CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number: 4b**
	Title:	Plan Commission recommendation to approve an Amendment to Special Use for PUD for Octane 93 Brewery, 1825 Lincoln Highway (St. Charles Commercial Center PUD)
	Presenter:	Rachel Hitzemann

Meeting: Planning & Development Committee **Date**: February 8, 2021

Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

The subject property is located at 1825 Lincoln Hwy. and is located within the St. Charles Commercial Center PUD. A PUD Preliminary Plan for the existing building was approved in 2015. The current uses at this location include an interconnected restaurant, liquor store and bar/tavern. These uses will remain the same.

CIMA Developers, LP has filed a Special Use application to amend the St. Charles PUD Ordinance to allow for the construction of a 500sf addition and outdoor patio area with a covered roof.

Plan Commission Recommendation

Plan Commission held a public hearing on February 2, 2021 and voted 6-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action. No members of the public commented during the hearing.

The only Commission comment was in regards to how the fencing around the outdoor patio would be constructed. The applicant has submitted a fence plan for the Committee to review.

Attachments (*please list*)**:**
Plan Commission Resolution, Staff Report, Application, Plans

Recommendation/Suggested Action (*briefly explain*)**:**
Plan Commission recommendation to approve an Amendment to Special Use for PUD for Octane 93 Brewery, 1825 Lincoln Highway (St. Charles Commercial Center PUD)

City of St. Charles, Illinois
Plan Commission Resolution No. 1-2021

A Resolution Recommending Approval of a Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD), 93 Octane Brewery, 1825 Lincoln Hwy., St. Charles Commercial Center PUD (CIMA Developers, LP)

Passed by Plan Commission on February 2, 2021

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD), 1825 Lincoln Highway, St, Charles Commercial Center PUD (CIMA Developers, LP); and,

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD (PUD Amendment) to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

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 building expansion architecture will match the current building design and will add to the current amenity and promotes continued economic growth and enhances the operations of the building use.

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

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

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

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

The existing development already provides for many of the factoes listed in section 17.04.400.B

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

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.
Yes. The current offer and use already serve the public convenience and will enhance operations.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
Yes, the development already provides for utilities, access roads, drainage, and the modification will not affect this.

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 modifications will not be injurious to the existing use and enjoyment of other property in the immediate vicinity and will not diminish or impair property values within the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
No. The current development's modifications will not impede the normal and orderly development and improvements of the surrounding property.

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.
No. The modification will not be detrimental or endanger the public health, safety, comfort, or general welfare.

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.
Yes. The proposed modification will conform to all applicable provisions of the St. Charles Municipal Code and meets applicable provisions.

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

Yes, the current development is beneficial to the physical development, diversity, tax base and economic well-being of the city and the modification will enhance that.

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

Yes. The current development conforms to the purposes and intent of the Comprehensive Plan.

WHEREAS, the Plan Commission finds said Site Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, except as varied per the application for Special Use (PUD Amendment), subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD), 93 Octane Brewery, 1825 Lincoln Highway, St, Charles Commercial Center PUD (CIMA Developers, LP).

Roll Call Vote:
Ayes: Pretz, Kessler, Wallace, Holderfield, Funke, Vargulich
Nays: None
Abstain: None
Absent: Purdy, Melton
Motion carried: 6-0

PASSED, this 2nd day of February 2021.

_____
Chairman
St. Charles Plan Commission

Community and Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Rita Payleitner
And Members of the Planning & Development Committee

FROM: Rachel Hitzemann, Planner

RE: PUD Amendment for 1825 Lincoln Hwy. (St. Charles Commercial Center PUD)

DATE: February 3, 2021

I. APPLICATION INFORMATION:

Project Name: 1825 Lincoln Hwy.

Applicant: CIMA Developers, Inc.

Purpose: Special Use to amend the St. Charles Commercial Center PUD to allow the proposed addition to the 93 Octane Brewery building

General Information:

Site Information	
Location	**1825 Lincoln Hwy. (Rt. 38 frontage)**
Acres	0.77 acre

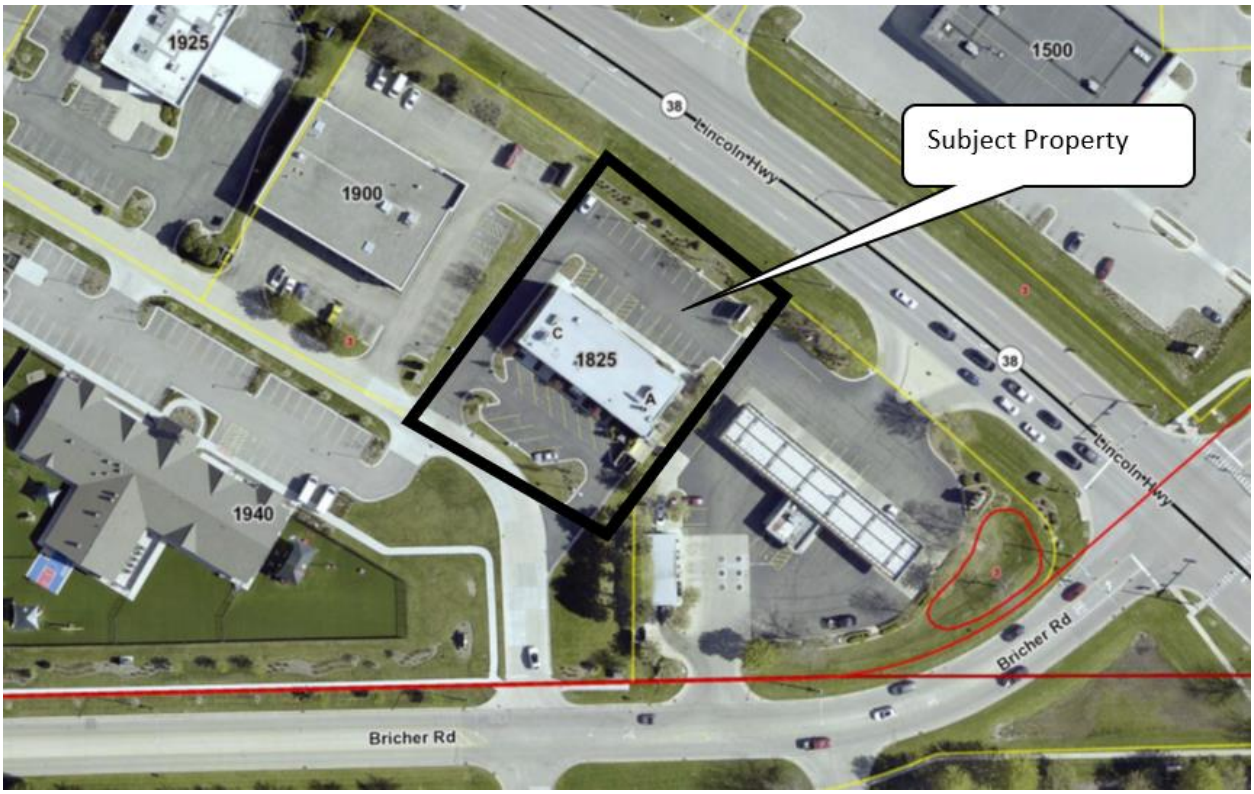
Applications	**Special Use to amend PUD**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.14 Business and Mixed-Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ordinance 1982-Z-6 "An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property"

Existing Conditions	
Land Use	Commercial (Bar and Retail Building)
Zoning	BR- Regional Business (PUD)

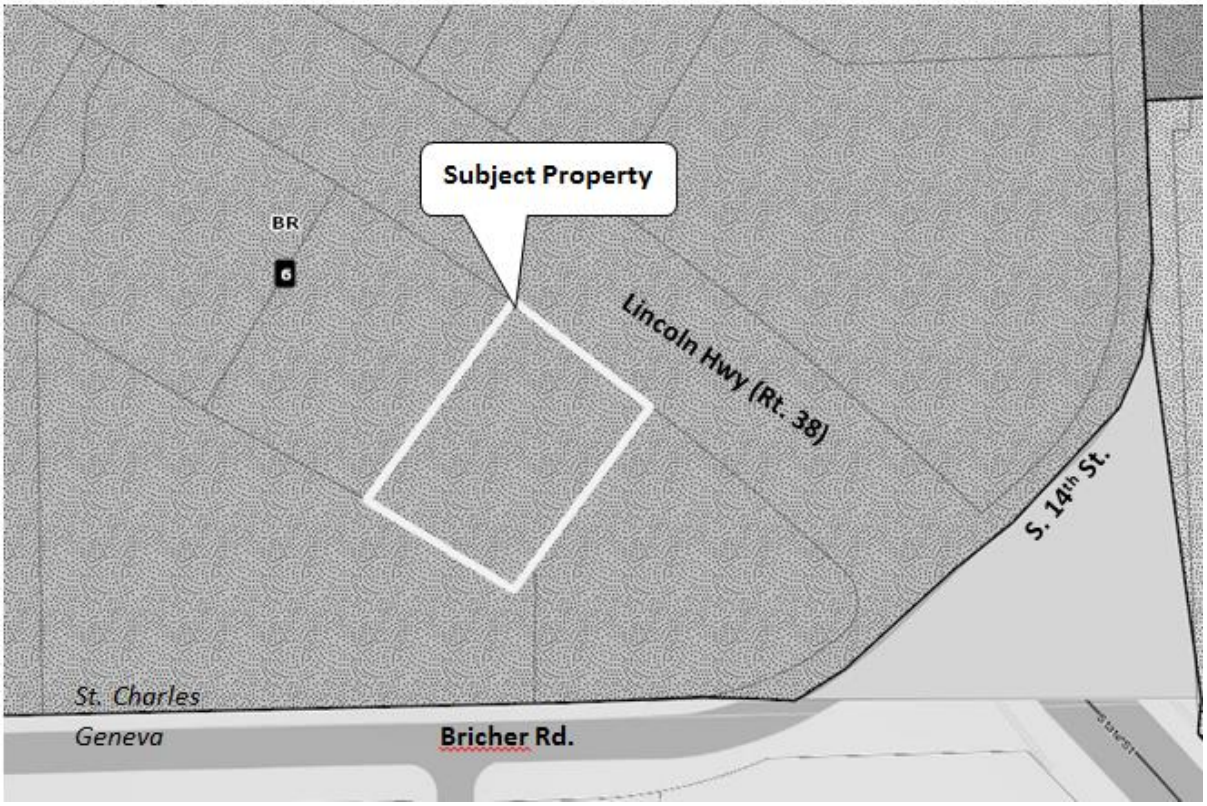
Zoning Summary		
North	BR- Regional Business (PUD)	Commercial
East	BR- Regional Business (PUD))	Commercial (gas station)
South	BR- Regional Business (PUD)	Vacant
West	BR- Regional Business (PUD)	Commercial (Suburban Tire)

Comprehensive Plan Designation
Neighborhood Commercial

Aerial



Zoning



II. BACKGROUND

Property History

The subject property, 1825 Lincoln Hwy, fronts Rt. 38 and is adjacent to the BP gas station on the corner of Rt. 38 and Bricher Road.

The property is located within the St. Charles Commercial Center PUD. As such, development of the property is regulated under Ordinance No. 1982-Z-6 "An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property".

A PUD Preliminary Plan to develop the property as a commercial building for the purpose of a bar, liquor store and other retail was approved in 2015.

Proposal

CIMA Developers, applicant, is proposing to construct a 20x25 addition onto the West end of the current building. An outdoor patio with a pergola will also be added.

III. STAFF ANALYSIS

Staff has performed an analysis of the submitted Site Plan to identify any deficiencies with the proposal as it relates to the standards established in the St. Charles Commercial Center PUD and City Code Title 17 (Zoning Ordinance). The following is a description of staff's analysis.

A. EXISTING USES

An interconnected restaurant, liquor store, and tavern/bar (with accessory brewery) occupy the building. These uses individually are permitted uses in the St. Charles Commercial Center PUD (Ordinance No. 1982-Z-6). The uses will remain the same.

At the time the liquor license was approved to establish the Octane 93 Brewery, the owner requested that the interconnected business functions in the building be considered a combined "Brew Pub" use, which is the equivalent of a Restaurant use in terms of zoning requirements. The parking requirement was then calculated based on a Restaurant use for the entire building.

B. ZONING STANDARDS

The property is zoned BR- Regional Business District and is located within the St. Charles Commercial Center PUD. Staff has reviewed the submitted plans vs. the requirements of the Zoning Ordinance and PUD. The following table summarizes that review:

Category	STC Commercial Center PUD / Zoning Ordinance Standard	Proposed
Lot Width	None	151.06 ft.
Building Setbacks:		
Front (Rt. 38)	30 ft.	88 ft.
Side (east)	15 ft.	10 ft.*
Side (west)	15 ft.	***10 ft. ****
Rear	30 ft.	67.5 ft.
Parking Setbacks:		
Front (Rt.38)	20 ft.	20 ft.
Side (east)	None	5 ft.
Side (west)	None	2.5 ft.
Rear	None	0 ft.
Building Coverage	30%	17%
Building Height	40 ft.	18 ft.
Parking Stall Size	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 16' w/ 2 ft. bumper overhang; 9'x17' w/1 ft. bumper overhang; 9'x18'
Drive-Aisle Width	12' (One Way), 24' (Two Way)	12' (One Way Portion); 24' (Two Way Portion)
Parking Requirement	10 spaces per 1,000 sf per "Brew Pub" concept for entire building (2018 Liquor License approval) 46 spaces required; 36 spaces provided on-site, 10 off-site (easement on BP property)	51 spaces required, 52 spaces provided Includes 42 spaces provided on site, 10 off-site (easement on BP property)

*The required side yard setback in the BR Regional Business District is 15 ft. The proposed east side yard setback is 10 ft. Section 2.I Yards of Ordinance No. 1982-Z-6 (St. Charles Commercial Center PUD) states,

> *"No yard or setback shall be less than the requirements of the Zoning Title or as shown in Exhibit 'B', as the case may be, unless the City Council shall have determined otherwise at the time of approval of the preliminary plan."*

At the time the original PUD Preliminary Plan was approved in 2002, an 8 ft. setback was approved on the east side of the lot. Staff has determined that, due to the ordinance language, an 8 ft. setback was established on the east side and may continue. Therefore, the 10 ft. setback on the east side meets the requirements established by the PUD.

Staff Comments

- A PUD Amendment is required to now reduce the west interior side yard setback from 15 ft. to 10 ft.
- Plans have been submitted showing the building addition, pergola and landscape modifications around the addition. The submitted plans comply with all setback, bulk, landscape and parking requirements. The design of the addition is consistent with the existing building.

C. SITE/ENGINEERING REVIEW

Engineering approved the preliminary plans with no comments. Comments were made in regards to the final engineering plans and the applicant will need to revise the plans before final submittal.

The parking lot access drive along the west side of the subject property is proposed to be closed/ removed. A cross access easement exists for vehicles in the parking lot north of the building to enter the adjacent parking lot to the west (Suburban Tire). The cross-access easement, however, does not continue south to the main shopping center access drive located south of the properties. In event this connection to the south is removed or obstructed, the north parking lot of the subject property would be accessible only from the BP gas station property to the east, which is under common ownership.

The Fire Department has reviewed the site plan and determined that access to the north parking lot from the east side of the property only is sufficient to meet the access requirements of the Fire Code.

IV. PLAN COMMISSION RECOMENDATION

Plan Commission held a public hearing on 2/2/21. There was no public comment given regarding the project.

One Commission member had a comment regarding potential fencing needed to enclose the patio as part of the liquor license permit for outdoor consumption. A plan showing the location of the fence has been submitted for review.

V. ATTACHMENTS

- Application for a Special Use; received 12/16/20
- Site Plans; dated 11/30/20
- Landscape Plan; received 1/11/21
- Building Elevations; received 1/11/21

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT DIVISION PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	93 Octane Brewery
Project Number:	2020-PR-018
Cityview Project Number:	PLSU202000053

Received Date

RECEIVED
St. Charles, IL
DEC 16 2020
CDD
Planning Division

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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

1. Property Information:	Location: 1825 LINCOLN HWY, ST. CHARLES, IL 60174	
	Parcel Number (s): 09-33-377-004	
	Proposed Name: 93 OCTANE BREWERY - BUILDING EXPANSION	
2. Applicant Information:	Name: CIMA DEVELOPERS, LP	Phone: 630-653-1700
	Address: 30W180 BUTTERFIELD RD. WARRENVILLE, IL 60555	Fax: 630--
		Email: dsoltis@cimadevelopers.org
3. Record Owner Information:	Name: CIMA DEVELOPERS, LP	Phone: 630.653.1700
	Address: 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	Fax: SAME
		Email: SAME

Please check the type of application:

- ☐ **Special Use for Planned Unit Development - PUD Name:** _____
  - ☐ New PUD
  - ☑ Amendment to existing PUD- Ordinance #: _____
  - ☐ PUD Preliminary Plan filed concurrently

- ☐ **Other Special Use (from list in the Zoning Ordinance):** _____
  - ☐ Newly established Special Use
  - ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: _____

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

What is the property's current zoning? _____

What is the property currently used for? EXISTING - SAME USE

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

_____

_____

For Special Use Amendments only:

Why is the proposed change necessary?

FOR EXPANSION OF BUILDING AND TO ALLOW FOR

OUTSIDE SEATING AREA

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

_____

_____

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.

Attachment Checklist:

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

☒ **APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (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 site:

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

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

b) A deed and a current title search.

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

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

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

☒ **PLAT OF SURVEY:**

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

☒ **FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" 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.

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

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

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

☐ **ENDANGERED SPECIES REPORT:**

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

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

☐ **TRAFFIC STUDY:** If requested by the Director of Community Development.

N/A *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 of Plans:

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

☒ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing 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

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.

12/4/20

Record Owner — Date

12/4/2020

Applicant or Authorized Agent — Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

ST. CHARLES
SINCE 1834

For Special Use 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 a 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.

(You may utilize this form or provide the responses on another sheet.)

_____ 12/4/2020

PUD Name *Date*

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 BUILDING EXPANSION ARCHITECTURE WILL MATCH THE CURRENT BUILDING DESIGN, AND WILL ADD TO THE CURRENT AMENITY AND PROMOTES CONTINUED ECONOMIC GROWTH AND ENHANCES THE OPERATIONS OF THE BUILDING'S USE.

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.

YES. THE CURRENT OFFICE AND USE ALREADY SERVE THE PUBLIC CONVENIENCE AND WILL ENHANCE OPERATIONS

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

YES, THE DEVELOPMENT ALREADY PROVIDES FOR UTILITIES, ACCESS ROADS DRAINAGE, AND THE MODIFICATION WILL NOT AFFECT THIS

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 MODIFICATIONS WILL NOT BE INJURIOUS TO THE EXISTING USE AND ENJOYMENT OF OTHER PROPERTY IN THE IMMEDIATE VICINITY AND WILL NOT DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

NO. THE CURRENT DEVELOPMENT'S MODIFICATIONS WILL NOT IMPEDE THE NORMAL AND ORDERLY DEVELOPMENT AND IMPROVEMENTS OF THE SURROUNDING PROPERTY

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.

NO. THE MODIFICATION WILL NOT BE DETRIMENTAL OR ENDANGER THE PUBLIC HEALTH, SAFETY, COMFORT OR GENERAL WELFARE

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.

YES. THE PROPOSED MODIFICATION WILL CONFORM TO ALL APPLICABLE PROVISIONS OF THE ST. CHARLES MUNICIPAL CODE & MEETS APPLICABLE PROVISIONS

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

YES, THE CURRENT DEVELOPMENT IS BENEFICIAL TO THE PHYSICAL DEVELOPMENT, DIVERSITY, TAX BASE AND ECONOMIC WELL-BEING OF THE CITY AND THE MODIFICATION WILL ENHANCE THAT.

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

YES, THE CURRENT DEVELOPMENT CONFORMS TO THE PURPOSES AND INTENT OF THE COMPREHENSIVE PLAN

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

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

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

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

THE EXISTING DEVELOPMENT ALREADY PROVIDES FOR MANY OF THE FACTORS LISTED IN SECTION 17.04.400.B

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.

DAN SOLTS

Petitioner/Applicant

Owner

Date: 12/4/2020

City of St. Charles

By: _____

City Administrator

_____

Attest

Date: _____

CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

December 4, 2020

City of St. Charles
Zoning and Planning
2 East Main Street
St. Charles, IL 60174

RE: CIMA Developers, LP / 93 Octane Brewery Building expansion- 1825 Lincoln Highway, Consent Authorization to proceed with Zoning Application

To Whom It May Concern:

I, Peter M. Spina, authorized agent of CIMA Developers, LP, the Owner of the subject property, located at 1825 Lincoln Highway, St. Charles, IL give my consent to Dan Soltis of CIMA Developers, LP to apply and proceed with any City zoning proceedings necessary in relation to the accompanying Zoning Applications.

