

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4b

Title:	Plan Commission recommendation to approve an Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Primrose School, northwest corner of Bricher Rd. and Blackberry Dr. (St. Charles Commercial Center PUD)
Presenter:	Ellen Johnson

Meeting: Planning &amp; Development Committee

Date: November 14, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

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

The subject property is an undeveloped 2.23 acre parcel within the St. Charles Commercial Center PUD, located at the northwest corner of Bricher Rd. and Blackberry Dr.

John Finnemore, applicant, is proposing to develop the property with a Primrose School child care facility. Details of the proposal are as follows:

- Construction of a one-story, approx. 12,000 sf building.
- Access from two driveways onto the shared private access drive off of Bricher Rd.
- A total of 45 parking spaces between the building and the private access drive.
- Required street frontage and parking lot landscaping.
- Outdoor play areas around the rear and sides of the building
- Sidewalk extension along Bricher Rd.

The Shodeen Family Property Company, LLC, property owner, has also submitted a Final Plat of Subdivision for approval in order to formally plat the property.

**Plan Commission Review**

The Plan Commission held a public hearing on the Special Use for PUD Amendment and reviewed the applications for PUD Preliminary Plan and Final Plat of Subdivision on 10/4/16. The Commission voted 5-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action.

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

Plan Commission Resolution, Staff Report, Applications, Plans

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

Plan Commission recommendation to approve an Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Primrose School, northwest corner of Bricher Rd. and Blackberry Dr. (St. Charles Commercial Center PUD)

**City of St. Charles, Illinois**  
**Plan Commission Resolution No. 17-2016**

**A Resolution Recommending Approval of an Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC)**

**Passed by Plan Commission on October 4, 2016**

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC); and,

WHEREAS, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria:

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 development of a child care facility in this mixed use PUD offers convenient access for parents residing in neighboring residential properties and beyond. The proposed location allows for multiple stops to complete trips to adjacent uses (restaurants, car repair businesses, shopping etc.) patronizing the existing businesses located in the PUD thus minimizing the travel required on public roadways. The infill nature of the proposed location for the Primrose facility does not require any additional infrastructure improvements other than the installation of a sidewalk along Bricher Road which will be installed at the petitioner's cost. Primrose has developed plans that reflect very attractive building elevations, a low floor area ratio due to the sizable playground area and extensive landscaping which all contribute to our facility becoming an integral part of the PUD and the overall St. Charles community.

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

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

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

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

The proposed plans for the Primrose facility meet the requirements of the underlying BR-Regional Business zoning district with the exception of the following amendments:

- 1.) Section 17.26.080 – Building foundation landscaping to a width of 8’ is required along 75% of the front wall and 50% of the remaining walls.
- 2.) Section 17.26.030.A.1 – Building facades over 100’ must incorporate wall projections or recesses at least 3’ in depth extending over 20% of the façade.
- 3.) Section 17.06.030.C.1 – Buildings must have public entrance on the primary street frontage. Substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings. The North building façade doesn’t incorporate the required 3’ wall projections because creating “bump outs” in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade. Because our parcel is not allowed direct vehicular access to Bricher Road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.

**iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):**

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

The Special Use to allow a child care facility will provide needed service for both residents and commercial users in the St. Charles area.

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

The existing infrastructure in the St. Charles Commercial Center PUD is sufficient to support the proposed facility.

**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 requested PUD amendment to allow child care 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.

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

The proposed child care facility will not impede the normal and orderly development and improvements of the surrounding properties.

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

The proposed child care facility does not require any special maintenance or operations that will be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding properties.

**F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

The proposed child care facility meets or exceeds all existing Federal, State and Local regulations, as it relates to the PUD Amendment, Building Permit and Engineering Approvals and approval by the Illinois Department of Children and Family Services.

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

Providing a high quality, education based, child care facility benefits the St. Charles and surrounding community by having a convenient location to drop-off and pick-up their children while traveling to various employers in the St. Charles area.

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

The proposed PUD permitted use for the child care conforms with the permitted use as approval in PUD Ordinance 1982-Z-6. The Comprehensive Plan for the City of St. Charles indicates that the parcel proposed to be developed for a Primrose School is designated for Neighborhood Commercial. The Zoning Map for the City of St. Charles shows that the underlying zoning district is BR-Business Regional. Child care is a

permitted use in the BR District, therefore, the proposed Primrose facility is an excellent fit and justifies the amendment to the existing PUD to allow our use.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC).

Roll Call Vote:

Ayes: Spruth, Doyle, Pretz, Macklin-Purdy, Kessler

Nays: None

Absent: Wallace, Schuetz, Holderfield, Frio

Motion carried: 5-0

PASSED, this 4th day of October 2016.

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Chairman  
St. Charles Plan Commission

Community and Economic Development  
 Planning Division

Phone: (630) 377-4443  
 Fax: (630) 377-4062



**Staff Report**

**TO:** Chairman Todd Bancroft  
 And the Members of the Planning and Development Committee

**FROM:** Ellen Johnson, Planner

**RE:** Primrose School – Northwest corner of Bricher Rd. and Blackberry Dr. (St. Charles Commercial Center PUD)

**DATE:** November 8, 2016

**I. APPLICATION INFORMATION:**

**Project Name:** Primrose School

**Applicant:** John Finnemore (Special Use and PUD Preliminary Plan)  
 Shodeen Family Property Company LLC (Final Plat of Subdivision)

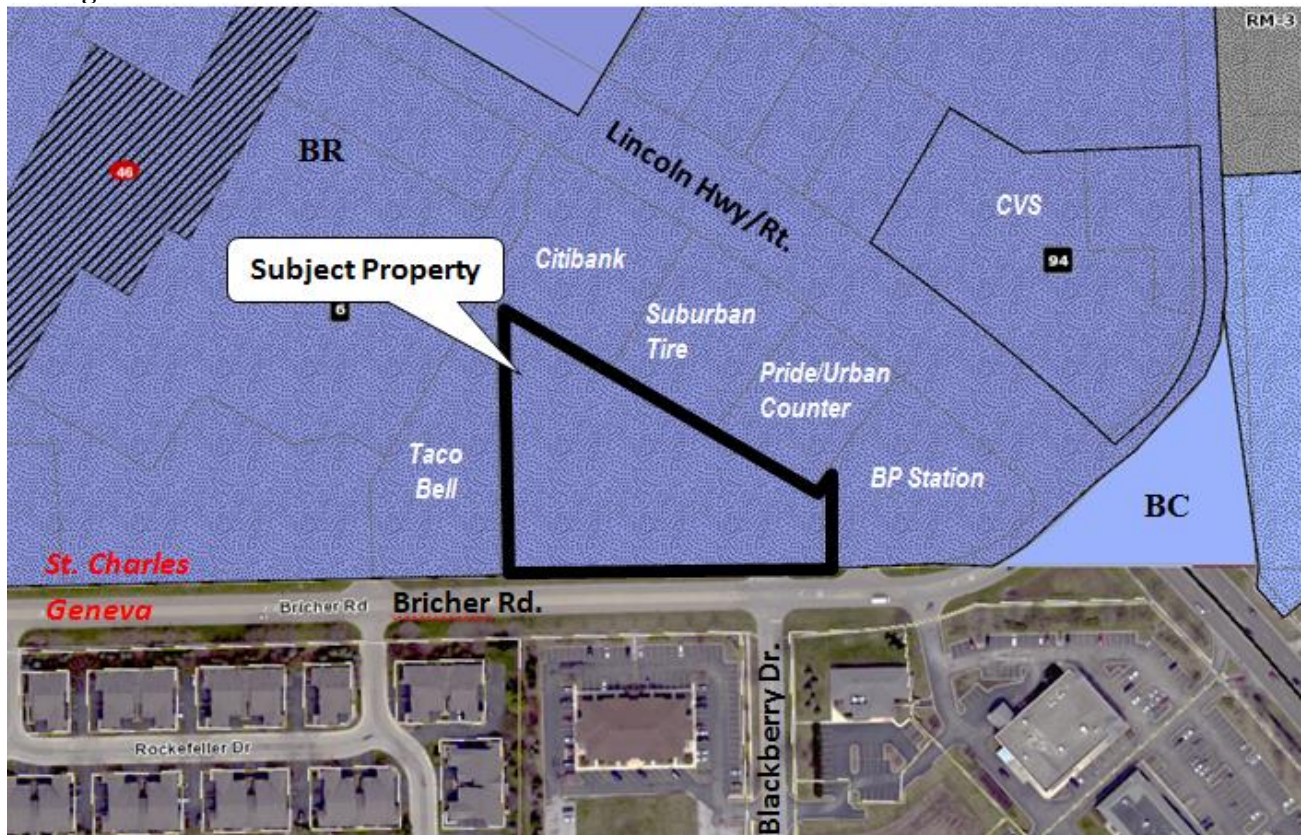
**Purpose:** Construct a Day Care Center on the property

<b>General Information:</b>		
<b>Site Information</b>		
Location	<b>Northwest corner of Bricher Rd. and Blackberry Dr.</b>	
Acres	2.23 acres	
Applications	<b>Special Use (PUD Amendment) PUD Preliminary Plan Final Plat of Subdivision</b>	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 17 Subdivisions and Land Improvement 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”	
<b>Existing Conditions</b>		
Land Use	Vacant	
Zoning	BR- Regional Business (PUD)	
<b>Zoning Summary</b>		
North	BR- Regional Business (PUD)	Commercial
East	BR- Regional Business (PUD)	Commercial
South	<i>B-1 Business- City of Geneva zoning</i>	Commercial
West	BR- Regional Business (PUD)	Commercial
<b>Comprehensive Plan Designation</b>		
Neighborhood Commercial		

**Aerial**



**Zoning**



## II. BACKGROUND

### A. PROPERTY HISTORY

The subject property is a vacant parcel located at the northwest corner of Bricher Rd. and Blackberry Dr. The property is part of the St. Charles Commercial Center PUD, although the site has remained undeveloped since the PUD was approved in 1982. Development of the property is subject to 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”.

### B. PROPOSAL

John Finnemore of Primrose Schools, applicant, is proposing to develop the property with a Primrose School child care facility. Details of the proposal are as follows:

- Construction of a one-story, approx. 12,000 sf building, facing north.
- Access from two driveways onto the shared private access drive off of Bricher Rd.
- A total of 45 parking spaces between the building and the private access drive.
- Required street frontage and parking lot landscaping.
- Outdoor play areas around the rear and sides of the building
- Sidewalk extension along Bricher Rd. and internal sidewalk connection to the building entrance.

The applicant has submitted the following applications in support of this project:

1. **Special Use (PUD Amendment)** – To allow the day care use at this location and to permit zoning deviations related to building foundation landscaping, building articulation and public entrance requirements.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance
3. **Final Plat of Subdivision** – To formally plat the property.

## III. ANALYSIS

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

### A. PROPOSED USE

A Day Care Center is listed as a permitted use in the BR Regional Business District. The Zoning Ordinance defines this use as follows:

*“Any child or adult care facility, whether established for gain or otherwise, which regularly provides care for less than 24 hours per day for more than three (3) children or adults in a facility other than a residential building, which meets the licensing requirements of the State of Illinois, Department of Children and Family Services. Day Care Center does not include programs operated by public or private elementary and secondary schools, or institutions of higher learning which serve children who are three (3) years of age or older.”*



A Day Care Center is not currently a permitted use in the St. Charles Commercial Center PUD. As such, the applicant is requesting to amend the PUD ordinance to include Day Care Center as a permitted use on the subject property only.

**B. ZONING STANDARDS**

The table below compares the submitted plans with the requirements of the BR zoning district and the St. Charles Commercial Center PUD. All applicable standards are met.

Category	Zoning Ordinance Or PUD Standard	Proposed
<b>Min. Lot Area</b>	1 acre	2.23 acres
<b>Lot Width</b>	None	436 ft.
<b>Building Coverage</b>	30%	12.4%
<b>Building Height</b>	40 ft.	22'8"
<b>Building Setbacks:</b>		
<i>Front (Bricher Rd.)</i>	30 ft.	70 ft.
<i>Interior sides</i>	15 ft.	28 ft. (west); 230 ft. (east)
<i>Rear (north)</i>	30 ft.	94 ft.
<b>Parking Setbacks:</b>		
<i>Front (Bricher Rd.)</i>	20 ft.	115 ft.
<i>Interior sides</i>	0 ft.	11 ft. (west); 197 ft. (east)
<i>Rear (north)</i>	0 ft.	19 ft.
<b>Parking Stall Size</b>	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 18'
<b>Drive-Aisle Width</b>	24' (Two Way)	24'
<b>Parking Requirement</b>	Zoning Ordinance standard for Day Care Center: 3.5 spaces per 1,000 sf @ 11,972 sf = 42 spaces	45 spaces

**C. LANDSCAPING**

A revised landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of Ch. 17.26 Landscaping and Screening. Deviations from the zoning ordinance standards that are required to accommodate the landscaping as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
<b>Overall Landscape Area</b>	15%	51%
<b>Interior Parking Lot Landscape Area</b>	10% 13 trees	21% 13 trees
<b>Bldg. Foundation Landscaping</b>		
<i>Front wall (public entrance)</i>	75% of wall length; 8 ft. wide planting beds	80%; <b><i>planting beds only 3 ft. wide</i></b>
<i>Remaining walls</i>	50% of wall length; 8 ft. wide planting beds	<b><i>0%</i></b>
<b>Public Street Frontage Landscaping</b>	75% 9 trees	82% 9 trees
<b>Parking Lot Screening</b>	50% to a height of 30 in.	Not required; Blackberry Dr. is a private drive
<b>Monument Sign Landscaping</b>	3 ft. around sign	4 ft. around sign

As part of the PUD Amendment, the applicant has requested a deviation from the building foundation landscaping requirement (Section 17.26.080). This is being requested due to ADA requirements to have sidewalks directly adjacent to the building, as well as the location of the play areas.

**D. BUILDING ARCHITECTURE**

The table below compares the submitted architectural elevations to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts. Deviations from the zoning ordinance standards that are required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
<b>Building Articulation</b>	3 ft. wall projections/recesses over 20% of façades over 100 ft.	<b><i>North elevation: Does not meet requirement</i></b> South elevation: meets requirement
<b>Architectural Features #1</b>	50% of façade comprised of architectural features	Meets requirement (requirement applies to north side- 65%, east side- 50%, and south side- 51%)
<b>Architectural Features #2</b>	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets requirement (requirement applies to north, east, and south sides)
<b>Public Entrance</b>	Public entrance must face primary street frontage	<b><i>Public entrance is on north side, facing the private drive. Unclear how primary street frontage is defined</i></b>
<b>Entrance Articulation</b>	Public entrances must be articulated from building	Meets requirement
<b>Building Materials</b>	A list of approved & prohibited materials is provided	Meets requirement

As part of the PUD Amendment, the applicant has requested the following deviations related to building design:

1. Section 17.06.030.A.1 – Building facades over 100 ft. in length must incorporate 3 ft. wall projections/recesses over at least 20% of the façade. This standard is not met on the north elevation. The applicant is requesting a deviation to avoid affecting the layout and operation of the classrooms. Porch projections are incorporated along the north elevation to add additional articulation.
2. Section 17.06.030.C.1 – This section states, *“Buildings shall have a public entrance on a façade that faces a public street or private drive that provides primary access (such as a mall ring road). Buildings that face more than one (1) street shall have at least one (1) public entrance on the primary street frontage.”*

The applicant is proposing to face the building north towards the private access drive, with the rear backing up to Bricher Rd. Per the St. Charles Commercial Center PUD, direct vehicular access to Bricher Rd. is not permitted for this parcel. The applicant

would like the parking in front of the building and believes the internal circulation permitted by siting the building and parking as proposed works best for the use.

It is unclear how the primary street frontage standard would be interpreted for this lot. Therefore it is uncertain whether or not a deviation is necessary to permit the public entrance facing the private drive as proposed. The PUD ordinance will need to specify where the public entrance is permitted.

E. SIGNAGE

A freestanding monument sign is proposed at the northwest corner of Bricher Rd. and Blackberry Dr. Two wall signs are also proposed, one each on the north and south elevations. All signage meets the requirements of Ordinance 2002-Z-15, Tri-City Center sign regulations.

F. LIGHTING

A photometric plan has been submitted. The plan meets the standards of Section 17.22.040 Site Lighting.

G. ENGINEERING REVIEW

Revised engineering plans have been submitted in response to engineering review comments provided for the initial plan submittal. Engineering review of the revised submittal is ongoing. Comments will be provided to the applicant once complete. All staff comments will need to be addressed prior to City Council approval of the PUD Preliminary Plan.

H. FINAL PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted by the property owner, proposing a single lot subdivision to formally plat the property. The applicant has requested a combined Preliminary-Final Plat of Subdivision review process.

All existing cross access easements for the shared access drive that runs along the eastern and northern edges of the property have been retained.

Staff provided review comments on the Final Plat requesting additional information be added to meet the current requirements of Title 16 Subdivisions and Land Improvement. The surveyor provided a response stating he is not agreeable to making the requested changes. Given that the property is a single lot surrounded by already platted lots and that no new easements need to be granted, staff has determined that it is not necessary to require the changes be made to the Plat.

**IV. PLAN COMMISSION RECOMMENDATION**

On 10/4/16, Plan Commission held a public hearing on the Special Use for PUD Amendment and reviewed the applications for PUD Preliminary Plan and Final Plat of Subdivision. The Commission voted 5-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action.



**V. ATTACHMENTS**

- Application for Special Use for PUD; received 9/2/16
- Application for PUD Preliminary Plan; received 9/2/16
- Application for Final Plat of Subdivision, received 9/28/16
- PUD Preliminary Plans (revised, dated 11/1/16)
- Final Plat of Subdivision (revised, dated 10/18/16)

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**SPECIAL USE APPLICATION**

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

<b>For City Use</b>	
Project Name:	<u>Primrose School</u>
Project Number:	<u>2016 -PR- 012</u>
Application Number:	<u>2016 -AP- 030</u>



*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.*

<b>1. Property Information:</b>	Location:	NORTHWEST CORNER OF BRICHER ROAD & BLACKBERRY DRIVE	
	Parcel Number (s):	09-33-351-059	
	Proposed Name:	PRIMROSE SCHOOL OF ST. CHARLES	
<b>2. Applicant Information:</b>	Name	JOHN FINNEMORE	Phone 770-310-8755
	Address	PRIMROSE SCHOOLS 3660 CEDARCREST RD ACWORTH, GA 30101	Fax 770-874-0210
			Email jfinnemore@primroseschools.com
<b>3. Record Owner Information:</b>	Name	SHODEEN FAMILY PROPERTY COMPANY, LLC	Phone 630-444-8275
	Address	77 N. 1ST STREET GENEVA, IL 60134	Fax
			Email justin_heinz@shodeen.com

**Please check the type of application:**

- Special Use for Planned Unit Development - PUD Name:** St. Charles Commercial Center (PUD)
- New PUD
- Amendment to existing PUD- Ordinance #: 1982-Z-6
- 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: VACANT LAND (SURROUNDED BY COMMECIAL)

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

What is the property's current zoning? PUD

What is the property currently used for? VACANT LAND

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

CONSTRUCTION OF ONE-STORY BUILDING, SIDEWALKS, PARKING LOT, PLAYGROUND, SIGN AND

UTILITY INFRASTRUCTURE

**For Special Use Amendments only:**

Why is the proposed change necessary?

