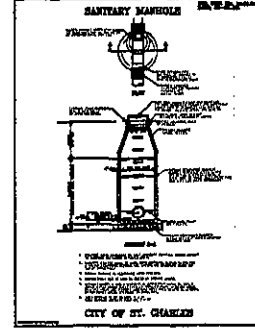
2 DETAIL - SANITARY MANHOLE COVER  
NOT TO SCALE



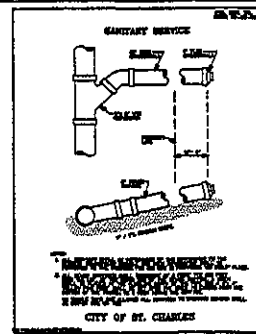
3 DETAIL - STORM MANHOLE COVER  
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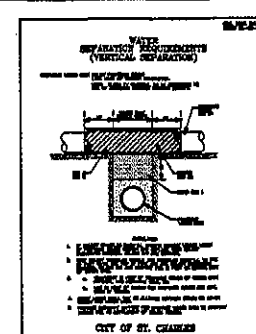
4 DETAIL - STORM MANHOLE  
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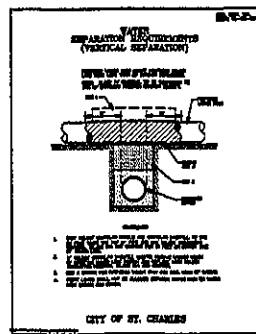
5 DETAIL - SANITARY MANHOLE  
NOT TO SCALE



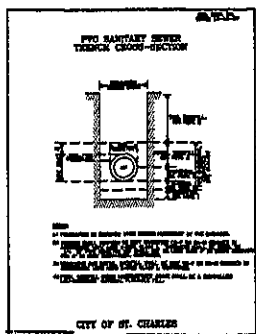
6 DETAIL - SANITARY SERVICE  
NOT TO SCALE



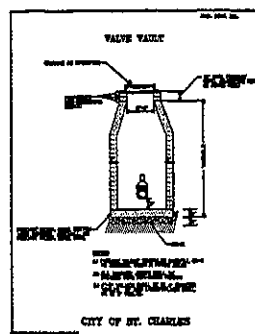
7 DETAIL - WATER SEPARATION  
NOT TO SCALE



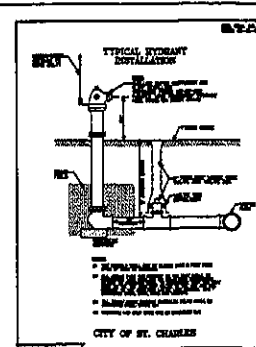
8 DETAIL - WATER SEPARATION  
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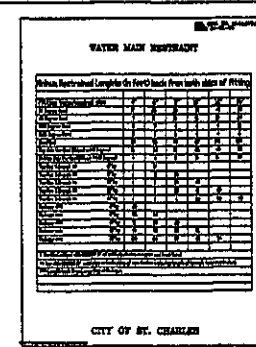
9 DETAIL - SANITARY SEWER TRENCH  
NOT TO SCALE