Regards,

Peter M. Spina
Authorized Agent
CIMA Developers, LP

NONRESIDENTIAL ZONING COMPLIANCE TABLE

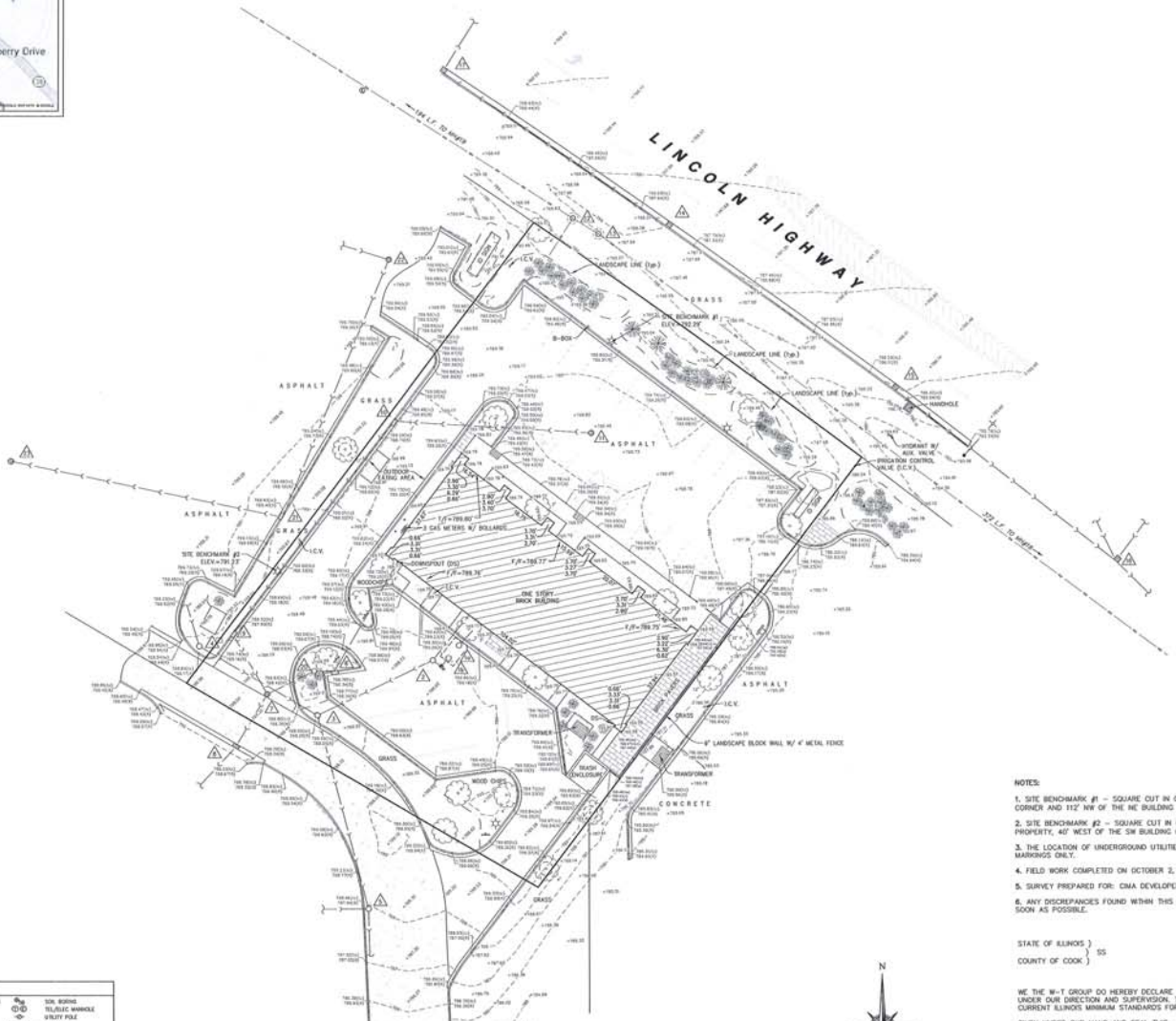
Name of Development: 93 Octane Brewery

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR-REGIONAL BUSISNESS	Ordinance #:	
Minimum Lot Area	1 ACRE		0.73 ACRES
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	30%		17%
Maximum Gross Floor Area per Building	NONE		5,308 S.F.
Maximum Building Height	40 FEET		20 FEET
Front Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 86.46 FEET PARKING = 20.34 FEET
Interior Side Yard	BUILDING = 15 FEET PARKING = NONE		BUILDING = 10.39 FEET
Exterior Side Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 9.95 FEET PARKING = 14.85 FEET
Minimum Rear Yard	BUILDING = 30 FEET PARKING = 0 FEET		BUILDING = 66.03 FEET PARKING = 15.96 FEET
Landscape Buffer Yard[2]	NOT REQUIRED		NOT REQUIRED
% Overall Landscaped Area	20% WITH ON SITE STORM		24%
Building Foundation Landscaping	50% HORIZONTAL DIMENSIONS OF BUILDING WALL		70%
% Interior Parking Lot Landscaping	NOT AVAILABLE		NOT AVAILABLE
Interior Parking Lot Shade Trees	NOT AVAILABLE		NOT AVAILABLE
# of Parking spaces	RETAIL BUILDING = 4 PER 1,000 SF = 21 SPACES		RETAIL BUILDING = 38
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)	NOT APPLICABLE		NOT APPLICABLE

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

TOPOGRAPHIC SURVEY

LOCATION MAP



1. RIM=789.14' (SANITARY GREASE TRAP) 8'x4' CONCRETE STRUCTURE INV=786.54' (8" PVC NE) INV=786.24' (8" PVC SW)
2. RIM=788.87' (SANITARY) 48" CONCRETE STRUCTURE INV=784.59' (8" PVC NE) INV=784.55' (8" PVC SE/SW)
3. RIM=789.12' (SANITARY) 48" CONCRETE STRUCTURE INV=789.55' (8" PVC NE/NW) INV=783.22' (8" PVC NE) INV=778.52' (8" PVC SE)
4. RIM=788.93' (SANITARY) 48" CONCRETE STRUCTURE INV=780.22' (8" PVC SE/NWW)
5. RIM=787.92' (SANITARY) 48" CONCRETE STRUCTURE INV=778.02' (8" PVC NW) INV=778.02' (8" PVC W) INV=777.07' (8" PVC S)
6. RIM=789.20' (STORM) 48" CONCRETE STRUCTURE INV=784.80' (8" PVC NE) INV=784.55' (12" RCP W)
7. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=783.04' (15" RCP NE) INV=782.84' (15" RCP SE) INV=783.25' (12" PVC NW)
8. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=782.84' (15" RCP NE/SW)
9. RIM=787.93' (STORM) 48" CONCRETE STRUCTURE INV=783.34' (12" RCP NE) INV=783.34' (12" RCP SE)
10. RIM=788.72' (STORM) 48" CONCRETE STRUCTURE INV=784.12' (12" RCP E) INV=783.82' (12" RCP SW)
11. RIM=788.32' (STORM) 24" CONCRETE STRUCTURE INV=785.52' (12" RCP W)
12. RIM=788.20' (WATER) 60" CONCRETE STRUCTURE 782.65' AT TOP OF 8" DIP NW/SE 782.54' AT TOP OF 4" DIP SW
13. RIM=788.05' (WATER) 48" CONCRETE STRUCTURE 782.60' AT TOP OF 8" DIP SE/NW
14. RIM=787.42' (STORM) 48" CONCRETE STRUCTURE INV=783.82' (12" RCP NW)
15. RIM=785.95' (STORM) 48" CONCRETE STRUCTURE INV=781.92' (12" RCP SE)
16. RIM=783.52' (STORM) 48" CONCRETE STRUCTURE INV=778.32' (12" RCP NW/NE/SE) INV=779.32' (12" RCP NW)
17. RIM=788.87' (STORM) 48" CONCRETE STRUCTURE INV=782.87' (12" RCP NE) INV=783.12' (12" RCP SE)
18. RIM=781.94' (WATER) FULL OF WATER UNABLE TO DETERMINE STRUCTURE SIZE 779.54' AT WATER LEVEL 771.86' AT TOP OF 8" DIP SE/NW
19. RIM=788.88' (WATER) 48" CONCRETE STRUCTURE 783.69' AT TOP OF 8" DIP SE/NW 783.69' AT TOP OF 6" DIP SW
20. RIM=789.00' (STORM) 48" CONCRETE STRUCTURE INV=783.80' (12" RCP E) INV=783.35' (15" RCP SW)
21. RIM=788.38' (STORM) 48" CONCRETE STRUCTURE INV=783.82' (12" RCP NE) INV=783.73' (12" RCP W)
22. RIM=788.89' (STORM) 48" CONCRETE STRUCTURE INV=784.44' (12" RCP NW/SW)
23. RIM=788.68' (STORM) UNABLE TO OPEN CAR PARKED OVER RIM AT TIME OF SURVEY

NOTES:

1. SITE BENCHMARK #1 – SQUARE CUT IN CONCRETE LIGHT POLE BASE, 70' NE OF THE NW BUILDING CORNER AND 112' NW OF THE NE BUILDING CORNER AS SHOWN. ELEVATION=792.29' (NAVD88)
2. SITE BENCHMARK #2 – SQUARE CUT IN CONCRETE LIGHT POLE BASE ON WESTERLY SIDE OF PROPERTY, 40' WEST OF THE SW BUILDING CORNER AS SHOWN. ELEVATION=791.23' (NAVD88)
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. FIELD WORK COMPLETED ON OCTOBER 2, 2020
5. SURVEY PREPARED FOR: CIMA DEVELOPERS, LP
6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

WE THE W-T GROUP DO HEREBY DECLARE THAT THIS TOPOGRAPHIC SURVEY WAS MADE UNDER OUR DIRECTION AND SUPERVISION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 7th DAY OF OCTOBER A.D. 2020 AT HOFFMAN ESTATES, ILLINOIS.

THE W-T GROUP, LLC

FRANJO I. MATICIC – PLS #035-003556 EXPIRES 11/30/2020
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

PROFESSIONAL LAND SURVEYOR FRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS STATE OF ILLINOIS

N

SCALE: 1" = 20'

00 10 20 40

BAR SCALE

LEGEND

PROPERTY LINE	TOP FOUNDATION/THRESHOLD		SOIL BORING
CENTER LINE	TYPICAL SIGN		TEL/ELEC MANHOLE
EASEMENT LINE	FLARED END SECTION		UTILITY POLE
BUILDING SETBACK	CLOSED MANHOLE		GUARDRAIL
(000') RECORD DATA	OPEN GRATE MANHOLE		GUY WIRE ANCHOR
000.00 TOP OF SURFACE, FFL/ SPOT GRADE	BEEHIVE GRATE MANHOLE		CONTOUR LINE
000.00 SPOT ELEVATION (APPROXIMATE)	GUTTER FRAME MANHOLE		TREE LINE / HEDGE LINE
CONCRETE	VALVE, VAULT		EDGE GRAVEL/STONE
	FIRE HYDRANT		FENCE LINE
EVERGREEN/DECIDUOUS 4"+ DB & ABOVE	B-BOX / SERVICE VALVE		STORM SEWER
	POST LIGHT/GROUND LIGHT		SANITARY SEWER
SHRUB/SHRUB LINE	AREA LIGHT/LIGHT POLE		COMBO SEWER
MONITOR WELL	STREET LIGHT		WATER SERVICE LINE
C.O. VALVE	TRAFFIC SIGNAL		WATER MAIN
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	MAST ARM SIGNAL		OVERHEAD LINE
	MANHOLE (elec/tel/traffic)		FIBER OPTIC LINE
	GAS METER		GAS LINE
	ELECTRIC METER		U.G. TELCO LINE
WHLBOX	PEDESTAL(telco,elec,cable)		U.G. ELECTRIC LINE

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(847) 839-1000 - (847) 839-1944
wtgroupeng.com
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WT Group
Engineering • Design • Consulting

93 OCTANE BREWERY
1825 BLACKBERRY DRIVE
ST. CHARLES, ILLINOIS

ISSUE

TO	DATE
CLIENT	10/7/20

CHECK:FIM
DRAWN:REM
JOB: 2002314

SUR-1
SHEET 1 OF 1
TOPOGRAPHIC SURVEY

93 OCTANE BREWERY
1825 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60174

DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	11-30-20
C-1.0	SITE DEMOLITION PLAN	11-30-20
C-2.0	SITE GEOMETRIC PLAN	11-30-20
C-3.0	SITE DEVELOPMENT PLAN	11-30-20
C-3.1	SITE DEVELOPMENT DETAILS	11-30-20
C-4.0	SITE GRADING PLAN	11-30-20
C-5.0	SITE UTILITY PLAN	11-30-20
C-5.1	SITE UTILITY DETAILS	11-30-20
C-6.0	STORMWATER POLLUTION PREVENTION PLAN	11-30-20
C-6.1	STORMWATER POLLUTION PREVENTION DETAILS	11-30-20
C-7.0	PROJECT SPECIFICATIONS	11-30-20
SUR-1	TOPOGRAPHIC SURVEY (PREPARED BY WT GROUP)	10-7-20

BENCHMARKS:

SITE BENCHMARK #1 - SQUARE CUT IN CONCRETE LIGHT POLE BASE, 70' NE OF THE NH BUILDING CORNER AND 112' NH OF THE NE BUILDING CORNER AS SHOWN, ELEVATION=742.29' (NAVD88)

SITE BENCHMARK #2 - SQUARE CUT IN CONCRETE LIGHT POLE BASE ON WESTERLY SIDE OF PROPERTY, 40' WEST OF THE SH BUILDING CORNER AS SHOWN, ELEVATION=741.23' (NAVD88)

SITE LOCATION MAP

SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST
SCALE = 1" =1000'

MAP DATA © 2020 GOOGLE

CIVIL ENGINEERING STATEMENT AND SEAL

I, JAMES GLASCOTT, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PROPOSED DEVELOPMENT. IF ANY DRAINAGE PATTERNS WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS IN TO THE PUBLIC AREA, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGES TO ADJOINING PROPERTIES.

DATE:

JAMES GLASCOTT - ILLINOIS P.E. # 062-065362
DATE OF EXPIRATION - NOVEMBER 30, 2021

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WT Group
Engineering | Design | Consulting

PRELIMINARY ENGINEERING
1825 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60174
93 OCTANE BREWERY

ISSUE

TO	DATE
CLIENT	11/11/20
CLIENT	11/30/20

CHECK:JPG
DRAWN:VE
JOB:2002314C

T-1.0
TITLE SHEET

EXISTING UTILITY DATA

1. RIM=789.14' (SANITARY GREASE TRAP) 5'x6' CONCRETE STRUCTURE INV=788.54' (8" PVC NE) INV=788.28' (8" PVC SW)
2. RIM=789.87' (SANITARY) 48" CONCRETE STRUCTURE INV=784.58' (8" PVC NE) INV=784.55' (8" PVC SE/SW)
3. RIM=789.12' (SANITARY) 48" CONCRETE STRUCTURE INV=784.55' (8" PVC NE/NW) INV=783.22' (8" PVC NE) INV=779.32' (8" PVC SE)
4. RIM=788.97' (SANITARY) 48" CONCRETE STRUCTURE INV=783.22' (8" PVC SE/NW)
5. RIM=787.92' (SANITARY) 48" CONCRETE STRUCTURE INV=778.02' (8" PVC NW) INV=778.02' (8" PVC W) INV=777.07' (8" PVC S)
6. RIM=788.20' (STORM) 48" CONCRETE STRUCTURE INV=784.80' (6" PVC NE) INV=784.55' (12" RCP W)
7. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=783.01' (15" RCP NE) INV=782.86' (15" RCP SE) INV=783.25' (12" PVC NW)
8. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=782.86' (15" RCP NE/SW)
9. RIM=787.93' (STORM) 48" CONCRETE STRUCTURE INV=783.36' (12" RCP NE) INV=783.36' (12" RCP SE)
10. RIM=788.72' (STORM) 48" CONCRETE STRUCTURE INV=784.12' (12" RCP E) INV=783.36' (12" RCP SW)
11. RIM=788.33' (STORM) 24" CONCRETE STRUCTURE INV=785.52' (12" RCP W)
12. RIM=788.20' (WATER) 60" CONCRETE STRUCTURE 782.65' AT TOP OF 8" DIP NW/SE 783.54' AT TOP OF 8" DIP SW
13. RIM=788.00' (WATER) 48" CONCRETE STRUCTURE 783.65' AT TOP OF 8" DIP SE/NW
14. RIM=787.42' (STORM) 48" CONCRETE STRUCTURE INV=783.82' (12" RCP NW)
15. RIM=785.95' (STORM) 48" CONCRETE STRUCTURE INV=781.50' (12" RCP SE)
16. RIM=783.93' (STORM) 48" CONCRETE STRUCTURE INV=778.31' (12" RCP NW/NE/SE) INV=779.31' (12" RCP W)
17. RIM=788.87' (STORM) 48" CONCRETE STRUCTURE INV=783.87' (12" RCP NE) INV=783.12' (12" RCP SE)
18. RIM=789.00' (STORM) 48" CONCRETE STRUCTURE INV=783.60' (12" RCP E) INV=783.35' (15" RCP SW)
19. RIM=788.39' (STORM) 48" CONCRETE STRUCTURE INV=783.92' (12" RCP NE) INV=783.73' (12" RCP W)
20. RIM=788.85' (STORM) 48" CONCRETE STRUCTURE INV=784.44' (12" RCP NW/SW)
21. RIM=788.68' (STORM) UNABLE TO OPEN CAR PARKED OVER RIM AT TIME OF SURVEY

HATCH LEGEND

- EXISTING ASPHALT PAVEMENT TO BE REMOVED FULL DEPTH
- EXISTING CONCRETE PAVEMENT TO BE REMOVED FULL DEPTH

SITE DEMOLITION NOTES:

A. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
B. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND COORDINATE ALL DEMOLITION WITH THE MUNICIPALITY AND OWNERS REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF SANITARY AND WATER UTILITIES AS NECESSARY AND TO PROVIDE STORM WATER CONVEYANCE UNTIL NEW FACILITIES ARE CONSTRUCTED, TESTED, AND PLACED IN OPERATION.
C. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE MUNICIPALITY AND COMPLY WITH THE NPDES II REQUIREMENTS OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND THE INDIVIDUAL STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
D. ALL EXISTING TREES, BRUSH AND MISCELLANEOUS VEGETATION TO BE REMOVED OR DEMOLISHED SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
E. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.
F. ALL EXISTING BUILDINGS, FOUNDATIONS, CONCRETE OR ASPHALT PAVEMENT OR WALKS, CURB AND GUTTER AND MISCELLANEOUS STRUCTURES (INCLUDING, BUT NOT LIMITED TO FENCES, POLES, YARD LIGHTS, ELECTRICAL PANELS, AND MISCELLANEOUS DEBRIS) INDICATED TO BE DEMOLISHED SHALL BE REMOVED OR DEMOLISHED AND REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
G. CONTACT GAS COMPANY PRIOR TO DEMOLITION. LOCATION OF EXISTING GAS SERVICES ARE UNKNOWN.
H. ALL EXISTING TREES SHALL REMAIN UNLESS OTHERWISE NOTED.
I. ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
J. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
K. CONTRACTOR SHALL PROVIDE REMOVAL AND REPLACEMENT AND SHORING AS NECESSARY TO MEET OSHA AND LOCAL CODE, AS WELL AS MANUFACTURER'S REQUIREMENTS.
L. ALL FOUNDATIONS FOR ALL FENCES, SIGNS, ETC. NOTED FOR REMOVAL SHALL BE REMOVED AND LEGALLY DISPOSED OF OFFSITE.
M. PROOF-ROLLING SHALL BE PERFORMED FOR ALL SUBGRADE PRIOR TO CONSTRUCTION OF NEW PAVEMENT. ALL SUBGRADE PROOF-ROLLING SHALL BE WITNESSED AND APPROVED BY A MATERIALS TESTING AGENCY TO BE HIRED BY THE OWNER. CONTRACTOR TO COORDINATE ALL PROOF-ROLLING WITH THE MATERIALS TESTING AGENCY. CONTACT THE ENGINEER AND MATERIAL TESTING AGENCY SO THAT THEY MAY WITNESS THE PROOF ROLL. PROOF ROLL SHALL BE PROVIDED FOR ALL PAVEMENT AREAS SPECIFIED FOR FULL DEPTH REMOVAL AND REPLACEMENT.
N. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 10-7-20, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO) VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
O. SEE SHEET SUR-1 TOPOGRAPHIC SURVEY FOR ALL EXISTING LOCATED UTILITY DATA.
P. CLEAR SITE AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
Q. ALL ITEMS MARK "EXISTING OR EXISTING TO REMAIN" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
R. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.

PROJECT NOTES:

1. EXISTING STORM SEWER TO REMAIN.
2. EXISTING STORM STRUCTURE TO REMAIN.
3. EXISTING WATER SERVICE LINE TO REMAIN. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. EXISTING ELECTRIC SERVICE LINE TO REMAIN. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. EXISTING GAS MAIN TO REMAIN.
6. EXISTING SANITARY SEWER TO REMAIN.
7. EXISTING SANITARY STRUCTURE TO REMAIN.
8. EXISTING BUILDING TO REMAIN.
9. EXISTING B6.12 CURB TO REMAIN.
10. EXISTING ASPHALT TO REMAIN.
11. EXISTING TREE TO REMAIN.
12. EXISTING PAVEMENT STRIPING TO REMAIN.
13. EXISTING CONCRETE TO REMAIN.
14. EXISTING AREA LIGHT TO REMAIN. PROTECT DURING CONSTRUCTION.
15. NEW FULL DEPTH SAWCUT OF EXISTING SIDEWALK TO PROVIDE CLEAN CONSTRUCTION BREAK. APPROXIMATE LOCATION SHOWN, PERFORM SAWCUT AT NEAREST JOINT.
16. EXISTING WATER VALVE VAULT TO REMAIN.
17. NEW FULL DEPTH SAWCUT OF EXISTING ASPHALT PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
18. NEW 2" WIDE BUTT JOINT.
19. EXISTING TREE TO BE REMOVED.
20. EXISTING B6.12 CURB AND GUTTER TO BE REMOVED.
21. EXISTING ASPHALT PAVEMENT TO BE REMOVED FULL DEPTH.
22. EXISTING CONCRETE TO BE REMOVED.
23. EXISTING SIGN TO BE REMOVED.
24. EXISTING GAS METER TO BE REMOVED.
25. EXISTING BOLLARDS TO BE REMOVED.
26. EXISTING GAS MAIN TO BE REMOVED. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
27. EXISTING WATERMAIN TO BE REMOVED. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
28. EXISTING BUILDING OVERHANG TO BE REMOVED.
29. EXISTING BRICK PAVERS TO BE REMOVED.
30. EXISTING BRICK PAVERS TO REMAIN.
31. EXISTING SIGN TO REMAIN.
32. EXISTING DETECTABLE WARNING TO BE REMOVED.
33. EXISTING STORM SEWER TO BE REMOVED.
34. EXISTING STORM STRUCTURE TO BE REMOVED.

NORTH

1" = 20'

00 10 20 40 80

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PRELIMINARY ENGINEERING
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93 OCTANE BREWERY

ISSUE

TO	DATE
CLIENT	11/11/20
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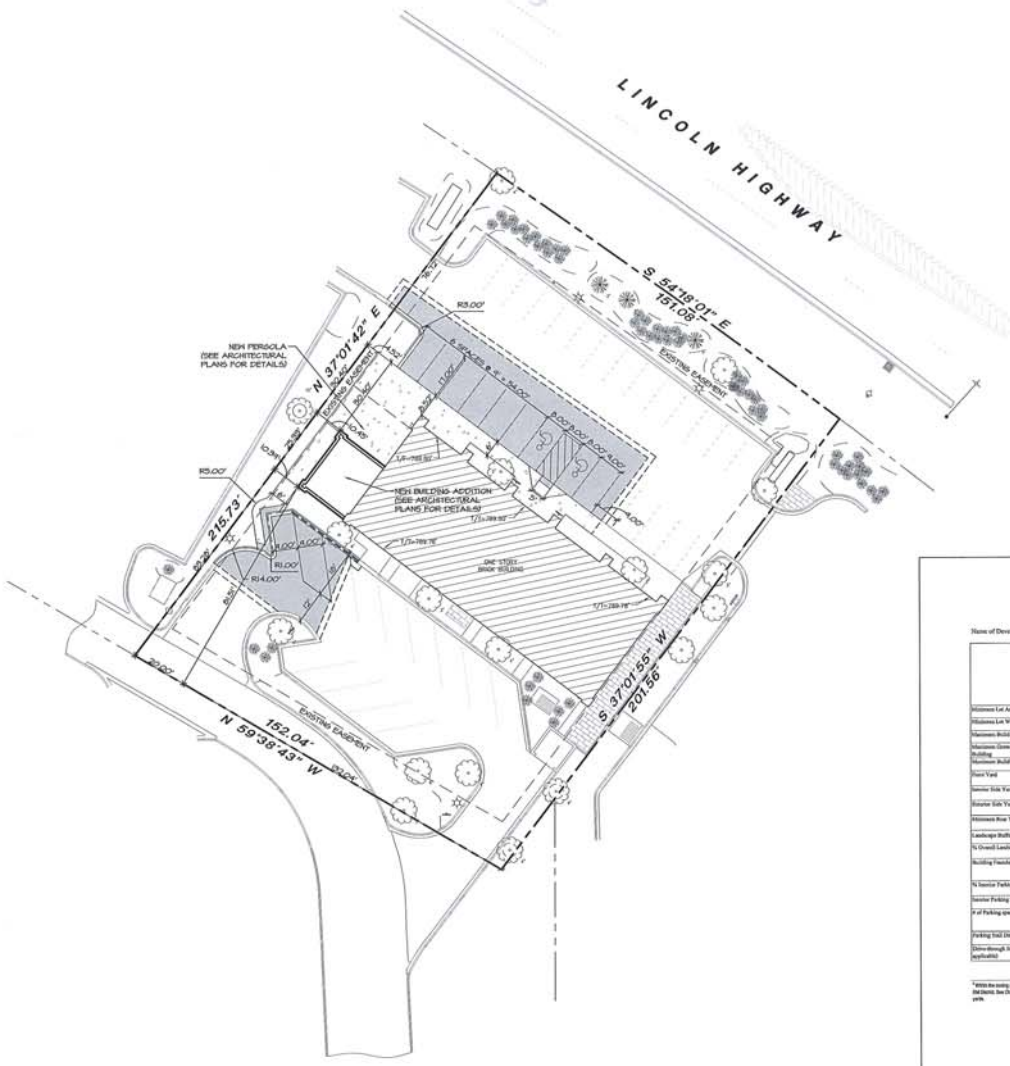
C-1.0
SITE DEMOLITION PLAN



SITE GEOMETRIC NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 10-7-20, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. ALL DIMENSIONS SHOWN ARE MEASURED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
C. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
D. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
F. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
G. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1095.02 OF THE IDOT STANDARD SPECIFICATIONS.
I. ALL PAINTED CURB ON SITE TO BE REPAINTED FOLLOWING RESURFACING OF THE PARKING LOT. MATCH EXISTING COLOR, REPAINT WITH HIGH QUALITY PAINT.

