 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	<b>AGENDA ITEM EXECUTIVE SUMMARY</b>		<b>Agenda Item Number: *4f</b>
	<b>Title:</b>	Recommendation to approve a Final Plat for 2600 E. Main St., Foxfield Commerce Center	
	<b>Presenter:</b>	Rachel Hitzemann	
<b>Meeting:</b> Planning & Development Committee		<b>Date:</b> November 14, 2022	
Proposed Cost:		Budgeted Amount:	Not Budgeted: <input type="checkbox"/>
<b>Executive Summary</b> <i>(if not budgeted please explain):</i>			
<p>The 2600 E Main St., Foxfield Commerce Center PUD Preliminary Plan was approved by the City in October 2022. The project includes development of an Andy’s Custard and WellNow Immediate Care Center at the NE Corner of Main St./ RT. 64 and Fieldgate Dr.</p> <p>The project is currently under building permit and Final Engineering review by staff.</p> <p>The Final Plat of Subdivision has been submitted for approval. Because the Final Plat was filed within 60 days of Preliminary Plat of Subdivision approval, Plan Commission review is not required.</p> <p>Staff has reviewed the plat and found it to be in substantial conformance with the approved Preliminary Plat and Title 16 “Subdivision and Land Improvement”. Staff recommends approval of the Final Plat, subject to resolution of any minor revisions that occur as a part of the Final Engineering review.</p>			
<b>Attachments</b> <i>(please list):</i>			
Application, Final Plat, PUD Ordinance			
<b>Recommendation/Suggested Action</b> <i>(briefly explain):</i>			
Recommendation to approve a Final Plat for 2600 E Main St., Foxfield Commerce Center			

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



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

## FINAL PLAT OF SUBDIVISION APPLICATION

<b>For City Use</b>	
Project Name:	<u>2600 E. main St.</u>
Project Number:	<u>2022 -PR- 009</u>
Cityview Project Number:	<u>PLFP202200061</u>

Received Date  
**RECEIVED**  
**NOV 08 2022**  
 City of St. Charles  
 Community Development

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

<b>1. Property Information:</b>	Location:	2600 E Main St., St. Charles, IL 60174	
	Parcel Number (s):	09-25-151-001, 09-25-151-002, 09-25-100-020	
	Proposed Subdivision Name:	Foxfield Commons (Existing PUD)	
<b>2. Applicant Information:</b>	Name:	Eric G. Dams (Troutman & Dams)	Phone:
	Address	2211 N. Elston, Suite 400 Chicago, IL 60614	Email: eric@troutman-dams.com
<b>3. Record Owner Information:</b>	Name:	GW St. Charles LLC	Phone: 312-441-0343
	Address:	2211 N. Elston, Suite 400, Chicago, IL 60614	Email: eric@troutman-dams.com

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

**Subdivision:**

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

**Planned Unit Development (PUD):**

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

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

**5. Required Attachments:**

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

**APPLICATION FEE:** \$300

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

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of 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

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

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

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

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

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- STORMWATER MANAGEMENT PERMIT APPLICATION:** If application is not already filed.
- STORMWATER REPORT**
- ENGINEER'S COST ESTIMATE SPREADSHEET:** Use the attached form.
- FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT:** With this application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements. Include the proposed form, amount, and provider of completion guarantee collateral – bond, cash, or letter of credit. These items must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.
  - **Letter of Credit form – see City Code Title 16, Appendix C**
  - **Land Improvement Agreement – see City Code Title 16, Appendix D**
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- COPIES OF THIRD PARTY PERMIT/APPROVALS:** Provide the applicable required items which may include:
  - Illinois EPA Water Pollution Control Permit for sanitary sewer extension
  - Illinois EPA Division of Public Works Supplies Permit for water mains
  - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
  - IDNR Office of Water Resources Permit (for work in floodplain)
  - Wetlands Permit from Army Corps of Engineers
  - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
  - Offsite easements and right-of-way necessary to construct the required Land Improvements

**PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

- FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).
- FINAL ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Final Engineering plans that include the information listed on the Drawing Requirements Checklist-Final Engineering Plans. Also submit a completed Checklist (attached).



I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

  
Record Owner GW TD St Charles LLC

10/25/22

Date

Applicant or Authorized Agent

Date

**CITY OF ST. CHARLES**  
**REIMBURSEMENT OF FEES AGREEMENT**

**I. Owner:**

Owner of Property: GW St. Charles LLC

Date: 10/19/2022

Owner's Address: 2211 N. Elston, Suite 400, Chicago, IL 60614

Owner's Phone Number: 312-441-0343

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

**II. Person Making Request (Petitioner/Applicant):**

Name of Petitioner/Applicant: Eric G. Dams (Troutman & Dams)

Petitioner's/Applicant's Address: 2211 N. Elston, Suite 400, Chicago, IL 60614

Petitioner's/Applicant's Phone Number: 312-441-0343

**III. Location of Property:**

General Location of Property: NEC E Main St (IL-64) & Fieldgate Drive

Acreage of Parcel: 2.35

Permanent Index Number(s): 09-25-151-001, 09-25-151-002, 09-25-100-020

Legal Description (attach as Exhibit A)

**IV. Reimbursement of Fees:**

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

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

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

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

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

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

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

City of St. Charles

\_\_\_\_\_  
Petitioner/Applicant

  
\_\_\_\_\_  
Owner

10/25/22  
\_\_\_\_\_  
Date:

By: \_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Attest

\_\_\_\_\_  
Date:

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

STATE OF ILLINOIS     )  
                                  ) SS.  
KANE COUNTY            )

I, James R. Troutman, being first duly sworn on oath depose and say that I am  
Manager of GW St. Charles LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Eric G. Dams

James R. Troutman

Shai Wolkowicki

Mitchell Goltz

\_\_\_\_\_

\_\_\_\_\_

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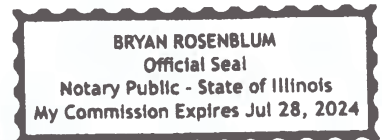
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By: , Manager

Subscribed and Sworn before me this 11 day of

April, 2022.