TO ALLOW A CHILD CARE FACILITY ON THE SITE

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

Add "Day Care Center" as a permitted use on the property, and allow for deviations from the following Zoning Ordinance requirements:

1.)Section 17.26.080 - Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls. 2.)Section 17.26.030.A.1 - Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade. 3.)Section 17.06.030.C.1 - Buildings must have public entrance on the primary street frontage See page attached at the end of this application for further discussion.

**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/>

*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:**

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)**

**PUD PRELIMINARY PLAN APPLICATION SUBMITTED**

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.**

Record Owner

Date

Applicant or Authorized Agent

Date

~~JOHN FINNEMORE~~ 8-31-16  
 PRIMROSE SCHOOLS

What are the proposed amendments? (continued):

- 1.) Section 17.26.080 - Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls. Our proposed plans reflect the required foundation plantings along 75% of the front façade, however, we are unable to provide foundation plantings along 50% of the remaining walls because the 3 other sides of the building are surrounded by playground and direct exits from the classrooms. Therefore, a continuous sidewalk is required directly adjacent to the building to meet ADA requirements and general exiting. Additionally, substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings.
- 2.) Section 17.26.030.A.1 - Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade. The North building façade doesn't incorporate the required 3' wall projections because creating "bump outs" in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade.
- 3.) Section 17.06.030.C.1 - Buildings must have public entrance on the primary street frontage. Because our parcel is not allowed direct vehicular access to Bricher road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.

August 30, 2016

The City of St. Charles  
Attn: Community & Economic Development/Planning Division  
2 E. Main Street  
St. Charles, Illinois 60174-1984

Re: Primrose Schools

To Whom It May Concern:

Please allow this letter to confirm that the Shodeen Family Property Company, L.L.C., an Illinois Limited Liability Company, is the owner of a 2.23 acre tract of land located in the City of St. Charles, Illinois, and which is part of tax parcel ID number 09-33-351-009.

The Shodeen Family Property Company, L.L.C., has contracted with Primrose School Franchising Company to sell said parcel to Primrose so that Primrose may build and operate a school on said parcel.

By the signature below of the Manager of said L.L.C., the Shodeen Family Property Company, L.L.C. hereby authorizes Primrose Schools, its attorneys, agents and assigns, to make any and all necessary applications so as to receive approval from the City of St. Charles as required to construct and operate such a facility.

If further authorization/direction is required of the Owner, please do not hesitate to contact the undersigned directly.

Respectfully submitted,  
The Shodeen Family Property Company, L.L.C.

By:   
Manager of the Shodeen Family Property Company, L.L.C.

Shodeen Group, LLC  
Attn: Justin Heinz, President  
77 N. 1st Street  
Geneva, Illinois 60134

**SHODEEN**

SHODEEN GROUP, LLC  
77 N. First Street  
Suite 7  
Geneva, Illinois 60134

phone 630.444.0777  
facsimile 630.232.8695

www.shodeen.com





# CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



*\*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.)*

ST. CHARLES COMMERCIAL CENTER PUD  
(PRIMROSE SCHOOL OF ST. CHARLES)

09/01/2016

*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 development of a child care facility in this mixed use PUD offers convenient access for parents residing in neighboring residential properties and beyond. The proposed location allows for multiple stops to complete trips to adjacent uses (restaurants, car repair businesses, shopping etc) patronizing the existing businesses located in the PUD thus minimizing the travel required on public roadways. The infill nature of the proposed location for the Primrose facility does not require any additional infrastructure improvements other than the installation of a sidewalk along Bricher Road which will be installed at the petitioner's cost. Primrose has developed plans that reflect very attractive building elevations, a low floor area ratio due to the sizeable playground area and extensive landscaping which all contribute to our facility becoming an integral part of the PUD and the overall St Charles community.

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- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
  - A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
  - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

The proposed plans for the Primrose facility meet the requirements of the underlying BR-Regional Business zoning district with the exception of the following amendments:

- 1.)Section 17.26.080 - Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls.
- 2.)Section 17.26.030.A.1 - Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade.
- 3.)Section 17.06.030.C.1 - Buildings must have public entrance on the primary street frontage

Substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings.

The North building façade doesn't incorporate the required 3' wall projections because creating "bump outs" in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade.

Because our parcel is not allowed direct vehicular access to Bricher road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.

**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.

The Special Use to allow a child care facility will provide needed service for both residents and commercial users in the St. Charles area.

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

The existing infrastructure in the St. Charles Commercial Center PUD is sufficient to support the proposed facility.

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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 requested PUD amendment to allow child care 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

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

The proposed child care facility will not impede the normal and orderly development and improvements of the surrounding properties.

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

The proposed child care facility does not require any special maintenance or operations that will be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding properties.

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- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed child care facility meets or exceeds all existing Federal, State and Local regulations, as it relates to the PUD Amendment, Building Permit and Engineering Approvals and approval by the Illinois Department of Children and Family Services.

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

Providing a high quality, education based, child care facility benefits the St. Charles and surrounding community by having a convenient location to drop-off and pick-up their children while traveling to various employers in the St. Charles area.

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

The proposed PUD permitted use for child care conforms with the permitted used as approved in PUD Ordinance 1982-Z-6. The Comprehensive Plan for the City of St Charles indicates that the parcel proposed to be developed for a Primrose School is designated for Neighborhood Commercial. The Zoning Map for the City of St Charles shows that the underlying zoning district is BR-Business Regional. Child care is a permitted use in the BR District, therefore, the proposed Primrose facility is an excellent fit and justifies the amendment to the existing PUD to allow our use.

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## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRIMROSE SCHOOL OF ST. CHARLES

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #: 1982-Z-6	
Minimum Lot Area		N/A	N/A
Minimum Lot Width		N/A	N/A
Maximum Building Coverage		N/A	12.4%
Maximum Gross Floor Area per Building		N/A	N/A
Maximum Building Height		N/A	22'-8"
Front Yard		30'	69.71'
Interior Side Yard		10'	28.47'
Exterior Side Yard		20'	230.92'
Minimum Rear Yard		30'	93.60'
Landscape Buffer Yard <sup>2</sup>		N/A	N/A
% Overall Landscaped Area		15%	44.7%
Building Foundation Landscaping		337 feet	139 feet
% Interior Parking Lot Landscaping		10%	18.4%
Interior Parking Lot Shade Trees		13	13
# of Parking spaces		N/A	43
Parking Stall Dimensions		N/A	9' X 18'
Drive-through Stacking Spaces (if applicable)		N/A	N/A

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

# ATTACHMENT A

## LEGAL DESCRIPTION OF PROPERTY DESCRIBED AS:

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 Southwest corner of Lot 1, St. Charles Commercial Center, Unit No. Nine, St. Charles, Kane County, Illinois, being on a Northerly line of Bricher Road; thence Westerly along said Northerly line 436.19 feet to the Southeast corner of St. Charles Commercial Center, Unit No. Fifteen, St. Charles, Kane County, Illinois; thence Northerly along the Easterly line of said Unit No. Fifteen, being at right angles to the last described course (measured counterclockwise therefrom) 354.47 feet to the Southeasterly line of St. Charles Commercial Center, Unit No. Ten, St. Charles, Kane County, Illinois; thence Southeasterly along said Southwesterly line, forming an angle of 58 degrees 23 minutes 55 seconds with the last described course (measured counterclockwise therefrom) 173.30 feet to the Southwesterly corner of Leffler's Folly, St. Charles, Kane County, Illinois; thence Southeasterly along the Southwesterly line of said Leffler's Folly, forming an angle of 181 degrees 09 minutes 21 seconds with the last described course (measured counterclockwise therefrom) 161.68 feet to the most Westerly corner of Gibson's Car Wash, St. Charles, Kane County, Illinois; thence Southeasterly along the Southwesterly line of said Gibson's Car Wash, forming an angle of 178 degrees 50 minutes 39 seconds with the last described course (measured counterclockwise therefrom) 152.04 feet to the most Southerly corner of said Gibson's Car Wash; thence Northeasterly along the Southeasterly line of said Gibson's Car Wash, forming an angle of 96 degrees 41 minutes 38 seconds with the last described course (measured clockwise therefrom) 31.80 feet to an angle point in the Westerly line of said Lot 1; thence Southerly along the Westerly line of said Lot 1, forming an angle of 38 degrees 17 minutes 43 seconds with the last described course (measured counterclockwise therefrom) 127.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**PUD PRELIMINARY PLAN APPLICATION**

<b>For City Use</b>	
Project Name:	<u>Primrose School</u>
Project Number:	<u>2016 -PR- 012</u>
Application Number:	<u>2016 -AP- 031</u>



*To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.*

*When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.*

*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.*

<b>1. Property Information:</b>	Location: NORTHWEST CORNER OF BRICHER ROAD & BLACKBERRY DRIVE	
	Parcel Number (s): 09-33-351-059	
	Proposed PUD Name: PRIMROSE SCHOOL OF ST. CHARLES	
<b>2. Applicant Information:</b>	Name JOHN FINNEMORE	Phone 770-310-8755
	Address PRIMROSE SCHOOLS 3660 CEDARCREST RD ACWORTH, GA 30101	Fax 770-874-0210
		Email jfinnemore@primroseschools.com
<b>3. Record Owner Information:</b>	Name SHODEEN FAMILY PROPERTY COMPANY, LLC	Phone 630-444-8275
	Address 77 N. 1ST STREET GENEVA, IL 60134	Fax
		Email justin_heinz@shodeen.com



**Please check the type of application:**

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
  - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

**Subdivision of land:**

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
  - Final Plat of Subdivision Application filed concurrently
  - Final Plat of Subdivision Application to be filed later

**Attachment Checklist:**

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

*Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.*

**APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

**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 ½ 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.

☒ **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/>

*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:**

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.*

☒ **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 for non-residential projects OR Twelve (12) full size copies for residential projects; 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/ENGINEERING PLAN:**

**PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting
  - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

**SKETCH PLAN FOR LATER PHASES OF PUD:**

N/A

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

**ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

**TREE PRESERVATION PLAN:**

N/A

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

**LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

**STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

**SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

N/A

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

**PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

**SCHEDULE:** Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

**PARK AND SCHOOL LAND/CASH WORKSHEETS**

N/A  
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

**INCLUSIONARY HOUSING SUMMARY**

N/A  
For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

**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.**

\_\_\_\_\_  
Record Owner

\_\_\_\_\_  
Date

~~\_\_\_\_\_  
Applicant or Authorized Agent~~

~~\_\_\_\_\_  
Date~~

~~JOHN FINNEMORE 8-31-16  
PRIMROSE SHELLEY~~

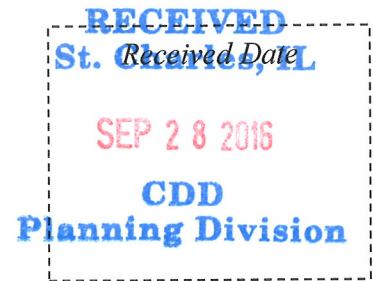
**CITY OF ST. CHARLES**  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

**FINAL PLAT OF SUBDIVISION APPLICATION**



<b>For City Use</b>	
Project Name:	<u>Primrose School</u>
Project Number:	<u>2016 -PR- 012</u>
Application Number:	<u>2016 -AP- 034</u>

To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

<b>1. Property Information:</b>	Location:	Bricher Road and Blackberry Drive, St. Charles "Primrose"	
	Parcel Number (s):	Part of 09-33-351-059	
	Proposed Subdivision Name:	St. Charles Commercial Center Unit No 16	
<b>2. Applicant Information:</b>	Name	The Shodeen Family Property Company LLC	Phone 630-444-8252
	Address	77 N. First St	Fax 630-232-4520
		Geneva, IL 60134	Email Dave@shodeen.com
<b>3. Record Owner Information:</b>	Name	The Shodeen Family Property Company L.L.C.	Phone 630-444-8252
	Address	77 N. First St	Fax 630-232-4520
		Geneva, IL 60134	Email Dave@shodeen.com

**Please check the type of application:**

**Subdivision:**

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

**Planned Unit Development (PUD):**

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

**Attachment Checklist:**

*For Combined Preliminary-Final Review or where multiple applications have been 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 A of the Subdivision Code. (\$300)

**REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the 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:**

Submit one of the following:

- 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.*

**N.A. □ 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:**

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.

**X SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

**N.A. □ FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

**□ ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

**□ STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)**

**□ STORMWATER REPORT**

**□ FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

*A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.*

**□ COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension



- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

N.A.  **PARK AND SCHOOL LAND/CASH WORKSHEETS:** For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

N.A.  **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

**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.**

The Shodeen Family Property Company, LLC. 9/28/16  
Record Owner Date

Wendy A. Felt; agent 9/28/16  
Applicant or Authorized Agent Date



PRIMROSE SCHOOL FRANCHISING COMPANY

# FINAL ENGINEERING FOR PRIMROSE SCHOOL OF ST CHARLES

## BRICHER ROAD AND BLACKBERRY DRIVE ST CHARLES, ILLINOIS

PREPARED AT THE OFFICE OF THE ENGINEER  
  
 ILLINOIS REGISTERED PROFESSIONAL ENGINEER No. 082-44201  
 FARHAD REZAI  
 LICENSE EXPIRES: 11/00/17  
 SIGNED: 10/31/2016

### SITE USAGE AREA TABLE

TOTAL AREA	97,299 SF	2,237 AC	100%
BUSINESS	53,481 SF	1,228 AC	12.42%
OPEN SPACE	6,418 SF	0.147 AC	0.07%
PROPOSED OFF-STREET PARKING	16,444 SF	0.378 AC	0.18%
EXISTING OFF-STREET PARKING	0,000 SF	0.00 AC	0.00%

### SITE BUILDING USAGE AREA TABLE

PROJECT BUILDING AREA LIMITS (1 STORY)	12,081 SF	0.277 AC
GROSS	12,081 SF	0.277 AC
NET (INSIDE OF WALLS)	12,702 SF	0.291 AC

### TOTAL PARKING

EXISTING PARKING SPACES	00 + 0 ADA
PROPOSED PARKING SPACES	43 + 2 ADA

### SURFACE AREAS

PROJECT AREA LIMITS	97,299 SF	2,237 AC
BUILDING AREA	12,081 SF	0.277 AC
PROPOSED PARKING AREA	16,444 SF	0.378 AC
PROPOSED CONCRETE SIDEWALK	5,802 SF	0.134 AC
PROPOSED PLAYGROUND AREA	6,394 SF	0.147 AC
PROPOSED LANDSCAPING AREA	47,087 SF	1.081 AC

### INDEX OF DRAWINGS

C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	UTILITY PLAN
C-301	UTILITY PROFILE
C-400	GRADING PLAN
C-500	STORM WATER POLLUTION PREVENTION PLAN
C-501	STORM WATER POLLUTION PREVENTION NOTES
C-502	STORM WATER POLLUTION PREVENTION DETAILS
C-600	SITE DETAILS
C-601	CIVIL DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS

### DEVELOPER AND CONSULTANTS

**DEVELOPER:**  
 PRIMROSE SCHOOLS  
 3860 CEDARCREST ROAD  
 ADWORTH, GA 30101  
 PHONE: (770) 310-8755  
 FAX: (770) 874-0210  
 EMAIL: JFINEMORE@PRIMROSESCHOOLS.COM  
 CONTACT: JOHN FINEMORE

**ARCHITECT:**  
 CASCO  
 10877 WATSON RD, ST LOUIS, MO 63127  
 PHONE: (314) 821-1100  
 EMAIL: AMRON.BECKER@CASCOARCH.COM  
 CONTACT: AMRON BECKER

**CIVIL ENGINEER:**  
 RME, INC.  
 200 S. MICHIGAN AVE., SUITE 1500  
 CHICAGO, IL 60604  
 PHONE: (312) 670-9000  
 FAX: (312) 663-1473  
 EMAIL: MAMISLER@RME.COM  
 CONTACT: MATT WHISLER, P.E.

**SURVEYOR:**  
 DONAHUE AND THORNHILL, INC  
 121 WOODLAWN RD.  
 LEE, IL 60509  
 PHONE: (833) 961-1567

**GEOTECHNICAL ENGINEER:**  
 PROFESSIONAL SERVICE INDUSTRIES, INC.  
 4421 W. HARRISON ST.  
 HILLSIDE, IL 60178-1984  
 PHONE: (833) 443-2677  
 PHONE: (708) 238-0720  
 FAX: (708) 238-0721  
 CONTACT: DAVID L. SAWICKI, PG (IN), CGP

### FLOOD PLAIN

THE SITE IS NOT IN A FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP  
 KANE COUNTY, IL PER MAP NUMBER 1708C0204H, MAP REVISED DATED  
 AUGUST 3, 2009

### WATERSHED

THIS SITE IS WITHIN THE FOX RIVER WATERSHED.