HATCH LEGEND

NEW ASPHALT PAVEMENT

NEW 5" CONCRETE SIDEWALK

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: 93 Octane Brewery

	Zoning District Requirement	Existing PUD Requirement (If applicable)	Proposed
	District: B5- REGIONAL BUSINESS	Ordinance #:	
Minimum Lot Area	1 ACRE		0.73 ACRES
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	50%		17%
Maximum Gross Floor Area per Building	NONE		5,306 S.F.
Maximum Building Height	40 FEET		28 FEET
Front Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 56.46 FEET PARKING = 20.34 FEET
Interior Side Yard	BUILDING = 15 FEET PARKING = NONE		BUILDING = 10.39 FEET
Exterior Side Yard	BUILDING = 20 FEET PARKING = 20 FEET		BUILDING = 9.93 FEET PARKING = 14.82 FEET
Minimum Rear Yard	BUILDING = 30 FEET PARKING = 5 FEET		BUILDING = 66.53 FEET PARKING = 15.96 FEET
Landscape Buffer Yard*	NOT REQUIRED		NOT REQUIRED
% Overall Landscaped Area	20% WITH ON SITE STORM		24%
Building Foundation Landscaping	50% HORIZONTAL DIMENSIONS OF BUILDING WALL		70%
% Interior Parking Lot Landscaping	NOT AVAILABLE		NOT AVAILABLE
Interior Parking Lot Shade Trees	NOT AVAILABLE		NOT AVAILABLE
# of Parking spaces	RETAIL BUILDING = 4 PER 1,000 SF = 21 SPACES		RETAIL BUILDING = 28
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (If applicable)	NOT APPLICABLE		NOT APPLICABLE

* Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.38 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

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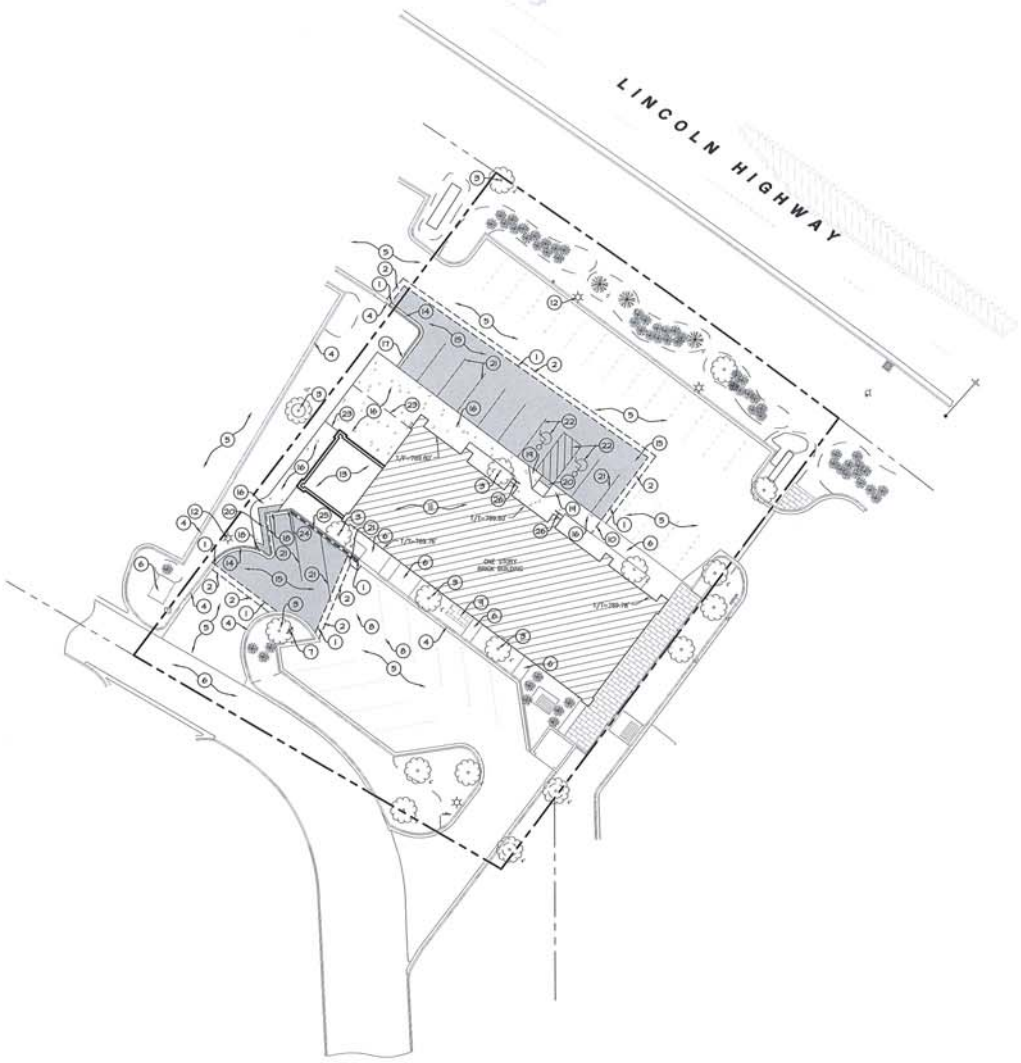
SITE GEOMETRIC PLAN



SITE DEVELOPMENT NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 10-7-20, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
B. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ARCHITECTURAL PLANS.
C. SEE THE ARCHITECTURAL PLANS FOR THE DESIGN OF ALL BUILDING ENTRIES.
D. CONTRACTOR SHALL COORDINATE ALL LANDSCAPING IMPROVEMENTS WITH LANDSCAPE PLANS.
E. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
F. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.
G. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
H. ASPHALT PAVEMENT MARKINGS SHALL BE MADE WITH HIGH QUALITY PAINT CONFORMING TO ARTICLE 1095.02 OF THE IDOT STANDARD SPECIFICATIONS.
I. CONTRACTOR SHALL RESTORE ALL DISTURBED GREEN SPACES WITH 6" OF TOPSOIL, SEED, AND EROSION CONTROL BLANKET.
J. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT , CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
K. CONTRACTOR SHALL RE-STRIPE ALL STRIPING DISTURBED WITHIN THE EXISTING ROADWAYS/PARKING LOT TO MATCH EXISTING.
L. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE SITE ENGINEER IF A CONFLICT EXISTS.
M. ALL ITEMS MARKED "EXISTING" TO BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION.
N. ALL EXISTING SUBGRADE TO BE SCARIFIED (ESKEED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

PROJECT NOTES:

1. NEW FULL DEPTH SAWCUT OF EXISTING ASPHALT PAVEMENT TO PROVIDE CLEAN CONSTRUCTION BREAK.
2. NEW 2" WIDE BUTT JOINT.
3. EXISTING TREE TO REMAIN.
4. EXISTING B6.12 CURB AND GUTTER TO REMAIN.
5. EXISTING ASPHALT PAVEMENT TO REMAIN.
6. EXISTING CONCRETE TO REMAIN.
7. EXISTING SIGN TO REMAIN.
8. EXISTING PAVEMENT STRIPING TO REMAIN.
9. EXISTING BRICK PAVERS TO REMAIN.
10. NEW FULL DEPTH SAWCUT OF EXISTING SIDEWALK TO PROVIDE CLEAN CONSTRUCTION BREAK. APPROXIMATE LOCATION SHOWN, PERFORM SAWCUT AT NEAREST JOINT.
11. EXISTING BUILDING TO REMAIN.
12. EXISTING AREA LIGHT TO REMAIN.
13. NEW BUILDING ADDITION. (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. NEW B6.12 CONCRETE CURB AND GUTTER.
15. NEW ASPHALT PAVEMENT.
16. NEW 5" CONCRETE SIDEWALK.
17. NEW 5' WIDE CURB CUT.
18. NEW DEPRESSED CURB AND GUTTER.
19. NEW ADA ACCESSIBLE RAMP.
20. NEW 2' WIDE DETECTABLE WARNING PLATE.
21. NEW 4" YELLOW PAINTED PAVEMENT STRIPING.
22. NEW ACCESSIBLE PARKING SYMBOL AND STRIPING.
23. NEW PERGOLA. (SEE ARCHITECTURAL PLANS FOR DETAILS)
24. BULL NOSE CURB AT THIS LOCATION.
25. NEW B6.12 CONCRETE CURB AND GUTTER WITH REVERSE GUTTER PITCH.
26. NEW ACCESSIBLE PARKING AND FINE SIGNS.

HATCH LEGEND

NEW ASPHALT PAVEMENT

NEW 5" CONCRETE SIDEWALK

NORTH

1" = 20'

00 10 20 40 80

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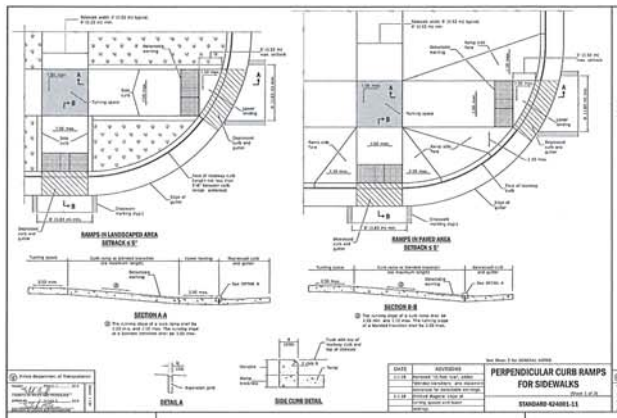
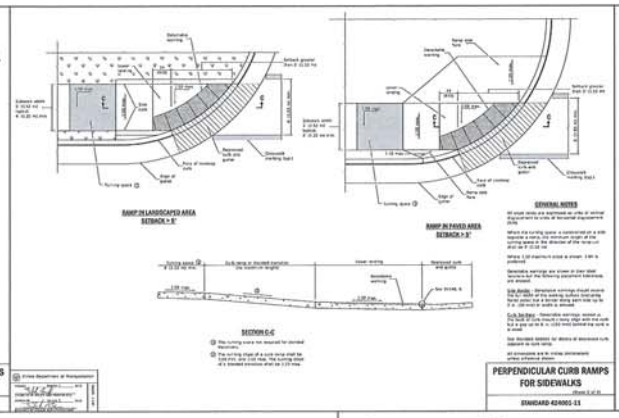
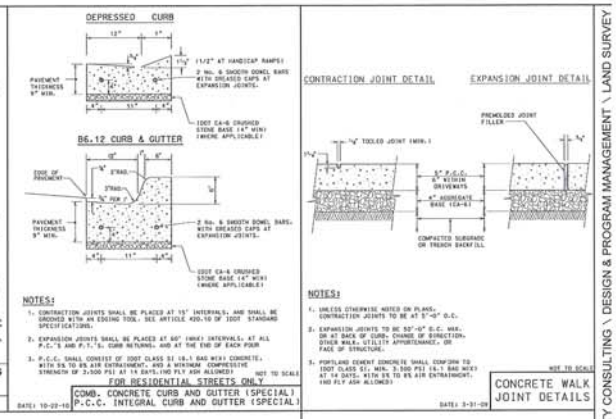
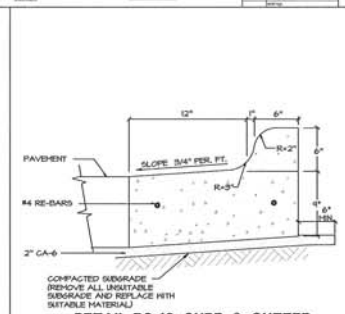
SITE DEVELOPMENT PLAN



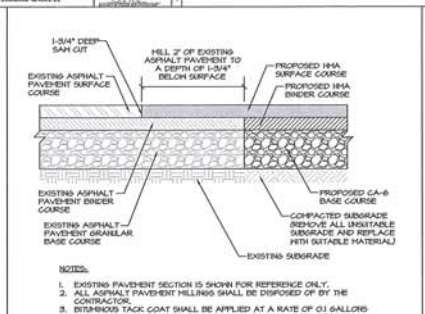






DETAIL-B6-12 CURB & GUTTER (REVERSE GUTTER PITCH)

NOT TO SCALE

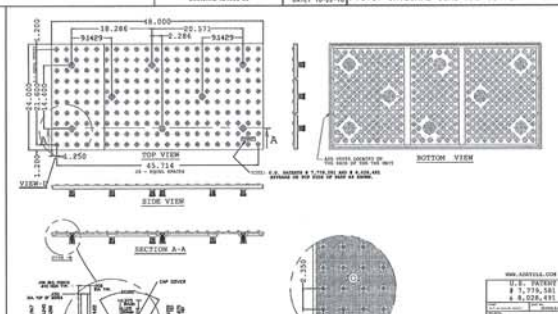


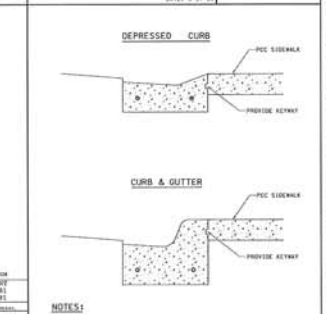
NOTES:

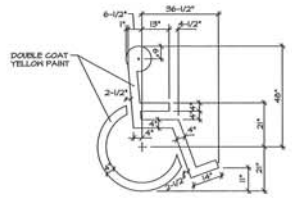
1. EXISTING PAVEMENT SECTION IS SHOWN FOR REFERENCE ONLY.
2. ALL ASPHALT PAVEMENT MILLINGS SHALL BE DISPOSED OF BY THE CONTRACTOR.
3. BITUMINOUS TACK COAT SHALL BE APPLIED AT A RATE OF 0.1 GALLONS PER SQUARE YARD TO BOTH THE EXISTING AND PROPOSED ASPHALT BINDER COURSE PRIOR TO NEW HMA SURFACE COURSE INSTALLATION.

DETAIL - BUTT JOINT

NOT TO SCALE





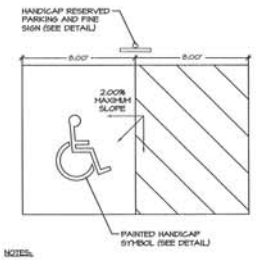


NOTES:

1. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.

DETAIL - ACCESSIBLE SYMBOL

NOT TO SCALE

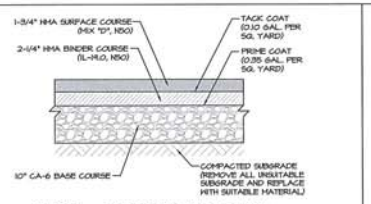


NOTES:

1. ALL PAVEMENT STRIPING SHALL BE YELLOW.
2. MAXIMUM SLOPE WITHIN ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.

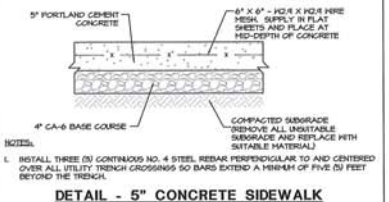
DETAIL - HANDICAP PARKING STALL

NOT TO SCALE



DETAIL - ASPHALT PAVEMENT

NOT TO SCALE



NOTES:

1. INSTALL THREE (3) CONTINUOUS NO. 4 STEEL REBAR PERPENDICULAR TO AND CENTERED OVER ALL UTILITY TRENCH CROSSINGS. 60 BARS EXTEND A MINIMUM OF FIVE (5) FEET BEYOND THE TRENCH.

DETAIL - 5" CONCRETE SIDEWALK

NOT TO SCALE

NOTES:

1. CENTER SIGN IN PARKING STALL AND INSTALL MINIMUM OF 5' AND MAXIMUM OF 8' ABOVE FINISHED PAVEMENT ELEVATION.
2. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH MUNICIPALITY PRIOR TO INSTALLATION.

DETAIL - ACCESSIBLE PARKING SIGN

NOT TO SCALE

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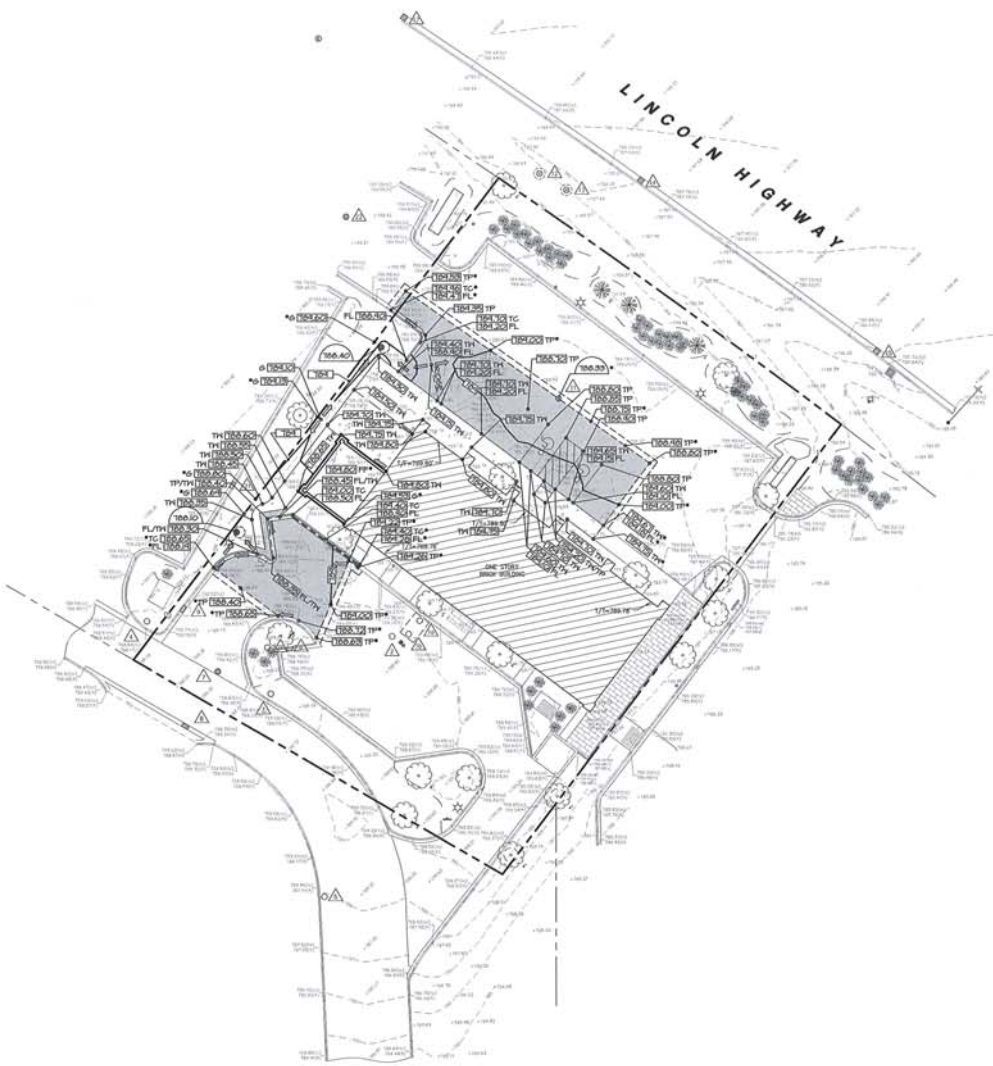
SITE DEVELOPMENT DETAILS



EXISTING UTILITY DATA

1. RIM=789.14' (SANITARY GREASE TRAP)
   6'x4' CONCRETE STRUCTURE
   INV=785.54' (8" PVC NE)
   INV=785.24' (8" PVC SW)
2. RIM=788.87' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=784.59' (8" PVC NE)
   INV=784.55' (8" PVC SE/SW)
3. RIM=789.13' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=785.55' (8" PVC NE/NW)
   INV=783.02' (8" PVC NE)
   INV=779.52' (8" PVC SE)
4. RIM=788.97' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=780.22' (8" PVC SE/NWW)
5. RIM=787.92' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=778.02' (8" PVC NW)
   INV=778.02' (8" PVC W)
   INV=777.07' (8" PVC S)
6. RIM=788.20' (STORM)
   48" CONCRETE STRUCTURE
   INV=784.80' (8" PVC NE)
   INV=784.55' (12" RCP W)
7. RIM=788.11' (STORM)
   48" CONCRETE STRUCTURE
   INV=783.03' (15" RCP NE)
   INV=782.96' (15" RCP SE)
   INV=783.25' (12" PVC NW)
8. RIM=788.11' (STORM)
   48" CONCRETE STRUCTURE
   INV=782.96' (15" RCP NE/SW)
9. RIM=787.93' (STORM)
   48" CONCRETE STRUCTURE
   INV=783.36' (12" RCP NE)
   INV=783.36' (12" RCP SE)
10. RIM=788.33' (STORM)
    24" CONCRETE STRUCTURE
    INV=785.32' (12" RCP W)
11. RIM=788.20' (WATER)
    60" CONCRETE STRUCTURE
    782.63' AT TOP OF 8" DIP NW/SE
    782.59' AT TOP OF 6" DIP SW
12. RIM=788.05' (WATER)
    48" CONCRETE STRUCTURE
    782.60' AT TOP OF 8" DIP SE/NW
13. RIM=787.42' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.62' (12" RCP NW)
14. RIM=785.95' (STORM)
    48" CONCRETE STRUCTURE
    INV=781.50' (12" RCP SE)
15. RIM=783.92' (STORM)
    48" CONCRETE STRUCTURE
    INV=778.31' (12" RCP NW/NE/SE)
    INV=779.31' (12" RCP NW)
16. RIM=788.87' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.87' (12" RCP NE)
    INV=783.12' (12" RCP SE)
17. RIM=789.00' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.60' (12" RCP E)
    INV=783.35' (15" RCP SW)
18. RIM=788.38' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.93' (12" RCP NE)
    INV=783.73' (12" RCP W)
19. RIM=788.80' (STORM)
    48" CONCRETE STRUCTURE
    INV=784.44' (12" RCP NW/SW)
20. RIM=789.68' (STORM)
    UNABLE TO OPEN
    CAR PARKED OVER RIM AT
    TIME OF SURVEY

HATCH LEGEND

- NEW ASPHALT PAVEMENT
- NEW 5" CONCRETE SIDEWALK

SITE GRADING NOTES:

A. EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 10-7-20, PREPARED BY WT GROUP. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

B. ALL PROPOSED GRADES ARE GIVEN TO FINISHED GRADE, I.E. TOP OF PROPOSED ASPHALT, CONCRETE, TOP OF PROPOSED CURB, ETC. SEE DETAILS FOR PAVEMENT THICKNESS.