  
Notary Public





## SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST

Name of Proposed Subdivision:

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

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

Include the following on Preliminary Plats and Final Plats:

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

**Additional Requirements for Final Plats:**

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

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

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

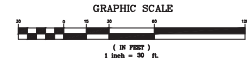
  
 \_\_\_\_\_  
 Signature – Applicant

10/25/22  
 \_\_\_\_\_  
 Date

# FINAL PLAT OF SUBDIVISION UNIT NO. 1 FOXFIELD SQUARE RESUBDIVISION NO. 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, IL

P.L.N. 09-25-151-001  
P.L.N. 09-25-151-002  
P.L.N. 09-25-100-020



### PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO AMERICAN WATER AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREIN DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEARING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR FENCING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED; HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK TO BRUSH AND MOW SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

### BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

### AREA SUMMARY

GROSS AREA 102,226 SQUARE FEET OR 2.347 ACRES  
LESS R.O.W. IDOT DEDICATION 3,000 SQUARE FEET OR 0.069 ACRES  
NET AREA 99,226 SQUARE FEET OR 2.278 ACRES  
(TO HEAVY LINES)  
(BASED ON MEASURED VALUES)

### LEGEND

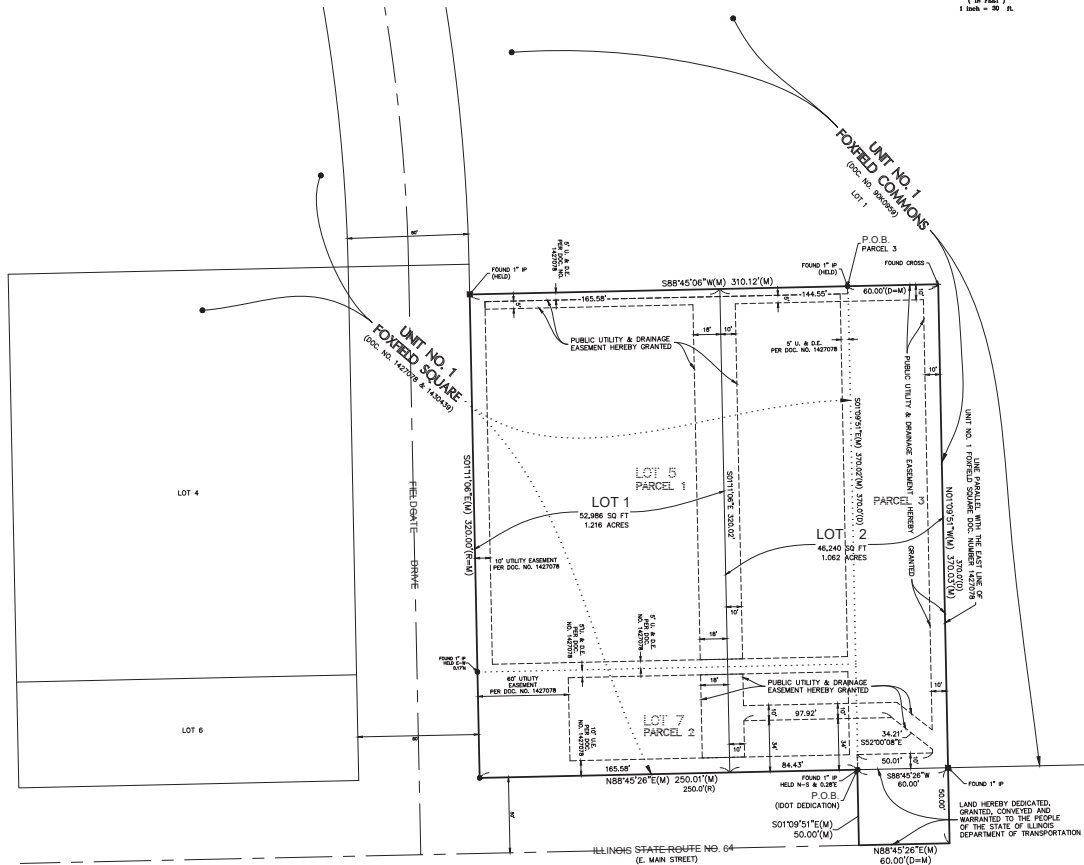
- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- ◆ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

### ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
N.E.A. = NON-EASEMENT AREA  
(R) = RECORD BEARING OR DISTANCE  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
D.E.D. = DEED BEARING OR DISTANCE  
B.L.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.B. = POINT OF BEGINNING  
P.L.C. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

### LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE



OWNER/REVIEWER	
GW ST. CHARLES LLC ATTN: JEFFREY M. HARRIS CHICAGO, IL 60641	
DATE: 09/25/22	PROJECT NO.: 22.0132
DATE: 09/25/22	PROJECT NO.: 22.0132
DATE: 09/25/22	PROJECT NO.: 22.0132
CLIENT	
Kimley-Horn 1001 N. WASHINGTON ST. CHICAGO, IL 60610 PH: 312.467.1000 WWW.KIMLEY-HORN.COM	
PROJECT	
2011 LINCOLN AVENUE, PARKWAY, STE. 08 CHICAGO, IL 60614 PHONE: 312.467.1000 FAX: 312.467.1001 WWW.KIMLEY-HORN.COM	
COMPASS SURVEYING & CONSULTANTS, INC. 2011 LINCOLN AVENUE, PARKWAY, STE. 08 CHICAGO, IL 60614 PHONE: 312.467.1000 FAX: 312.467.1001 WWW.KIMLEY-HORN.COM	
SCALE: 1" = 30'	
1 OF 2	





REFER TO:

Minutes 10-17-2022

Page \_\_\_\_\_

## City of St. Charles, Illinois

### Ordinance No.: 2022-Z-21

**An Ordinance Granting Approval of a PUD Preliminary  
Plan and Special Use for a Drive-Through Facility at  
2600 E Main St. (WellNow Immediate Care Center &  
Andy's Frozen Custard)**

**Adopted by the  
City Council  
of the  
City of St. Charles  
October 17, 2022**

Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, October 24, 2022

*Nancy Garrison*  
City Clerk



(SEAL)