### UTILITY CONTACTS

**ELECTRICITY**  
 CITY OF ST CHARLES MUNICIPAL ELECTRIC  
 UTILITY (SCMU)  
 PAUL HOPKINS - (630) 377-4403

**GAS**  
 NCGOR GAS  
 YVONNE HARRIS  
 YHARRIS@GASRESOURCES.COM

**SANITARY / WATER**  
 ST CHARLES DEVELOPMENT ENGINEERING  
 DIVISION  
 CHRIS BONG - (847) 77-7500

**PHONE / INTERNET ATAT**  
 LARRY SMITH - DESIGN ENGINEER  
 1-847-429-7603

**FIRE**  
 ST CHARLES FIRE DEPARTMENT  
 LIEUTENANT NEUMAER  
 (833) 377-4458

### VILLAGE NOTIFICATION

ST CHARLES DEVELOPMENT ENGINEERING DIVISION  
 2 E MAIN STREET, ST CHARLES, IL 60174-1984  
 PHONE: (833) 443-2677  
 EMAIL: CSO@STCHARLES.IL.GOV

### HISTORIC STRUCTURE

THIS SITE DOES NOT CONTAIN A HISTORIC STRUCTURE

### OWNER INFORMATION

PRIMROSE SCHOOLS  
 3860 CEDARCREST ROAD  
 ADWORTH, GA 30101  
 PHONE: (770) 310-8755  
 FAX: (770) 874-0210  
 EMAIL: JFINEMORE@PRIMROSESCHOOLS.COM  
 CONTACT: JOHN FINEMORE

### LEGAL DESCRIPTION

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 SOUTHWEST CORNER OF LOT 1, ST. CHARLES COMMERCIAL CENTER, UNIT NO. NINE, ST. CHARLES, KANE COUNTY, ILLINOIS; BEING ON A NORTHERLY LINE OF BRICHER ROAD; THENCE WESTERLY ALONG SAID NORTHERLY LINE 408.19 FEET TO THE SOUTHEAST CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. FIFTEEN, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID UNIT NO. FIFTEEN, BEING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE (MEASURED) COUNTERCLOCKWISE THEREFROM) 354.47 FEET TO THE SOUTHEASTERLY LINE OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TEN, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, FORMING AN ANGLE OF 88 DEGREES 23 MINUTES 55 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 173.30 FEET TO THE SOUTHWESTERLY CORNER OF LEFFLER'S FOLLY, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LEFFLER'S FOLLY, FORMING AN ANGLE OF 181 DEGREES 09 MINUTES 21 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 161.68 FEET TO THE MOST WESTERLY CORNER OF GIBSON'S CAR WASH, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID GIBSON'S CAR WASH, FORMING AN ANGLE OF 178 DEGREES 50 MINUTES 39 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 152.04 FEET TO THE MOST SOUTHERLY CORNER OF SAID GIBSON'S CAR WASH; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GIBSON'S CAR WASH, FORMING AN ANGLE OF 96 DEGREES 41 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 31.80 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, FORMING AN ANGLE OF 38 DEGREES 17 MINUTES 43 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 127.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

### AREA

97,299 SQ. FT. OR 2,237 ACRES

### P.I.N.:

PIN NO. 09-33-351-059

### BENCHMARKS

SITE BENCHMARK #1  
 TAG: BOLT ON FIRE HYDRANT  
 ELEVATION + 797.25 (U.S.G.S. DATUM)



Know what's below.  
Call before you dig.

CALL 48 HOURS BEFORE YOU DIG  
 WITH THE FOLLOWING INFORMATION  
 COUNTY NAME: KANE  
 TOWNSHIP NAME OR NUMBER: 33N, 8E  
 SECTION NUMBER: 33

A New Building For:  
**Primrose School Franchising Company**  
 3860 Cedarcrest Road  
 Adworth, Georgia 30101  
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 with the consent of Primrose School Franchising Co., Inc. and its affiliates.  
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**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** RME Engineers & Architects, Inc.  
 RME Engineers, Inc.  
 200 S. MICHIGAN AVE., SUITE 1500  
 CHICAGO, IL 60604  
 (312) 670-9000 FAX  
 (312) 663-1473 FAX  
 Design Firm Registration No. 184-000259

SITE:  
 BRICHER ROAD &  
 BLACKBERRY DRIVE  
 ST. CHARLES, ILLINOIS  
 BUILDING TYPE:  
 TWO-STORY

Revisions:

DRAWING TITLE:  
**TITLE SHEET**

DATE:  
 11/01/2016

PROJECT NUMBER:  
 916346

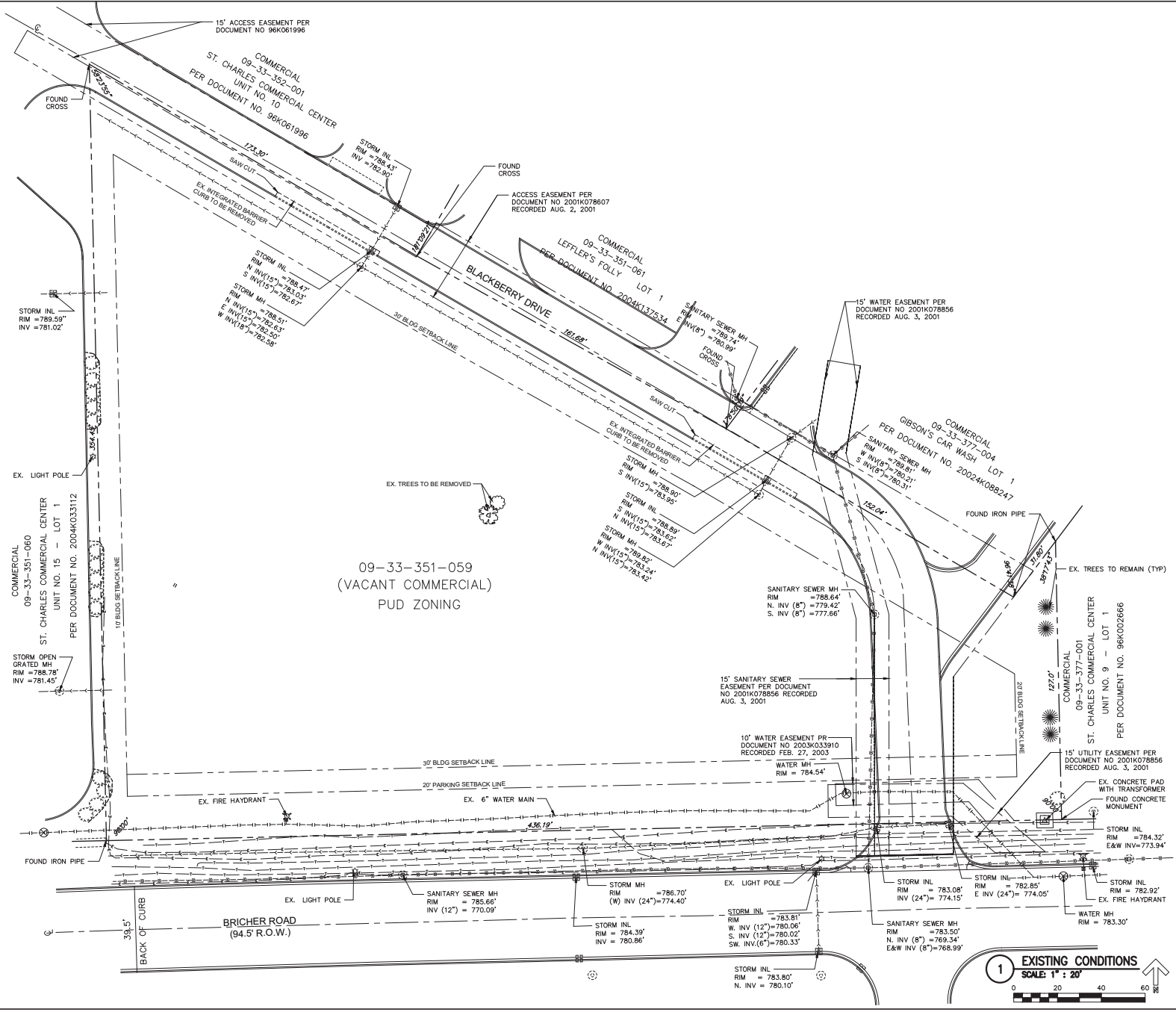
DRAWING NUMBER:  
**C-000**

PUD PLANS



**GENERAL NOTES**

1. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY: THOMAS E. EDGER, DONAHUE AND THORNHILL, INC. 1321 WOODLAWN ROAD LEE, IL. 60530 PHONE: (630) 561-1567
2. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
3. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
4. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
6. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
7. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
8. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
9. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
10. BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
11. ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION.
12. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
13. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.



09-33-351-059  
(VACANT COMMERCIAL)  
PUD ZONING

**1** EXISTING CONDITIONS  
SCALE: 1" = 20'

A New Building For:  
**Primrose School Franchising Company**  
3860 Centerville Road  
Awarth, Georgia 30191  
313-466-0310  
www.primroseschoolfranchising.com  
Any franchisee use will be subject to legal action.



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Rubino & Messa Engineers, Inc.  
202 S. BIRCHMAN AVE., SUITE 1000  
ST. LOUIS, MO 63102  
(314) 875-6800  
(314) 875-1422 FAX  
Design Firm Registration No. 184-002059

SITE:  
BRICHER ROAD &  
BLACKBERRY DRIVE

ST. CHARLES, ILLINOIS

BUILDING TYPE:  
TWO-STORY

Revisions:

DRAWING TITLE:  
**EXISTING CONDITIONS**

DATE:  
11/01/2016

PROJECT NUMBER:  
916346

DRAWING NUMBER:  
**C-100**  
PUD PLANS





**KEYNOTES:**

- 1 EARLY PRESCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN).
- 2 PRESCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN).
- 3 AFTER SCHOOL PLAYGROUND EQUIPMENT (SEE ARCHITECTURAL PLAN).
- 4 PRIMROSE PATCH 6'X12' (SEE ARCHITECTURAL PLAN).
- 5 5' W SIDEWALK (SEE ARCHITECTURAL PLAN).
- 7 6" BLACK WROUGHT IRON FENCE, TYPICAL ALL EXTERIOR FENCE - SEE 1 & 2(X)-1 (RUSTIC FENCE).
- 8 EXISTING ASPHALT PAVEMENT.
- 9 4"W BLACK GATE TO MATCH FENCE MATERIAL, TYPICAL.
- 10 TURF GRASS.
- 13 INTEGRAL SHADE (SEE ARCHITECTURAL PLAN).
- 14 LIGHT POLE.
- 16 FLAGPOLE AND BASE (SEE ARCHITECTURAL PLAN).
- 18 4" WHITE (PAINT) PARKING STRIPING.
- 19 ADA PARKING STRIPING, ACCESS ISLE, SIGNAGE AND WHEEL STOP (SEE DETAILS).
- 20 PROPOSED TRASH ENCLOSURE WITH CONCRETE APPROACH (SEE ARCHITECTURAL PLAN).
- 22 ACCESSIBLE RAMP (SEE DETAILS)
- 23 CONDENSING UNIT BEHIND 4' SOLID VINYL FENCE (SEE ARCHITECTURAL PLAN).
- 25 EXISTING CONCRETE ROAD.
- 29 COMBINATION CURB AND SIDEWALK.
- 30 TRANSITION CURB TO MATCH EXISTING.
- 31 B12 CURB AND GUTTER.
- 32 EXISTING INTEGRATE BARRIER CURB.
- 33 DRIVEWAYS ASPHALT PAVEMENT.
- 34 CONCRETE PAVEMENT / DUMPSTER AREA.
- 35 DEPRESSED CURB AND GUTTER.
- 36 CAR PARKING ASPHALT PAVEMENT.
- 40 MONUMENT SIGN.
- 42 CONCRETE PAVEMENT WITH PAINTED PLAYGROUND MARKINGS.
- 43 BASKETBALL HOOP.

**EASEMENT KEYNOTES:**

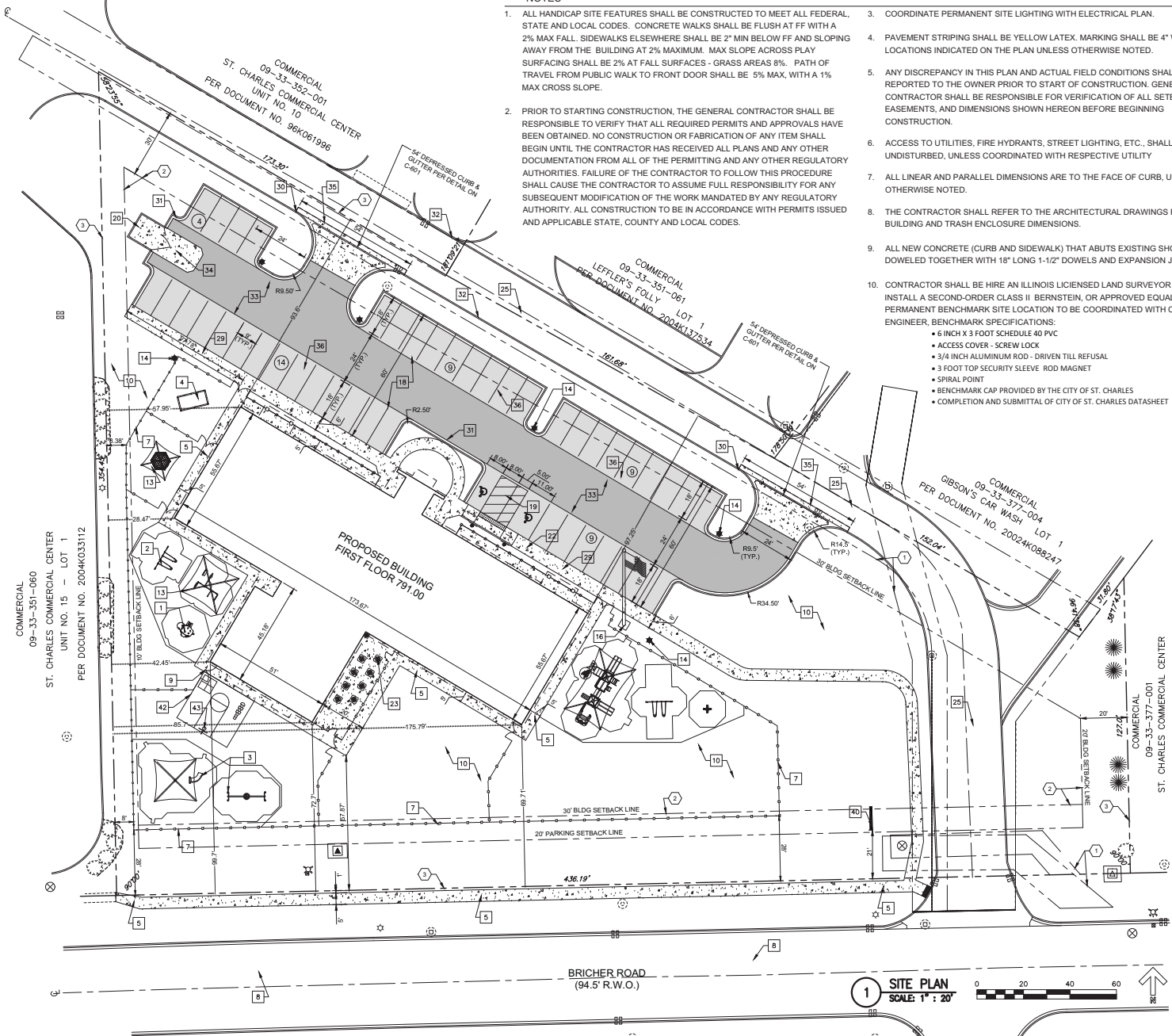
- 1 SANITARY SEWER & FORCEMAIN EASEMENT.
- 2 BUILDING SETBACK LINE.
- 3 PROPERTY LINE.

**LEGEND**

-  HEAVY-DUTY FULL DEPTH ASPHALT PAVEMENT 2" HMA SURFACE COURSE, N50, MIX D 2.5" HMA BINDER COURSE, IL-19, N50 10" COMPACTED CA-6 BASE COURSE
-  FULL DEPTH ASPHALT PAVEMENT 2" HMA SURFACE COURSE, N50, MIX D 2.5" HMA BINDER COURSE, IL-19, N50 8" COMPACTED CA-6 BASE COURSE

**NOTES**

1. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES. CONCRETE WALKS SHALL BE FLUSH AT FF WITH A 2% MAX FALL. SIDEWALKS ELSEWHERE SHALL BE 2" MIN BELOW FF AND SLOPING AWAY FROM THE BUILDING AT 2% MAXIMUM. MAX SLOPE ACROSS PLAY SURFACING SHALL BE 2% AT FALL SURFACES - GRASS AREAS 8%. PATH OF TRAVEL FROM PUBLIC WALK TO FRONT DOOR SHALL BE 5% MAX, WITH A 1% MAX CROSS SLOPE.
2. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
3. COORDINATE PERMANENT SITE LIGHTING WITH ELECTRICAL PLAN.
4. PAVEMENT STRIPING SHALL BE YELLOW LATEX. MARKING SHALL BE 4" WIDE AT LOCATIONS INDICATED ON THE PLAN UNLESS OTHERWISE NOTED.
5. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY
7. ALL LINEAR AND PARALLEL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING AND TRASH ENCLOSURE DIMENSIONS.
9. ALL NEW CONCRETE (CURB AND SIDEWALK) THAT ABUTS EXISTING SHOULD BE DOWELED TOGETHER WITH 18" LONG 1-1/2" DOWELS AND EXPANSION JOINTS.
10. CONTRACTOR SHALL HIRE AN ILLINOIS LICENSED LAND SURVEYOR TO INSTALL A SECOND-ORDER CLASS II BERNSTEIN, OR APPROVED EQUAL, PERMANENT BENCHMARK SITE LOCATION TO BE COORDINATED WITH CITY ENGINEER, BENCHMARK SPECIFICATIONS:
  - 6 INCH X 3 FOOT SCHEDULE 40 PVC
  - ACCESS COVER - SCREW LOCK
  - 3/4 INCH ALUMINUM ROD - DRIVEN TILL REFUSAL
  - 3 FOOT TOP SECURITY SLEEVE ROD MAGNET
  - SPIRAL POINT
  - BENCHMARK CAP PROVIDED BY THE CITY OF ST. CHARLES
  - COMPLETION AND SUBMITTAL OF CITY OF ST. CHARLES DATASHEET



**1 SITE PLAN**  
SCALE: 1" = 20'



A New Building For:  
**Primrose School Franchising Company**  
3860 Colchester Road  
Aurora, Georgia 30101  
Commercial ©2013  
with the consent of Primrose School Franchising Co. in accordance with the license agreement.  
Any reproduction or use without the subject's prior approval.