C. CONTRACTOR SHALL CONTACT JULIE, (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.

D. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRECLUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.

E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.

F. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.

G. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.

H. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED.

I. ALL HANDICAP ACCESSIBLE ROUTES (SIDEWALKS, WALKWAYS, PAVEMENTS, ETC.) SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%. ACCESSIBLE PARKING STALLS SHALL MAINTAIN A MAXIMUM SLOPE OF 2.00% IN ALL DIRECTIONS.

J. VOIDS LEFT BY ANY ITEM REMOVED UNDER ANY PROPOSED BUILDING, PAVEMENT, OR WALK OR WITHIN 24" THEREOF SHALL BE BACKFILLED WITH ENGINEERED FILL ACCORDING TO THE GEOTECHNICAL REPORT.

K. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.

L. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.

M. ALL EXISTING SUBGRADE TO BE SCARIFIED (DISKED) TO A DEPTH OF 12" AND RE-COMPACTED, AND THEN TESTED USING A DYNAMIC CONE PENETROMETER. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

N. ALL EXCESS SOILS THAT CANNOT BE USED AS SUITABLE FILL SHALL BE HAULED FROM THE SITE AND LEGALLY DISPOSED OF.

O. CONTRACTOR TO PROVIDE SOIL TESTING SERVICES FOR COMPLETION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S LPC-662 AND/OR LPC-663 FORMS AS PART OF THEIR CONTRACT.

P. PREPARE SUBGRADE AS SPECIFIED WITHIN THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER.

Q. ALL TOPSOIL BENEATH PROPOSED STRUCTURES AND PAVEMENT SHALL BE REMOVED. REFER TO THE GEOTECHNICAL REPORT DATED MONTH DAY, YEAR PREPARED BY GEOTECHNICAL ENGINEER FOR EXISTING TOPSOIL DEPTHS.

GRADING LEGEND

000.00	EXISTING SPOT GRADE
000.00	PROPOSED SPOT GRADE
*000.00	INTERPOLATED SPOT GRADE
000.00	PROPOSED RIM ELEVATION
	EXISTING CONTOUR LINE
000	PROPOSED CONTOUR LINE
	OVERLAND FLOW ARROW
	100 YEAR OVERLAND FLOW ROUTE
TP	TOP OF PAVEMENT ELEVATION
TH	TOP OF SIDEWALK ELEVATION
G	FINISHED GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	EXISTING B-BOX
	PROPOSED OPEN LID MANHOLE / CATCH BASIN

NORTH

1" = 20'

00 10 20 40 80

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TO	DATE
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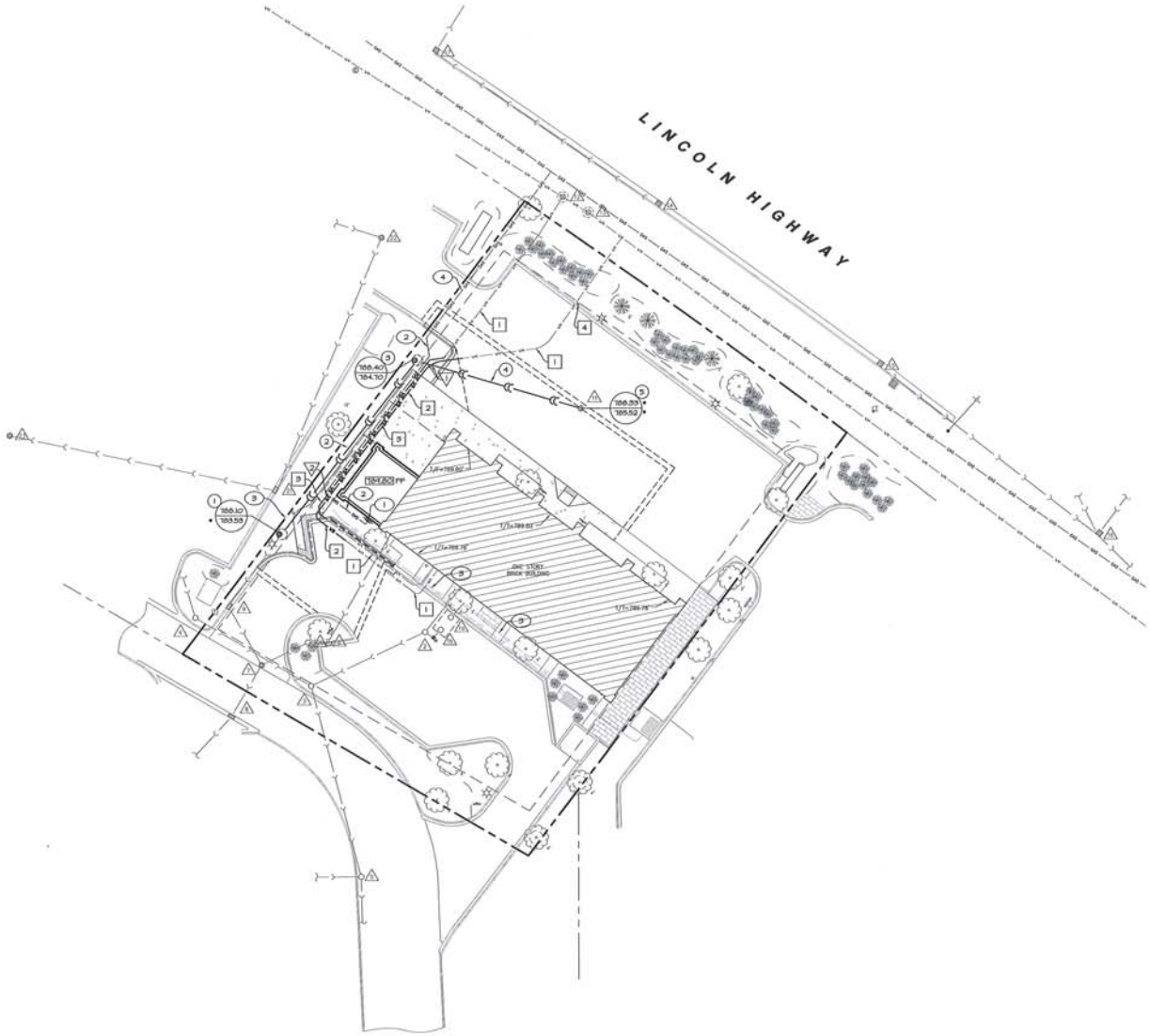
SITE GRADING PLAN



EXISTING UTILITY DATA

1. RIM=789.14' (SANITARY GREASE TRAP) 5'x6' CONCRETE STRUCTURE INV=788.54' (8" PVC NE) INV=788.28' (8" PVC SW)
2. RIM=788.87' (SANITARY) 48" CONCRETE STRUCTURE INV=784.58' (8" PVC NE) INV=784.55' (8" PVC SE/SW)
3. RIM=789.12' (SANITARY) 48" CONCRETE STRUCTURE INV=783.02' (8" PVC NE) INV=779.52' (8" PVC SE)
4. RIM=789.07' (SANITARY) 48" CONCRETE STRUCTURE INV=780.22' (8" PVC SE/NW)
5. RIM=787.92' (SANITARY) 48" CONCRETE STRUCTURE INV=778.02' (8" PVC NW) INV=778.02' (8" PVC W) INV=777.07' (8" PVC S)
6. RIM=788.20' (STORM) 48" CONCRETE STRUCTURE INV=784.80' (6" PVC NE) INV=784.55' (12" RCP W)
7. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=783.01' (10" RCP NE) INV=782.98' (15" RCP SE) INV=783.25' (12" PVC NW)
8. RIM=788.11' (STORM) 48" CONCRETE STRUCTURE INV=782.98' (15" RCP NE/SW)
9. RIM=787.93' (STORM) 48" CONCRETE STRUCTURE INV=783.36' (12" RCP NE) INV=783.36' (12" RCP SE)
10. RIM=788.33' (STORM) 24" CONCRETE STRUCTURE INV=785.52' (12" RCP W)
11. RIM=788.20' (WATER) 60" CONCRETE STRUCTURE 782.61' AT TOP OF 8" DIP NW/SE 782.59' AT TOP OF 6" DIP SW
12. RIM=788.05' (WATER) 48" CONCRETE STRUCTURE 782.60' AT TOP OF 8" DIP SE/NW
13. RIM=787.42' (STORM) 48" CONCRETE STRUCTURE INV=783.82' (12" RCP NW)
14. RIM=785.91' (STORM) 48" CONCRETE STRUCTURE INV=781.50' (12" RCP SE)
15. RIM=783.92' (STORM) 48" CONCRETE STRUCTURE INV=778.31' (12" RCP NW/NE/SE) INV=779.31' (12" RCP NW)
16. RIM=788.87' (STORM) 48" CONCRETE STRUCTURE INV=782.87' (12" RCP NE) INV=783.12' (12" RCP SE)
17. RIM=789.00' (STORM) 48" CONCRETE STRUCTURE INV=785.60' (12" RCP E) INV=783.35' (12" RCP SW)
18. RIM=788.38' (STORM) 48" CONCRETE STRUCTURE INV=783.92' (12" RCP NE) INV=783.72' (12" RCP W)
19. RIM=788.85' (STORM) 48" CONCRETE STRUCTURE INV=784.44' (12" RCP NW/SW)
20. RIM=788.93' (STORM) UNABLE TO OPEN CAR PARKED OVER RIM AT TIME OF SURVEY

SITE UTILITY NOTES:

A. CONTRACTOR SHALL CONTACT J.U.L.I.E. (811 OR 1-800-892-0123) AND PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. EXACT LOCATIONS OF ANY EXISTING ELECTRIC, GAS, TELEPHONE, ETC. LINES ARE UNKNOWN.
B. CONTRACTOR TO UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
C. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
D. REFER TO THE GENERAL NOTES AND SPECIFICATION SHEETS FOR ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.
E. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
F. CONTRACTOR SHALL VERIFY IN FIELD EXACT SIZE, MATERIAL, INVERT, PIPE ROUTING, AND SLOPE OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
G. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF UTILITY TRENCHES DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING AND BRACING AS NECESSARY TO MAINTAIN STABILITY UNTIL CONSTRUCTION OF THE UTILITY IS COMPLETE IN ORDER TO MEET OSHA AND LOCAL CODES, AS WELL AS MANUFACTURER'S REQUIREMENTS.
H. ALL RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.08 OF THE "STANDARD SPECIFICATIONS".
I. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY (ASTM D-1557) OVER ALL UNDERGROUND UTILITIES WHICH ARE CONSTRUCTED UNDER OR WITHIN 2 FEET OF ANY PROPOSED OR EXISTING PAVEMENT OR SIDEWALKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. ADJUST RIM ELEVATIONS OF EXISTING STRUCTURES IN PAVEMENT AS NECESSARY TO MEET PROPOSED FINISHED GRADE.
K. CONTRACTOR TO COORDINATE ALL CONNECTIONS TO CITY UTILITIES AND STORM SEWERS WITH THE PUBLIC WORKS DEPARTMENT.
L. CONTRACTOR TO USE CAUTION WHEN EXCAVATING AT EXISTING UTILITY LINES.
M. ALL STORM MANHOLES SHALL HAVE OPEN LIDS UNLESS OTHERWISE SPECIFIED.

UTILITY LEGEND

	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER SERVICE
	EXISTING GAS LINE
	PROPOSED GAS SERVICE LINE
	EXISTING UNDERGROUND ELECTRIC LINE
000.00	PROPOSED RIM ELEVATION
000.00	PROPOSED INVERT ELEVATION
FF	FINISHED FLOOR ELEVATION
ADJUST	ADJUST EXISTING RIM ELEVATION
	EXISTING CLOSED MANHOLE
	EXISTING OPEN GRATE MANHOLE
	EXISTING BEEHIVE GRATE MANHOLE
	EXISTING CURB INLET
	EXISTING FIRE HYDRANT
	EXISTING VALVE VAULT
	EXISTING B-BOX
	PROPOSED OPEN LID MANHOLE / CATCH BASIN

PROJECT NOTES:

STORM SEWER

1. NEW 48" PRECAST CONCRETE MANHOLE WITH OPEN RIM TO BE INSTALLED ON EXISTING STORM SEWER.
2. NEW 12" RCP, 94 L.F. @ 1.39% SLOPE.
3. NEW 48" PRECAST CONCRETE MANHOLE WITH OPEN RIM.
4. NEW 12" RCP, 65 L.F. @ 1.26% SLOPE.
5. EXISTING STORM STRUCTURE TO REMAIN. CORE DRILL AND CONNECT NEW STORM SEWER TO EXISTING STORM STRUCTURE.

WATER

1. EXISTING WATER SERVICE TO REMAIN. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. NEW 2" TYPE K COPPER WATER SERVICE, 41 L.F.
3. NEW 6" CLASS 52 D.I.P. WATER SERVICE, 83 L.F.
4. EXISTING B-BOX TO REMAIN

MISCELLANEOUS NOTES

1. NEW GAS METER TO BE INSTALLED ON NEW BUILDING. SEE MECHANICAL ENGINEERING PLANS FOR DETAILS AND EXACT LOCATION.
2. NEW GAS SERVICE. MATCH EXISTING SERVICE SIZE IN FIELD.
3. EXISTING UNDERGROUND ELECTRIC TO REMAIN. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES
4. EXISTING GAS SERVICE TO REMAIN. APPROXIMATE LOCATION SHOWN PER RECORDS. VERIFY IN FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES

PIPE CROSSING

1. BOTTOM OF NEW STORM =784.60' +/- TOP OF NEW WATER = 783.10' MAX
2. CONTRACTOR TO PROVIDE 18" SEPARATION BETWEEN NEW WATER LINES AND NEW GAS MAIN.

NORTH

1" = 20'

00 10 20 40 80

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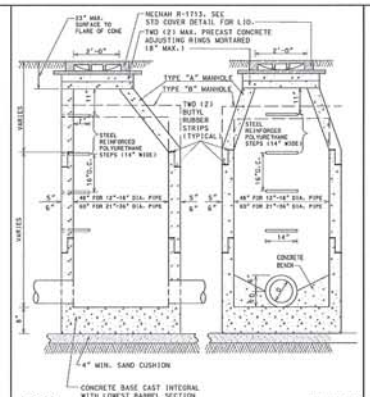
SITE UTILITY PLAN



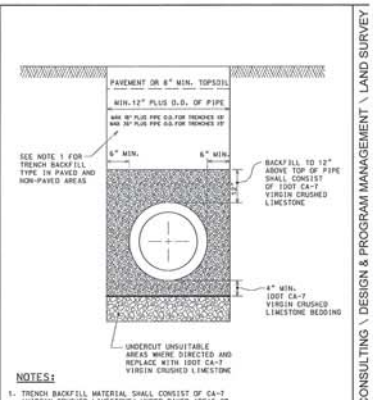
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

DATE: 7-27-10

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL



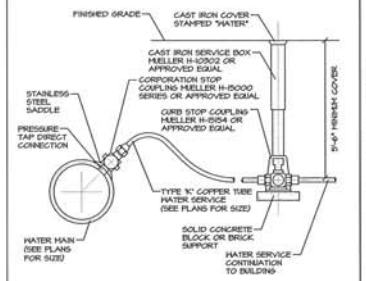
NOTES:

1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

DATE: 8-14-09

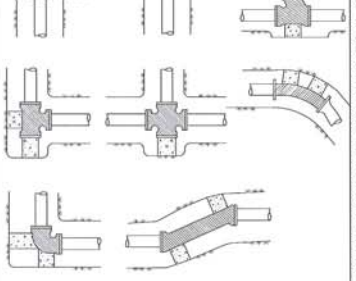
NOT TO SCALE

RCP & DIP TRENCH DETAIL



DETAIL - WATER SERVICE

NOT TO SCALE



NOTE:

1. ALL BENDS OF 22½° AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK CONCRETE BLOCK(S) AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10° AND FIRE HYDRANTS SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE ENGINEERING DIVISION. BOLTS SHALL BE "COR-TEN".

DATE: 11-2-09

NOT TO SCALE

THRUST BLOCK INSTALLATION DETAILS

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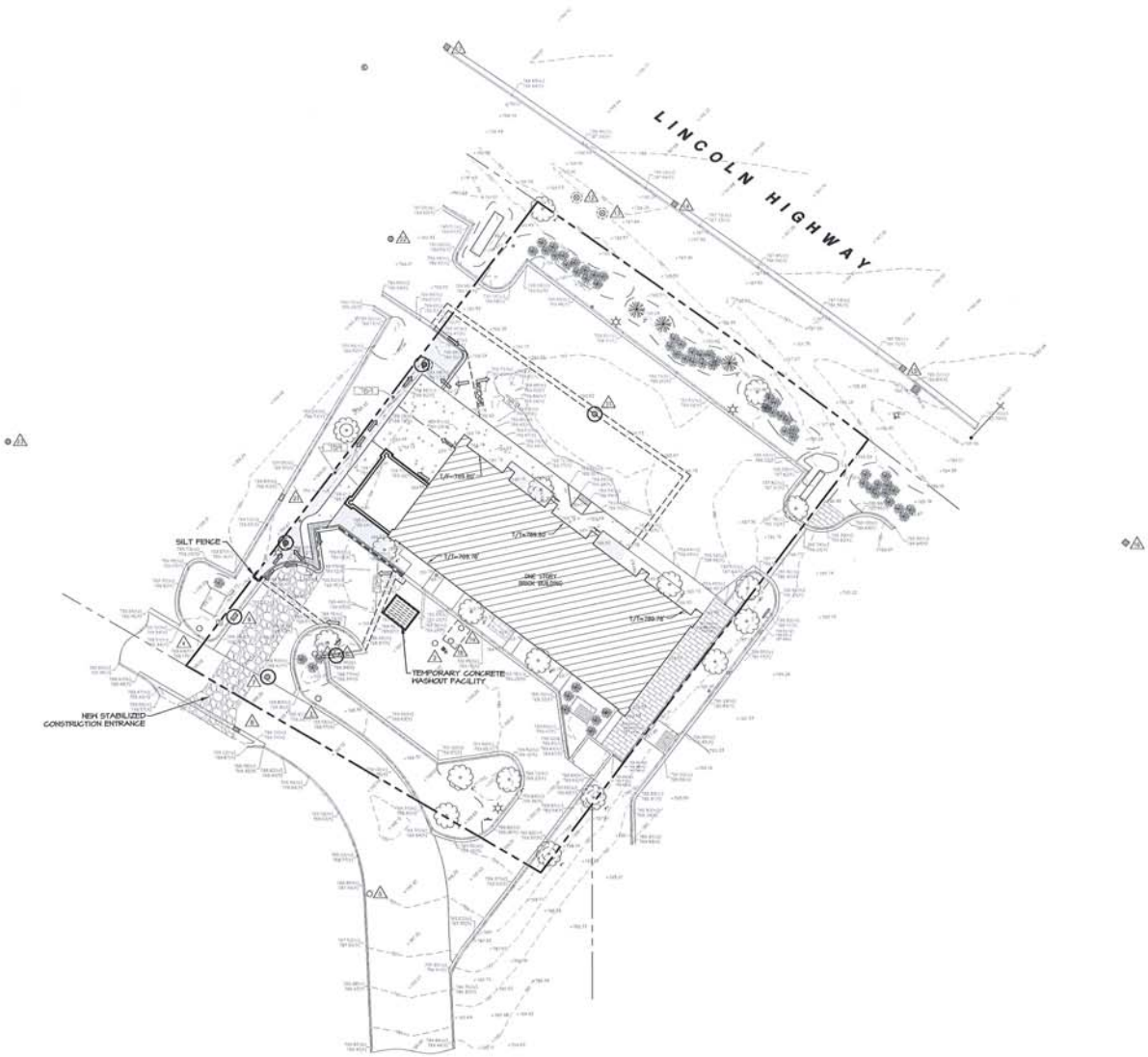
C-5.1
SITE UTILITY DETAILS



EXISTING UTILITY DATA

1. RIM=789.14' (SANITARY GREASE TRAP)
   8'x6' CONCRETE STRUCTURE
   INV=788.54' (8" PVC NE)
   INV=788.28' (8" PVC SW)
2. RIM=788.87' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=784.59' (8" PVC NE)
   INV=784.55' (8" PVC SE/SW)
3. RIM=789.12' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=788.55' (8" PVC SE/NW)
   INV=783.23' (8" PVC NE)
   INV=779.52' (8" PVC SE)
4. RIM=788.97' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=783.23' (8" PVC SE/NW)
5. RIM=787.92' (SANITARY)
   48" CONCRETE STRUCTURE
   INV=778.02' (8" PVC NW)
   INV=778.02' (8" PVC W)
   INV=777.07' (8" PVC S)
6. RIM=788.20' (STORM)
   48" CONCRETE STRUCTURE
   INV=784.60' (8" PVC NE)
   INV=784.50' (12" RCP W)
7. RIM=788.11' (STORM)
   48" CONCRETE STRUCTURE
   INV=783.01' (15" RCP NE)
   INV=782.96' (15" RCP SE)
   INV=783.23' (12" PVC NW)
8. RIM=788.11' (STORM)
   48" CONCRETE STRUCTURE
   INV=782.96' (15" RCP NE/SW)
9. RIM=787.93' (STORM)
   48" CONCRETE STRUCTURE
   INV=783.36' (12" RCP NE)
   INV=783.36' (12" RCP SE)
10. RIM=789.33' (STORM)
    24" CONCRETE STRUCTURE
    INV=785.52' (12" RCP W)
11. RIM=788.20' (WATER)
    60" CONCRETE STRUCTURE
    782.63' AT TOP OF 8" DIP NW/SE
    782.58' AT TOP OF 6" DIP SW
12. RIM=788.05' (WATER)
    48" CONCRETE STRUCTURE
    783.60' AT TOP OF 8" DIP SE/NW
13. RIM=787.42' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.62' (12" RCP NW)
14. RIM=785.95' (STORM)
    48" CONCRETE STRUCTURE
    INV=781.50' (12" RCP SE)
15. RIM=783.92' (STORM)
    48" CONCRETE STRUCTURE
    INV=778.31' (12" RCP NW/NE/SE)
    INV=778.31' (12" RCP NW)
16. RIM=788.87' (STORM)
    48" CONCRETE STRUCTURE
    INV=782.87' (12" RCP NE)
    INV=783.12' (12" RCP SE)
17. RIM=789.00' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.60' (12" RCP E)
    INV=783.35' (15" RCP SW)
18. RIM=788.38' (STORM)
    48" CONCRETE STRUCTURE
    INV=783.93' (12" RCP NE)
    INV=783.73' (12" RCP W)
19. RIM=788.85' (STORM)
    48" CONCRETE STRUCTURE
    INV=784.44' (15" RCP NW/SW)
20. RIM=788.68' (STORM)
    UNABLE TO OPEN
    CAR PARKED OVER RIM AT
    TIME OF SURVEY