**City of St. Charles, Illinois**  
**Ordinance No. 2022-Z-21**

**An Ordinance Granting Approval of a PUD Preliminary Plan and Special Use  
for a Drive Through Facility for 2600 E Main St., Foxfield Commerce Center  
PUD  
(WellNow Immediate Care Center & Andy's Frozen Custard)**

WHEREAS, on or about May 6, 2022, Eric G. Dams on behalf of GW St. Charles LLC (the "Applicant") filed petitions for: 1) PUD Preliminary Plan; 2) Special Use for a Drive Through Facility, both for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a WellNow Immediate Care Center and an Andy's Frozen Custard with a Drive Through Facility; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Drive Through Facility was published on or about March 20, 2022 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about April 5, 2022 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petitions for PUD Preliminary Plan and Special Use for Drive Through Facility on or about June 7, 2022; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about June 13, 2022; and,

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

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for a Drive Through Facility pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for a Drive Through Facility is in the



public interest and adopts the Findings of Fact for Special Use, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Plat of Subdivision; Compass Surveying Ltd.; revisions dated 10-10-22
- Engineering, Landscape and Photometric Plans; Kimley Horn; revisions dated 7-25-22
- WellNow Architectural Drawings; Design Studio 24, LLC.; revisions dated 9-26-22
- Andy's Custard Architectural Drawings; Design Studio
- Andy's Custard Sign Package Drawings; Pinnacle Design Group; revisions dated 8-3-22
- WellNow Sign Package Drawings; Chandler Signs; dated 9-01-22

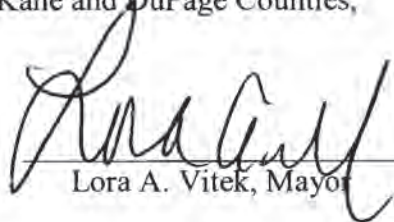
4. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended and;

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17<sup>th</sup> day of October 2022.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17<sup>th</sup> day of October 2022.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 17<sup>th</sup> day of October 2022.

  
Lora A. Vitek, Mayor

Attest:

  
Nancy Garrison, City Clerk



Ordinance No. 2022-Z-21

Page 3

Vote:

Ayes: 8

Nays: 0

Absent: 2

Abstain: 0

Date: \_\_\_\_\_

**EXHIBIT "A"**

**SUBJECT PROPERTY**

PARCEL 1:

LOT 5 IN UNIT NO. 1 OF FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN:09-25-151-001

PARCEL 2:

LOT 7 OF UNIT 1, FOXFIELD SQUARE ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN: 09-25-151-002

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, UNIT #1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG AN EAST LINE OF SAID UNIT #1, 370.0 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE #64; THENCE EASTERLY ALONG SAID CENTER LINE 60.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 370.0 FEET TO THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED 60.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS AND CONTAINING 0.510 ACRES MORE OR LESS IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN: 09-25-100-020



## EXHIBIT "B"

### FINDINGS OF FACT FOR SPECIAL USE

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

Our proposed drive through for Andy's Frozen Custard will serve the public convenience.

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

The property is currently serviced with sufficient infrastructure which will be revised for the proposed use.

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

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor 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 special use for the drive through will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Rather, I believe it will help facilitate surrounding development.

- 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 drive through for Andy's Frozen Custard will not be detrimental to or endanger the public health, safety, comfort or general welfare.

- 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 development will meet or exceed all applicable municipal codes.



**EXHIBIT "C"**

**PUD PRELIMINARY PLAN  
(60 pages)**

# FINAL PLAT OF SUBDIVISION UNIT NO. 1 FOXFIELD SQUARE RESUBDIVISION NO. 1

THAT PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, IL.

P.L.N. 09-25-151-001  
P.L.N. 09-25-151-002  
P.L.N. 09-25-100-020



### PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERICAN AND SBC AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN UPON ACROSS OVER UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREIN DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, MAINTAINING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATIONS, GAS TELEPHONE, OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BONES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS THROUGH THE REAL ESTATE PLATED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, AS, ON, UPON, OR ACROSS, UNDER, THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS, TREES, SARGENT, SHRUBS, OR BERRIES SHALL BE PLACED ON OR IN SAID EASEMENTS BUT THE EASEMENT AREAS MAY BE USED FOR FENCING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE APPLICABLE USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE DRAINAGE FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS OTHER THAN THOSE AUTHORIZED BY THE CITY OF ST. CHARLES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND WOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE STUMPS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

### BASIS OF BEARING

ALL BEARINGS SHOWN HEREON ARE REFERRED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83 (2011 ADJUSTMENT), EAST ZONE.

AREA SUMMARY	
GROSS AREA	102,228 SQUARE FEET OR 2.347 ACRES
LESS R.O.W. DEDICATION	3,000 SQUARE FEET OR 0.068 ACRES
NET AREA	99,228 SQUARE FEET OR 2.278 ACRES (TO HEAVY LINES)
(BASED ON MEASURED VALUES)	