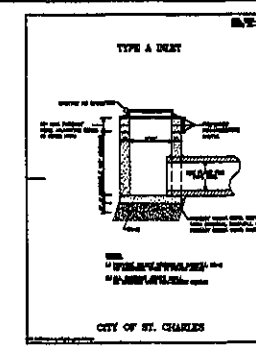
10 DETAIL - VALVE VAULT  
NOT TO SCALE



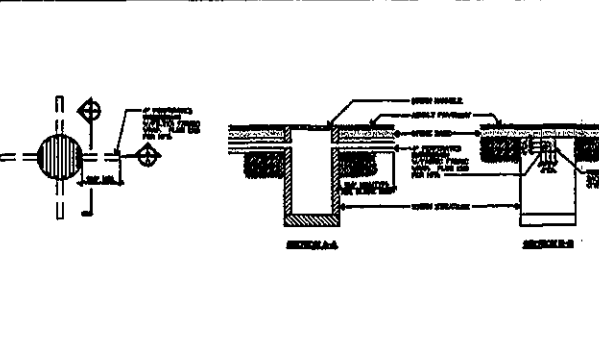
11 DETAIL - FIRE HYDRANT  
NOT TO SCALE



12 DETAIL - WATER MAIN RESTRAINT  
NOT TO SCALE



13 DETAIL - TYPE A  
NOT TO SCALE



14 DETAIL - FINGER DRAIN  
NOT TO SCALE

REVISIONS	
NO.	DESCRIPTION

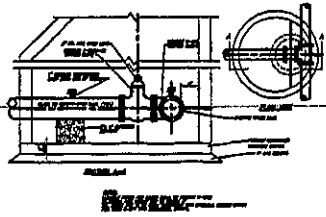
UTILITY  
DETAILS

HERITAGE I  
NWC 5TH AVE. & INDIANA AVE.  
ST. CHARLES, ILLINOIS

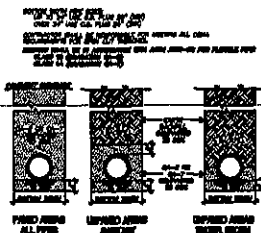
Craig R. Knoche & Associates  
Civil Engineers, P.C.  
2010 Commerce Drive • St. Charles, IL 62276 • Phone: 618-735-1111 • Fax: 618-735-1112

DATE: 04/07/09  
BY: S-024570  
C7.2

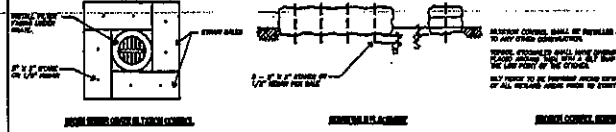




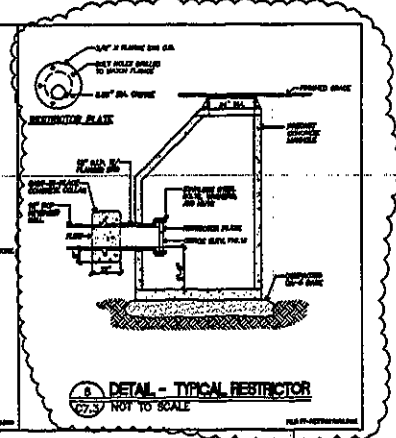
1 DETAIL - PRESSURE CONNECTION  
NOT TO SCALE



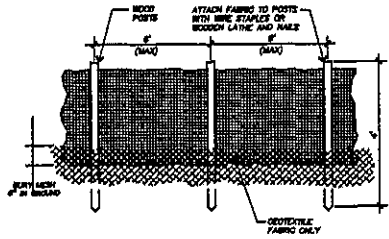
2 DETAIL - BEDDING AND BACKFILL  
NOT TO SCALE



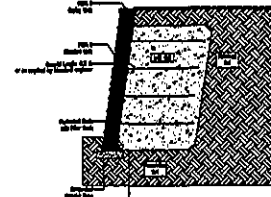
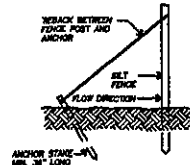
3 DETAIL - INLET PROTECTION  
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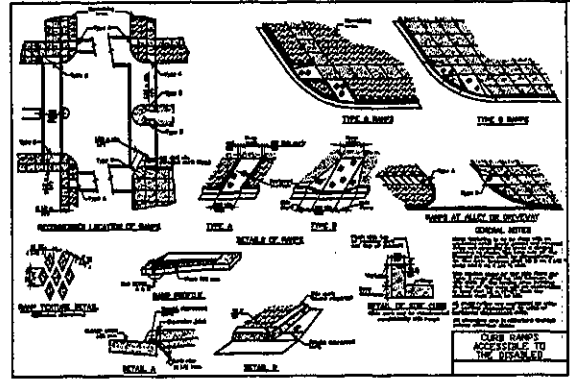
4 DETAIL - TYPICAL RESTRICTOR  
NOT TO SCALE