SWPPP NOTES:

A. ALL DISTURBED GREEN SPACES ON THE SITE SHALL BE RESTORED ACCORDING TO THE SEED BED PREPARATION SPECIFICATIONS BELOW AND BLANKETED OR MATTED AS SHOWN ON THE PLANS.
B. TEMPORARY OR PERMANENT STABILIZATION SHALL OCCUR IMMEDIATELY WHENEVER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE. TEMPORARY STABILIZATION SHALL CONSIST OF THE INSTALLATION OF TEMPORARY SEEDING.
C. CONTRACTOR TO INSTALL TEMPORARY CONSTRUCTION ENTRANCES AS NECESSARY TO EXCAVATE AREAS AND HAUL SOILS ON-SITE. TRACKING OF DEBRIS ON SITE WILL NOT BE TOLERATED. ANY DEBRIS LEFT OUTSIDE OF THE PROJECT LIMITS MUST BE CLEANED IMMEDIATELY.
D. EROSION CONTROL BLANKETS AND TURF REINFORCEMENT MATS SHALL BE INSTALLED USING 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. METAL STAKES AND STAPLES ARE PROHIBITED.
E. CONTRACTOR SHALL PROVIDE ALL NECESSARY MAINTENANCE FOR THE SEDIMENT AND EROSION CONTROL MEASURES FOR THE DURATION OF THE PROJECT.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
G. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO THE WT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
H. FOLLOWING THE REMOVAL OF THE SILT FENCE, THE CONTRACTOR SHALL RESTORE THE THE SILT FENCE TRENCH WITH SOD.
I. CONTRACTOR SHALL INITIATE STABILIZATION OF ALL DISTURBED AREAS WITHIN ONE CALENDAR DAY.
J. SEED BED PREPARATION:
   - JA. ALL STONES, ROCKS, DEBRIS LARGER THAN 1" IN DIAMETER SHALL BE REMOVED.
   - JB. DISK OR TILL TOPSOIL TO A DEPTH OF 3" AND REDUCE ALL SOIL PARTICLES TO NO LARGER THAN 2". THE SURFACE SHALL BE FREE OF WEEDS, STONES, ROCKS, STICKS, GULLIES, CLODS, AND DEBRIS.
   - JC. THE AREA SHALL BE FINE GRADED.
   - JD. THE SEED SHALL BE PLACED INTO THE SOIL WITH A MACHINE THAT MECHANICALLY PLACES THE SEED IN DIRECT CONTACT WITH THE SOIL AND COVERS THE SEED WITH THE SOIL.
   - JE. BROADCAST AND HYDROSEED WILL NOT BE ALLOWED.
   - JF. SEEDED AREAS SHALL BE COVERED WITH THE EROSION BLANKET RIGHT AFTER THE SEED HAS BEEN SOWN.
   - JG. ANY SOIL AMENDMENTS NEEDED TO ACHIEVE A 90% HEALTHY STAND OF VEGETATION WILL BE ADDED TO THE SOIL AT NO EXTRA CHARGE TO THE OWNER. THE STAND OF VEGETATION WILL NEED TO BE ACCEPTED BY THE ENGINEER.
   - JH. THE SEED MIX SHALL BE KENTUCKY BLUEGRASS 100LBS/ACRE, REVENUE PERENNIAL RYEGRASS 60 LBS/ACRE, ANNUAL RYE 40 LBS/ACRE AND CREEPING RED FESCUE 40 LBS/ACRE TOTAL.

SWPPP LEGEND

- EXISTING SPOT GRADE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- OVERLAND FLOW ARROW
- 100 YEAR OVERLAND FLOW ROUTE
- EXISTING CLOSED MANHOLE
- EXISTING OPEN GRATE MANHOLE
- EXISTING BEEHIVE GRATE MANHOLE
- EXISTING CURB INLET
- EXISTING FIRE HYDRANT
- EXISTING VALVE VAULT
- EXISTING B-BOX
- PROPOSED OPEN LID MANHOLE / CATCH BASIN
- SILT FENCE
- FLEXISTORM CATCH-IT INLET PROTECTION
- FINE GRADE, FERTILIZE, AND SEED. INSTALL DS75 EROSION CONTROL BLANKET WITH 6" BIO-STAKES AS MANUFACTURED BY NORTH AMERICAN GREEN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TEMPORARY CONCRETE WASHOUT FACILITY

NORTH

1" = 20'

00 10 20 40 80

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ISSUE

TO	DATE
CLIENT	11/11/20
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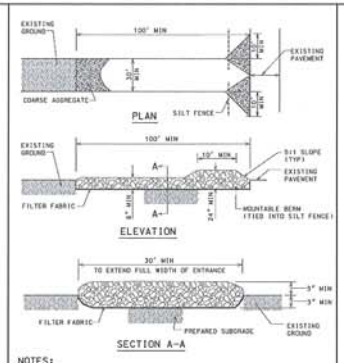
C-6.0
STORMWATER POLLUTION PREVENTION PLAN



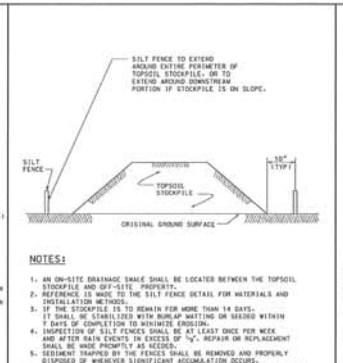
NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

DATE: 3-31-09

STABILIZED CONSTRUCTION ENTRANCE DETAIL



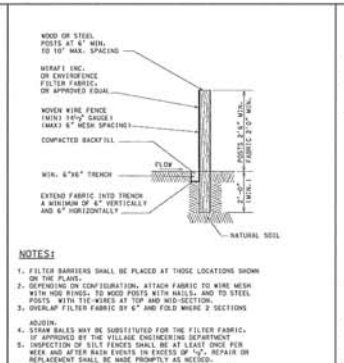
NOTES:

1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

DATE: 3-31-09

TEMPORARY TOPSOIL STOCKPILE DETAIL



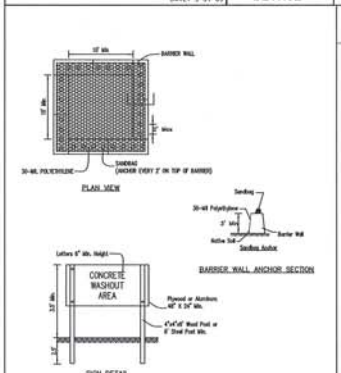
NOTES:

1. FILTER BARRIERS SHALL BE PLACED AT THOSE LOCATIONS SHOWN ON THE PLANS.
2. DEPENDING ON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS; TO WOOD POSTS WITH NAILS; AND TO STEEL POSTS WITH TIE-WIRES AT TOP AND MID-SECTION.
3. OVERLAP FILTER FABRIC BY 6" AND FOLD WHERE 2 SECTIONS ADJOIN.
4. STRAW BALES MAY BE SUBSTITUTED FOR THE FILTER FABRIC, IF APPROVED BY THE VILLAGE ENGINEERING DEPARTMENT
5. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NECESSARY.
6. SEDIMENT TRAPPED BY THE FENCE SHALL BE REMOVED AND PROMPTLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
7. BARRIERS SHALL BE MAINTAINED IN PLACE UNTIL COMPLETION OF CONSTRUCTION AND THE UPSLOPE AREA HAS BEEN STABILIZED, AND BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

DATE: 3-31-09

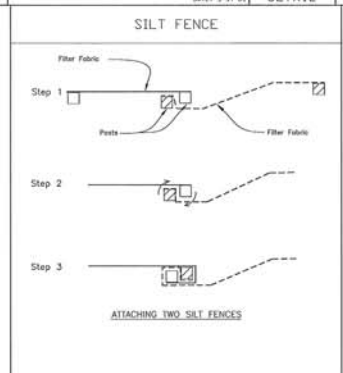
SILT FENCE DETAIL



NOTES:

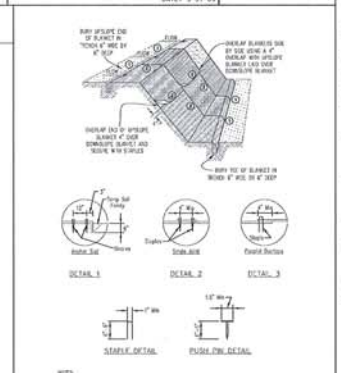
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL



NOTES:

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.



NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for slotted blankets. Non-slotted shall use 4 staples per s.y. of material. Use staples no less than 200 staples with slotted blanket and 450 staples with non-slotted blanket per 100 s.y. of material.
2. Staple or J-pin pin length shall be selected based on soil type and specifications (minimum staple length is 6").
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. At anchor slots staff be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

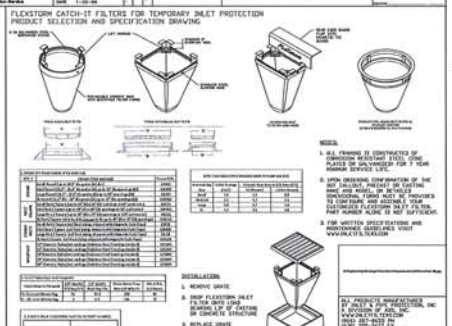
NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-620(W)

SHEET 3 OF 3

DATE 1-28-08

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF FABRICATED STEEL, CORE PLATED OR GALVANIZED FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE BEST SOLUTION, PROVIDE BY EMAIL OR FAX THE NAME AND MODEL, OR DETAILED DIMENSIONAL FORM MUST BE PROVIDED TO CONFIRM FIT AND ACCURACY. FOR ORDERING, PROVIDE THE FULL PART NUMBER ALONE TO BEST SUPPLIER.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ENVIROTECH.TERRACON

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LONG SEAMING LIP OF EXISTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

ENVIROTECH SYSTEMS, INC. A DIVISION OF ADS, INC. WWW.ENVIROTECH.TERRACON (800) 257-9157 PH (800) 257-9158 FX INFO@ENVIROTECH.TERRACON

FLEXSTORM CATCH-IT

STORMWATER POLLUTION PREVENTION NOTES

1. COPIES OF THE APPROVED STORM WATER POLLUTION PREVENTION PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES ALONG WITH THE PERMIT, INCIDENT OF NON-COMPLIANCE (I.O.N.) FORM AND INSPECTION FORMS.
2. CONTRACTOR SHALL PROVIDE COPIES OF ALL SWPPP REPORTS, FORMS, AND LOGS TO HT GROUP ONCE THE SITE HAS BEEN STABILIZED. THE CONTRACTOR SHALL MAINTAIN THESE DOCUMENTS FOR A PERIOD OF 3 YEARS FROM THE FINAL STABILIZATION OF THE SITE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INSPECTIONS, INSPECTION REPORTS, CORRECTIVE ACTION FORMS, SWPPP AMENDMENT LOGS, SUBCONTRACTOR CERTIFICATIONS/AGREEMENTS, GRADING AND STABILIZATION ACTIVITIES LOGS, SWPPP TRAINING LOGS, AND DELEGATION OF AUTHORITY FORMS FOR THE DURATION OF THE PROJECT.
   - 3.1. ILLINOIS QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). REQUIRED REPAIRS SHOULD BE COMPLETED WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
   - 3.2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED. THEY SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SITE STABILIZATION HAS BEEN ACHIEVED.
5. PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS), AN SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW.
6. THE GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT SITE MUST BE NOTIFIED ONE (1) WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE (1) WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE (1) WEEK PRIOR TO THE FINAL INSPECTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING AUTHORITY.
8. IF AFTER REPEATED FAILURE ON THE PART OF THE CONTRACTOR TO PROPERLY CONTROL EROSION, POLLUTION, AND/OR SILTATION, THE GOVERNING AUTHORITIES RESERVE THE RIGHT TO EFFECT NECESSARY CORRECTIVE MEASURES AND CHARGE ANY COSTS TO THE CONTRACTOR.
9. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.
10. INLET PROTECTION SHALL BE INSTALLED AROUND EACH INLET OR CATCH BASIN. THESE SHALL BE MAINTAINED UNTIL THE TRIBUTARY DRAINAGE AREAS HAVE ADEQUATE GRASS COVER OR APPROPRIATE GROUND STABILIZATION.
11. ALL STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
12. CONTRACTORS SHALL MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION.
13. ALL DISTURBED AREAS SHOULD BE SEEDED OR SODDED WITHIN THREE (3) DAYS OF FINAL DISTURBANCE.
14. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.
15. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAINAGE SYSTEMS BY THE USE OF INLET PROTECTION OR OTHER APPROVED FUNCTIONAL METHODS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
16. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ONTO PUBLIC THOROUGHFARES. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
17. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE PROPOSED CONSTRUCTION ENTRANCE. THE USE OF ANY OTHER ACCESSES IS PROHIBITED.
18. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED OR OTHERWISE DISCHARGED FROM THE SITE INTO SEDIMENT BASINS, SILT TRAPS, DEWATERING BAGS OR POLYMER MIXING SHALE. DEWATERING DIRECTLY INTO FIELD TILES, WETLANDS, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, STREAMS, LAKES, PONDS, RIVERS, OR STORMWATER SYSTEMS IS PROHIBITED.
19. ALL STOCKPILES SHOULD BE STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
20. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED AS FOLLOWS:
   - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASES.
21. EROSION CONTROL BLANKETS SHALL BE USED IN AREAS OF 4:1 SLOPE OR STEEPER AND AS SHOWN ON THE PLANS.
22. ALL DISTURBED GREEN SPACES WITHIN THE R.O.W. SHALL BE RESTORED WITH 6" OF TOPSOIL AND CLASS 2A SEEDING.
23. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT THE SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.
24. ONCE ALL UPSTREAM AREAS ARE STABILIZED WITH SEED AND BLANKET OR SOD AS SHOWN IN THE PLANS, SILT FENCING SHALL BE REMOVED AND THE TRENCH SHALL BE RESTORED WITH TOPSOIL, SEED, FERTILIZER AND BLANKETING. RESTORATION SHALL OCCUR IMMEDIATELY FOLLOWING THE REMOVAL OF THE SILT FENCE. RESTORATION SHALL BE COMPLETED THE SAME WORKING DAY AS ANY SILT FENCING REMOVAL AND AT LEAST 2 HOURS BEFORE ANY FORECASTED PRECIPITATION.
25. ALL TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PROPERLY STABILIZED OR DISPOSED OFF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION SCHEDULE

1. OBTAIN ALL APPLICABLE SITE PERMITS AND REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (E.G. SILT FENCE).
4. INSTALL PROTECTION DEVICES FOR EXISTING DRAINAGE INLET AND OUTLET STRUCTURES, IF APPLICABLE.
5. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
   - 5.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION (SEE THE STORMWATER POLLUTION PREVENTION NOTES AND STORMWATER POLLUTION PREVENTION MAINTENANCE SCHEDULE FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
   - 5.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
   - 5.3. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED.
6. PERFORM SITE CLEARING AND GRUBBING AND REMOVE EXISTING VEGETATION AS NEEDED FOR INITIAL SITE GRADING OPERATIONS. VEGETATED SITE AREAS THAT ARE NOT INCLUDED WITH THE INITIAL GRADING SHALL REMAIN UNDISTURBED. ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE AND STABILIZED WITHIN THREE (3) DAYS OF FORMING THE STOCKPILE.
7. REMOVE ALL ITEMS NOTED FOR REMOVAL IN THE DEMOLITION PLAN.
8. PERFORM ROUGH GRADING OPERATIONS, CONSTRUCT OVERFLOW ROUTES, AND STABILIZE ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO STEEP SLOPES, DRAINAGE CHANNELS AND SWALES (I.E. TEMPORARY AND PERMANENT SEEDING, EROSION CONTROL BLANKETS, RIP-RAP, CHECK DAMS, TEMPORARY DRAINAGE DIVERSIONS, ETC.).
9. INSTALL TEMPORARY CONCRETE WASHOUT FACILITY.
10. INSTALL BUILDING FOUNDATIONS AND BEGIN BUILDING CONSTRUCTION.
11. INSTALL STORM SEWERS AND OTHER SITE UTILITIES AND IMMEDIATELY INSTALL DRAINAGE INLET AND OUTLET PROTECTION DEVICES AS INDICATED ON THE PLANS.
12. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN FOURTEEN (14) DAYS.
13. INSTALL CURBS AND BEGIN SITE PAVING OPERATIONS (I.E. DRIVEWAYS, SIDEWALKS, ETC.).
14. COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS.
15. REMOVE TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

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PRELIMINARY ENGINEERING
1825 LINCOLN HIGHWAY
ST. CHARLES, ILLINOIS 60174
93 OCTANE BREWERY

ISSUE

TO	DATE
CLIENT	11/11/20
CLIENT	11/30/20

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C-6.1
STORMWATER POLLUTION PREVENTION DETAILS

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
   - 1.1. ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.
   - 1.2. "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION.
   - 1.3. "ILLINOIS URBAN MANUAL," LATEST EDITION.
   - 1.4. BUILDING CODES AND ORDINANCES OF THE LOCAL GOVERNING AUTHORITIES.
   - 1.5. UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, 29 CFR PART 1926, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
   - 1.6. ILLINOIS DRAINAGE LAW.
   - 1.7. ILLINOIS ENVIRONMENTAL BARRIERS ACT.
   - 1.8. ILLINOIS ACCESSIBILITY CODE.
   - 1.9. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS.
   - 1.10. TITLE 35 OF THE ILLINOIS ADMINISTRATIVE CODE.
2. ALL REQUIRED PERMITS FROM THE APPROPRIATE GOVERNING AGENCY(S) SHALL BE OBTAINED FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHEETING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE AND TO THE SATISFACTION OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNAGE AND TRAFFIC CONTROL DEVICES TO INFORM AND PROTECT THE PUBLIC.
3. CONTRACTOR SHALL NOTIFY THE LOCAL ENGINEERING OR PUBLIC WORKS DEPARTMENT AND/OR OTHER GOVERNING AUTHORITY(S) 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ON EACH MAJOR CATEGORY OF WORK, INCLUDING BUT NOT LIMITED TO, ANY PUBLIC IMPROVEMENTS, ROADWAY CLOSURES OR UTILITY INSTALLATIONS. 72 HOUR NOTICE SHALL BE GIVEN FOR ANY WORK ITEM THAT REQUIRES INSPECTION AND TESTING SUCH AS SANITARY SEWER OR WATER MAIN INSTALLATION.
4. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, CABLE, ETC.) AND THE LOCAL MUNICIPALITY TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ORDER TO AVOID POTENTIAL CONFLICTS. CONTRACTOR SHALL CALL THE JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS (J.U.L.I.E.) AT 1-800-892-0123 OR BY DIALING 811. IT IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT AND TO HAVE THESE UTILITIES STAKED PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE UTILITY OWNER.
6. ALL EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS PREPARED BY THE ENGINEER ACCORDING TO INFORMATION AVAILABLE FROM PUBLIC RECORDS OR VISIBLE FIELD MARKINGS. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THE CONFLICT MAY BE RESOLVED.
7. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND TO THE SATISFACTION OF THE APPLICABLE UTILITY OWNER(S).
8. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, COORDINATES AND ELEVATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES SO THE CONFLICT MAY BE RESOLVED.
9. ALL PROPERTY MARKERS AND REFERENCE MARKERS SHALL BE CAREFULLY PRESERVED DURING CONSTRUCTION UNTIL THEIR LOCATION HAS BEEN witnessed OR OTHERWISE TIED IN BY AN AUTHORIZED AGENT OR PROFESSIONALLY LICENSED SURVEYOR.
10. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE PROVIDED WHERE CONSTRUCTION OPERATIONS ABUT PUBLIC THROUGH-FARES AND ADJACENT PROPERTY.
11. ALL AREAS DISTURBED BY THE GENERAL CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO THE ORIGINAL CONDITIONS OR BETTER, EXCEPT WHERE PROPOSED CONSTRUCTION IS INDICATED ON THE PLANS.
12. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
13. PRIOR TO INITIAL ACCEPTANCE BY THE OWNER(S) AND/OR GOVERNING AUTHORITY, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY ENGINEER OR HIS REPRESENTATIVE(S). THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF 18 (EIGHTEEN) MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD AND UNTIL FINAL ACCEPTANCE IS MADE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
15. CONTRACTOR SHALL KEEP THE PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS AT THE END OF EACH WORKING DAY.
16. ALL CONSTRUCTION STAKING, SCHEDULING AND PAYMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. THREE (3) ORIGINAL COPIES OF ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:
   - 17.1. ASPHALT PAVEMENT MIX DESIGN
   - 17.2. CONCRETE MIX DESIGN
   - 17.3. GRANULAR MATERIAL GRADATION
   - 17.4. PRECAST CONCRETE STRUCTURES (MANHOLES, INLETS, CATCH BASINS, VAULTS, ETC.)
   - 17.5. WATER MAIN MATERIALS (VALVES, FIRE HYDRANTS, ETC.)
18. AFTER COMPLETION OF THE PROPOSED IMPROVEMENTS AND WHEN REQUIRED BY THE GOVERNING AUTHORITY(S), CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH AS-BUILT AND/OR RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONALLY LICENSED ENGINEER OR SURVEYOR AND SHALL INCLUDE AT A MINIMUM (WHERE APPLICABLE TO THE SCOPE OF WORK) THE FOLLOWING ITEMS:
   - 18.1. TOPOGRAPHY AND SPOT GRADE ELEVATIONS OF ALL PROPOSED PERMANENT SITE FEATURES INCLUDING ANY STORM WATER FACILITIES OR MODIFICATIONS TO EXISTING STORM WATER FACILITIES.
   - 18.2. HORIZONTAL AND VERTICAL LOCATION AND ALIGNMENT OF ALL PROPOSED ROADWAYS, PARKING LOTS, UTILITIES, BUILDINGS OR OTHER PERMANENT SITE FEATURES.
   - 18.3. RIM AND INVERT AND/OR TOP OF PIPE ELEVATIONS FOR ALL PROPOSED UTILITIES.
   - 18.4. AS-BUILT AND/OR RECORD DRAWING INFORMATION SHALL BE SHOWN ON THE APPROVED ENGINEERING PLANS ISSUED FOR CONSTRUCTION. ANY AND ALL DEVIATIONS FROM THESE APPROVED PLANS SHALL BE SHOWN BY MEANS OF STRIKING THROUGH THE PROPOSED INFORMATION AND CLEARLY INDICATING THE AS-BUILT LOCATIONS AND ELEVATIONS ON THE APPLICABLE PLAN SHEET.