### LEGEND

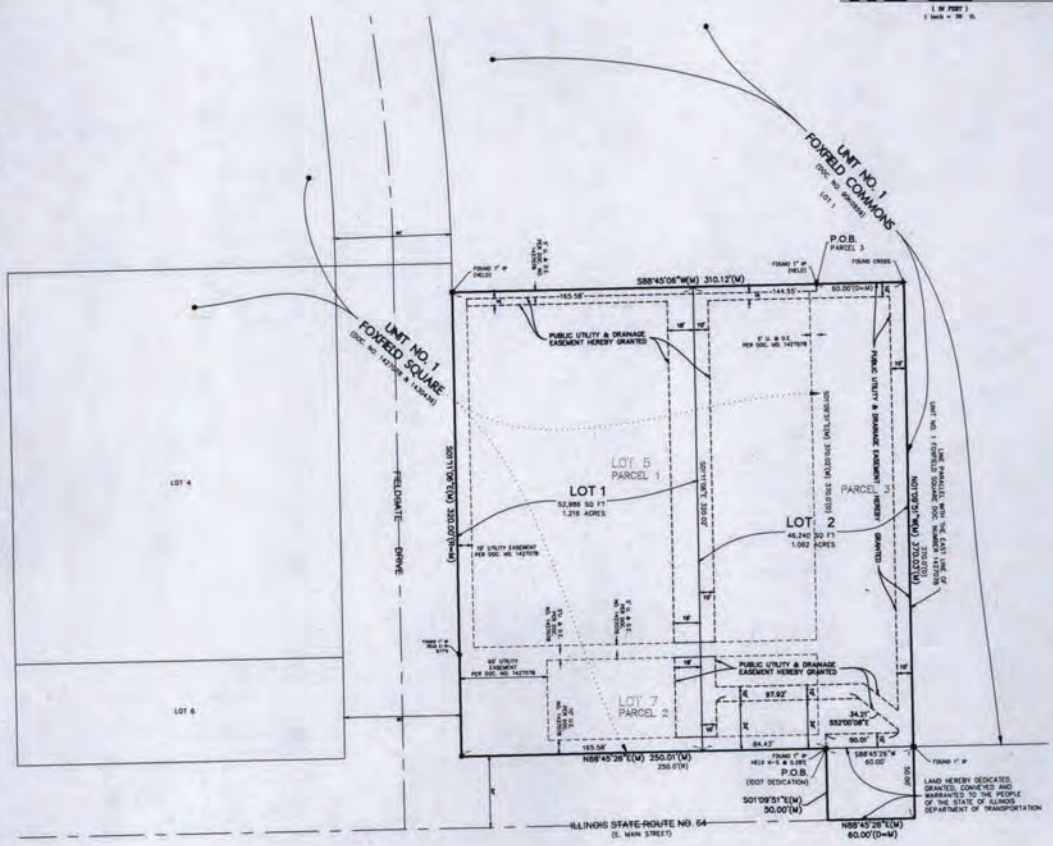
- SET 7/8" O.S.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET CHAINS IN CONCRETE UNLESS OTHERWISE NOTED

### ABBREVIATIONS

- O.S.I.P. = OUTSIDE DIAMETER IRON PIPE
- N.E.A. = NON EASEMENT AREA
- FB = RECORD BEARING OR DISTANCE
- M = MEASURED BEARING OR DISTANCE
- CL = CALCULATED BEARING OR DISTANCE
- ST = SET BEARING OR DISTANCE
- S.S.L. = BUILDING SETBACK LINE
- ST = STORM SEWER
- SE = SEWER EASEMENT
- PEL = PUBLIC UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & S.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

### LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE



OW ST. CHARLES LLC  
211 N. WESTON, SUITE 400  
CHICAGO, IL 60611

**Kimley-Horn**  
INCORPORATED  
1000 N. WASHINGTON ST., SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.KIMLEY-HORN.COM

**COMPASS**  
CONSTRUCTION SOFTWARE  
1000 N. WASHINGTON ST., SUITE 200  
CHICAGO, IL 60610  
TEL: 312.467.1000  
WWW.COMPASSCONSTRUCTION.COM

SCALE: 1" = 30'  
1 OF 2  
DATE: 22.01.12







# FINAL ENGINEERING PLANS GW ST. CHARLES LLC

2600 E. MAIN STREET  
ST. CHARLES, IL 60174



### UTILITY AND GOVERNING AGENCY CONTACTS

**PLANNING/ZONING/TRAFFIC**  
CITY OF ST. CHARLES  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 443-3658  
CONTACT: RACHEL MITZEMANN

**LANDSCAPING/SIGNAGE**  
CITY OF ST. CHARLES  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 377-4443  
CONTACT: RITA TUNGARE

**BUILDING DEPARTMENT**  
CITY OF ST. CHARLES  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 377-4411  
CONTACT: ALLEN FENNEL

**WATER/SEWER SERVICE**  
CITY OF ST. CHARLES  
PUBLIC WORKS  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 377-4425  
CONTACT: PETER SUHR

**STORM SEWER SERVICE**  
CITY OF ST. CHARLES  
PUBLIC WORKS  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 377-4425  
CONTACT: PETER SUHR

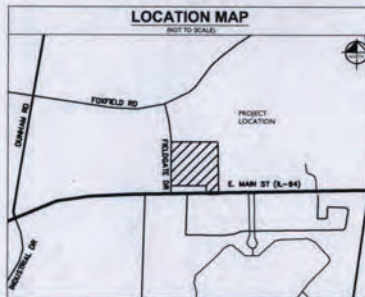
**ILLINOIS DOT PERMIT OFFICE**  
001  
TEL: (847) 705-4000  
CONTACT: JON KARABOWICZ

**ELECTRIC SERVICE**  
PUBLIC WORKS  
CITY OF ST. CHARLES  
2 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 377-4403  
CONTACT: PAUL HOPKINS

**GAS SERVICE**  
NICOR  
TEL: (888) 842-8748

**TELEPHONE SERVICE**  
AT&T  
TEL: (844) 931-0107

**HEALTH DEPARTMENT**  
KANE COUNTY DPH  
200 E. MAIN ST.  
ST. CHARLES, IL 60174  
TEL: (630) 208-5131  
CONTACT: JULIE WEGEL



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
V0.0	ALTA SURVEY
V0.1	ALTA SURVEY
C0.1	GENERAL NOTES
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN & DETAILS
C3.1	EROSION CONTROL PLAN & DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
C6.1	CONSTRUCTION DETAILS
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L2.1	LANDSCAPE NOTES AND DETAILS

### PROJECT TEAM

**DEVELOPER**  
TROUTMAN & DAMS  
2211 N. ELSTON AVE  
CHICAGO, IL 60614  
TEL: (312) 441-0343  
CONTACT: ERIC@TROUTMAN-DAMS.COM

**SURVEYOR**  
COMPASS SURVEYING L33  
2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502  
TEL: (630) 800-9100  
CONTACT: SCOTT KREBS, P.L.S.

**CIVIL ENGINEER**  
KIMBLE-HORN AND ASSOCIATES, INC.  
4201 WINFIELD RD, SUITE 600  
WARRENVILLE, IL 60550  
TEL: (630) 487-5050  
EMAIL: ERIC@KIMBLE-HORN.COM  
CONTACT: ERIC TRACY, P.E.