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Rubino & Messa Engineers, Inc.  
200 S. BROADWAY AVE. SUITE 1000  
ST. LOUIS, MO 63102  
(314) 875-6800  
(314) 883-1422 FAX  
Design Firm Registration No. 154-000259

SITE: BRICHER ROAD & BLACKBERRY DRIVE  
ST. CHARLES, ILLINOIS  
BUILDING TYPE: TWO-STORY

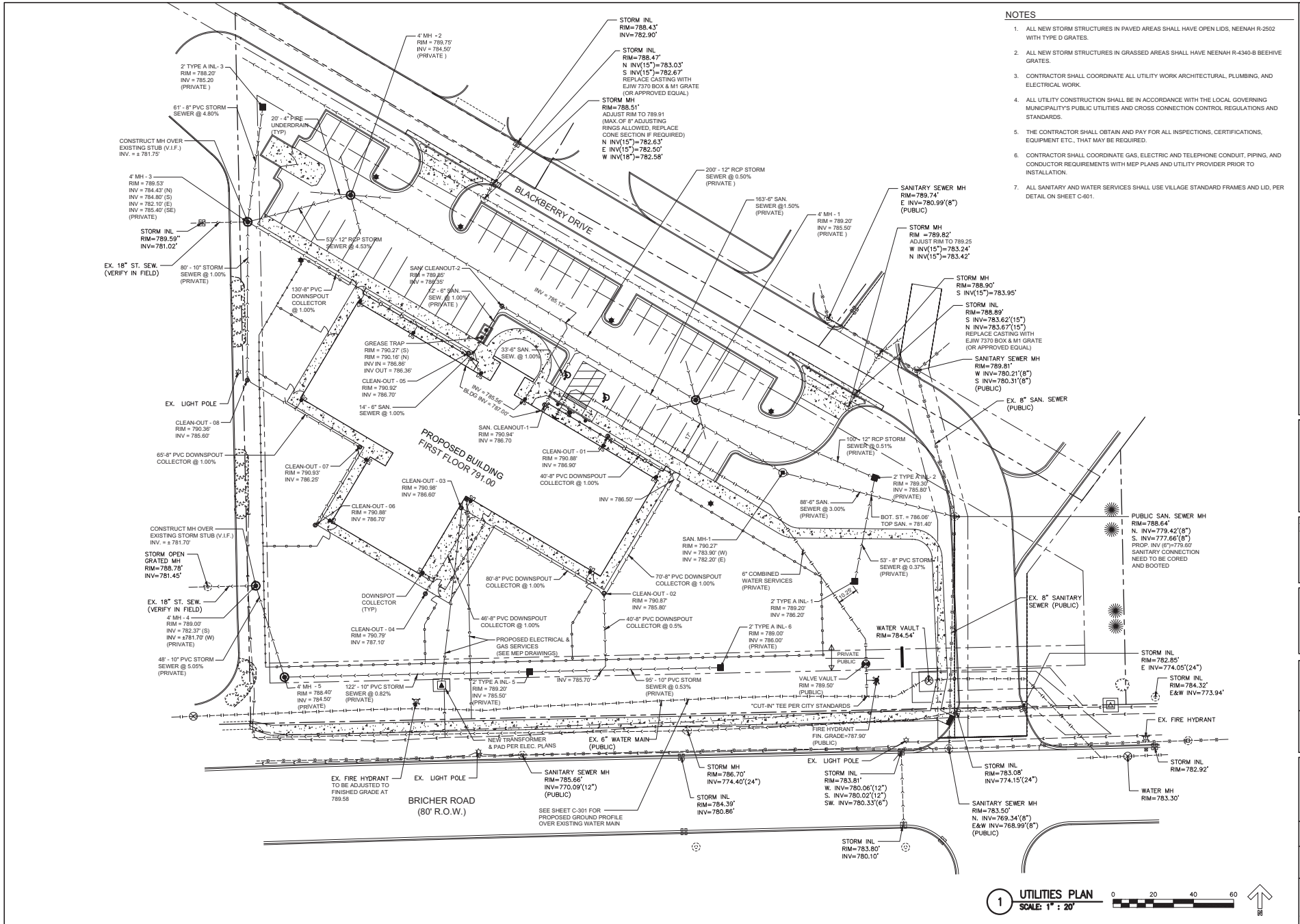
Revisions:  
DRAWING TITLE:  
**SITE PLAN**

DATE: 11/01/2016

PROJECT NUMBER:  
**916346**

DRAWING NUMBER:  
**C-200**

PUD PLANS



**NOTES**

1. ALL NEW STORM STRUCTURES IN PAVED AREAS SHALL HAVE OPEN LIDS, NEENAH R-2502 WITH TYPE D GRATES.
2. ALL NEW STORM STRUCTURES IN GRASSED AREAS SHALL HAVE NEENAH R-4340-B BEEHIVE GRATES.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK ARCHITECTURAL, PLUMBING, AND ELECTRICAL WORK.
4. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING MUNICIPALITY'S PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT ETC., THAT MAY BE REQUIRED.
6. CONTRACTOR SHALL COORDINATE GAS, ELECTRIC AND TELEPHONE CONDUIT, PIPING, AND CONDUCTOR REQUIREMENTS WITH MEP PLANS AND UTILITY PROVIDER PRIOR TO INSTALLATION.
7. ALL SANITARY AND WATER SERVICES SHALL USE VILLAGE STANDARD FRAMES AND LID, PER DETAIL ON SHEET C-601.

A New Building For:  
**Primrose School Franchising Company**  
 3860 Cedarcrest Road  
 Awarth, Georgia 30101  
 (770) 426-0013  
 Primrose School Franchising Company



**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

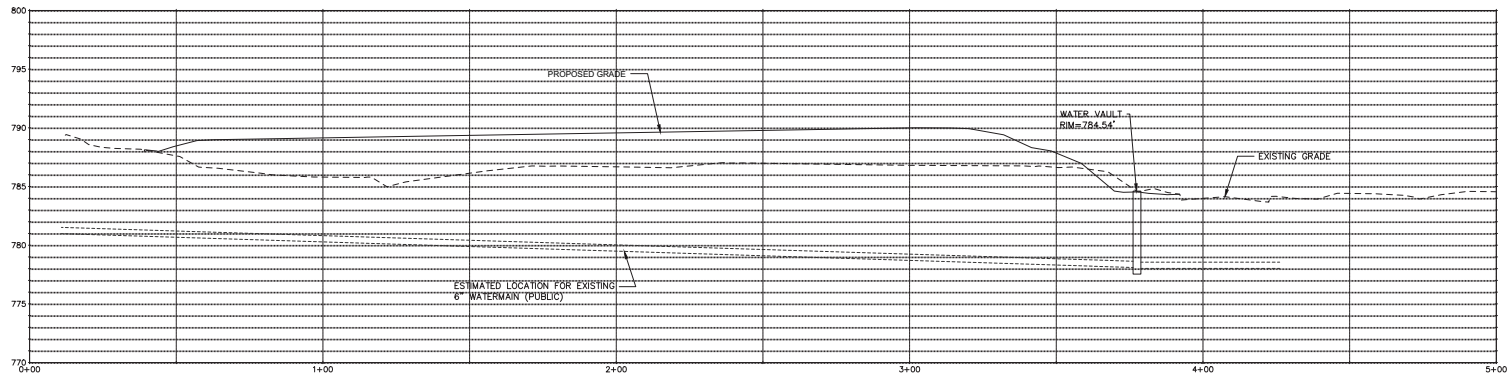
**RME** Rubino & Messa Engineers, Inc.  
 201 S. MICHIGAN AVE., SUITE 1100  
 ST. LOUIS, MO 63102  
 (314) 875-6800  
 (314) 883-1833 FAX  
 Design Firm Registration No. 184-00259

SITE:  
 BRICHER ROAD &  
 BLACKBERRY DRIVE  
 ST. CHARLES, ILLINOIS  
 BUILDING TYPE:  
 TWO-STORY

Revisions:  
 DRAWING TITLE:  
**UTILITY PLAN**

DATE:  
 11/01/2016  
 PROJECT NUMBER:  
 916346  
 DRAWING NUMBER:  
**C-300**  
 PUD PLANS





1 EXISTING WATERMAIN PROFILE  
SCALE: 1" = 20'



A New Building For:  
**Primrose School Franchising Company**  
 3860 Cedarcrest Road  
 Aachen, Georgia 30101  
 Commission #020113  
 Primrose School Franchising Company  
 These drawings are the property of Primrose School Franchising Company and shall not be reproduced or used in any form without the written consent of Primrose School Franchising Company. Any manufacturer as well be subject to legal action.

**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Rubino & Mieses Engineers, Inc.  
 Rubino & Mieses Engineers, Inc.  
 201 S. MICHIGAN AVE., SUITE 1900  
 CHICAGO, IL 60604  
 (312) 875-6800  
 (312) 863-1423 FAX  
 Design Firm Registration No. 184-000209

SITE:  
**BRICHER DRIVE & BLACKBERRY DRIVE**  
**ST. CHARLES, ILLINOIS**  
 BUILDING TYPE:  
**TWO-STORY**

Revisions:  
 DRAWING TITLE:  
**UTILITY PROFILE**

DATE:  
**11/01/2016**

PROJECT NUMBER:  
**916346**

DRAWING NUMBER:  
**C-301**

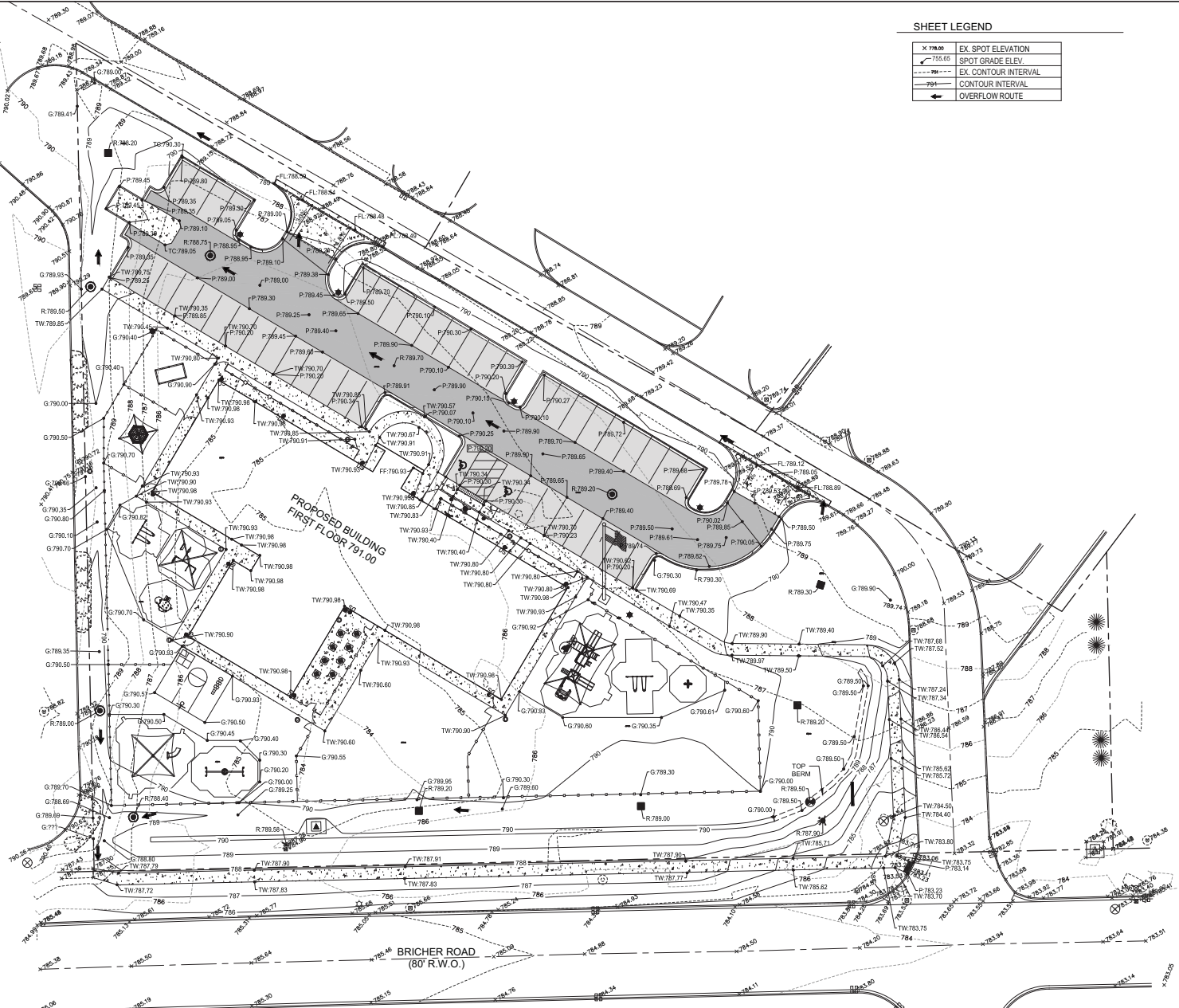
PUD PLANS

**NOTES**

- ELEVATIONS SHOWN NEXT TO CURB ARE FINISHED PAVEMENT GRADES. TOP OF CURB IS 6 INCHES HIGHER.
- EARTHWORK AND COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION AND ASSESSMENT REPORT, PREPARED BY PSI, DATED SEPTEMBER 18, 2014.
- THE PROJECT IS NOT WITHIN A FEMA FLOODPLAIN, PER FEMA LETTER OF REVALIDATION, CASE NO. 07-05-6045V, EFFECTIVE DATE SEPTEMBER 19, 2013.
- ALL GRADING, BACKFILLING, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
- A COPY OF THE APPROVED STORMWATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING SPACES DOES NOT EXCEED 2.00% SLOPE IN ANY DIRECTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE THAT LONGITUDINAL SLOPE OF ALL PROPOSED SIDEWALKS DOES NOT EXCEED 5.00%.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SPOT ELEVATIONS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
- OWNER'S REPRESENTATIVE TO VERIFY THAT BUILDING FOUNDATION SOILS ARE SUITABLE AND COMPACTED PER GEOTECHNICAL REPORT.

**SHEET LEGEND**

X 778.00	EX. SPOT ELEVATION
755.65	SPOT GRADE ELEV.
780	EX. CONTOUR INTERVAL
780	CONTOUR INTERVAL
→	OVERFLOW ROUTE



A New Building For:  
**Primrose School Franchising Company**  
3660 Cedarcrest Road  
Awarren, Georgia 30101  
Construction Offices  
11000 Peachtree Dunwoody Road, Suite 100  
Atlanta, Georgia 30338  
Primrose School Franchising Co., Inc. is a franchise.  
Any franchisees will be subject to legal action.



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Rubino & Messa Engineers, Inc.  
201 S. BROADWAY AVE. SUITE 1000  
ST. LOUIS, MO 63102  
(314) 875-6600  
(314) 863-1422 FAX  
Design Firm Registration No. 184-00029

SITE:  
**BRICHER ROAD & BLACKBERRY DRIVE**  
ST. CHARLES, ILLINOIS  
BUILDING TYPE:  
**TWO-STORY**

Revisions:  
DRAWING TITLE:  
**GRADING PLAN**

DATE: 11/01/2016  
PROJECT NUMBER:  
**916346**  
DRAWING NUMBER:  
**C-400**  
PUD PLANS



**GENERAL SEDIMENTATION AND EROSION CONTROL NOTES:**

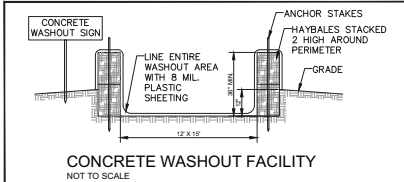
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.
- THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT (CITY OF ST. CHARLES) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE CITY OF ST. CHARLES.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY CITY OF ST. CHARLES.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FILED TILES OR STORMWATER STRUCTURES IS PROHIBITED.
- ALSO, PLEASE ADD NOTE TO STATE THAT, "IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(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".

**INSPECTION SCHEDULE**

- EROSION CONTROL DEVICES & SWALES SHALL BE MONITORED DAILY.
- FOREBAY/SEDIMENT TRAPS SHALL BE MONITORED WEEKLY. TRAPPED SEDIMENT SHALL BE REMOVED, RESPREAD, & STABILIZED.
- VEGETATIVE PLANTINGS (SEEDING, SODDING, ETC.) SHALL BE CHECKED PERIODICALLY TO VERIFY THAT ADEQUATE GROUND COVER IS BEING ESTABLISHED. AREAS OF INSUFFICIENT COVER SHALL BE RESEEDDED.
- REPAIRS TO EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

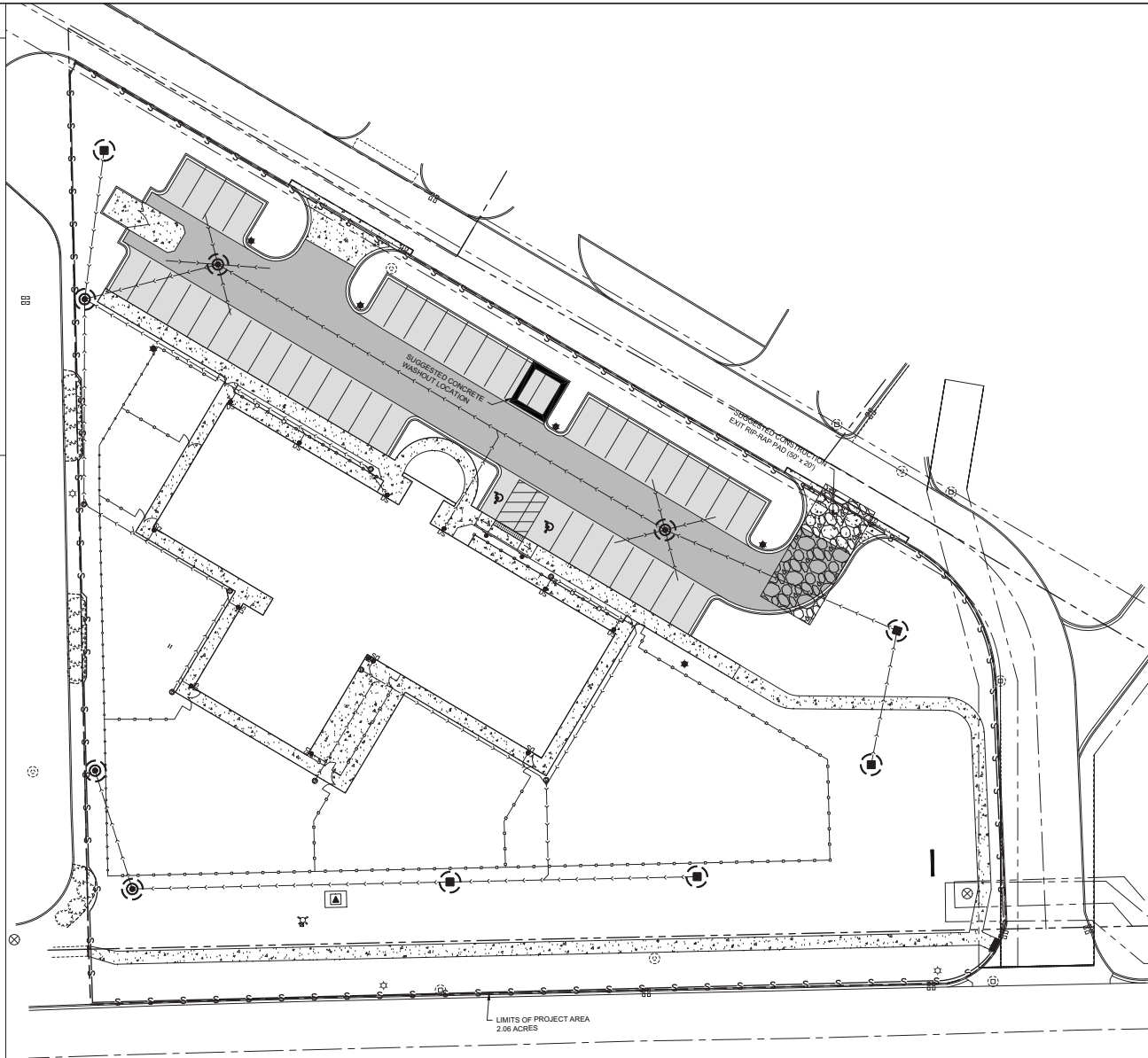
**ANTICIPATED CONSTRUCTION SEQUENCE**

	GRADING	UNDERGRADING	PAVING	LANDSCAPE
1. INSTALL SEDIMENT CONTROL DEVICES	X			
STABILIZED CONSTRUCTION ENTRANCE	X			
SILT FENCE	X			
2. GRADE SITE / STOCK PILE TOPSOIL	X			
SILT FENCE (TOPSOIL STOCKPILES & OPEN SPACE SLOPES)	X			
3. INSTALL STORM WATER MANAGEMENT		X		
STORM SEWER EXPLORATORY DIG		X		
INLET PROTECTION		X		
4. TEMPORARY VEGETATIVE STABILIZATION				X
TEMPORARY SEEDING				X
MULCHING				X
5. SITE WORK - CONCRETE WASHOUT AREA				X
CURB & GUTTER & PATCHING				X
AGGREGATE SUBBASE				X
BAM & BINDER				X
SIDEWALKS AND CONCRETE PAVEMENT				X
ASPHALT PATCHES				X
LANDSCAPE INSTALLATION				X
6. TEMPORARY SEEDING ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS				X
7. SURFACE PARKING LOTS				X
8. PERMANENT VEGETATIVE STABILIZATION OF EXPOSED AREAS				X
PERMANENT SEEDING				X
SODDING				X
9. PERFORM CONTINUING MAINTENANCE	X	X	X	X