SITE GRADING AND PAVING

1. ALL SITE WORK, GRADING, AND PAVING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION ("STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES IN THE PLANS AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 202 OF THE "STANDARD SPECIFICATIONS." ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR AS DIRECTED BY THE PROJECT REPRESENTATIVE IN THE FIELD.
3. EXCAVATED TOPSOIL SHALL BE STOCKPILED ON THE SITE IN AREAS DESIGNATED BY THE PROJECT ENGINEER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING, UNLESS OTHERWISE NOTED ON THE PLANS. A MINIMUM OF 6" TOPSOIL RE-SPREAD AND SEEDING FOR ALL DISTURBED AREAS IS REQUIRED.
4. THE SOILS INVESTIGATION REPORT FOR THE SITE AND ALL ADDENDA THERETO ARE SUPPORTING DOCUMENTS FOR THIS PROJECT. THE RECOMMENDATIONS IN SAID REPORT ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION NOTES BY REFERENCE AND SHALL BE FOLLOWED BY ALL CONTRACTORS. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY A SOILS ENGINEER OR HIS REPRESENTATIVE. FURTHER CONSTRUCTION OPERATIONS WILL NOT BE PERMITTED UNTIL THE SOILS ENGINEER PROVIDES A WRITTEN STATEMENT THAT THE AREA IN QUESTION HAS BEEN SATISFACTORILY PREPARED AND IS READY FOR CONSTRUCTION.
5. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE SOIL REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL USE CARE IN GRADING NEAR TREES, SHRUBS, AND BUSHES WHICH ARE NOT NOTED TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS.
7. THE CONTRACTOR SHALL USE CARE IN GRADING OR EXCAVATING NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT HIS OWN EXPENSE.
8. REMOVED DRIVEWAY PAVEMENT, SIDEWALK, CURBS, TREES AND STUMPS SHALL BE DISPOSED OF LEGALLY OFF-SITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
9. ON AND OFF SITE PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND, IF DAMAGED, SHALL BE REPLACED PROMPTLY TO MEET STATE AND LOCAL STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
10. PROPOSED ELEVATIONS INDICATE FINISHED GRADE CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THE THICKNESS OF THE PROPOSED PAVING (ROADS, WALKS, DRIVE, ETC.) SECTION OR TOPSOIL AS INDICATED ON THE PLANS.
11. CONTRACTOR SHALL PROVIDE SMOOTH VERTICAL CURVES THROUGH THE HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS ON THE PLANS. CONTRACTOR SHALL PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES AND AVOID ANY RIDGES AND/OR DEPRESSIONS.
12. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
13. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
14. ALL CONCRETE POURED SHALL BE:
   - 14.1. MINIMUM COMPRESSIVE STRENGTH:
     - 14.1.1. 3500 P.S.I. AT 14 DAYS (PER I.D.O.T.)
     - 14.1.2. 4500 P.S.I. AT 28 DAYS (PER A.C.I.)
   - 14.2. MAX WATER-CEMENTITIOUS MATERIALS RATIO: 0.44 (AIR-ENTRAINED)
   - 14.3. AIR CONTENT: 6%, +/- 1.5% AT POINT OF DELIVERY FOR EXPOSED CONCRETE
15. WHEN FIBER MESH REINFORCEMENT IS SPECIFIED, IT SHALL CONSIST OF FIBRILATED POLYPROPYLENE FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE PAVEMENT, COMPLYING WITH ASTM C 1116, TYPE III, 1/2 TO 2 INCHES LONG. FIBERS SHALL BE UNIFORMLY DISPERSED IN THE CONCRETE MIXTURE AT THE MANUFACTURER'S RECOMMENDED RATE, BUT NOT LESS THAN 1.5 LBS / CU. YD.
16. THE GRADING AND CONSTRUCTION OF THE PROPOSED PAVEMENT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE AND MATCH EXISTING GRADES FLUSH.
17. CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE END OF EACH WORKING DAY DURING CONSTRUCTION OPERATIONS. FAILURE TO PROVIDE ADEQUATE DRAINAGE WILL PRELUDE THE CONTRACTOR FROM ANY POSSIBLE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT.
18. DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE THE SURFACE DRAINAGE SYSTEM.
19. TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE INSTALLED AND PROVIDED WHENEVER CONSTRUCTION FOR UTILITIES AND WITHIN STREET AREAS. APPLICABLE ORDINANCES OF THE MUNICIPALITY, COUNTY OR STATE SHALL ALSO GOVERN THE TRAFFIC CONTROL REQUIREMENTS.

WATER MAINS

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION ("STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL WATER MAIN PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DIVISION IV OF THE "STANDARD SPECIFICATIONS."
3. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52 IN ACCORDANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS C-151, C-111 AND C-104, UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATER MAIN PIPE SHALL BE LAID WITH A MINIMUM COVER OF 5-1/2 FEET FROM THE PROPOSED FINISH GRADE INDICATED ON THE PLANS OR TO THE SPECIFIC TOP OF PIPE ELEVATION INDICATED ON THE PLANS FOR THE WATER MAIN. NO BERMS ARE ALLOWED OVER WATER MAINS EXCLUSIVELY FOR THE PURPOSE OF OBTAINING ADEQUATE GROUND COVER.
5. ALL DUCTILE IRON WATER MAIN PIPE SHALL BE CONSTRUCTED WITH A MINIMUM OF 8-MIL POLYETHYLENE ENCASEMENT TO PREVENT CORROSION.
6. ALL WATER MAIN TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF DIVISION II OF THE "STANDARD SPECIFICATIONS."
   - 6.1. ALL WATER MAINS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING IDOT GRADATION CA-7, CA-11 OR CA-13.
   - 6.2. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D-1557, OVER ALL WATER MAINS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
7. A WATERTIGHT PLUG SHALL BE PLACED IN THE END OF THE WATER MAIN PIPE AT THE END OF EACH CONSTRUCTION DAY.
8. UPON COMPLETION OF THE WATERMAIN CONSTRUCTION, ALL WATER MAIN SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
   - 8.1. HYDROSTATIC PRESSURE AND LEAKAGE TESTS IN ACCORDANCE WITH SECTION 41-2.14 OF THE "STANDARD SPECIFICATIONS" AND witnessed BY THE LOCAL GOVERNING AUTHORITY.
   - 8.2. DISINFECTION IN ACCORDANCE WITH SECTION 41-2.25 OF THE "STANDARD SPECIFICATIONS" AND THE METHODS STATED IN AWWA STANDARD C651 AND witnessed BY THE LOCAL GOVERNING AUTHORITY.

WATER MAINS AND SEWERS VERTICAL SEPARATION REQUIREMENTS

1. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
2. BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WHEN:
   - 2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN 1 ABOVE; OR
   - 2.2. THE WATER MAIN PASSES UNDER A SEWER OR DRAIN
3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. THE SEWER OR DRAIN LINES SHALL BE SUPPORTED TO PREVENT SETTLING AND BREAKING OF THE WATER MAIN AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER.
4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

WATER MAINS AND SEWERS HORIZONTAL SEPARATION REQUIREMENTS

1. WATER MAINS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER, OR SEWER SERVICE CONNECTION.
2. WATER MAINS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:
   - 2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET; AND
   - 2.2. THE WATER MAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER; AND
   - 2.3. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
3. WHEN IT IS IMPOSSIBLE TO MEET 1) OR 2) ABOVE, BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED FOR THE MAXIMUM EXPECTED SURCHARGE HEAD PRIOR TO BACKFILLING.

WATER SERVICES AND CONNECTIONS

1. ALL WATER SERVICE PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DIVISION IV OF THE "STANDARD SPECIFICATIONS."
2. ALL WATER SERVICE LINES 2" IN DIAMETER OR SMALLER SHALL BE TYPE 'K' COPPER TUBING CONFORMING TO ASTM B-88-56. NO COUPLINGS SHALL BE PERMITTED BETWEEN THE CORPORATION AND CURB STOPS OR BETWEEN THE CURB STOP AND THE BUILDING.
3. ALL WATER SERVICE FITTINGS INCLUDING CORPORATION STOPS, SERVICE BOXES AND BUFFALO BOXES SHALL BE AS MANUFACTURED BY THE MUELLER COMPANY OR APPROVED EQUAL.
4. SERVICE BOXES SHALL BE OF SUFFICIENT LENGTH TO PERMIT THE TOP TO BE INSTALLED FLUSH WITH THE FINISHED GRADE. EACH SERVICE BOX SHALL BE PROVIDED WITH A CAP WITH THE WORD "WATER" CAST IN THE TOP.
5. ALL VALVES, VALVE BOXES OR VAULTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF DIVISION IV, SECTION 44 OF "THE STANDARD SPECIFICATIONS."
6. VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT SEAT EPOXY COATED NRSW VALVES OR APPROVED EQUAL.
7. ALL PRESSURE CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 46 OF THE "STANDARD SPECIFICATIONS" AND SHALL INCLUDE THE INSTALLATION OF A FULL STAINLESS STEEL TAPPING SADDLE.
8. ALL VALVES SHALL BE INSTALLED IN VALVE VAULTS HAVING A MINIMUM DIAMETER OF FIVE (5) FEET BELOW THE PRECAST CONCRETE CONE SECTION. THE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE SECTIONS AND SHALL CONFORM TO THE DETAILS SPECIFIED ON THE PLANS. ALL VALVE VAULTS SHALL BE LEAK PROOF.
9. ALL TEMPORARY CONNECTIONS FOR CONSTRUCTION PURPOSES TO NEWLY INSTALLED OR EXISTING WATER MAINS SHALL BE MADE AND METERED IN ACCORDANCE WITH LOCAL REQUIREMENTS.
10. ALL REQUIRED RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT. A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.

STORM SEWERS

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS," LATEST EDITION ("STANDARD SPECIFICATIONS"), THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION ("IDOT STANDARD SPECIFICATIONS"), ANY SPECIAL PROVISIONS, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE GOVERNING AUTHORITIES. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.
2. ALL STORM SEWER PIPE AND STRUCTURES SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH DIVISION V OF THE "STANDARD SPECIFICATIONS" AND DIVISIONS 500 AND 600 OF THE "IDOT STANDARD SPECIFICATIONS."
3. ALL PRECAST CONCRETE STRUCTURES SHALL BE REINFORCED AND DESIGNED FOR HS-20 LOADING UNLESS OTHERWISE NOTED.
4. ALL RCP STORM SEWER PIPE 12" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE, CLASS IV, PER ASTM C-76 WITH FLEXIBLE (O-RING) GASKET JOINTS IN CONFORMANCE WITH ASTM C-443 AND SECTION 31-1.06 OF THE "STANDARD SPECIFICATIONS." ALL 10" DIAMETER RCP STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, CLASS V.
5. ALL HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE PER ASTM F-2306 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212.
6. ALL PVC STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE SDR 26 PIPE PER ASTM D-3034 WITH WATERTIGHT JOINTS CONFORMING TO ASTM D-3212, UNLESS OTHERWISE NOTED.
7. ALL STORM SEWER TRENCH EXCAVATIONS AND PIPE FOUNDATION, BEDDING AND HAUNCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF DIVISION II OF THE "STANDARD SPECIFICATIONS."
   - 7.1. ALL STORM SEWERS MUST BE PLACED ON PROPERLY COMPACTED STONE BEDDING. PIPE BEDDING MATERIAL SHALL BE A MINIMUM OF FOUR (4) INCHES THICK UNDER THE BARREL OF THE PIPE AND FOR PVC PIPE, MATERIAL SHALL BE EXTENDED A MINIMUM OF 12" OVER THE TOP OF THE PIPE PER ASTM D-2321. PIPE BEDDING MATERIAL SHALL BE CRUSHED GRAVEL OR STONE MEETING IDOT GRADATION CA-7, CA-11 OR CA-13.
   - 7.2. TRENCH BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D-1557, OVER ALL STORM SEWERS WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS OR SIDEWALKS.
8. ALL REQUIRED STORM STRUCTURE RIM ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS NOT TO EXCEED A MAXIMUM OF EIGHT (8) INCHES IN OVERALL HEIGHT. A MAXIMUM OF TWO (2) ADJUSTING RINGS ARE ALLOWED. BUTYLROPE JOINT SEALANT SHALL BE USED ON ALL JOINTS BETWEEN THE PRECAST ELEMENTS.
9. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE OWNER AND/OR ENGINEER UPON COMPLETION OF THE PROJECT AND ACCURATELY SHOWN ON THE RECORD DRAWINGS.

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ISSUE

TO	DATE
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CLIENT	11/30/20

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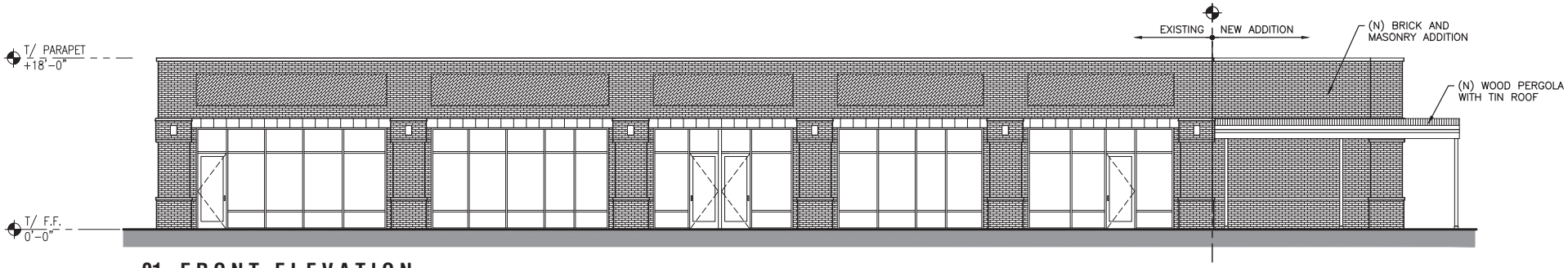
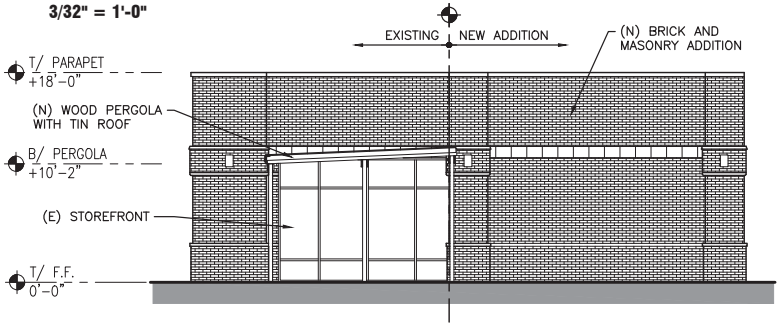
PROJECT SPECIFICATIONS



01 - FRONT ELEVATION

3/32" = 1'-0"



02 - SIDE ELEVATION

3/32" = 1'-0"

93 OCTANE ELEVATIONS

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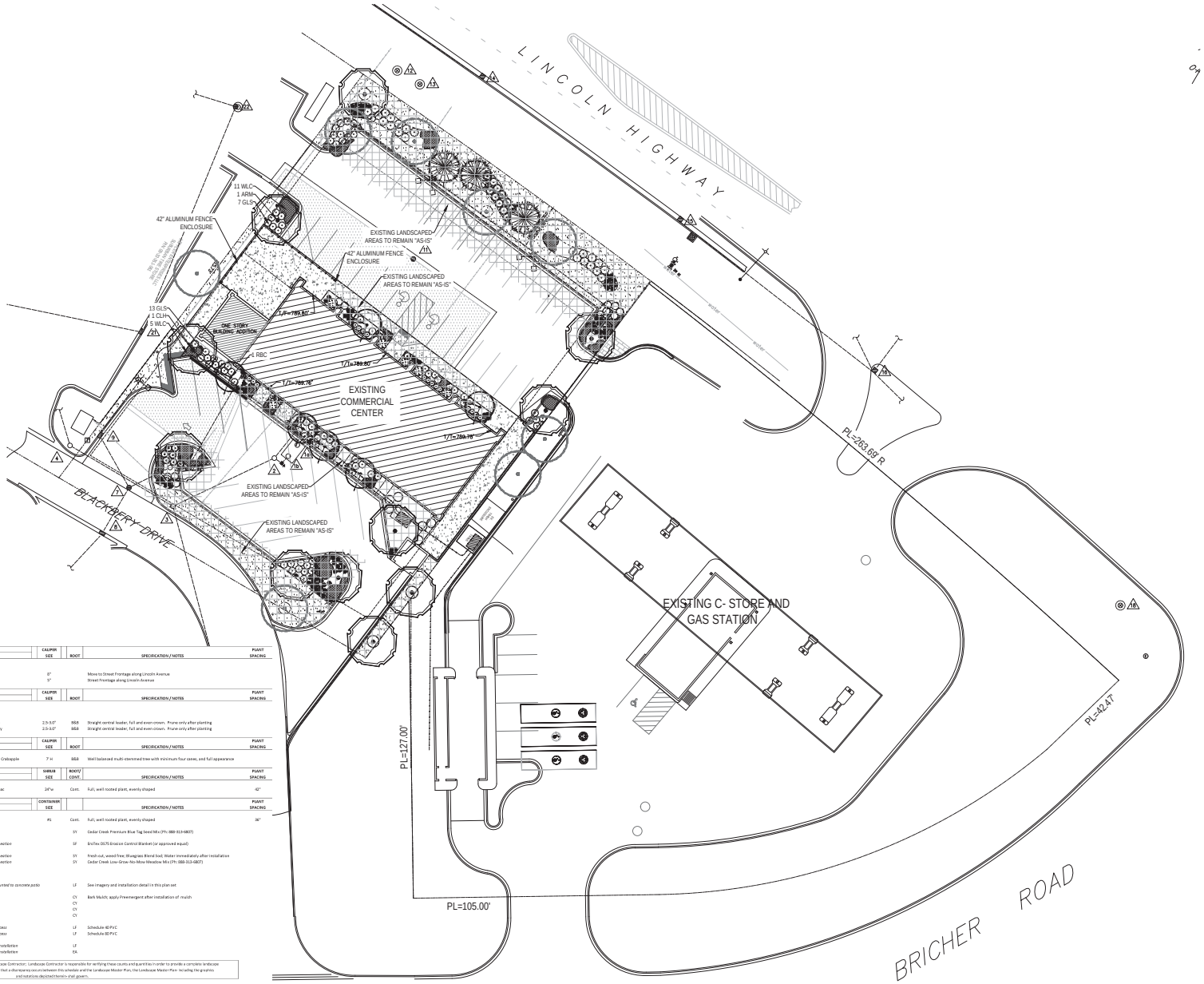


PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Construction Preparation							
	1	Transplant(on site) Existing Honeylocust		8"		Move to Street Frontage along Lincoln Avenue	
	3	Remove Ex. Japanese Tree Lilac		5"		Street Frontage along Lincoln Avenue	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	1	*Acer x freemanii 'Armstrong'*	Armstrong Red Maple	2.5-3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
CLH	1	*Celtis occidentalis 'Chicagoland'*	Chicagoland Hackberry	2.5-3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL TREES (DECIDUOUS)							
RBC	1	*Malus x 'Red Barron'*	Red Barron Flowering Crabapple	7' H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
GLS	20	*Rhus aromatica 'Gro-Low'*	Gro Low Fragrant Sumac	24"w	Cont.	Full, well rooted plant, evenly shaped	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
HERBACEOUS PERENNIALS							
WLC	24	*Nepeta faassenii 'Walker's Low'*	Walker's Low Catmint	#1	Cont.	Full, well rooted plant, evenly shaped	36"
LAWN	85	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premiure Blue Tag Seed Mix (Ph: 888-313-6807)	
	320	Erosion Matting for sloped seeded areas	*see plan for erosion detail*		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
SOD		Sodded Areas (identified on plan)	*see plan for erosion detail*		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	
LMVM		Low-Mow Meadow Mix	*see plan for erosion detail*		SY	Cedar Creek Low-Grow-No-Mow Meadow Mix (Ph: 888-313-6807)	
Hardscape Materials							
	70	Commercial Grade Extruded Aluminum Fence	*42" High; Surfaces mounted to concrete posts*		LF	See imagery and installation detail in this plan set	
	4.25	Shredded Hardwood Mulch (2" depth)	*450 SF*		CY	Bark Mulch; apply Preemergent after installation of mulch	
	3	Soil Amendments (2" depth)	*450 SF*		CY		
	1	Pulverized Topsoil (Lawn Area)	*320 SF*		CY		
	3	Pulverized Topsoil (2" overbed areas)	*450 SF*		CY		
		2" PVC Sleeve	*irrigation / lighting access*		LF	Schedule 40 PVC	
		4" PVC Sleeve	*irrigation / lighting access*		LF	Schedule 40 PVC	
		2" PVC Sump Line Extension					
		Downspout Extentions	*determine at time of installation*		LF		
		Downspout Adapters	*determine at time of installation*		EA		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807)
10% Mid Atlantic Kentucky Bluegrass
20% Merit Kentucky Bluegrass
20% Boreal Red Fescue
20% Pennant Fine Perennial Ryegrass
10% Atlantis Kentucky Bluegrass
10% Dragon Kentucky Bluegrass
10% Palmer II Fine Perennial Ryegrass

Seed at rate of 5# per 1000 SF

PLANT & MATERIAL LIST

OVERALL LANDSCAPE PLAN

Scale: 1"=20'0"

N

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph. 262.639.9733
fx. 262.639.9737
david@wdavidheller.com

MULTI-TENANT RETAIL CENTER

1850 Lincoln Highway
St. Charles, Illinois 60174

DESCRIPTION

3.26.15	FIRST ISSUE
4.27.15	REVISED SITE PLAN
5.22.15	REVISED SITE PLAN
6.09.15	WBK COMMENTS
7.24.15	WBK COMMENTS
7.30.15	WBK COMMENTS
7.31.15	ELECTRICAL CLOSET
1.07.21	BUILDING ADDITION
2.04.21	FENCE ENCLOSURE
2.05.21	FENCE ENCLOSURE

SHEET TITLE

OVERALL LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	15-024
DATE	2.05.2021

SHEET NUMBER

L 100.5

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
- ¾ CY Peat Moss or Mushroom Compost
- ¾ CY blended/pulverized Topsoil
- 2 pounds starter fertilizer
- ¼ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

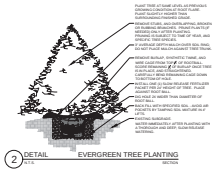
An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

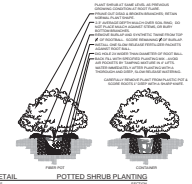
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

LANDSCAPE GENERAL NOTES

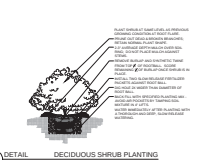
1 DETAIL SHADE TREE PLANTING
N.T.S. SECTION



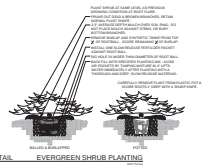
2 DETAIL EVERGREEN TREE PLANTING
N.T.S. SECTION



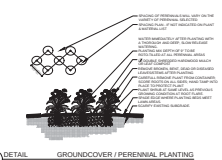
3 DETAIL POTTED SHRUB PLANTING
N.T.S. SECTION



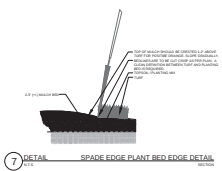
4 DETAIL DECIDUOUS SHRUB PLANTING
N.T.S. SECTION



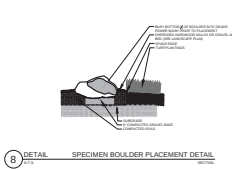
5 DETAIL EVERGREEN SHRUB PLANTING
N.T.S. SECTION



6 DETAIL GROUNDCOVER / PERENNIAL PLANTING
N.T.S. SECTION

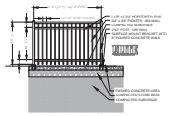


7 DETAIL SPADE EDGE PLANT BED EDGE DETAIL
N.T.S. SECTION



8 DETAIL SPECIMEN BOULDER PLACEMENT DETAIL
N.T.S. SECTION

PLANTING & HARDSCAPE DETAILS



9 DETAIL 42" ORNAMENTAL ALUMINUM FENCE DETAIL
N.T.S. SECTION

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
One Redwood Court
Racine, Wisconsin 53402
ph. 262.639.9733
fx. 262.639.9737
david@wdandheller.com

MULTI-TENANT RETAIL CENTER

1850 Lincoln Highway
St. Charles, Illinois 60174

DESCRIPTION

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2.05.21	FENCE ENCLOSURE

SHEET TITLE

LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER	WDH
PROJECT NUMBER	15-024
DATE	2.05.2021

SHEET NUMBER

L 101

4/19/82

ORDINANCE NO. 1982-Z-6

AN ORDINANCE REZONING PROPERTY
TO THE R-5 MULTIPLE RESIDENCE DISTRICT
AND B-3 SERVICE BUSINESS DISTRICT
AND GRANTING A SPECIAL USE AS A
PLANNED UNIT DEVELOPMENT FOR THE
ST. CHARLES COMMERCIAL CENTER PROPERTY

REFER TO:
MINUTES 4-19-82
PAGE 1479

DATE OF PUBLICATION Not
NEWSPAPER published

WHEREAS, a petition for rezoning to R-5 Multiple Residence District and B-3 Service Business District with a special use as a planned unit development has been filed by the State Bank of St. Charles as Trustee under Trust No. T-303, owner of the property described in Exhibit "A" (hereafter the Subject Realty), attached hereto and made a part hereof; and

WHEREAS, the Plan Commission of the City of St. Charles has held a 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;

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 the zoning map of the City of St. Charles pursuant to Section 17.07.040, "Official Map-Adopted", of the St. Charles Municipal Code be and is hereby amended by rezoning the property legally described as Lot 1 in Exhibit "A" to R-5 Multiple Residence District and the property legally described as Lot 2, Lot 3, Lots 4 through 9 and PARCEL TWO in Exhibit "A" to B-3 Service Business District with all of the Subject Realty being granted a special use as a Planned Unit Development.