5 DETAIL - SILT FENCE  
NOT TO SCALE



7 DETAIL - MODULAR BLOCK RETAINING WALL  
NOT TO SCALE



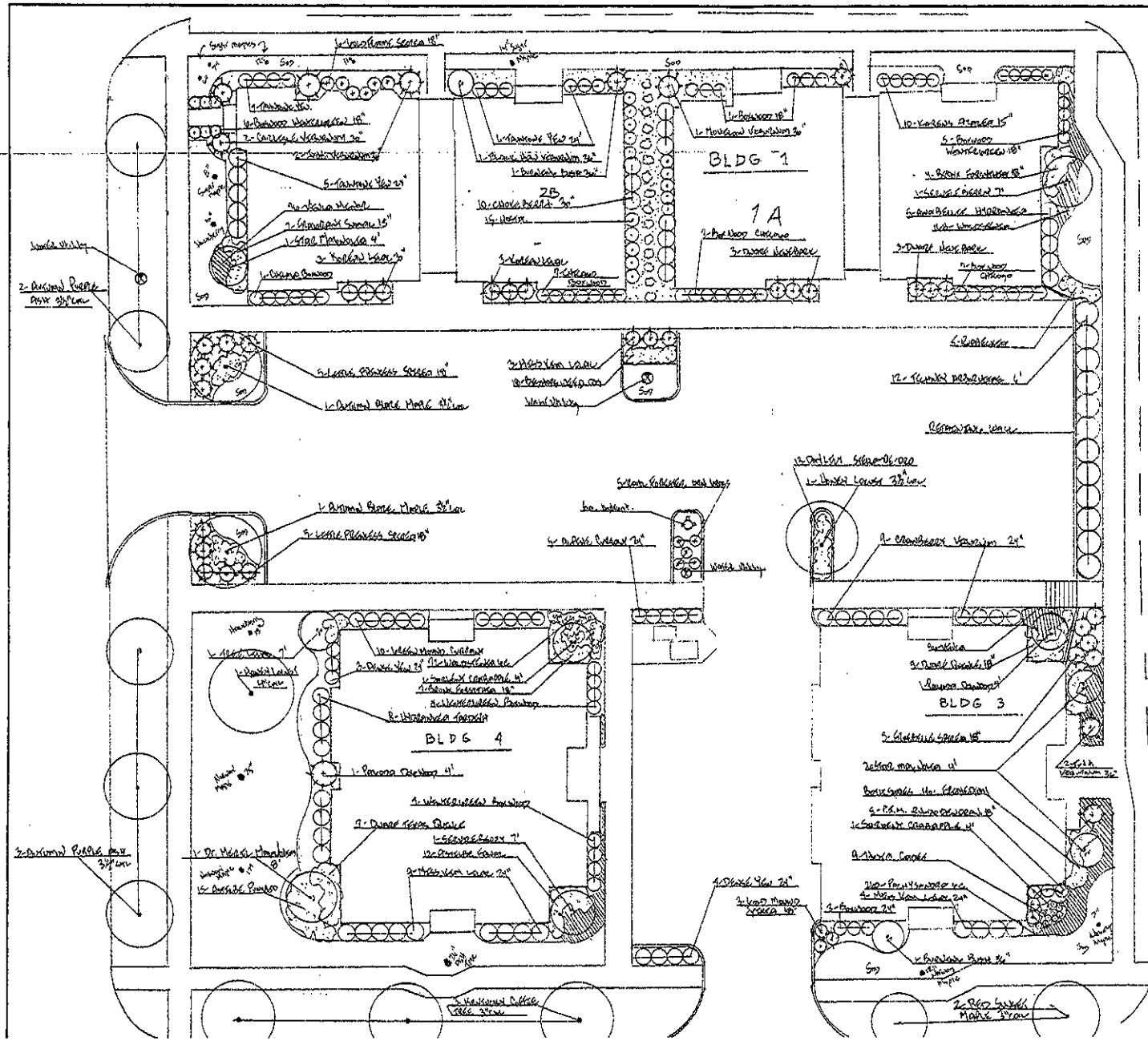
NO.	REVISIONS	DATE	BY	CHKD.

**SITE & UTILITY HERITAGE I**  
**DETAILS**  
 NWC 5TH AVE. & INDIANA AVE.  
 ST. CHARLES, ILLINOIS

**Craig R. Knoche & Associates**  
 Civil Engineers, P.C.  
 100 Commerce Drive • Quincy, IL 62450 • Phone: 618-291-8800 • Fax: 618-291-8800