**LANDSCAPE ARCHITECT**  
KIMBLE-HORN AND ASSOCIATES, INC.  
4201 WINFIELD ROAD, SUITE 600  
WARRENVILLE, IL 60555  
TEL: (630) 487-5415  
CONTACT: DANIEL GROVE, P.L.A.

### BENCHMARKS

**SITE BENCHMARKS**  
(LOCATIONS SHOWN ON SURVEY)

**REFERENCE BENCHMARK**  
ST. CHARLES BENCHMARK STC 06, LOCATED 8.8' WEST OF THE BACK OF CURB ALONG DUNHAM ROAD, AND 45 FEET EAST OF THE EAST FACE OF THE BUILDING. DATUM: NAD83  
ELEVATION = 770.03

**BM# 1**  
TAG BOLT ON FIRE HYDRANT ON NORTH SIDE OF SUBJECT SITE  
ELEVATION = 774.05

**BM# 2**  
ARROW BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF SUBJECT SITE  
ELEVATION = 771.59

### LEGAL DESCRIPTION

**PARCEL 1:**  
LOT 5 IN UNIT NO. 1 OF FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 2:**  
LOT 7 OF UNIT 1, FOXFIELD SQUARE ST. CHARLES, KANE COUNTY, ILLINOIS, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 3:**  
BEGINNING AT THE NORTHEAST CORNER OF LOT 5, UNIT #1, FOXFIELD SQUARE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG AN EAST LINE OF SAID UNIT #1, 370.0 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE #64; THENCE EASTERLY ALONG SAID CENTER LINE 80.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 370.0 FEET TO THE NORTH LINE EXTENDED EASTERLY OF SAID LOT 5; THENCE WESTERLY ALONG SAID NORTH LINE EXTENDED 80.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS AND CONTAINING 0.510 ACRES MORE OR LESS IN THAT PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN.

### PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC J. TRACY, A LICENSED PROFESSIONAL ENGINEER OF E. HERVEY CURTNEY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 25TH DAY OF JULY, A.D., 2022.

*E. J. Tracy*

ENGINEER PROFESSIONAL ENGINEER (662-02748)  
MY LICENSE EXPIRES ON NOVEMBER 30, 2023  
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

**Kimley-Horn**  
1000 N. WASHINGTON ST., SUITE 200  
ST. CHARLES, IL 60174  
TEL: (630) 377-4400  
WWW.KIMLEY-HORN.COM

**COVER SHEET**

**GW ST. CHARLES LLC**  
2600 E. MAIN ST.  
ST. CHARLES, IL 60174

ORIGINAL FILED: 08/09/2022  
FIRM PROJECT NO: 18431003  
SHEET NUMBER: C0.0



# ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



**AREA SUMMARY**

TO BE SURVEYED: 10.238 SQUARE FEET

2.247 ACRES

(BASED ON MEASURED VALUES)

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**STIPPLED PARKING DATA**

REGULATORY SCHEDULE 2

TABLE 2000001-101

**SNOW NOTE**

NO SNOW WAS OBSERVED OR REPORTED AT THE TIME OF THIS SURVEY.

**ABBREVIATIONS**

AS: ASBESTOS  
 C: CONCRETE  
 G: GRASS  
 I: IRON  
 L: LUMBER  
 M: METAL  
 N: NAIL  
 P: PLASTER  
 S: SAND  
 T: TILE  
 W: WOOD  
 Y: YARD  
 Z: ZONE

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed and qualified Surveyor in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

*[Signature]*

**COMPASS SURVEYING LTD.**

1111 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5

PHONE: (416) 291-1111 FAX: (416) 291-1112

WWW.COMPASSSURVEYING.COM

**LEGAL DESCRIPTION**

SECTION 10, TOWNSHIP 22 NORTH, RANGE 18 EAST, COUNTY OF YORK, PROVINCE OF ONTARIO

**NOTES**

1. THIS SURVEY IS BASED ON THE ORIGINAL SURVEY OF THE PROPERTY, AND THE BOUNDARIES SHOWN HEREON ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE ORIGINAL SURVEY.
2. THE AREA OF THE PROPERTY IS 10.238 SQUARE FEET, OR 2.247 ACRES.
3. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MAY, 2010.
4. THE SURVEY WAS CONDUCTED BY COMPASS SURVEYING LTD., A PROFESSIONAL CORPORATION.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY REGULATIONS, R.R.O. 1990, CHAPTER S.6.
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY PRACTICE ACT, R.S.O. 1990, CHAPTER S.7.
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY PRACTICE REGULATIONS, R.R.O. 1990, CHAPTER S.8.
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY PRACTICE ACT AND REGULATIONS.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY PRACTICE ACT AND REGULATIONS.

**ZONING INFORMATION**

THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.



**SCHEDULE B EXCEPTIONS**

SECTION 33(1) OF THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK, IS APPLIED TO THE PROPERTY AS SHOWN ON THE ORIGINAL SURVEY.

1. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

2. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

3. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

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6. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

7. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

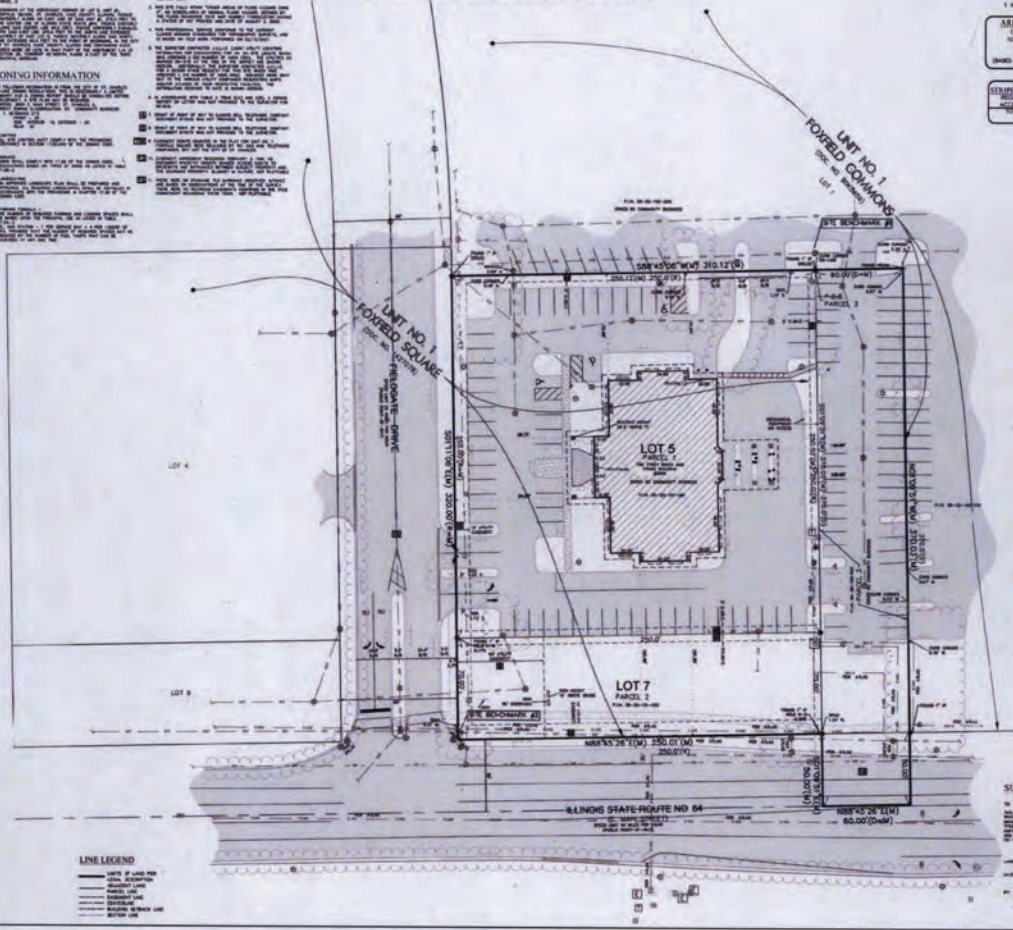
8. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

9. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

10. THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) UNDER THE ZONING BY-LAW, 2006, OF THE CORPORATION OF YORK.

**LEGEND**

1. BOUNDARY OF LOT	11. CURB
2. BOUNDARY OF PARCEL	12. DRIVE
3. BOUNDARY OF STRIP	13. DRIVEWAY
4. BOUNDARY OF LOT	14. DRIVEWAY
5. BOUNDARY OF PARCEL	15. DRIVEWAY
6. BOUNDARY OF STRIP	16. DRIVEWAY
7. BOUNDARY OF LOT	17. DRIVEWAY
8. BOUNDARY OF PARCEL	18. DRIVEWAY
9. BOUNDARY OF STRIP	19. DRIVEWAY
10. BOUNDARY OF LOT	20. DRIVEWAY



**LINE LEGEND**

1. BOUNDARY OF LOT	1. BOUNDARY OF LOT
2. BOUNDARY OF PARCEL	2. BOUNDARY OF PARCEL
3. BOUNDARY OF STRIP	3. BOUNDARY OF STRIP
4. BOUNDARY OF LOT	4. BOUNDARY OF LOT
5. BOUNDARY OF PARCEL	5. BOUNDARY OF PARCEL
6. BOUNDARY OF STRIP	6. BOUNDARY OF STRIP

**811**

Before you dig, call 811. It's free. It's fast. It's the way to avoid damage to underground utilities.

**UTILITY STATEMENT**

NO UTILITIES WERE LOCATED OR REPORTED AT THE TIME OF THIS SURVEY.

**COMPASS SURVEYING LTD.**

1111 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T5

PHONE: (416) 291-1111 FAX: (416) 291-1112

WWW.COMPASSSURVEYING.COM

**Kimley-Horn**

ALTA SURVEY

**VO.0**

SCALE: 1" = 100'