Section 2. That the development of the Subject Realty as a planned unit development pursuant to this Ordinance shall be in accordance with all applicable ordinances of the City of St. Charles as now in effect or as hereafter amended, including but not limited to, Title 17 entitled "Zoning" and Title 16 entitled "Subdivisions and Land Improvement" of the St. Charles

1614145

FILED FOR RECORD
KANE COUNTY, ILL.
1982 AUG 17 PM 3 30
Eleanor E. Langer
RECORDER OF DEEDS

(31)

1614145

Municipal Code (sometimes respectively referred to as the "Zoning Title" and "Subdivision Title") and in accordance with the additional procedures, definitions, uses and restrictions contained herein and set forth in Exhibits "B", "C", and "D", attached hereto and made a part hereof.

A. Concept Plan

The concept plan for the Subject Realty, attached hereto as Exhibit "C", is hereby approved. Said approval does not constitute authority to proceed with construction. Rather it is an approval of the general features of the development and is a basis for preparing more detailed preliminary plans for each phase. More restrictive standards and site design criteria than those shown on Exhibit "C" and described herein or set forth in the underlying zoning district may be required by the City Council at the time of presentation of a preliminary plan or final plan. Approval of the concept plan in no way obligates the City Council to approve preliminary plans and final plans which do not conform to this Ordinance and all other ordinances of the City and such additional standards and site design criteria required by the City except for the standards set or variations granted herein at the time of City Council action on such preliminary and final plans

B. Uses

Only those uses listed in Exhibit "B", Paragraph I, "Permitted Uses", shall be permitted.

C. Phases

The Planned Unit Development shall be developed in no more than eleven (11) phases in the order shown and described in Exhibit "D".

D. Density

The maximum density for residential uses and the maximum total square footage of buildings for non-residential uses allowed for each lot shall be as provided in Exhibit "B".

E. Building Permits

No building permit shall be issued for construction or reconstruction of any structure or addition until after the preliminary plans, engineering plans, landscaping plans, architectural plans and final plans have been approved and a final plat recorded for the phase or subphase in which the building permit or permits are requested. Plans and specifications for any construction shall in all respects conform to the applicable ordinances of the City of St. Charles. At his option, the Building Commissioner of the City of St. Charles may require submission of plans to and the approval of Building Officials and Code Administrators International, Inc, (BOCA), or comparable organization before a building permit shall be issued. The cost of such BOCA review shall be borne by the applicant and shall be paid prior to the issuance of a building permit.

F. Curb Cuts

Curb cuts shall be permitted only as shown on the Concept Plan shown in Exhibit "D". Specifically, no more than one (1) curb cut shall be allowed on Prairie Street. No more than two (2) curb cuts shall be allowed on 14th Street and no more than three (3) curb cuts shall be allowed on Bricher Road (not shown on Concept Plan). Curb cuts allowed on Illinois Route 38 shall be as follows:

1. One (1) access to the southerly side as a "right-in, right-out" approximately 430 feet easterly of Randall Road centerline.

2. One (1) full access main entry way to the southerly side directly aligned with the existing main entrance to the north which is approximately 950 feet easterly of the Randall Road centerline.

3. One (1) full access main entry way to the southerly side aligned with the existing entrance to the north which is approximately 1650 feet easterly of the Randall Road centerline.

4. One (1) "right-in, right-out only" access to the northerly side with the centerline between Lots 6 and 7 approximately 1890 feet easterly of the Randall Road centerline. A barrier curb island to control unauthorized entry shall be provided by Owner.

5. One (1) full access to the northerly side having a centerline coinciding with the lot line between Lots 4 and 5 approximately 440 feet westerly of 14th Street.

6. One (1) full access to the southerly side having a centerline coinciding with the extension of the lot line between Lots 4 and 5 approximately 440 feet westerly of 14th Street.

G. Access

Emergency access for fire and police vehicles shall be provided on all sides of all buildings.

H. Off-Street Loading and Parking

Loading berths and parkings spaces shall be provided in accordance with the provisions set forth in the Zoning Title except as otherwise provided in Exhibit "B".

I. Yards

No yard or setback shall be less than the requirements of the Zoning Title or as shown in Exhibit "B", as the case may be, unless the City Council shall have determined otherwise at the time of approval of the preliminary plan. The City Council may reasonably require a greater yard or setback than shown in the Zoning Title or Exhibit "B".

J. Streets

1. The Owner shall be responsible for the construction and cost of all required street improvements for a 38-foot wide street in accordance with the standards for subdivision streets as set forth

in the Subdivision Title including pavement and the curbs, gutters, storm sewers, sidewalks, street lights, street trees and other related improvements on the following streets:

a. The south half of Prairie Street between the west property line of Lot 1 and the easterly line of 14th Street including acceleration and deceleration lanes, if required by City, and not including sidewalks east of the east property line of Lot 1 on Prairie Street.

b. The west half of 14th Street between the northerly line of Prairie Street and the southerly line of Illinois Route 38 including acceleration and deceleration lanes, if required by City.

c. The north half of Bricher Road between the westerly property line of Lot 11 and the easterly line of the intersection of Bricher Road, Illinois Route 38 and 14th Street including acceleration and deceleration lanes.

The City may at its option delay installation of the improvements on Bricher Road by requiring the Owner to establish an escrow account based on the developer's consulting engineer's estimated cost to be approved by the City Council. Such escrow account shall be in a form and amount acceptable to the City Council to allow the City to procure the funds solely for the construction of improvements on Bricher Road and shall be established prior to execution of a final plat. Owner shall not be required to pay any additional funds once the escrow account has been established nor shall Owner be entitled to interest on the escrow or to any refund of funds in excess of actual cost of construction.

A required street improvement shall be made at the time a phase or subphase which abuts that street is developed and the entire length of the street shall be improved regardless of whether or not the phase being developed abuts the entire length of the street. Prior to the construction of any improvements, or the escrowing of funds in the case of Bricher Road, the Owner shall dedicate the additional right-of-way required to provide at least forty (40) feet of right-of-way along the southerly and easterly edge of Subject Realty unless more or less than one-half (½) of the road right-of-way is on Subject Realty in which event Owner shall dedicate the right-of-way for all of the road and right-of-way easterly and southerly of the centerline which is part of Subject Realty. Owner shall, however, be responsible only for the installation of improvements along the northerly one-half (½) of Bricher Road. In the event Owner is able to obtain an agreement with the property owner southerly of Subject Realty for purposes of centering the improved Bricher Road and installation of same and provided such agreement is acceptable to City, the location of Bricher Road as improved in relation to Subject Realty may be modified. Owner shall not be required to pay for acquisition costs of additional right-of-way not on Subject Realty as part of the development.

2. The Owner shall be responsible for the construction and cost of all street improvements on Illinois Route 38 required by the City or the Illinois Department of Transportation including entranceway improvements and the following;

a. Additional widening of pavement to 38 feet at 14th Street to install an east-bound left-turn lane.

b. Painted median striping modifications and additions to delineate the left-turn lanes as phasing of the development requires.

K. Utilities

1. As necessary for this development, the Owner shall construct and pay for all on-site and off-site extensions and improvements for:

a. water mains;

b. sanitary sewer lines;

c. storm water facilities;

d. retention and detention basins;

e. surface drainage ways and facilities;

f. electric facilities in accordance with City policy in effect at time of construction.

Owner shall also construct and pay for related appurtenances for the foregoing, and shall obtain for and grant to or cause to be granted to the City, at no cost to the City, on-site and off-site easements for said utilities and for any other utilities and communication facilities that the City may request. Prior to the approval of a final plat for a phase, the City shall have the right to designate which easements, on-site and off-site extensions, and improvements for water mains, sanitary sewers, storm sewers, surface drainage facilities, retention and detention basins and other utilities will be accepted by the City for that phase. For those easements and improvements accepted, the Owner shall transfer to the City or cause to be transferred to the City (free and clear of all liens and encumbrances) title to all on-site and off-site exten-

sions (except domestic service connections) for water mains, sanitary sewer lines and storm sewer lines, electric lines and the related appurtenances for each of the foregoing.

2. For those improvements not to be accepted by the City, Owner shall, however, comply with all provisions of the Subdivision Title including the posting of a proper guarantee and collateral to assure installation.

3. As of the date of this Ordinance, the Subject Realty has been placed on restrictive status by the Illinois Environmental Protection Agency (IEPA), prohibiting future sanitary sewer extensions in certain areas. No sanitary sewer extensions requiring IEPA permits shall be extended to serve the Subject Realty without the approval of the Illinois Environmental Protection Agency. The City shall have no obligation to assist or participate in any proceedings, construction of improvements, or other activities for the purposes of expediting the receipt of a permit for sanitary sewer or water extension or connection from the Illinois Environmental Protection Agency or other regulatory agencies. The Owner of the Subject Realty or its agent shall have no right to enforce speedier action by the City on projects related to such Illinois Environmental Protection Agency approval or such other regulatory agency approval.

4. Except as provided in Paragraph K, 5, below, in the event the City requests Owner to over-size certain on-site water mains installed on Subject Realty, such over-sizing shall take place on the following basis: the developer's consulting engineer shall have prepared cost estimates subject to City Council approval indicating the cost for the normal sewer or water main size and that requested by

the City for over-sizing. Such actual cost difference and no more will be assumed by the City, and such reimbursement made upon acceptance by the City Council and receipt of a Bill of Sale conveying title to such mains to the City free and clear of all liens and encumbrances. At City's election, Owner shall pay for over-sizing provided City shall enter a recapture agreement pursuant to Chapter 24, Section 9-5-1, of the Illinois Revised Statutes, providing for recovery of the over-sizing costs with a maximum time period of six (6) years with interest at the rate of eight percent (8%) per annum on the amount unpaid. At the end of six (6) years, the City shall pay for any unrecovered over-sizing costs. City may, however, recover such payment from those properties which would have been required to pay but for the 6-year payoff by City. All engineering and construction costs shall be paid by Owner.

5. The Owner shall procure an easement for City and construct a 12-inch sanitary sewer from the existing sanitary sewer on Gray Street to the east property line of the Subject Realty. The City shall reimburse the Owner for one-half (½) the cost of installing said sanitary sewer or $25,000, whichever is less provided Owner shall have obtained an easement for City in a form acceptable to City extending easterly from 14th Street to Gray Street at or prior to the time of presentation of engineering plans. In the event such easement shall not have been procured, Owner shall pay for the necessary extensions to alternative sewer lines.

6. In the event the City desires to install utilities to service areas beyond the Subject Realty sooner than the Owner is required to install such utilities, the Owner shall grant the necessary easements on or across the Subject Realty at such time as City shall request. The City shall pay for and install such utilities and be reimbursed

by Owner for Owner's share of the cost of installation of such utilities at or prior to the time of approval of a final plat or plats for portions of the subject property benefiting from the utilities. Owner shall pay City eight percent (8%) interest per annum on Owner's share of such cost.

7. Owner shall not object to the establishment of a special service area covering Subject Realty for the purpose of care, maintenance, replacement and reconstruction of storm water distribution system and storm water facilities and sanitary sewers or for the engineering and construction of traffic signals with the maximum levy of $.10 per $100.00 of assessed value per year.

8. Prior to the approval of a final plat for any phase of the planned unit development, the Owner shall have provided City a release in a form acceptable to City, releasing City from any and all obligations of certain agreements if applicable to the real estate involved it would have acquired by virtue of accepting land within the planned unit development and any amendments to said agreements, said agreements being an agreement entitled "Declaration of Easements and Agreement for Use and Maintenance of Storm Drainage System" recorded February 13, 1979, as Document No. 1494073 and agreement entitled "Reciprocal Construction Operating and Easement Agreement" recorded February 13, 1979, as Document No. 1494080.

L. Signalization

Prior to approval of a final plat for any phase of the planned unit development, Owner and any mortgagee or other encumbrancer shall have approved and executed a recordable document signifying their approval of and the Owner's agreement to pay for the proportionate share of the cost of signalization for the intersection on Illinois Route 38 approximately 950 feet easterly of Randall Road based on standard origin/destination procedures at such time as warranted. Said

agreement shall create a lien against Lot 11 as shown on Exhibit "C" which shall be enforceable as a foreclosure of a mortgage and shall be in a form acceptable to City.

M. Signs

Upon submittal of the final plans for each phase, the Owner and/or Developer shall submit written and graphic descriptions of the sign standards, including location, for each phase. Such sign standards shall be subject to the review and approval of the City Council and shall be as set forth in Exhibit "B" and provisions of all City ordinances.

N. Landscaping

All unpaved areas shall be landscaped in accordance with the plans reviewed by the Plan Commission and approved by the City Council. Landscaping for a phase or subphase shall be completed prior to the occupancy of any structure for that phase or subphase. However, if conditions beyond the control of the Developer prohibit the installation of the landscaping prior to a request for occupancy of a structure, a performance bond or irrevocable letter of credit in a form and amount given by a firm acceptable to the City shall be posted until such time as the landscaping is completed.

O. Land/Cash Donation

The Owner shall dedicate land or cash in accordance with the provisions of Chapter 16.32 entitled "Dedications" of the St. Charles Municipal Code as in effect at the time a final plat is completed for any phase.

P. Variations Granted

The following variations from the Zoning Title and Subdivision Title are granted:

1. A variation from Section 16.16.040 of the St. Charles Municipal Code, "Proposed Subdivision Design Features", paragraph A, 2, to

permit private streets to serve the project as shown on the Concept Plan. For those improvements not to be accepted by the City, Owner shall, however, comply with all provisions of the Subdivision Title including the posting of a proper guaranty and collateral to assure installation.

2. A variation from Section 16.16.040, C, 3, to allow Lot 9 to not abut a publicly dedicated street, provided there are easements for ingress and egress which are in conformity with State law.

3. A variation to eliminate the installation of sidewalks along the north and south sides of Illinois Route 38, provided there is a network of sidewalks within the Subject Realty and provided there shall be a continuous sidewalk along 14th Street, Prairie Street and Bricher Road for the full frontage of Subject Realty, all in a form acceptable to the City Council.

4. A variation to permit one (1) sign for Lot 9 to be located on Lot 8.

Q. Dedication of Land

Upon request by the City, the Owner shall dedicate to the City a 33-foot wide strip of land along the westerly edge of Lot 11 between Illinois Route 38 and Bricher Road. Such dedication shall be for street purposes and those public and quasi-public utilities deemed necessary by the City Council. Such dedication shall be free and clear of all liens and encumbrances, covenants and restrictions, and at no cost to the City.

Section 3. Hold Harmless and Indemnification. In the event a claim is made against the City, or if the City is made a party-defendant in any legal proceeding arising out of the approval of this Ordinance or the development of the Subject Realty, the Owner shall at City's election defend the City and

hold the City harmless from all losses, judgments, costs, fees, including attorney fees, and expenses in connection therewith. The City shall reasonably cooperate in the defense of such proceedings.

Section 4. List of Exhibits

A. Legal Description of the Subject Realty

B. Standards and Site Design Criteria

C. Concept Plan for the Subject Realty

D. Phasing Schedule

E. Consent

Section 5. The provisions of this Ordinance shall be deemed not to be separable and if any provision which limits Owner or requires payment to City shall be held invalid, then at the option of the City, any unplatted areas of Subject Realty shall not be developed other than at a density or for the non-residential uses permitted in the R-1 Single Family Residence District.

Section 6. Upon petition and full compliance with all applicable ordinances, the City at its sole discretion may amend this Ordinance for all of Subject Realty or a portion thereof.

Section 7. This Ordinance shall constitute a covenant running with the land and is binding upon the owners, lessees, other grantees, successors in interest, and assigns. This Ordinance may be recorded in the Recorder of Deeds Office, Kane County, Illinois.

Section 8. This Ordinance shall be in full force and effect from and after its passage and approval in accordance with law, but only if all owners, lessees, and mortgagees of Subject Realty shall have consented in writing and delivered such written consent in the form attached as Exhibit "E" to the City within thirty (30) days after the date hereof.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of April, 1982.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of April, 1982.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of April, 1982.

MAYOR

ATTEST:

CITY CLERK

Council Vote:
Ayes: 9
Nays: 0
Absent: 1

This document prepared by:
Allen L. Landmeier
City Attorney
City of St. Charles
2 East Main Street
St. Charles, IL 60174

EXHIBIT "A"

DONAHUE and THORNHILL
REGISTERED LAND SURVEYORS
SUBDIVISION — INDUSTRIAL — FARMS
TOPOGRAPHICAL — RESIDENTIAL — MORTGAGE
CALCULATING — LEGAL DESCRIPTIONS — MAPPING
RIGHT-OF-WAY
ELECTRONIC DISTANCE MEASUREMENT
20 SOUTH SECOND STREET
GENEVA, ILLINOIS 60134
232-7418

RECEIVED
APR 06 1982
PLANNING OFFICE
ST. CHARLES, ILL.

March 18, 1982

PARCEL ONE

Lot 1

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 935.0 feet for a point of beginning; thence southwesterly along the last described course 275.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southeasterly along a line forming an angle of 175°42'43" with the last described course (measured clockwise therefrom) 217.38 feet to the west line of Fourteenth Street South; thence northerly along said west line 1024.06 feet to a point that is 208.67 feet southerly of the center line (measured along said west line) of Prairie Street; thence westerly parallel with said center line 283.67 feet; thence northerly parallel with said west line 168.67 feet to a point that is 40.0 feet southerly of said center line (measured at right angles thereto); thence westerly parallel with said center line 581.84 feet to a point that is 1134.54 feet easterly of the east line of said Subdivision (measured along said center line); thence southerly parallel with said east line 321.03 feet to a line drawn parallel with said northeasterly line from the point of beginning; thence southeasterly parallel with said northeasterly Line 677.64 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 13.782 acres.*

Lot 2

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 660.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southeasterly along a line forming an angle of 175°42'43" with the last described course (measured clockwise therefrom) 217.38 feet to the west line of Fourteenth Street South for a point of beginning; thence northwesterly along the last described course 217.38 feet; thence southwesterly along a line drawn at right angles to said northeasterly line 450.0 feet; thence southeasterly at right angles to the last described course 230.05 feet; thence easterly along a line forming an angle of 147°24'40" with the last described course (measured clockwise therefrom) 239.93 feet to said west line of Fourteenth Street South; thence northerly along said west line 400.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 3.452 acres.*

Lot 3

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet; thence northeasterly at right angles to the last described course 210.0 feet; thence southeasterly at right angles to the last described course 510.0 feet; thence southwesterly at right angles to the last described course 227.60 feet to said north-

*and also that part of the west half of 14th Street South, lying easterly of and adjacent to the foregoing described tract.

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15

easterly line for a point of beginning; thence northeasterly along the last described course 227.60 feet; thence southeasterly at right angles to the last described course 30.05 feet; thence easterly along a line forming an angle of 147°24'40" with the last described course (measured clockwise therefrom) 239.93 feet to the west line of Fourteenth Street South; thence southerly and southwesterly along said west line 445.70 feet to said northeasterly line; thence northwesterly along said northeasterly line 331.37 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 2.416 acres.*

Lots 4 through 9

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Joe Keim's Randall Road Subdivision, St. Charles Township, Kane County, Illinois; thence southeasterly along the northeasterly line of Illinois State Route No. 38, 1440.0 feet for a point of beginning; thence northeasterly at right angles to the last described course 660.0 feet; thence southeasterly at right angles to the last described course 310.0 feet; thence southwesterly at right angles to the last described course 450.0 feet; thence southeasterly at right angles to the last described course 200.0 feet; thence southwesterly at right angles to the last described course 227.60 feet to said northeasterly line; thence northwesterly along said northeasterly line 510.61 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 5.706 acres.

PARCEL TWO

Tract Lying South of Route 38

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the northeast corner of Knell Subdivision, St. Charles Township, Kane County, Illinois; thence northerly along the easterly line of said Knell Subdivision extended northerly 224.37 feet to the southwesterly line of Illinois State Route No. 38; thence southeasterly along said southwesterly line 1541.09 feet to a point of curvature; thence continuing southeasterly along said southwesterly line, being along a curve to the right having a radius of 3123.23 feet that is tangent to the last described course at the last described point 630.73 feet to the most northerly corner of tract No. 91C as described in Circuit Court Case 64-1473; thence southwesterly along the northwesterly and northerly lines of said tract 308.65 feet to the most westerly corner of said tract; thence westerly along the south line of said Quarter 1546.31 feet to the easterly line of Bricher Addition to St. Charles Township, Kane County, Illinois; thence northerly along the easterly line of said Bricher Addition 689.79 feet to the northeast corner thereof; thence westerly along the northerly line of said Bricher Addition 1.01 feet to the southeast corner of Knell Subdivision; thence northerly along the easterly line of said Knell Subdivision 378.75 feet to the point of beginning in the City of St. Charles, Kane County, Illinois, and containing 30.352 acres.