DATE: 04/01/03  
 REV: 3-0012570  
 2070 1-024 2002/03

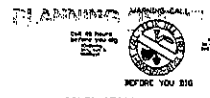
**C7.3**



BL (Landscape Name)	Botanical Name	Size	Remarks
16	Artemisia Parviflora	3' x 1'	Small, Full Color
17	Artemisia Canadensis	3' x 1'	Small, Full Color
18	Artemisia tridentata	3' x 1'	Small, Full Color
19	Artemisia ludoviciana	3' x 1'	Small, Full Color
20	Artemisia biennis	3' x 1'	Small, Full Color
21	Artemisia vulgaris	3' x 1'	Small, Full Color
22	Artemisia princeana	3' x 1'	Small, Full Color
23	Artemisia stenocephala	3' x 1'	Small, Full Color
24	Artemisia tridentata	3' x 1'	Small, Full Color
25	Artemisia ludoviciana	3' x 1'	Small, Full Color
26	Artemisia biennis	3' x 1'	Small, Full Color
27	Artemisia vulgaris	3' x 1'	Small, Full Color
28	Artemisia princeana	3' x 1'	Small, Full Color
29	Artemisia stenocephala	3' x 1'	Small, Full Color
30	Artemisia tridentata	3' x 1'	Small, Full Color
31	Artemisia ludoviciana	3' x 1'	Small, Full Color
32	Artemisia biennis	3' x 1'	Small, Full Color
33	Artemisia vulgaris	3' x 1'	Small, Full Color
34	Artemisia princeana	3' x 1'	Small, Full Color
35	Artemisia stenocephala	3' x 1'	Small, Full Color
36	Artemisia tridentata	3' x 1'	Small, Full Color
37	Artemisia ludoviciana	3' x 1'	Small, Full Color
38	Artemisia biennis	3' x 1'	Small, Full Color
39	Artemisia vulgaris	3' x 1'	Small, Full Color
40	Artemisia princeana	3' x 1'	Small, Full Color
41	Artemisia stenocephala	3' x 1'	Small, Full Color
42	Artemisia tridentata	3' x 1'	Small, Full Color
43	Artemisia ludoviciana	3' x 1'	Small, Full Color
44	Artemisia biennis	3' x 1'	Small, Full Color
45	Artemisia vulgaris	3' x 1'	Small, Full Color
46	Artemisia princeana	3' x 1'	Small, Full Color
47	Artemisia stenocephala	3' x 1'	Small, Full Color
48	Artemisia tridentata	3' x 1'	Small, Full Color
49	Artemisia ludoviciana	3' x 1'	Small, Full Color
50	Artemisia biennis	3' x 1'	Small, Full Color
51	Artemisia vulgaris	3' x 1'	Small, Full Color
52	Artemisia princeana	3' x 1'	Small, Full Color
53	Artemisia stenocephala	3' x 1'	Small, Full Color
54	Artemisia tridentata	3' x 1'	Small, Full Color
55	Artemisia ludoviciana	3' x 1'	Small, Full Color
56	Artemisia biennis	3' x 1'	Small, Full Color
57	Artemisia vulgaris	3' x 1'	Small, Full Color
58	Artemisia princeana	3' x 1'	Small, Full Color
59	Artemisia stenocephala	3' x 1'	Small, Full Color
60	Artemisia tridentata	3' x 1'	Small, Full Color

Notes:  
 1. Building 1A is the primary focus of this plan.  
 2. Building 3 is a secondary focus.  
 3. Building 4 is a tertiary focus.  
 4. All dimensions are in feet and inches.

RECEIVED  
 JUL 24 2003



CONTRACTORS SHALL CALL JULLIE BEFORE START OF CONSTRUCTION. CALL LOCAL AMERTECH OFFICE FOR LOCATIONS OF FIBER OPTIC CABLES. JULLIE DOES NOT MARK THESE LOCATIONS.

LANDSCAPE PLAN: HERRIDGE II  
 DATE: 7/24/03  
 DRAWN BY: JULLIE  
 CHECKED BY: JULLIE  
 PROJECT NO: 03-001



ILLINOIS AVENUE STREETScape (LOOKING SOUTH)

PRELIMINARY DESIGN DRAWING HERITAGE SQUARE 2, ST. CHARLES, IL. JRD, INC. 3/25/03  
FOR: MR. BOB RASMUSSEN 636.443.9393 BY: MARSHALL ARCHITECTS, ST. CHARLES 636.884.7820

MARSHALL ARCHITECTS

478 AVE.

RECEIVED  
 JUN 9 2003  
 PLANNING OFFICE

- PROPOSED EXTERIOR MATERIALS:  
 (SEE SHEET 2 FOR TYPICAL LOCATIONS)  
 - MULTICOLORED ASPHALT FLAKE SHINGLES  
 - STONE CAROLINA TRIM, BRICKWORK & PAINTING  
 - STAINED PLYWOOD PANELS  
 - STAINO COMBUSTIBLE BOARD FINISH SIDING  
 - BRICK VENTILATION W/ CUT LIMESTONE TRIM  
 - ALUMI/WOOD COMPOSITE WINDOWS  
 - COPPER RAINPIPES  
 - STAINO OCEAN WINDOW SHUTTERS