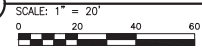


**SHEET LEGEND**

- TEMPORARY SILTATION BASKET
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE



**1 STORM WATER POLLUTION PREVENTION PLAN**



A New Building For:  
**Primrose School Franchising Company**  
 3860 Colchester Road  
 Awarth, Georgia 30191  
 404-875-6600  
 www.primrosefranchising.com  
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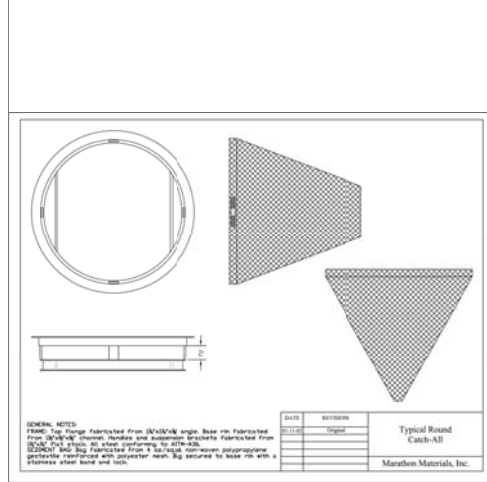
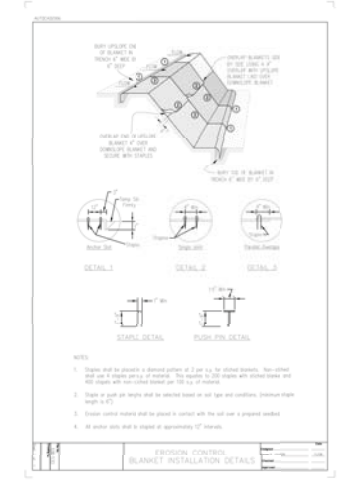
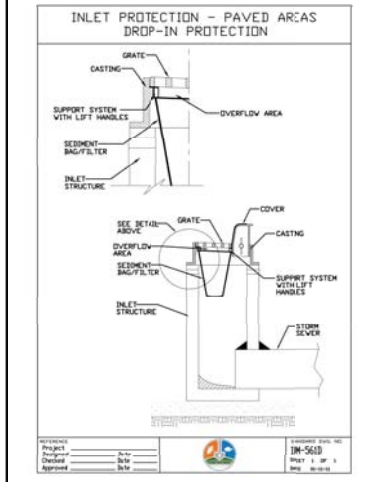
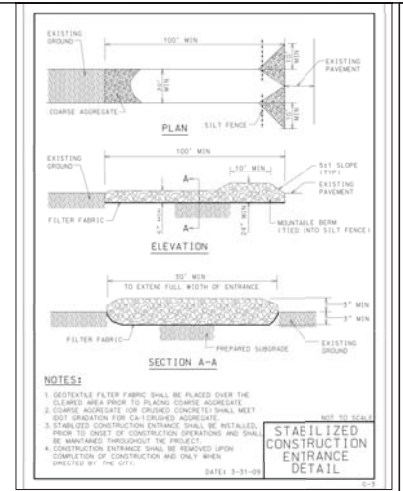
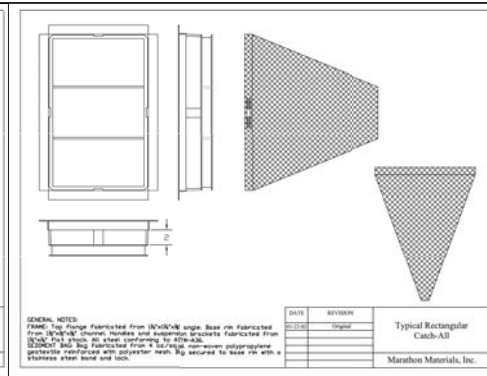
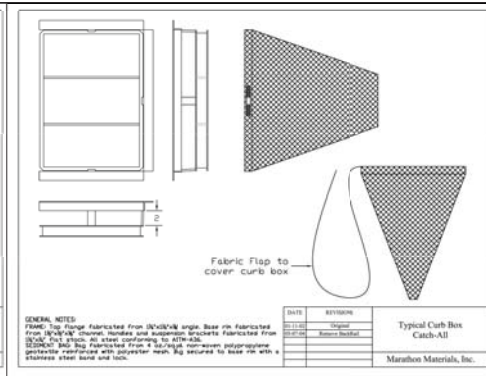
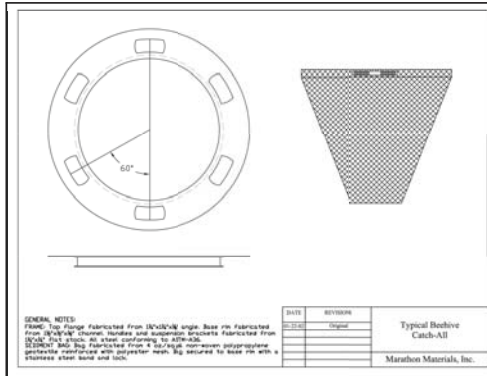
**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Robinson & Messer Engineers, Inc.  
 Robinson & Messer Engineers, Inc.  
 200 S. BROADWAY AVE., SUITE 1900  
 ST. LOUIS, MO 63102  
 (314) 875-6600  
 (314) 863-1422 FAX  
 Design Firm Registration No. 184-002059

SITE:  
 BRICHER ROAD &  
 BLACKBERRY DRIVE  
 ST. CHARLES, ILLINOIS  
 BUILDING TYPE:  
 TWO-STORY

Revisions:  
 DRAWING TITLE:  
**STORMWATER POLLUTION PREVENTION**  
 DATE: 11/01/2016  
 PROJECT NUMBER:  
 916346  
 DRAWING NUMBER:  
 C-500  
 PUD PLANS





### SEEDING SCHEDULE

A KENTUCKY BLUEGRASS 135#/ac. MIXED WITH PERENNIAL RYEGRASS 45#/ac. & 2 TONS STRAW MULCH PER ACRE  
 B SPRING OATS 100#/ac.  
 C WHEAT OR CEREAL RYE 150#/ac.  
 D SALT TOLERANT SOD, PER PROJECT SPECIFICATIONS  
 E STRAW MULCH

STABILIZATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DORMANT SEEDING	A									A		
TEMPORARY SEEDING			B									
SODDING	E		D**									

\* IRRIGATE AS NECESSARY  
 \*\* IRRIGATE AS NECESSARY TO ESTABLISH SOD

### SECTION 8: CERTIFICATION AND NOTICES

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE ILLINOIS PERMIT NARRATIVE SUDS CODED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

**OWNER'S CERTIFICATION**  
 I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE, I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPROPERMENT FOR KNOWING VIOLATIONS.

SIGNATURE (OWNER'S REPRESENTATIVE) \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_

COMPANY \_\_\_\_\_ ADDRESS \_\_\_\_\_

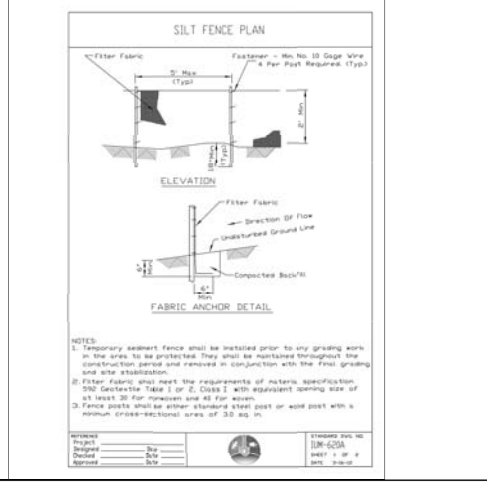
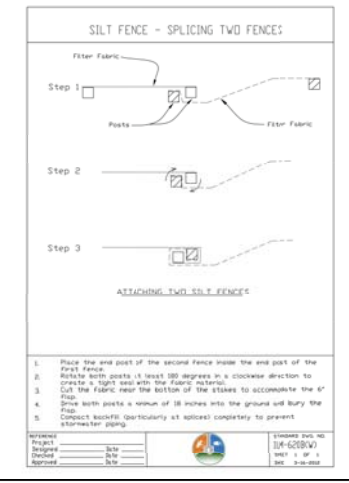
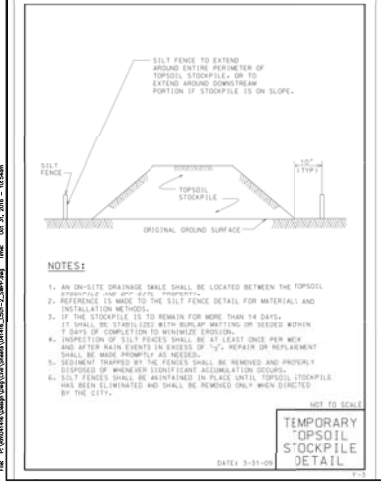
24 HOUR TELEPHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

**CONTRACTOR'S CERTIFICATION**  
 I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (GNDES) PERMIT (SUDS) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

COMPANY \_\_\_\_\_ ADDRESS \_\_\_\_\_

24 HOUR TELEPHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_



**CONTRACTOR'S CERTIFICATION**  
 I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (GNDES) PERMIT (SUDS) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

COMPANY \_\_\_\_\_ ADDRESS \_\_\_\_\_

24 HOUR TELEPHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

**CONTRACTOR'S CERTIFICATION**  
 I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (GNDES) PERMIT (SUDS) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

COMPANY \_\_\_\_\_ ADDRESS \_\_\_\_\_

24 HOUR TELEPHONE NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

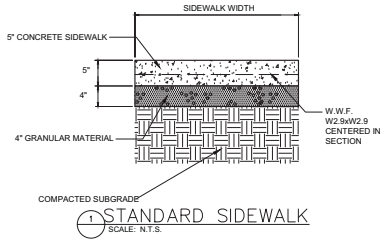
A New Building For:  
**Primrose School Franchising Company**  
 3680 Cedarhurst Road  
 Awarren, Georgia 30101  
 When you call, we'll send you a free information packet.  
 Any unauthorized use without our express written consent is prohibited.

**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

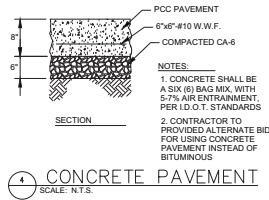
**R V E** Rubins & Mesa Engineers, Inc.  
 200 S. MICHIGAN AVE., SUITE 1500  
 CHICAGO, IL 60604  
 (312) 874-8660  
 (312) 874-1473 FAX  
 Design Firm Registration No. 184-00020

SITE: BRICHER ROAD & BLACKBERRY DRIVE  
 ST. CHARLES, ILLINOIS  
 BUILDING TYPE: TWO-STORY  
 Revision:  
 DRAWING TITLE: STORM WATER POLLUTION PREVENTION DETAILS  
 DATE: 11/01/2016  
 PROJECT NUMBER: 916346  
 DRAWING NUMBER: C-502  
 PUD PLANS

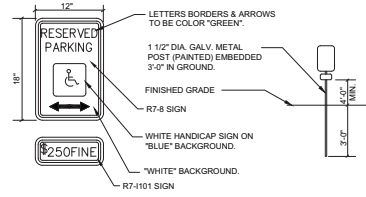
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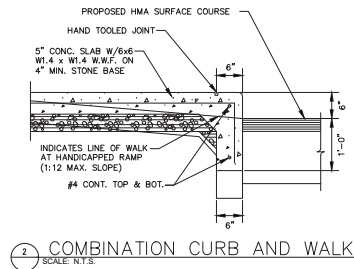
1 STANDARD SIDEWALK  
SCALE: N.T.S.



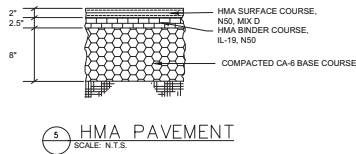
4 CONCRETE PAVEMENT  
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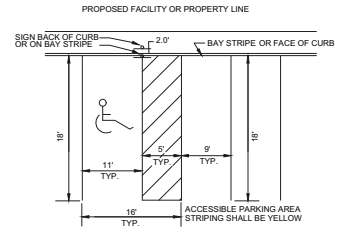
7 ACCESSIBLE PARKING SIGN  
SCALE: N.T.S.



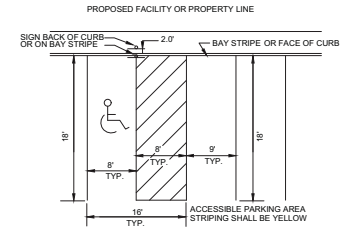
2 COMBINATION CURB AND WALK  
SCALE: N.T.S.



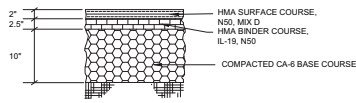
5 HMA PAVEMENT  
SCALE: N.T.S.



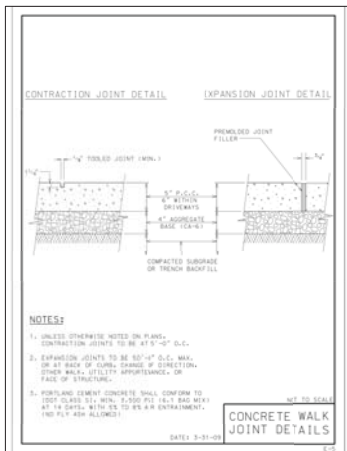
8 VAN ACCESSIBLE PARKING DETAIL  
SCALE: N.T.S.



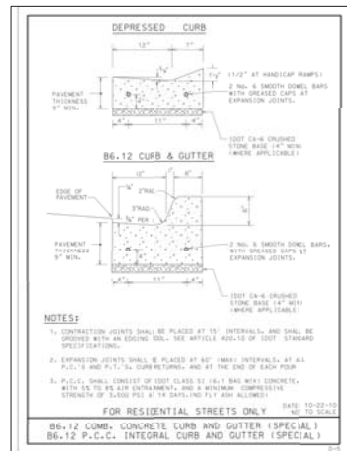
8 ACCESSIBLE PARKING DETAIL  
SCALE: N.T.S.



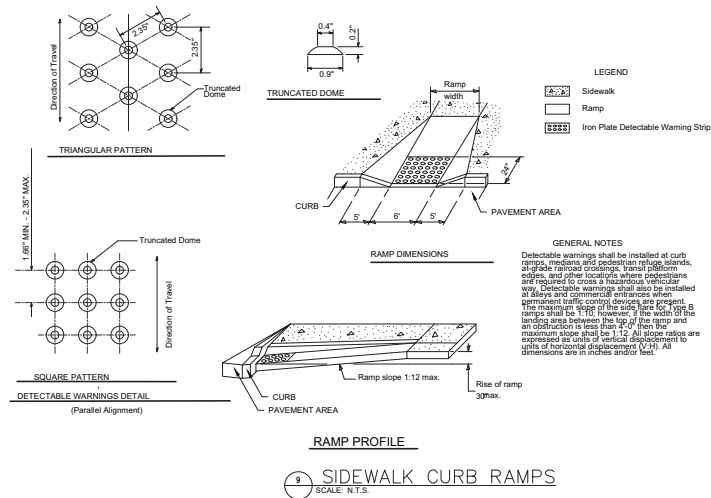
5a HMA HEAVY-DUTY PAVEMENT  
SCALE: N.T.S.



CONCRETE WALK JOINT DETAILS



DEPRESSED CURB AND B6.12 CURB & GUTTER



8 SIDEWALK CURB RAMPS  
SCALE: N.T.S.

A New Building For:  
**Primrose School Franchising Company**  
3860 Cedarcrest Road  
Austell, Georgia 30101  
©2013  
Primrose School Franchising Company  
All materials used are subject to legal action.