*and also that part of the west half of 14th Street South, lying easterly of and adjacent to the foregoing described tract.

EXHIBIT "B"

STANDARDS AND SITE DESIGN CRITERIA

I. PERMITTED USES

A. The following uses are permitted on Lots 4, 5 6, 7, 8, 9, 10 and 11 as shown on the Concept Plan:

1. Amusement establishments including bowling alleys, pool halls, dance halls, skating rinks
2. Animal hospitals
3. Antique shops
4. Art galleries and museums
5. Art and school supply stores
6. Auction rooms
7. Automobile accessory stores
8. Automobile laundries
9. Automotive vehicle and automotive equipment sales
10. Bakeries where not more than 50% of the floor area is devoted to processing, and not employing more than eight (8) persons
11. Banks and financial institutions
12. Barber shops
13. Beauty parlors
14. Bicycle stores, sales, rental and repair
15. Blueprinting and photocopying establishments
16. Book and stationery stores
17. Business machine sales and service
18. Camera and photographic supply stores
19. Candy and ice cream stores
20. Carpet and rug stores
21. Caskets and casket supplies
22. Catering establishments
23. China and glassware stores
24. Churches, rectories and parish houses
25. Clothing establishments
26. Clubs and lodges, private, fraternal or religious
27. Coin and philatelic stores
28. Contractors and construction offices
29. Costume rental
30. Currency exchanges
31. Custom dressmaking
32. Department stores
33. Drive-in restaurants
34. Drugstores
35. Dry cleaning establishments, retail, employing not more than four persons
36. Dry goods store
37. Electrical and household appliance stores including radio and television sales
38. Employment agencies
39. Exterminating shops
40. Flower shops and conservatories
41. Food stores, including grocery stores, meat markets, bakers and delicatessens (retail sales only)

42. Frozen food stores, including locker rental in conjunction therewith
43. Fuel and ice sales, retail only
44. Furniture stores, including upholstery
45. Furrier shops, including the incidental storage and conditioning of furs
46. Garden supply, tool and seed stores
47. Accessory uses
48. Gift shops
49. Greenhouses
50. Haberdasheries
51. Hardware stores
52. Health centers
53. Hobby shops
54. Hospital
55. Interior decorating shops, including upholstery and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operations and secondary to the principal use
56. Hotels
57. Jewelry stores, including watch repair
58. Job printing shops, using presses having beds of not more than 14 inches and 20 inches
59. Laboratories, medical and dental, also research and testing
60. Laundries, coin-operated or automatic self-service type or hand, employing not more than two persons in addition to one owner or manager
61. Leather goods and luggage stores
62. Libraries
63. Liquor stores, retail sales
64. Loan offices
65. Locksmith shops
66. Machinery and equipment sales, but not including service repair or reconditioning and storage of all machinery shall be within enclosed buildings
67. Mail order service storage
68. Meat markets, including the sale of meat and meat products to restaurants, motels, clubs, and other similar establishments when conducted as part of the retail business on the premises
69. Meeting halls
70. Medical and dental clinic
71. Millinery shops
72. Musical instrument sales and repair
73. Newspaper offices, but not including printing
74. Offices, business, professional and public
75. Office machine sales and servicing
76. Office supply stores
77. Open sales lots
78. Opticians and optometrists
79. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
80. Paint and wallpaper

81. Pet shops
82. Phonograph record and sheet music stores
83. Photography studios, including developing and printing of photographs when conducted on the premises as a part of the retail business
84. Physical culture and health services, gymnasiums
85. Picture framing when conducted on the premises for retail trade
86. Plumbing showrooms and shops
87. Post offices
88. Radio and television broadcasting studios and towers
89. Radio and television service and repair shops
90. Recording studios
91. Restaurants, including live entertainment and dancing
92. Restricted production and repair limited to the following: art needlework, clothing, custom manufacturing and alterations for retail only
93. Schools, commercial or trade not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, hear, or other objectionable influences
94. Schools of music, dance or business
95. Second-hand stores and rummage shops
96. Sewing machine sales and services, household machines only
97. Shoe stores
98. Shoe and hat repair stores
99. Signs as regulated in this Ordinance
100. Sporting Goods stores
101. Tailor shops
102. Taverns and cocktail lounges
103. Taxidermists
104. Telegraph offices
105. Temporary buildings for construction pruposes for a period not to exceed the duration of such construction
106. Theaters - indoor
107. Ticket agencies, amusements
108. Tobacco shops, retail sales
109. Toy shops
110. Travel bureaus and transportation ticket office
111. Typewriter and adding machine sales and service establishments
112. Undertaking establishments and funeral parlors
113. Variety stores
114. Wearing apparel shops

B. The following uses are permitted on Lot 1 as shown on the Concept Plan:

1. Multiple-family dwellings

C. The following uses are permitted on Lot 2 as shown on the Concept Plan:

Business service establishments which perform services on the premises:

1. Better business bureau

2. Business and/or management consultant
3. Business office, in which chattels or goods, wares or merchandise are not displayed or sold on the premises
4. Chamber of commerce
5. Credit agency
6. Funeral parlor or undertaking establishment
7. Insurance office
8. Interior decorating studio
9. Investment company
10. Labor union and/or organization
11. Mail order house
12. Photographic studio
13. Real estate office
14. Secretarial service
15. Social and fraternal association
16. Trade association

Professional office establishments:
1. Accounting, auditing and bookkeeping
2. Architect's office
3. Artist and industrial designer's office
4. Attorney and law office
5. Chiropodist's office
6. Chiropractor's office
7. Dentist's office
8. Doctor's, surgeon's and/or physician's office
9. Engineering office
10. Landscape architect's office
11. Land surveyor's office
12. Minister's office.
13. Optician's office
14. Osteopath's office

Retail business, which supply commodities on the premises limited to:
1. Art gallery
2. Antique shop
3. Bookstore
4. Gift shop
5. Flower shop
6. Leather and luggage goods stores
7. Equestrian riding apparel shops

Public, quasi-public and governmental buildings or facilities:
1. Church
2. Off-street parking facility
3. Museums, art gallery

D. The following uses are permitted on Lot 3 as shown on the Concept Plan:

1. The uses permitted on Lot 2 listed in Paragraph I, C, above

2. Antique shop
3. Art galleries or collector shop
4. Camera and photography store
5. Clock shop
6. Clothing stores -- men's, women's
7. Clothing stores -- sports
8. Crystal, china or glass shop
9. Furniture stores
10. Gift shop with specialty theme
11. Home entertainment center store
12. Jewelry
13. Leather goods and luggage stores
14. Linen or lace shop
15. Restaurant
16. Shoe stores
17. Tobacco shop
18. Travel bureaus
19. Banks and financial institutions

II. DENSITY

The maximum density for residential use and the maximum total square footage of building for non-residential use allowed for each lot shown on the Concept Plan shall be as follows:

A. Lot 1 - 15 units per acre for a maximum of 210 units

B. Lot 2 - 12,000 square feet

C. Lot 3 - 25,000 square feet

D. Lot 4 - 10,000 square feet

E. Lot 5 - 10,000 square feet

F. Lot 6 - 10,000 square feet

G. Lot 7 - 10,000 square feet

H. Lot 8 - 10,000 square feet

I. Lot 9 - 19,000 square feet

J. Lot 10 - 75,000 square feet

K. Lot 11 - 180,000 square feet

III. YARDS

There shall be a minimum setback of thirty feet (30') from Prairie and 14th Streets and twenty feet (20') from Route 38. No parking or structures, including but not limited to, all accessory buildings, swimming pools, signs and fences over six feet (6') tall shall be permitted within said setback areas. Said setback areas shall be suitably landscaped and planted so as to provide open green space. Buildings shall be set back at least thirty feet (30') from all public rights-of-way.

Any yard adjoining residential property shall be a minimum of thirty feet (30') in depth.

IV. SIGNS

All signs exceeding 12 square feet in surface area shall be submitted to the Plan Commission for review and approval prior to issuance of a building permit.

A. Non-flashing but illuminated business signs with no moving parts, awnings and marquees are permitted on Lots 4, 5, 6, 7, 8, 9, 10 and 11 subject to regulations set forth elsewhere in City ordinances and the following:

1. The illumination of any exterior sign shall be only during business hours or 11:00 pm - whichever is later. Where a sign is illuminated by light reflected upon it, direct rays of light shall not beam upon any part of any existing residential buildings, nor into a Residence District, nor into a street. A sign in direct line of a traffic signal shall not be in red, green, or amber illumination.

2. The gross surface area in square feet of all signs on a lot or building shall not exceed three (3) times the number of lineal feet of the building frontage; and each side of a building which abuts a street or frontage road shall be considered as a separate frontage; and the gross area of all signs located on a side of a lot or building abutting a street shall not exceed the number of lineal feet of such building frontage.

3. Signs shall not project into the public way.

4. Any sign located within ten feet (10') of the paved surface of a street or within ten feet (10') of a sidewalk or driveway, or within fifty feet (50') of the intersection of two (2) or more streets shall have the lowest elevation at least twelve feet (12') above curb level.

5. A sign affixed to a building shall not project higher than the building height, or thirty feet (30') above the curb level, whichever is lower, except in the case of a one-story building where the sign may project not more than three feet (3') above the building height. A ground sign shall not exceed forty feet (40') in height above curb level.

6. No more than one (1) free standing ground sign may be erected on each of the following lots: 4, 5, 6, 7, 8, 9, and 10 and no more than four (4) such signs on Lot 11, one (1) of which may be erected having a total gross display area of not more than .75/1.00 of the gross

floor area of the building situated on the property, provided, however, that no one display surface shall contain more than 300 square feet, and the total area of all display surfaces shall not exceed 600 square feet; such sign structure shall be set back at least half the required yard depth from the abutting street, and the bottom edge of any display surface shall be at least eight feet (8') above the level of the ground, and its overall height shall not exceed 24 feet above the curb level. Its overall width shall not exceed twenty feet (20').

B. Non-flashing but illuminated business signs with no moving parts are permitted on Lots 2 and 3 subject to all City Ordinances and the following:

1. The illumination of any sign shall be only during business hours. Where a sign is illuminated by light reflected upon it, the lighting shall be shielded in such a manner as to prevent direct rays of light from shining on buildings other than those on the immediate premises, or from shining into a street.

2. The gross surface area in square feet of all signs on a lot or building shall not exceed the number of lineal feet of the building frontage; except, that on a corner lot the gross surface area of all signs on a side street frontage shall not exceed one-half square foot area for each lineal foot of the building frontage on such side street. Each street frontage shall be considered a separate frontage and the separate permitted gross surface sign areas shall not be combined.

3. Signs shall be affixed flat against the building walls and shall not project therefrom for more than twelve inches (12") except in the case of a yard sign.

4. A single free-standing yard sign on each of the said two lots is permitted. Such yard sign shall not exceed thirty-two (32) square feet in gross surface area, nor shall it exceed the gross surface area permitted in Subsection 2 of this Section. No yard sign shall be permitted within the required setback adjoining a street.

5. No sign shall project higher than twelve feet (12') above the established grade of the building.

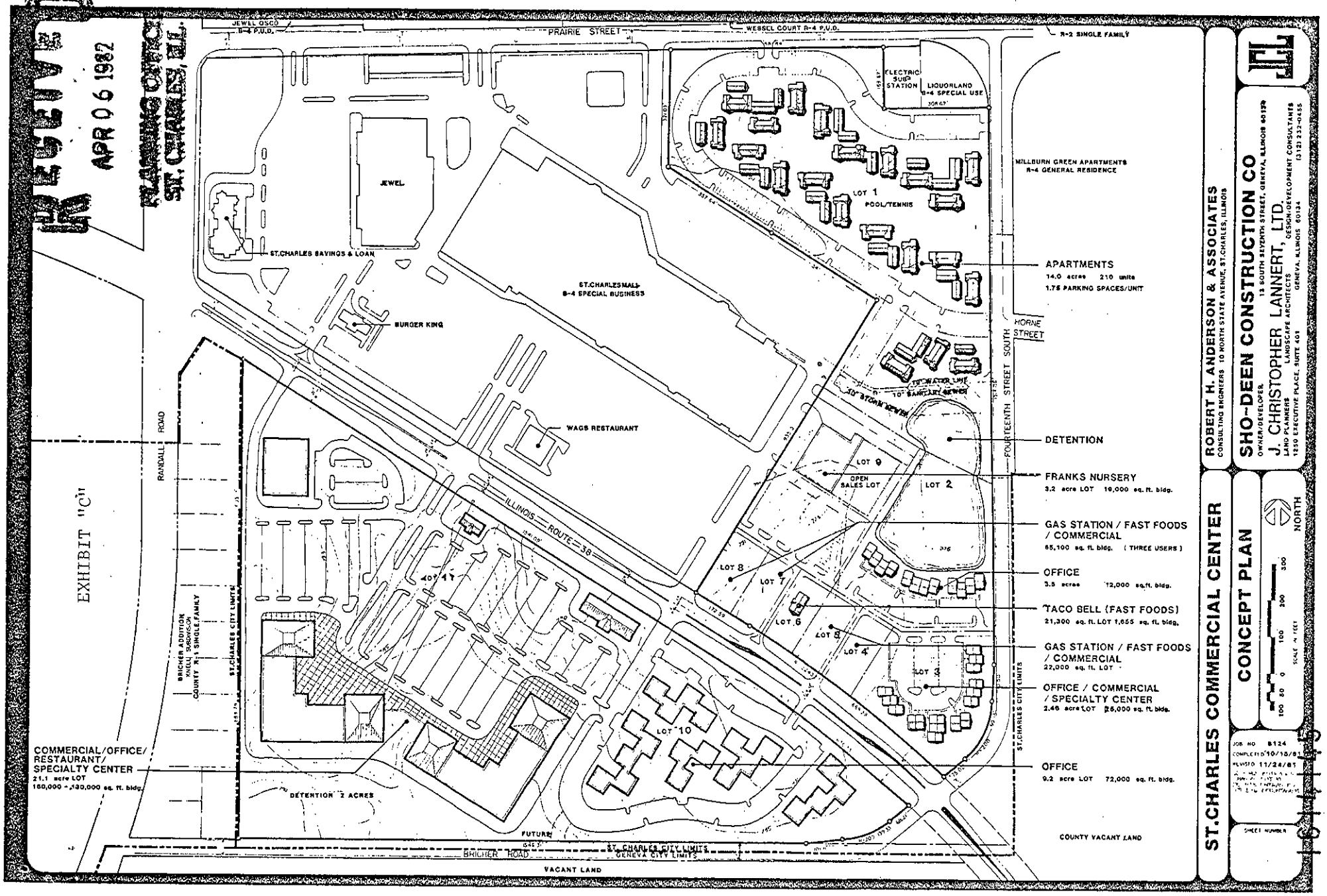
C. Signs located on Lot 1 shall be in accordance with the underlying zoning district.

V. OFF-STREET PARKING AND LOADING

Off-street parking spaces and loading berths shall be provided in accordance with the provisions set forth in the Zoning Title except the parking spaces for uses other than grocery stores and multiple family dwellings may be 9 feet by 18½ feet. The size of parking spaces for grocery stores and multiple family dwellings shall conform to the provisions of the Zoning Title.

RECEIVED
APR 06 1982
PLANNING OFFICE
ST. CHARLES, IL.

EXHIBIT "C"



ROBERT H. ANDERSON & ASSOCIATES
CONSULTING ENGINEERS 10 NORTH STATE AVENUE, ST.CHARLES, ILLINOIS

SHO-DEEN CONSTRUCTION CO
OWNER/DEVELOPER 13 SOUTH SEVENTH STREET, GENEVA, ILLINOIS 60134

J. CHRISTOPHER LANNERT, LTD.
LAND PLANNERS LANDSCAPE ARCHITECTS DESIGN/DEVELOPMENT CONSULTANTS
1230 EXECUTIVE PLACE, SUITE 401 GENEVA, ILLINOIS 60134 (312) 232-0455

ST.CHARLES COMMERCIAL CENTER

CONCEPT PLAN

NORTH

SCALE IN FEET 100 80 0 100 200 300

JOB NO. 8124
COMPLETED 10/10/81
REVISED 11/24/81

SHEET NUMBER

EXHIBIT "D"

PHASING

The Subject Realty shall be developed in no more than eleven (11) phases. A phase shall consist of one or more lots as described on the Concept Plan. Subject to Council approval, there may be subphases, in which case the final plan shall constitute only that portion of the approved preliminary plan which the applicant proposes to record and develop. For any subphase all improvements shall be completed for the entire phase unless the City Council approves otherwise.

The Owner may vary the following phasing schedule provided all off-site extensions and improvements for streets, access drives, water mains, sanitary sewers, storm water facilities, retention and detention basins, surface drainage ways and facilities and electrical facilities necessary, as determined by the City Council, to service the phase being presented shall be completed and paid for by Owner as part of that phase, including the applicant's obtaining and granting all necessary off-site easements and dedication of rights-fo-way. If there is concurrent phasing or subphasing, the completion schedule of all the aforesaid extensions and improvements shall require a sequence which provides for usage by the phase or subphase furthest from the existing utilities at the time such phase or subphase is completed. If there are two or more phases being developed at one time the sequence shall provide for service to the phase first requiring such service.

All on-site and off-site extensions and improvements for water mains, sanitary sewers, storm water facilities, retention and detention basins, surface drainage ways and facilities and electrical facilities shall be installed as necessary to serve each phase. In addition certain on-site and off-site improvements shall occur in accordance with the following schedule:

1. The development of Lots 9 and 6 (Phase 1) shall include the following improvements:

    a. Construction of the full width access road between Lot 9 and Lots 6, 7 and 8.

    b. Construction of the full width access road between Lots 6 and 7 and installation of the barrier curb and necessary widening of Illinois Route 38 for the "right-in, right-out" curb cut on Route 38.

    c. Completion and restoration of detention basin on Lots 1 and 2 in accordance with the requirements of the City.

2. The development of Lot 10 shall include the following improvements:

    a. All required improvements to Illinois Route 38 along the frontage of Lot 10 or a subphase of Lot 10, including intersection improvements on Route 38 at Bricher Road.

b. Dedication of right-of-way and escrowing of funds for future Bricher Road improvements based on the frontage of Lot 10 or a subphase of Lot 10 along Bricher Road as more fully described in the body of this Ordinance.

3. The development of Lot 11 shall include the following improvements:

   a. All remaining improvements to Illinois Route 38.

   b. All remaining dedications of right-of-way and escrowing of funds for the future improvement of Bricher Road.

   c. The dedication of a 33-foot wide strip of land along the west property line of Lot 11.

4. When Lots 1, 2 or 3 are developed, or the access drive between Lots 2 and 3 is completed to 14th Street, whichever occurs first, the Owner shall complete the following improvements:

   a. The dedication of right-of-way and improvement to the west half of 14th Street from Illinois Route 38 to Prairie Street. In the event the necessary right-of-way along the east side of 14th Street is attained and the City Council decides the full width of 14th Street should be improved, the Owner shall improve the full width of 14th Street and be reimbursed by the City for the costs of improving the east half of 14th Street.

   b. Installation of the water main loop along 14th Street.

5. The development of Lot 1 shall include the improvement of the south half of Prairie Street along the north property line of Lot 1.

6. The development of Lots 3 or 4, whichever occurs first, shall include the construction of the full width of the access drive between Lots 3 and 4 including any required improvements to Illinois Route 38 for said access drive.

4/19/82

EXHIBIT "E"

CONSENT

We, the Owners and Lessees of the Subject Realty described in Exhibit "A", approve of accept and agree to the terms and conditions set forth in the Ordinance to which this Consent is attached.

State Bank of St. Charles as Trustee under the Provisions of a Trust Agreement dated November 22, 1972, and known as Trust No. T-303

BY: _____

VICE PRESIDENT & TRUST OFFICER

(SEAL)

ATTEST:

STATE BANK OF ST. CHARLES CORPORATE SEAL ST. CHARLES, ILL.

_____ ASST. CASHIER

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, THE UNDERSIGNED, a NOTARY PUBLIC in and for said County, in the state aforesaid, DO HEREBY CERTIFY that CARL W. RUDOLPH Vice President - Trust Officer of STATE BANK OF ST. CHARLES AND SYLVIA M. ZOCHER ~~and~~ ASST. CASHIER ~~Assistant Secretary~~ of said bank, personally known to me to be the said persons whose names are subscribed to the foregoing instrument as such Vice President - Trust Officer and ASST. CASHIER ~~Assistant Secretary~~ respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said bank, for the uses and purposes therein set forth and the said ASST. CASHIER ~~Assistant Secretary~~ did also then and there acknowledge that he as custodian of the corporate seal of sad bank, did affix the said corporate seal of said bank to said instrument as his own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of May, 1982.

_____ NOTARY PUBLIC

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CONSENT

We, the Mortgagees of the Subject Realty described in Exhibit "A", approve, accept and consent to the terms, and conditions set forth in the Ordinance to which this Consent is attached.

Batavia Savings & Loan Association as Mortgagee under Document No. 1537805, dated this 14th day of May, 1982.

By: _____

(SEAL)

ATTEST: _____

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, the undersigned, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gary E. Ott personally known to me to be the President of the Batavia Savings & Loan Association corporation, and Bob G. Lesson personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 14 day of May, 1982.

Phyllis M. Sonya
NOTARY PUBLIC

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1614145

First National Bank of Elgin as Mortgagee under Document No. 1591511, this 14 day of May, 1982.

By: [signature] E.V.P.

THE (SEAL) NATIONAL BANK ELGIN, ILLINOIS

ATTEST: Linda L. Fenner

STATE OF ILLINOIS)
) SS
COUNTY OF Kane)

I, Patricia Ann Dusek, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN W. Modaff personally known to me to be the Ex. Vice-President of the THE FIRST NATIONAL Bank of Elgin corporation, and Linda L. FENNER personally known to me to be the Asst. Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Ex. Vice-President and Asst. Secretary, they signed and delivered the said instrument as Ex. Vice President and Asst Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 14th day of May, 1982.

PATRICIA ANN DUSEK NOTARY PUBLIC KANE COUNTY, ILL.

Patricia Ann Dusek
NOTARY PUBLIC

1614145

STATE OF ILLINOIS)
COUNTIES OF KANE AND DUPAGE) SS.
CITY OF ST. CHARLES)

This is to certify that the foregoing is a true and correct copy of Ordinance No. 1982-Z-6 entitled AN ORDINANCE REZONING PROPERTY TO THE R-5 MULTIPLE RESIDENCE DISTRICT & B-3 SERVICE BUSINESS DISTRICT & GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR THE ST. CHARLES COMMERCIAL CENTER PROPERTY

passed by the City Council of the City of St. Charles on the 19th day of April, 19 82 A.D., as morefully appears from the records and files of said City in my custody.

Given under my hand and the official seal of said City of St. Charles, this 17th day of May, 1982 A.D.

M. Joseph Sekera, City Clerk

jrp
11/19/80

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