DATE: 2010-05-15



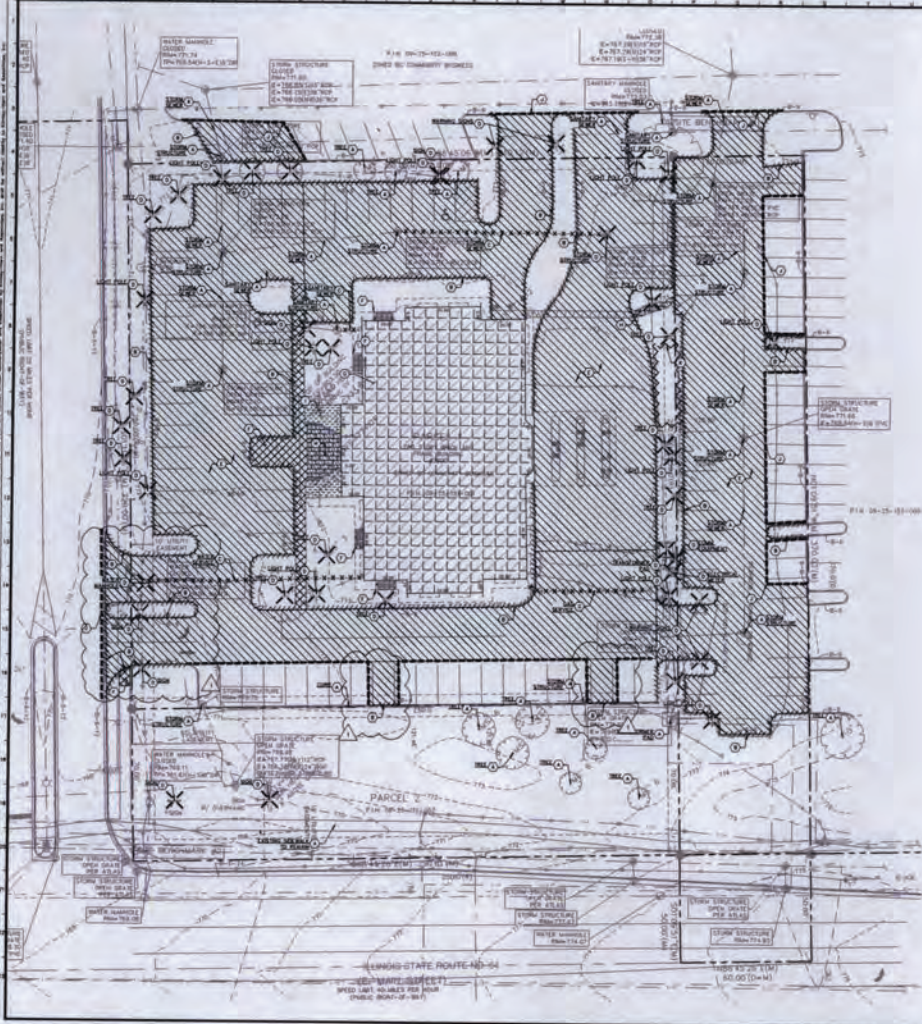








**WARNING CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.**



**DEMOLITION NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF ALL EXISTING STRUCTURES, RELATED UTILITIES, PANELS, AND ANY OTHER ITEMS TO BE DEMOLISHED OR MOVED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIALS AND OTHER MATERIALS FROM THE PROJECT AND MAINTAIN PROPER RECORDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS CONCERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL HAVE ALL NECESSARY PERMITS TO DEMOLISH STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
4. THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND DEPTH OF UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
5. A PRELIMINARY DEMOLITION PLAN SHALL BE SUBMITTED WITH THE CONTRACTOR'S PROPOSAL. THIS PLAN SHALL SHOW THE LOCATION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
6. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
7. AFTER THE DEMOLITION, ALL UTILITIES SHALL BE REINSTALLED AND PROTECTED AS SPECIFIED HEREIN.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
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13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.

**DEMOLITION LEGEND**

	EXISTING STRUCTURE
	CONCRETE STRUCTURE
	BRICK STRUCTURE
	MASONRY STRUCTURE
	STEEL STRUCTURE
	WOOD STRUCTURE
	UTILITY
	FOUNDATION
	RETAINING WALL
	FENCE

DATE: 08/27/2014  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN

**Kimley-Horn**  
INCORPORATED  
1000 EAST 17TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.8900  
WWW.KIMLEY-HORN.COM

**EXISTING CONDITIONS AND DEMOLITION PLAN**

**GW ST. CHARLES LLC**  
1000 EAST 17TH AVENUE  
DENVER, CO 80202

ORIGINAL ISSUE: 08/27/2014  
PROJECT NO: 100010001  
SHEET NUMBER: C1.0







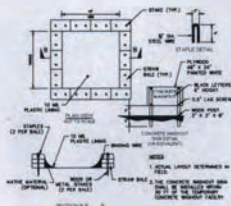




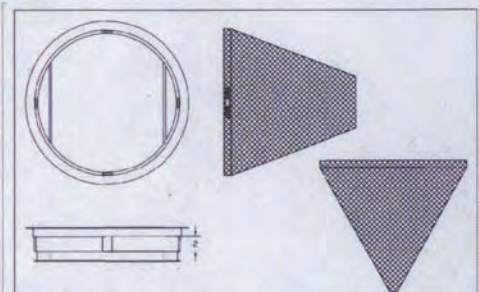
STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING												
TEMPORARY SEEDING												
MULCHING												

- 1. VEGETATION ESTABLISHED BY SPRING DATE 100% RELEASE
- 2. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 3. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 4. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 5. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 6. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 7. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
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- 11. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
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- 13. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 14. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 15. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 16. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 17. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 18. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 19. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE
- 20. VEGETATION ESTABLISHED BY WATERSHED DATE 100% RELEASE

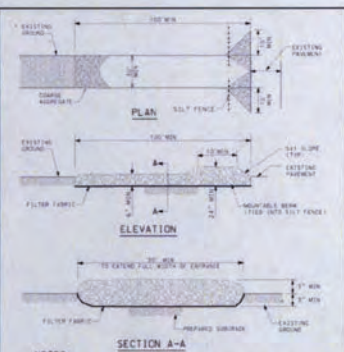
SEEDING CHART



CONCRETE WASHOUT CW

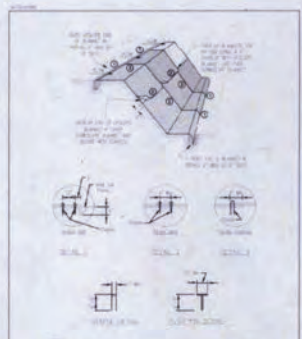


GENERAL NOTES:  
 1. Catch-Balls shall be fabricated from 1/2" thick galvanized steel plate with a minimum thickness of 1/2".  
 2. Catch-Balls shall be fabricated from 1/2" thick galvanized steel plate with a minimum thickness of 1/2".  
 3. Catch-Balls shall be fabricated from 1/2" thick galvanized steel plate with a minimum thickness of 1/2".  
 4. Catch-Balls shall be fabricated from 1/2" thick galvanized steel plate with a minimum thickness of 1/2".  
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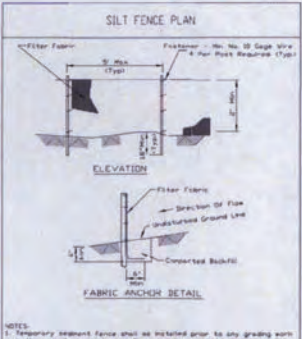


- NOTES:
1. Silt fence fabric shall be placed over the cleared area prior to placing concrete.
  2. Concrete shall be placed over the silt fence fabric.
  3. Silt fence fabric shall be placed over the cleared area prior to placing concrete.
  4. Concrete shall be placed over the silt fence fabric.

CITY OF ST. CHARLES  
 ILLINOIS - SINCE 1824  
 DATE: 1/15/2021  
 NOT TO SCALE  
 DRAWING NO. 143



NOTES:  
 1. Fabric anchor shall be installed prior to any grading work in the area to be protected. They shall be continuous throughout the construction period and removed in conjunction with final grading and site stabilization.  
 2. Fabric anchor shall meet the requirements of material specification 200 (Reference Table 1 or 2, Class 1 with equivalent opening size of at least 30 for maximum and 48 for even).  
 3. Fabric anchor shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.