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RME** Rubino & Messa Engineers, Inc.  
202 S. MICHIGAN AVE., SUITE 1500  
CHICAGO, ILLINOIS 60604  
(312) 875-6800  
(312) 863-1523 FAX  
Design Firm Registration No. 184-00059

SITE:  
BRICHER ROAD &  
BLACKBERRY DRIVE

ST. CHARLES, ILLINOIS

BUILDING TYPE:  
TWO-STORY

Revisions:

DRAWING TITLE:  
**SITE DETAILS**

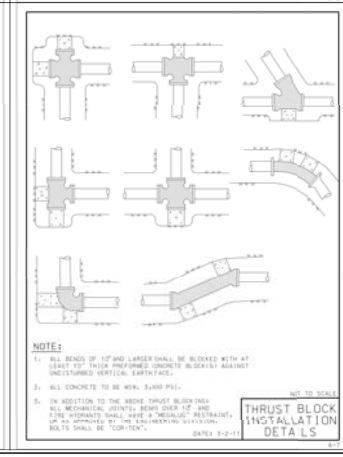
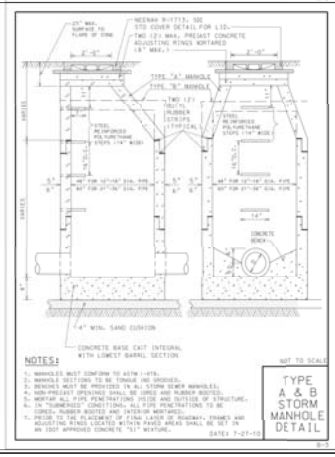
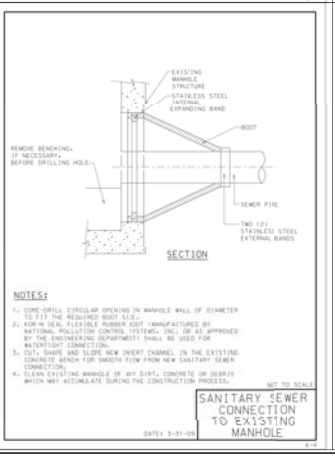
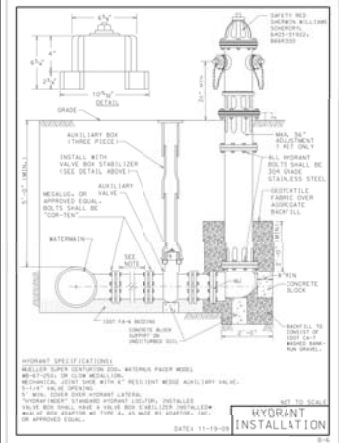
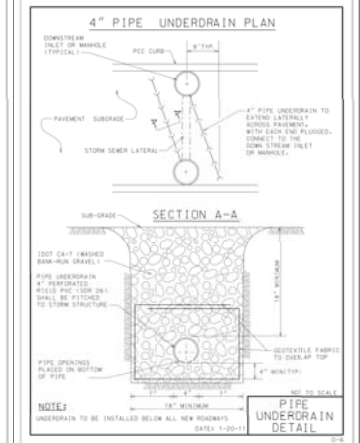
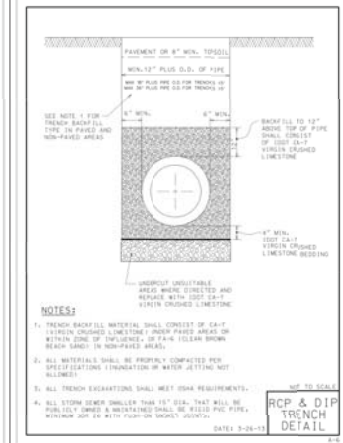
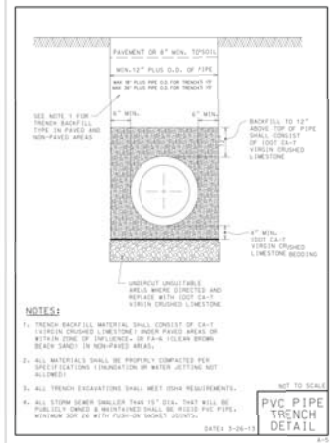
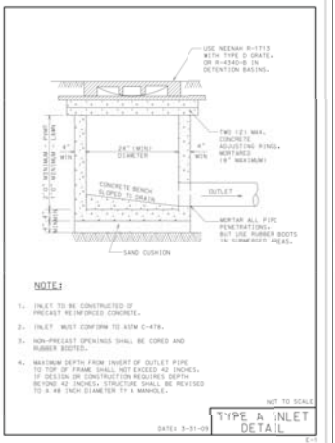
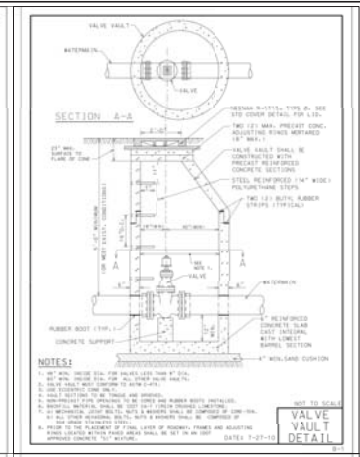
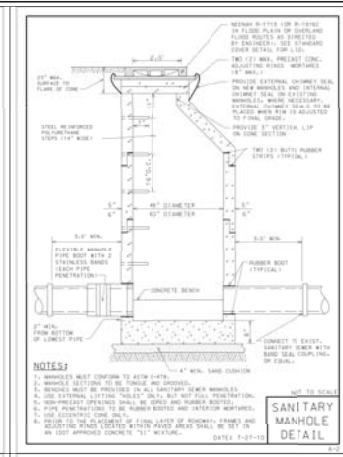
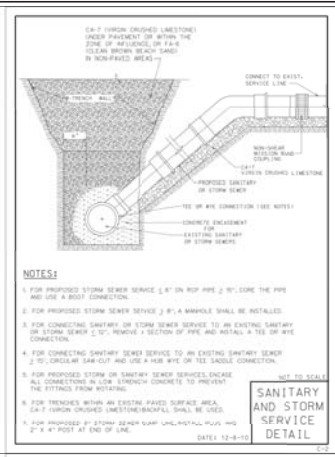
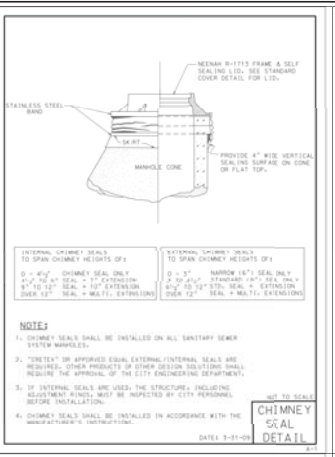
DATE:  
11/01/2016

PROJECT NUMBER:  
916346

DRAWING NUMBER:  
**C-600**

PUD PLANS





Fitting type/nominal size	4\"/>					
90 Degree Bend	11	25	32	38	45	53
45 Degree Bend	1	10	13	16	19	24
22.5 Degree Bend	3	5	6	8	9	12
11.25 Degree Bend	2	2	3	4	4	6
Dead End	33	35	37	41	100	124
Top Edge Vertical Offset + (18\"/>						
Bottom Edge Vertical Offset + (18\"/>						
Tea Run & Branch **	17\"/>					
Tea Run & Branch **	17\"/>					
Tea Run & Branch **	17\"/>					
Tea Run & Branch **	17\"/>					
Reducer ***	28	30	32	33	34	36
Reducer ***	17\"/>					
Reducer ***	17\"/>					
Reducer ***	17\"/>					

DATE: 3-31-19



**A New Building For:**

**Primrose School Franchising Company**

These schools are built by Primrose Schools Franchising, a wholly owned subsidiary of Primrose School Franchising Co. Representative services are provided by Primrose Schools Franchising Co. All construction programs will be governed by Primrose Schools Franchising Co. All construction programs will be subject to legal action.

3800 Cottercrest Road  
Aurora, Georgia 30501  
Contract # C3013  
Primrose School Franchising Company

**PROJECT MANAGERS**

**CASCO**

10877 WATSON ROAD  
ST. LOUIS, MO 63127

**R M E** Builders & Engineers, Inc.  
202 S. MOBILE AVE. SUITE 1000  
ST. LOUIS, MO 63102  
(314) 875-6800  
(314) 875-6223 FAX

Design Firm Registration No. 184-00059

**ST. CHARLES, ILLINOIS**

**BUILDING TYPE: TWO-STORY**

**Revisions:**

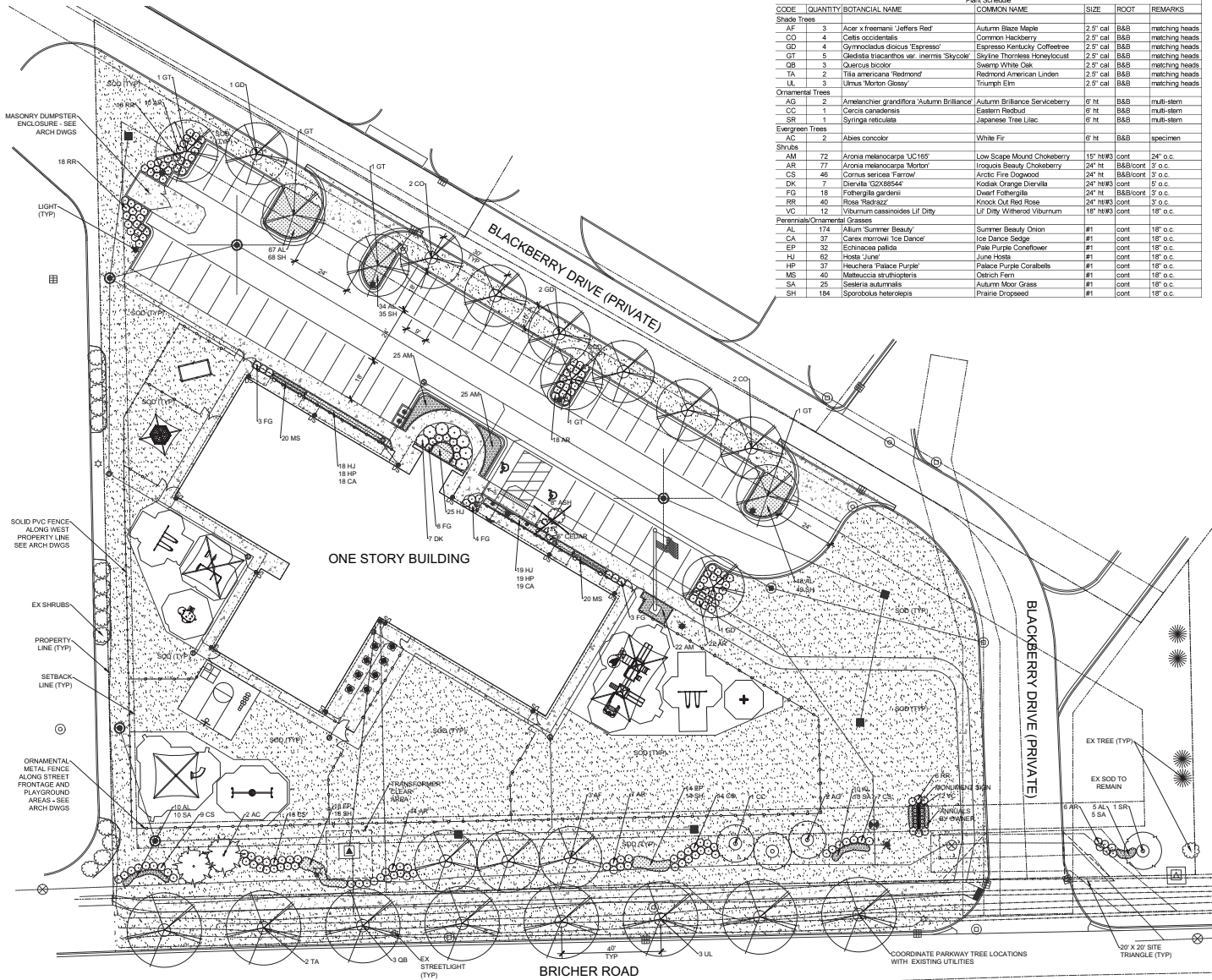
**DRAWING TITLE: CIVIL DETAILS**

**DATE: 11/01/2016**

**PROJECT NUMBER: 916346**

**DRAWING NUMBER: C-601**

**PUD PLANS**



Plant Schedule						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>Shade Trees</b>						
AF	3	Acer x freemanii 'Jeffers Red'	Autumn Blaze Maple	2 1/2' cal	B&B	matching heads
CO	4	Celtis occidentalis	Common Hackberry	2 1/2' cal	B&B	matching heads
GD	4	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2 1/2' cal	B&B	matching heads
GT	5	Castanea bicolor var. inermis 'Skycol'	Skyline Thornless Honeylocust	2 1/2' cal	B&B	matching heads
QB	3	Quercus bicolor	Swamp White Oak	2 1/2' cal	B&B	matching heads
TA	2	Tilia americana 'Redmond'	Redmond American Linden	2 1/2' cal	B&B	matching heads
UL	3	Ulmus 'Morton Glassy'	Trumpet Elm	2 1/2' cal	B&B	matching heads
<b>Ornamental Trees</b>						
AG	2	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' ht	B&B	multi-stem
CC	1	Cercis canadensis	Eastern Redbud	6' ht	B&B	multi-stem
SR	1	Syringa reticulata	Japanese Tree Lilac	6' ht	B&B	multi-stem
<b>Evergreen Trees</b>						
AC	2	Abies concolor	White Fir	6' ht	B&B	specimen
<b>Shrubs</b>						
AM	72	Aronia melanocarpa UC165	Low Scape Mound Chokeberry	15" ht/8S	cont	24" o.c.
AR	77	Aronia melanocarpa 'Morton'	Ironwood Beauty Chokeberry	24" ht	B&B/cont	3' o.c.
CS	46	Cornus sericea 'Fano'	Arctic Fire Dogwood	24" ht	B&B/cont	3' o.c.
DK	7	Dienella 'G2X88544'	Kodak Orange Dienella	24" ht	cont	5' o.c.
FG	18	Fothergilla gardenii	Dwarf Fothergilla	24" ht	B&B/cont	3' o.c.
RR	40	Rosa 'Radrazz'	Knock Out Red Rose	24" ht/8S	cont	3' o.c.
VC	12	Viburnum cassinoides 'Lil Ditty'	Lil Ditty Withered Viburnum	18" ht/8S	cont	18" o.c.
<b>Perennials/Ornamental Grasses</b>						
AL	174	Alum Summer Beauty	Summer Beauty Onion	#1	cont	18" o.c.
CA	37	Carex morrowii 'Ice Dance'	Ice Dance Sedge	#1	cont	18" o.c.
EP	32	Echinacea pallida	Pink Purple Coneflower	#1	cont	18" o.c.
HJ	62	Hosta June	June Hosta	#1	cont	18" o.c.
HP	37	Heuchera 'Palace Purple'	Palace Purple Coralbells	#1	cont	18" o.c.
MS	40	Mastigella stultipetris	Delich Fern	#1	cont	18" o.c.
SA	25	Saxifraga autumnalis	Autumn Moor Grass	#1	cont	18" o.c.
SH	184	Sporobolus heterostachys	Prairie Dropseed	#1	cont	18" o.c.

**General Landscape Calculations**

Total Lot Area: 97,299sf  
 Required Landscaped Area: 97,299 x 15% = 14,595sf  
 Actual Landscaped Area: 46,145sf

Total Public Street Frontage: 430ft  
 Required Shade/Ornamental/Evergreen Trees: 430/50 = 9  
 Actual Trees: 9  
 Required Frontage Landscape: 436 x 75% = 327ft  
 Actual Frontage Landscape: 333 ft

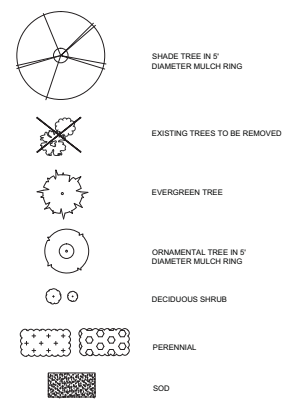
**Interior Parking Lot Calculations**

45' Space Parking Lot w/2 accessible spaces  
 Total Interior Parking Lot Area: 21,022sf  
 Required Interior Landscaped Area: 21,022 x 10% = 2,102sf  
 Actual Landscaped Area: 4277sf  
 Required Interior Shade Tree Planting: 2102/160 + 13  
 Actual Shade Tree Planting: 13

**Foundation Planting Calculations**

Total dimension of building walls: 586ft  
 Horizontal dimension of front building wall: 174ft  
 Required Landscaped Area: 174 x 75% = 131ft  
 Actual Landscaped Area: 130ft  
 Horizontal dimension of remaining building walls: 412ft  
 Required Landscaped Area: 412 x 50% = 206  
 Actual Landscaped Area: 0

**LEGEND**



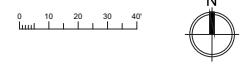
**GENERAL NOTES:**

- COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES FOR ALL WORK AND OPERATIONS.
- KEEP ALL AREAS CLEAN, NEAT AND ORDERLY AT ALL TIMES. CLEAR OF RUBBISH AND DEBRIS. LEGALLY DISPOSE OF ALL MATERIALS REMOVED FROM THE SITE.
- DO NOT INTERFERE WITH USE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO BUILDINGS, PARKING LOTS, STREETS OR ALLEYS.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, FENCINGS, FURNISHINGS AND PLANTINGS. TREES AND LAWNS FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS, AND OTHER HAZARDS CREATED BY SITE IMPROVEMENTS. IF ANY DAMAGE OCCURS, REPAIR TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
- PROTECT AND/OR RESTORE EXISTING LAWN TO EXCELLENT CONDITION WITH TOPSOIL AND SOIL.
- VERIFY SITE CONDITIONS BEFORE PROCEEDING WITH WORK AND REPORT ANY CONFLICT TO ADR.
- VERIFY DIMENSIONS IN FIELD.
- COORDINATE WORK WITH ALL OTHER TRADES.

**LANDSCAPE NOTES:**

- FOR PLAYGROUND SURFACING AND FENCING, SEE ARCHITECTURAL DRAWINGS.
- ALL PLANT BEDS AND TREE RINGS TO RECEIVE 2"-3" DEPTH SHREDDED HARDWOOD BARK MULCH.
- ALL DEVIATIONS FROM THIS PLAN, INCLUDING THOSE DEEMED NECESSARY BY OBSERVED FIELD CONDITIONS AT TIME OF PLANTING, MUST BE APPROVED BY THE CITY OF ST. CHARLES.
- WHEN MULTIPLE PLANT TYPES ARE SHOWN IN A SINGLE PLANTING BED, ALTERNATE SPECIES EQUALLY IN TYPICAL TRIANGULATED SPACING.
- CONTRACTOR TO PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM, SEE SPECIFICATIONS.

**1 LANDSCAPE PLAN**  
1"=20'-0"



A New Building For:  
**Primrose School Franchising Company**  
 3600 Cedarcrest Road  
 Awarren, Georgia 30101  
 Primrose School Franchising Company  
 These drawings are the design prepared by the architect, property of Primrose School Franchising Co. Reproduction of any part of these drawings without the written consent of Primrose School Franchising Co. is prohibited. Any reproduction use will constitute infringement.