ILLINOIS AVENUE STREETScape (LOOKING SOUTH)

PRELIMINARY DESIGN DRAWING: HERITAGE SQUARE 2, ST. CHARLES, IL. JLD, INC. 3.25-03  
 FOR: MR. BOB RASHUSSEN 630.443.9393 BY: MARSHALL ARCHITECTS, ST. CHARLES 630.884.7820

300. INFR. 6405  
 HEIGHTS &  
 ELEVATIONS HEIGHTS

GOTHIC REVIVAL  
 BUILDING 2

QUEEN ANNE  
 BUILDING 1

SHEET  
 OF 4

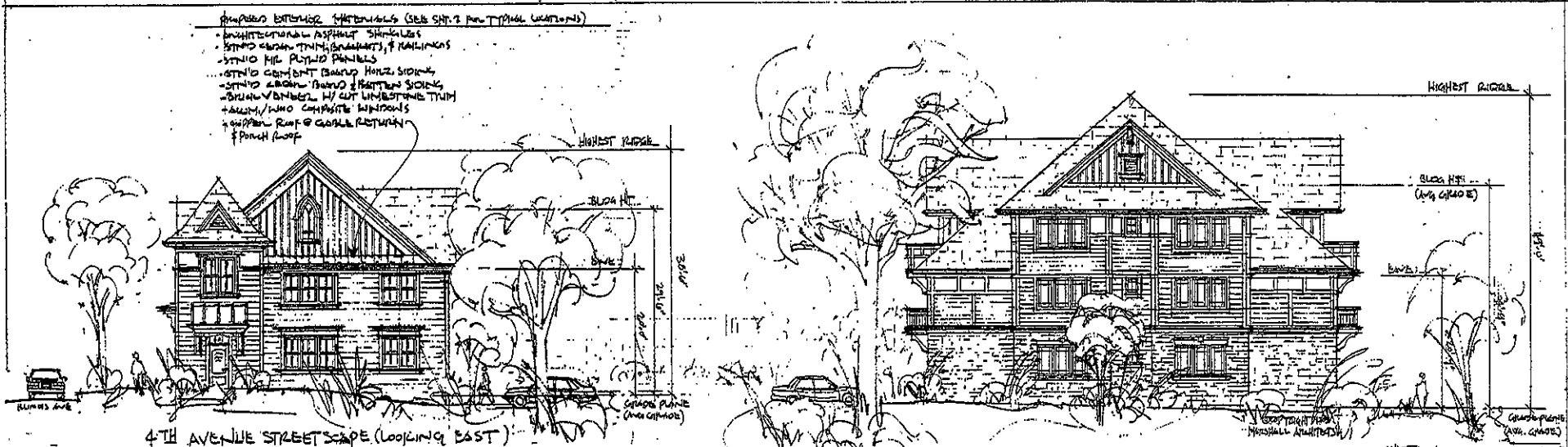
4TH AVE.





PROPOSED EXTERIOR MATERIALS (SEE SH. 2 FOR TYPICAL LOCATIONS)

- ARCHITECTURAL ASPHALT SHINGLES
- STAINLESS STEEL DOWNSPUTTERS & RAILINGS
- STAINLESS STEEL PLUMBING FIXTURES
- STAINLESS STEEL BATHROOM FIXTURES
- STAINLESS STEEL KITCHEN SINKS
- STAINLESS STEEL W/ CUT LIMESTONE TRIM
- ALLUMINUM COMPOSITE WINDOWS
- ASPHALT ROOF & GABLE RESTRICTION
- PORCH FLOOR



4TH AVENUE STREET SCAPE (LOOKING EAST)

PRELIMINARY DESIGN DRAWING HERITAGE SQUARE 2 ST. CHARLES, IL. JRD, INC. 4-16-03  
 JOHN H. B. DASHKUSSEN 630.443.9373 BY: MARSHALL ARCHITECTS 630.584.7820

SH. 2 OF 2  
 MATERIALS &  
 ELEV. HEIGHTS



SH. 1 OF 2