**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

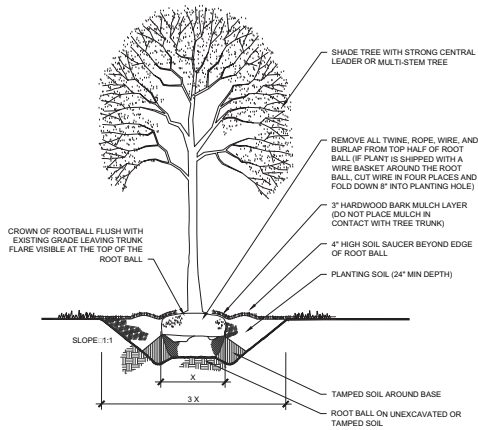
**R M E** Rubin & Meola Engineers, Inc.  
 200 S. MICHIGAN AVE., SUITE 1000  
 CHICAGO, IL 60604  
 (312) 870-8600  
 (312) 865-1473 FAX  
 Design Firm Registration No. 184-002029

**Juli Ordover**  
 2542 North Jensen Ave #3  
 Chicago, IL 60647  
 312.328.2222  
 www.juliordover.com

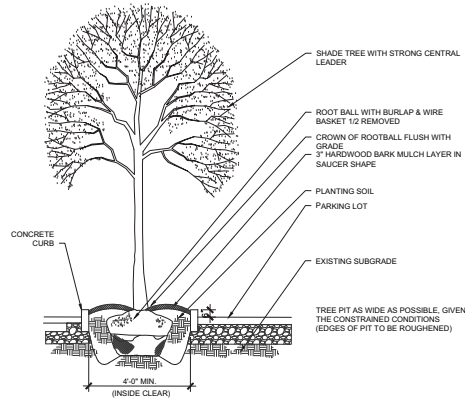
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**BRICHER ROAD & BLACKBERRY DRIVE**  
**ST. CHARLES, ILLINOIS**  
 BUILDING TYPE:  
**ONE-STORY**  
 Revision:

DRAWING TITLE:  
**LANDSCAPE PLAN**

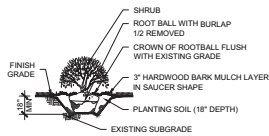
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 11/11/16  
 PROJECT NUMBER:  
**916346**  
 DRAWING NUMBER:  
**L-100**  
 PUD PLANS



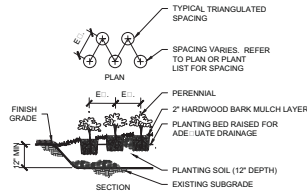
1 TREE PLANTING DETAIL  
NTS



2 TREE IN PLANTING ISLAND DETAIL  
NTS



3 SHRUB PLANTING DETAIL  
NTS



4 PERENNIAL PLANTING DETAIL  
NTS

**GENERAL PLANTING NOTES**

1. DETERMINE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND VERIFY IN FIELD. REPORT ANY CONFLICTS TO ARCHITECT OF RECORD (AOR) PRIOR TO BEGINNING WORK.
2. INFORM AOR AS EACH PHASE OF WORK IS UNDERTAKEN.
3. PROTECT EXISTING VEGETATION INCLUDING ALL EXISTING PARKWAY AND INTERIOR TREES. REPLACE DAMAGED VEGETATION WITH APPROVED SIMILAR MATERIAL.
4. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.
5. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM GRADE UNLESS NOTED OTHERWISE (UNO).
6. PRIOR TO LANDSCAPE INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT +0.1 FOOT TO FINISH GRADE.
7. IN LANDSCAPE AREAS, FINISH GRADE TO 4\"/>

A New Building For:  
**Primrose School Franchising Company**  
3600 Cedarcrest Road  
Aurora, Georgia 30011  
www.primroseschoolfranchising.com  
Primrose School Franchising Company



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
**PROJECT MANAGERS**

**RIME** Design & Engineers, Inc.  
200 S. MICHIGAN AVE., SUITE 1900  
CHICAGO, IL 60604  
(312) 870-8800  
(312) 865-1473 FAX  
Design Firm Registration No. 184-00020

**Juli Ordover**  
2542 North Jensen Ave #3  
Chicago, IL 60647  
(312) 368-2000  
www.juliordover.com

SITE:  
BRICHER ROAD &  
BLACKBERRY DRIVE  
  
ST. CHARLES, ILLINOIS  
  
BUILDING TYPE:  
ONE-STORY

Revisions:  
  
DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

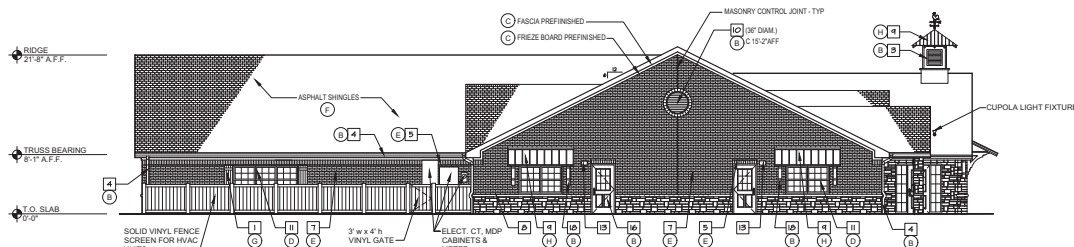
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11/11/16

PROJECT NUMBER:  
**916346**

DRAWING NUMBER:  
**L-101**

PUD PLANS

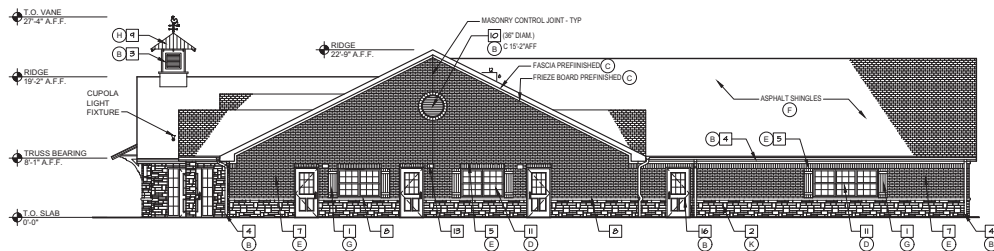




### 1 EAST ELEVATION

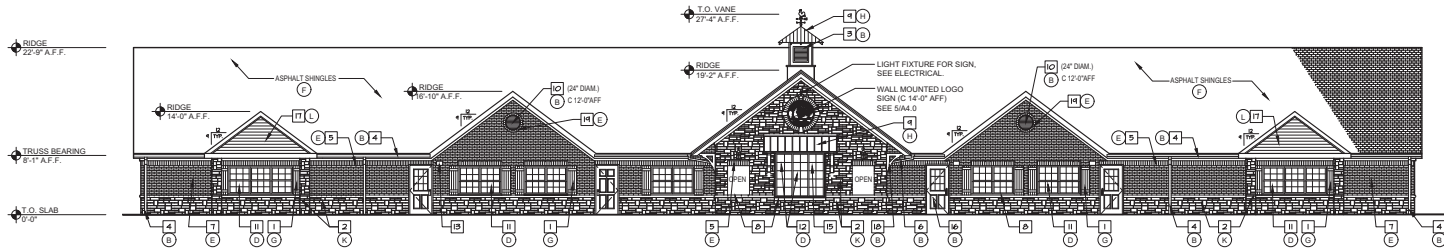
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**Architectural Feature Calculations**  
 Calculations include: Cupola, Frieze, Solder Course, Louvered Vent, Shutters, Windows, Doors, Sill/Wainscot, Awnings.  
 Overall SF of Facade = 1,774 SF  
 Required Coverage = 637 SF  
 Actual Coverage = 642 SF



### 2 WEST ELEVATION

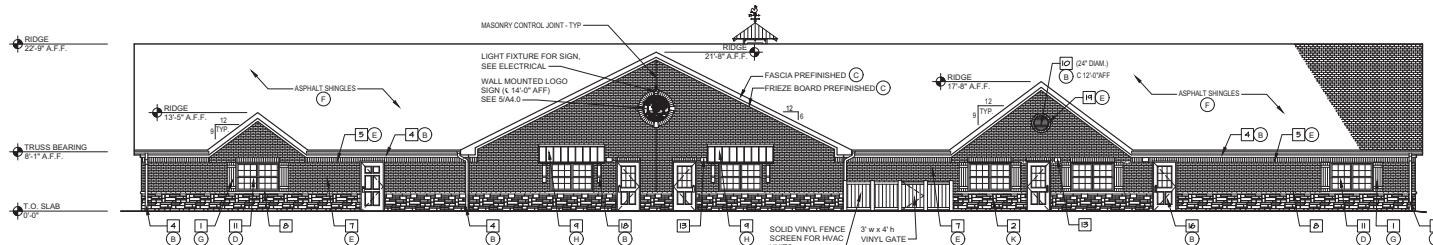
SCALE: 1/8" = 1'-0"



### 3 NORTH ELEVATION

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

**Architectural Feature Calculations**  
 Calculations include: Awning, Cupola, Frieze, Solder Course, Louvered Vent, Wall Sign, Shutters, Windows, Doors, Sill/Wainscot, Porches.  
 Overall SF of Facade = 1,739 SF  
 Required Coverage = 870 SF  
 Actual Coverage = 1,137 SF



### 4 SOUTH ELEVATION

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

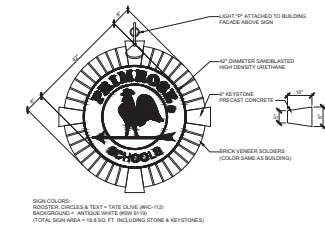
**Architectural Feature Calculations**  
 Calculations include: Frieze, Solder Course, Wall Sign, Shutters, Windows, Doors, Sill/Wainscot, Awnings.  
 Overall SF of Facade = 1,820 SF  
 Required Coverage = 910 SF  
 Actual Coverage = 919 SF

### KEYED NOTES:

- 1 VINYL SHUTTERS-SEE WINDOW SCHEDULE FOR SIZES.
- 2 STONE. SEE EXTERIOR COLOR FOR MANUFACTURER.
- 3 CUPOLA WITH WEATHER VANE. SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS FOR EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 6" WIDE GUTTERS WITH SPIKE AND FERRULE AT 30" O.C. JOGE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDER GROUND STORM SYSTEM.
- 5 BRICK SOLDER COURSE
- 6 EXTRUDED ALUMINUM 3" PIA DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- 7 BRICK VENEER
- 8 ROUNDED PRECAST SILL - NATURAL WHITE COLOR
- 9 STANDING SEAM ROOF ON METAL FRAME
- 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON DRAWINGS.
- 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS. (SEE ELEV. SHEET A2.1)
- 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
- 13 WALL MOUNTED LIGHT FIXTURE. TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOTTOM OF SOFFIT OR 80" MIN AFG.
- 14 STOP BALLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
- 15 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
- 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
- 17 HARDIE PLANK LAP SIDING
- 18 "TYFON" PVC BRACKET. PAINTED
- 19 BRICK ROWLOCK COURSE

### EXTERIOR COLOR SCHEDULE

1 TRASH ENCLOSURE GATES (POST & HINGES) & SHUTTERS	#8M HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
2 EXTERIOR W.D. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS, BRACKETS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE #80-20 (8M HC-42 or SW SW 6157)
3 EXTERIOR FASCIA, FRIEZE	SANDSTONE BEIGE #80-20 (8M HC-42 or SW SW 6157)
4 WINDOWS	BORAL OR ALMOND ALUMINUM/VINYL
5 BRICK VENEER	BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
6 ASPHALT SHINGLES:	MANUF. GAF STYLE: TIMBERLINE NATURAL SHADOW/LIFETIME WARRANTY COLOR: WEATHERED WOOD SE
7 VINYL SHUTTERS	#8M HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
8 STANDING SEAM ROOF:	ASP SPAN SPANSEAM 12" COLOR = DARK BRONZE
9 STEEL AWNING SUPPORTS:	#8M HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
10 STONE:	LONESTAR STONE, LIBERTY CLASSIC, AUTUMN GROUT: BUFF COLORED MORTAR
11 HARDIEPLANK LAP SIDING:	SANDSTONE BEIGE SELECT CEDAR/MILL



### 5 WALL MOUNT SIGN

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

Proposed Building For:  
**Primrose School Franchising Company**  
 3860 Cedarcrest Road  
 Awarth, Georgia 30101  
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 Primrose School Franchising Company



**CASCO**  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127  
 PROJECT MANAGERS

SITE:  
 BRICHER RD. &  
 BLACKBERRY DR.

ST. CHARLES, IL  
 BUILDING TYPE:  
 2016 MM - L

DRAWING TITLE:  
 EXTERIOR  
 ELEVATIONS

DATE:

10/28/16

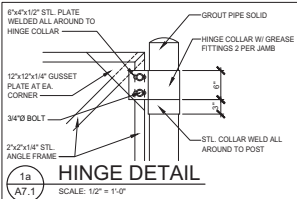
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916346

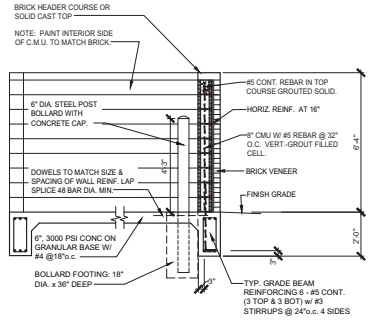
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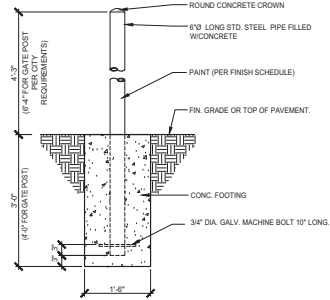




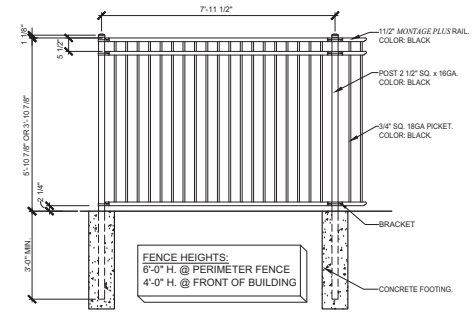
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SCALE: 1/2" = 1'-0"



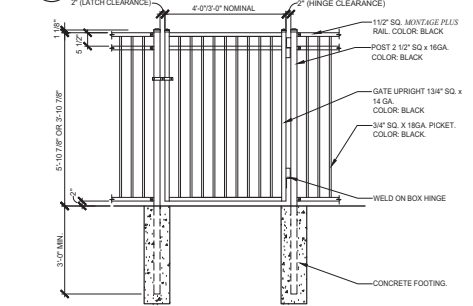
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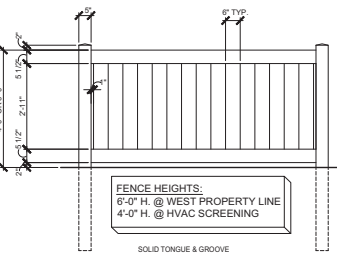
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5  
A7.1  
SCALE: 1/2" = 1'-0"



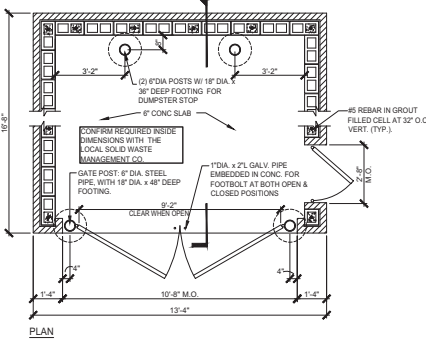
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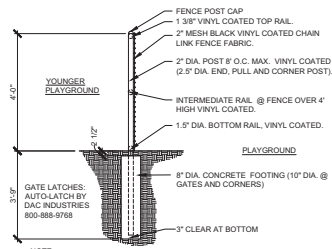
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**GEN. NOTES**

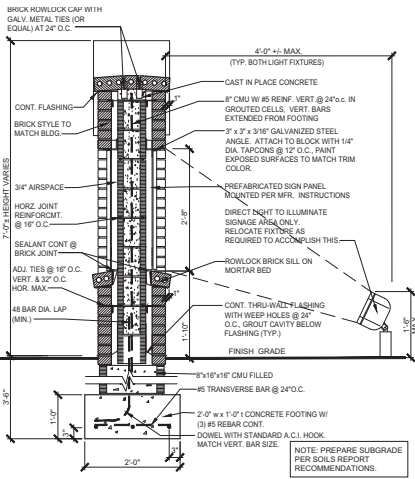
- 1) 6" DIA STEEL POSTS SHALL BE SET A MINIMUM OF 36" INTO CONCRETE.
- 2) BRICK COLOR TO MATCH THE BRICK ON THE BUILDING, U.N.O.
- 3) PAINT DUMPSTER GATE, POST, HINGES AND ACCESSORIES AS SPECIFIED ON "EXTERIOR FINISH SCHEDULE".



PLAN

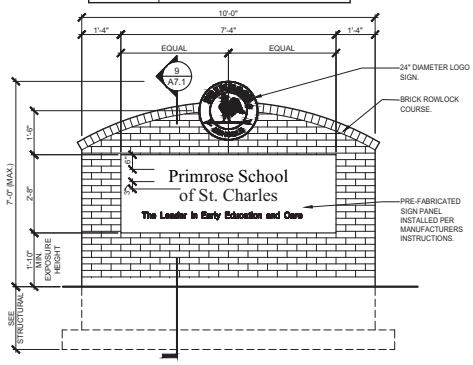


2  
A7.1  
SCALE: 1/2" = 1'-0"

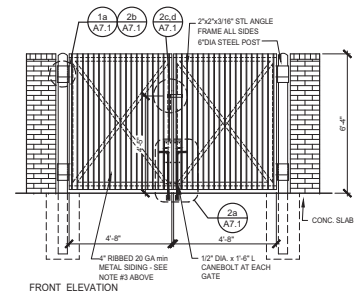


9  
A7.1  
SCALE: 3/4" = 1'-0"

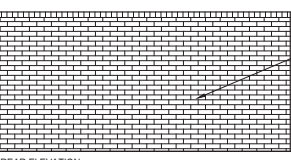
MONUMENT SIGN SPECIFICATIONS:	
LOGO	24" DIAMETER SANDBLASTED. COLOR: TATE OLIVE OVER BEIGE BACKGROUND.
LETTERS	DARK BRONZE, 5" HIGH. STYLE: TIMES BOLD.
STRIP LETTERS	DARK BRONZE, 2 1/2" HIGH. STYLE: TIMES BOLD.
BACKGROUND	PAINTED METAL. COLOR: BEIGE.
BRICK	BRICK COLOR TO MATCH MAIN BUILDING.
MONUMENT SIGN AREAS:	
SIGN (COPY AREA)	2'-8" H. x 7'-4" W. = 19.5 SQ. FT.
LOGO	2'-0" DIAMETER = 3.1 SQ. FT.
OVERALL	22.6 SQ. FT. x 2 SIDES = 45.2 SQ. FT.



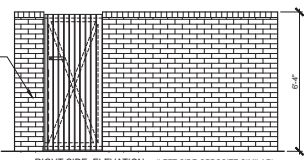
8  
A7.1  
SCALE: 1/2" = 1'-0"



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION (LEFT SIDE OPPOSITE, SIMILAR)

1  
A7.1  
SCALE: 3/8" = 1'-0"

Proposed Building For:  
**Primrose School Franchising Company**  
3880 Cedarcrest Road  
Aurora, Georgia 30101  
COPYRIGHT © 2016  
Primrose School Franchising Company



**CASCO**  
10877 WATSON ROAD  
ST. LOUIS, MO 63127  
PROJECT MANAGERS

SITE:  
BRICHER RD. &  
BLACKBERRY DR.

ST. CHARLES, IL  
BUILDING TYPE:  
2016 MM - L

DRAWING TITLE:  
SITE DETAILS

DATE:  
10/28/16

PROJECT NUMBER:  
916346

DRAWING NUMBER:  
A7.1

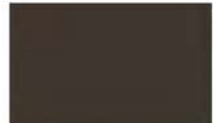
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**BUILDING ELEVATION**

**CONSTRUCTION NOTES:** [ ]

- [ 1 ] VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
- [ 2 ] STONE. SEE EXTERIOR COLORS FOR MANUFACTURER.
- [ 3 ] CUPOLA WITH WEATHER VANE. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- [ 4 ] EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- [ 5 ] BRICK SOLDIER COURSE.
- [ 6 ] EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- [ 7 ] BRICK VENEER.
- [ 8 ] ROUNDED PRECAST SILL - NATURAL WHITE COLOR.
- [ 9 ] STANDING SEAM ROOF ON METAL FRAME.
- [ 10 ] 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
- [ 11 ] ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS.
- [ 12 ] FIXED ALUMINUM WINDOWS WITH TINTED GLASS.
- [ 13 ] WALL MOUNTED LIGHT FIXTURE. TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOTTOM OF SOFFIT OR 80" MIN AFG.
- [ 14 ] STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
- [ 15 ] 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK.
- [ 16 ] H.M. INSULATED EXTERIOR DOOR AND FRAME.
- [ 17 ] HARDIE PLANK LAP SIDING



STANDING SEAM ROOF & SUPPORTS



BRICK



STONE



SIDING



PAINT - TATE OLIVE



SANDSTONE BEIGE - TRIM



SHINGLES:



WINDOW-SHUTTERS-SILL

**EXTERIOR COLOR SCHEDULE**

DUMPSTER GATES (POST & HINGES)	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (BM HC-82 OR SW SW-6157)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (BM HC-82 OR SW SW-6157)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK:	BORAL BRICK MOUNT VERNON MODULAR OR APPROVED EQUAL. GROUT: BUFF COLORED MORTAR WITH CONCAVE JOINTS
STONE:	LONESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR
ASPHALT SHINGLES:	MANUF: GAF STYLE: TIMBERLINE SERIES, T-30 WITH 'SHADOW ACCENT' COLOR: WEATHERED WOOD
VINYL SHUTTERS:	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #282 COLONIAL GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
HARDIE PLANK LAP SIDING SELECT CEDARMILL	COLOR: SANDSTONE BEIGE

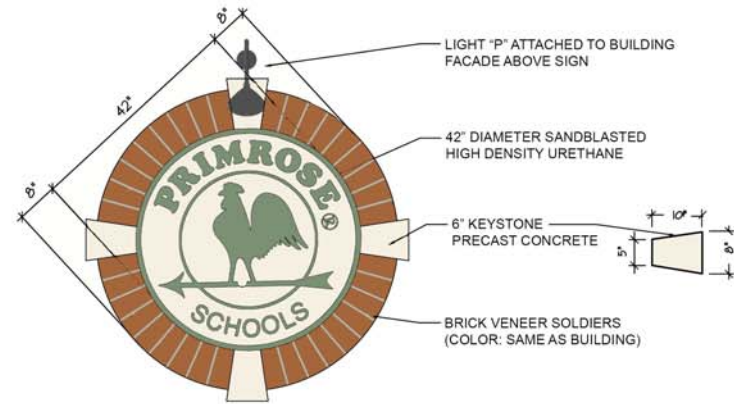
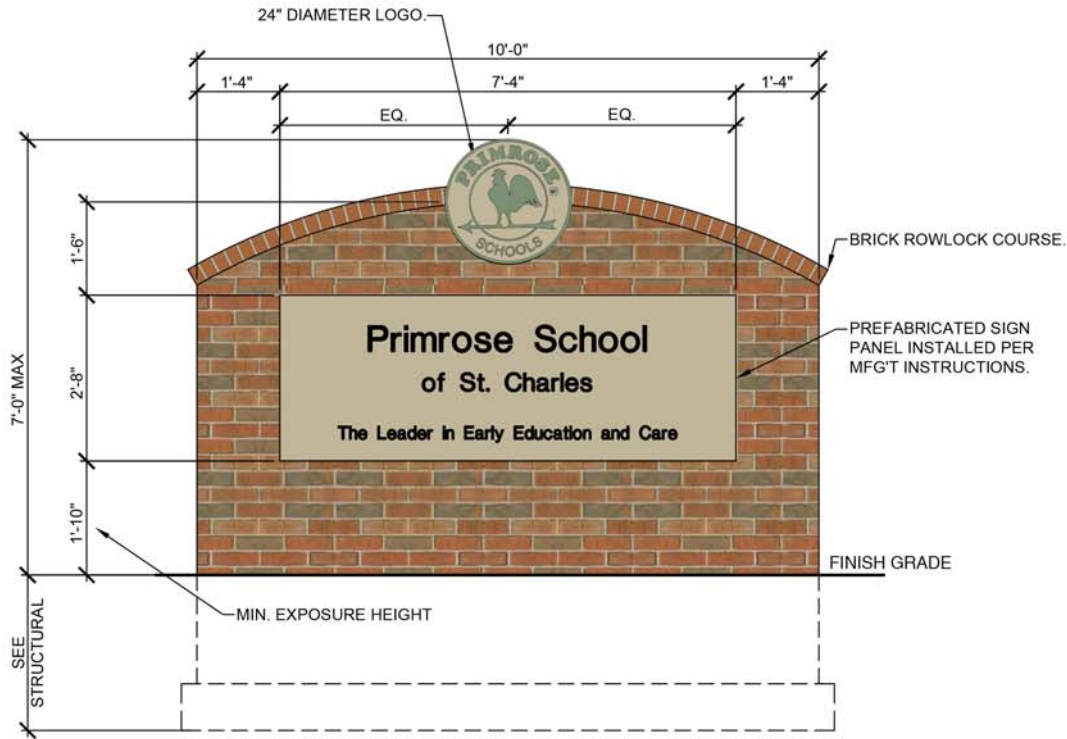


PROPOSED BUILDING FOR:  
**PRIMROSE SCHOOL**  
**FRANCHISING COMPANY**  
 3660 CEDARCREST ROAD  
 ACWORTH, GEORGIA 30101

**PRIMROSE SCHOOL**  
 BRICHER ROAD AND BLACKBERRY DRIVE  
 ST. CHARLES, IL 60174  
 08/23/16



Diversified Corporation  
 10877 WATSON ROAD  
 ST. LOUIS, MO 63127



**SIGN SPECIFICATIONS:**

LOGO	24" DIAMETER SANDBLASTER - TATE OLIVE ON BEIGE BACKGROUND
LETTERS	DARK BRONZE 5" AND 3.5" HIGH, STYLE: TIMES BOLD
STRIP LETTERS (*THE LEADER IN...)	2.5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
BACKGROUND	PAINTED METAL. COLOR: BEIGE
BRICK SPECIFICATION	SAME AS BUILDING

**SIGN AREAS (ONE SIDE)**

SIGNAGE (COPY AREA) = 2'-8" H. X 7'-4" W. = 19 S.F.
LOGO - 2'-0" DIA = 3.14 S.F.
OVERALL STRUCTURE = 22.14 S.F. X 2 = 44.28 S.F.

NOTE:  
TOTAL SIGN LETTERING COST SHOULD INCLUDE LETTERING, (LETTERING FOR BOTH SIDES OF SIGN) TAX, SHIPPING COSTS, MOUNTING TEMPLATE AND INSTRUCTIONS. (4-6 WEEKS LEAD TIME)

SIGN COLORS:  
ROOSTER, CIRCLES & TEXT = TATE OLIVE (#HC-112)  
BACKGROUND = ANTIQUE WHITE (#SW 6119)  
(TOTAL SIGN AREA = 18.8 SQ. FT. INCLUDING STONE AND KEYSTONES)

**WALL MOUNTED LOGO SIGN  
(NORTH/SOUTH ELEVATIONS)**



PROPOSED BUILDING FOR:  
**PRIMROSE SCHOOL  
FRANCHISING COMPANY**  
3660 CEDARCREST ROAD  
ACWORTH, GEORGIA 30101

**PRIMROSE SCHOOL**  
BRICHER ROAD AND BLACKBERRY DRIVE  
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08/23/16

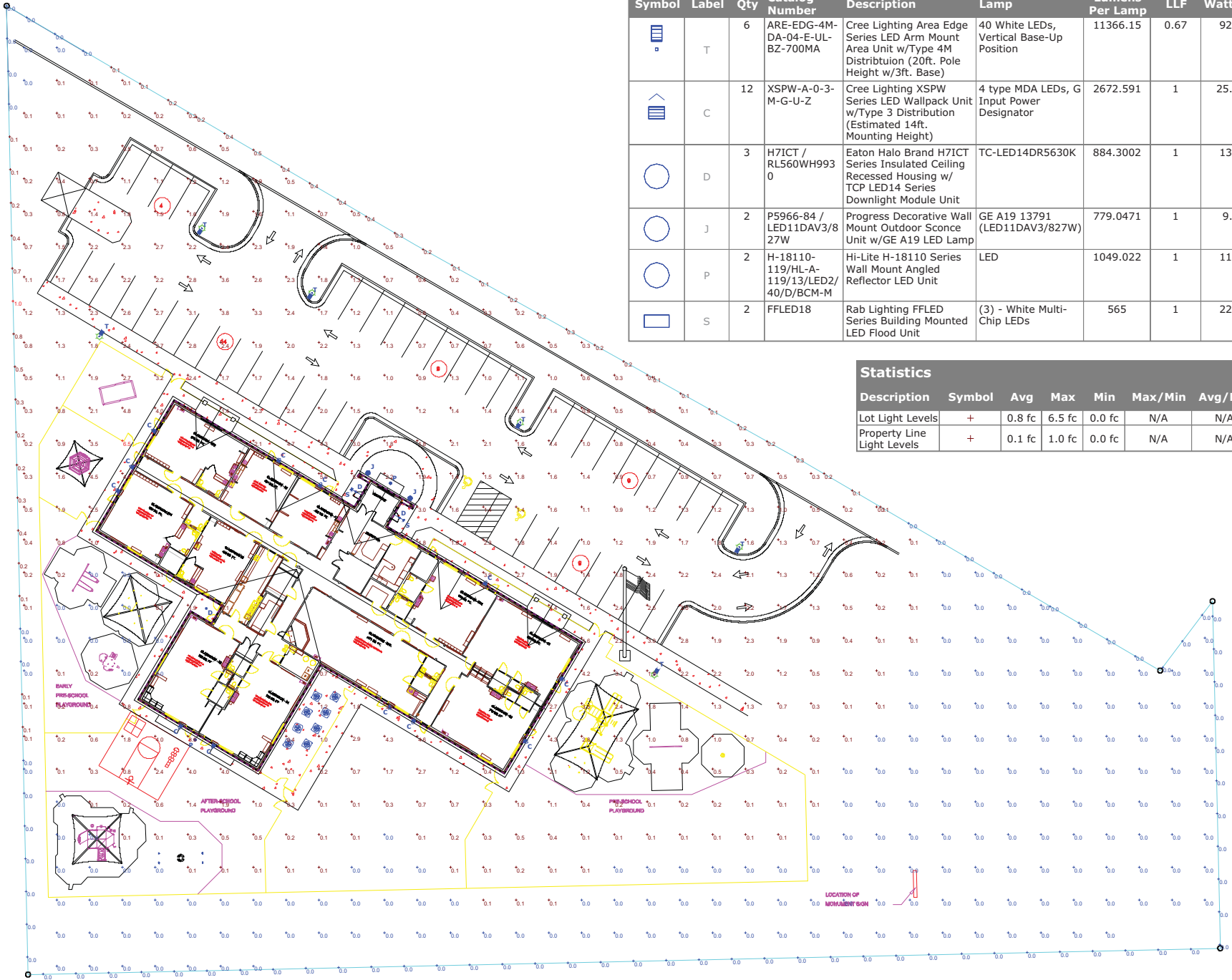


Diversified Corporation  
10877 WATSON ROAD  
ST. LOUIS, MO 63127



Schedule								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens Per Lamp	LLF	Wattage
	T	6	ARE-EDG-4M-DA-04-E-UL-BZ-700MA	Cree Lighting Area Edge Series LED Arm Mount Area Unit w/Type 4M Distribuion (20ft. Pole Height w/3ft. Base)	40 White LEDs, Vertical Base-Up Position	11366.15	0.67	92.1
	C	12	XSPW-A-0-3-M-G-U-Z	Cree Lighting XSPW Series LED Wallpack Unit w/Type 3 Distribution (Estimated 14ft. Mounting Height)	4 type MDA LEDs, G Input Power Designator	2672.591	1	25.28
	D	3	H7ICT / RL560WH9930	Eaton Halo Brand H7ICT Series Insulated Ceiling Recessed Housing w/ TCP LED14 Series Downlight Module Unit	TC-LED14DR5630K	884.3002	1	13.5
	J	2	P5966-84 / LED11DAV3/827W	Progress Decorative Wall Mount Outdoor Sconce Unit w/GE A19 LED Lamp	GE A19 13791 (LED11DAV3/827W)	779.0471	1	9.4
	P	2	H-18110-119/HL-A-119/13/LED2/40/D/BCM-M	Hi-Lite H-18110 Series Wall Mount Angled Reflector LED Unit	LED	1049.022	1	11.9
	S	2	FFLED18	Rab Lighting FFLED Series Building Mounted LED Flood Unit	(3) - White Multi-Chip LEDs	565	1	22.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot Light Levels	+	0.8 fc	6.5 fc	0.0 fc	N/A	N/A
Property Line Light Levels	+	0.1 fc	1.0 fc	0.0 fc	N/A	N/A



**Plan View**  
Scale - 1" = 23'



**St. Charles Commercial Center Unit No. Sixteen  
St. Charles Kane County Illinois**

*State of Illinois*  
*County of Kane* )  
 I, Thomas E. Egger, an Illinois Professional Land Surveyor of Donahue and Thornhill, Inc. have surveyed, subdivided and platted that part of the Southeast Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the southwest corner of Lot 1, St. Charles Commercial Center, Unit No. Nine, St. Charles, Kane County, Illinois, being on a northerly line of Bricker Road; thence westerly along said northerly line 436.09 feet to the southeast corner of St. Charles Commercial Center, Unit No. Fifteen, St. Charles, Kane County, Illinois; thence northerly along the easterly line of said Unit No. Fifteen, being at right angles to the last described course (measured counterclockwise therefrom) 354.45 feet to the southeasterly line of St. Charles Commercial Center, Unit No. Ten, St. Charles, Kane County, Illinois; thence southeasterly along said southeasterly line, forming an angle of 50°23'52" with the last described course (measured counterclockwise therefrom) 173.30 feet to the southwesterly corner of Lefler's Folly, St. Charles, Kane County, Illinois; thence southeasterly along the southwesterly line of said Lefler's Folly, forming an angle of 161°09'21" with the last described course (measured counterclockwise therefrom) 161.68 feet to the most westerly corner of Gibson's Car Wash, St. Charles, Kane County, Illinois; thence southeasterly along the southwesterly line of said Gibson's Car Wash, forming an angle of 178°20'59" with the last described course (measured counterclockwise therefrom) 152.04 feet to the most southerly corner of said Gibson's Car Wash; thence northeasterly along the southeasterly line of said Gibson's Car Wash, forming an angle of 92°41'58" with the last described course (measured clockwise therefrom) 31.80 feet to an angle point in the westerly line of said Lot 1, thence southerly along the westerly line of said Lot 1, forming an angle of 39°17'43" with the last described course (measured counterclockwise therefrom) 127.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois and containing 2.232 acres as shown by the plat hereon drawn which is a correct representation of said survey and subdivision. I further certify that the foregoing described tract is within the corporate limits of the City of St. Charles which has adopted an official plan and that said tract is not located within a special flood hazard area as identified by the Federal Emergency Management Agency. All distances are given in feet and decimal parts thereof.

Dated at Lee, Illinois, October 18, 2016  
 Illinois Professional Land Surveyor No. 2411



*State of Illinois*  
*County of Kane* )  
 Approved by the Plan Commission of the City of St. Charles, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

*State of Illinois*  
*County of Kane* )  
 Accepted and approved by the City Council of the City of St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
 Mayor City Clerk

*State of Illinois*  
*County of Kane* )  
 I, \_\_\_\_\_, a Notary Public, in and for the County and State aforesaid, hereby certify that \_\_\_\_\_ of the Shodeen Family Property Company, LLC, who are personally known to me to be the same persons whose names are subscribed to the foregoing owner's certificate, as said owners, appeared before me this day in person and acknowledged the execution of the annexed plat as their free and voluntary act for the uses and purposes therein set forth.

Dated at Geneva, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SHODEEN FAMILY PROPERTY COMPANY, LLC.  
 77 North First Street  
 Geneva Illinois, 60134

By: \_\_\_\_\_ Attest: \_\_\_\_\_

*State of Illinois*  
*County of Kane* )  
 I hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against any of the land described in the above plat.

Dated at Geneva, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Collector of Special Assessments

*State of Illinois*  
*County of Kane* )  
 I, \_\_\_\_\_, a Notary Public, in and for the County and State aforesaid, hereby certify that \_\_\_\_\_ of the Shodeen Family Property Company, LLC, who are personally known to me to be the same persons whose names are subscribed to the foregoing owner's certificate, as said owners, appeared before me this day in person and acknowledged the execution of the annexed plat as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

*State of Illinois*  
*County of Kane* )  
 This is to certify that I, John A. Cunningham, County Clerk in and for the County and State aforesaid, find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate.

Dated at Geneva, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

Dated at St. Charles, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

*State of Illinois*  
*County of Kane* )  
 This instrument No. \_\_\_\_\_ was filed for record in the Recorder's Office of Kane County, Illinois, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was recorded in Plat Envelope No. \_\_\_\_\_.

\_\_\_\_\_  
 County Recorder