NOTES:  
 1. Temporary silt fence fabric shall be installed prior to any grading work in the area to be protected. They shall be continuous throughout the construction period and removed in conjunction with final grading and site stabilization.  
 2. Fabric anchor shall meet the requirements of material specification 200 (Reference Table 1 or 2, Class 1 with equivalent opening size of at least 30 for maximum and 48 for even).  
 3. Fabric anchor shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

CITY OF ST. CHARLES  
 ILLINOIS - SINCE 1824  
 DATE: 1/15/2021  
 NOT TO SCALE  
 DRAWING NO. 143

EROSION CONTROL ELEMENTS	DESCRIPTION
STANDARD	STANDARD
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET
INLET PROTECTION	INLET PROTECTION
STANDARD	STANDARD
EXCAVATED DRAIN	EXCAVATED DRAIN
FABRIC SWAP	FABRIC SWAP
LOW PILE	LOW PILE
FILTER FAB	FILTER FAB
SEDIMENT BASIN	SEDIMENT BASIN
SWEEP	SWEEP
INLET PROTECTION	INLET PROTECTION
STANDARD	STANDARD
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET
INLET PROTECTION	INLET PROTECTION
STANDARD	STANDARD
EXCAVATED DRAIN	EXCAVATED DRAIN
FABRIC SWAP	FABRIC SWAP
LOW PILE	LOW PILE
FILTER FAB	FILTER FAB
SEDIMENT BASIN	SEDIMENT BASIN
SWEEP	SWEEP
INLET PROTECTION	INLET PROTECTION
STANDARD	STANDARD
EROSION CONTROL BLANKET	EROSION CONTROL BLANKET
INLET PROTECTION	INLET PROTECTION
STANDARD	STANDARD
EXCAVATED DRAIN	EXCAVATED DRAIN
FABRIC SWAP	FABRIC SWAP
LOW PILE	LOW PILE
FILTER FAB	FILTER FAB
SEDIMENT BASIN	SEDIMENT BASIN
SWEEP	SWEEP

NOTES:  
 1. Erosion control elements shall be installed prior to any grading work in the area to be protected. They shall be continuous throughout the construction period and removed in conjunction with final grading and site stabilization.  
 2. Erosion control elements shall meet the requirements of material specification 200 (Reference Table 1 or 2, Class 1 with equivalent opening size of at least 30 for maximum and 48 for even).  
 3. Erosion control elements shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

CITY OF ST. CHARLES  
 ILLINOIS - SINCE 1824  
 DATE: 1/15/2021  
 NOT TO SCALE  
 DRAWING NO. 143

1/15/2021  
 143  
 CITY COMMENTS  
 1/15/2021  
 143  
 Kimley-Horn  
 1000 N. LAKE  
 ST. CHARLES, ILLINOIS 62225  
 PHONE: 636.261.1000  
 FAX: 636.261.1001  
 WWW.KIMLEY-HORN.COM  
 PREPARED BY: JAC  
 CHECKED BY: JAC  
 APPROVED BY: JAC  
 EROSION CONTROL PLAN & DETAILS  
 GW ST. CHARLES  
 LLC  
 1000 N. LAKE  
 ST. CHARLES, ILLINOIS 62225  
 ORIGINAL ISSUE  
 05/24/2021  
 IWA PROJECT NO.  
 1831003  
 SHEET NUMBER  
 C3.1

















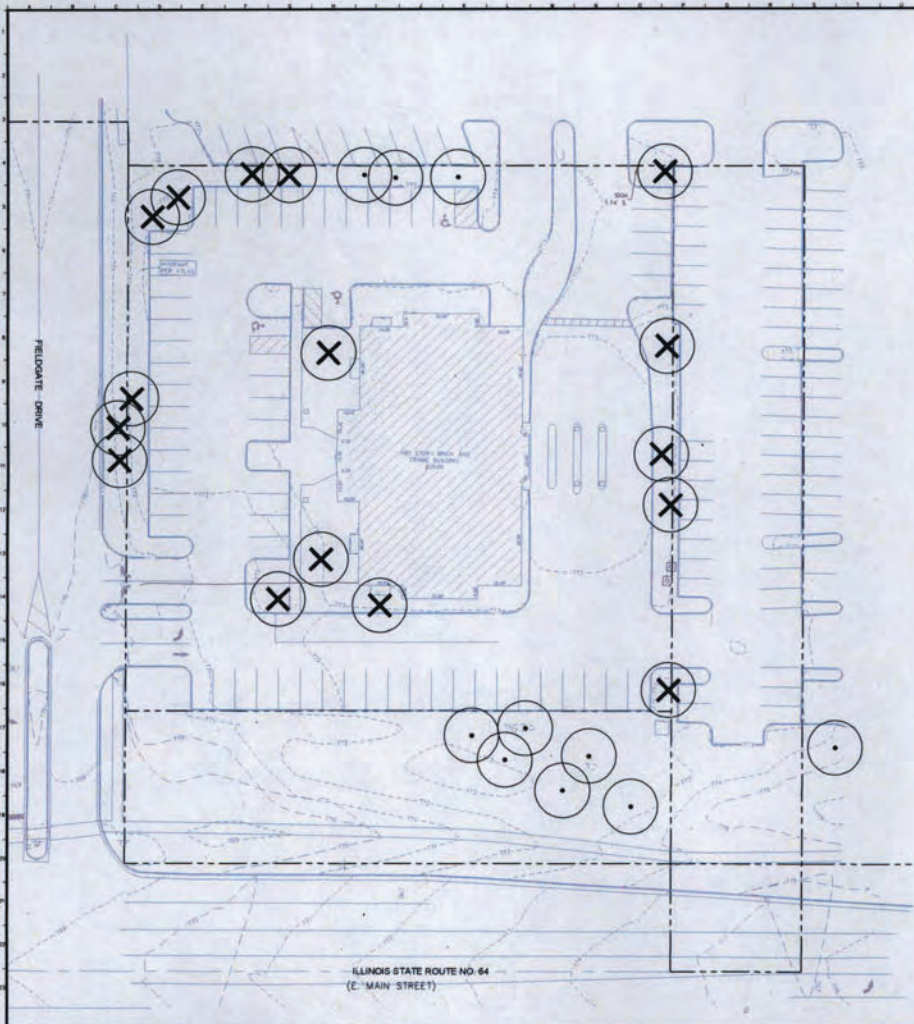




**LEGEND**

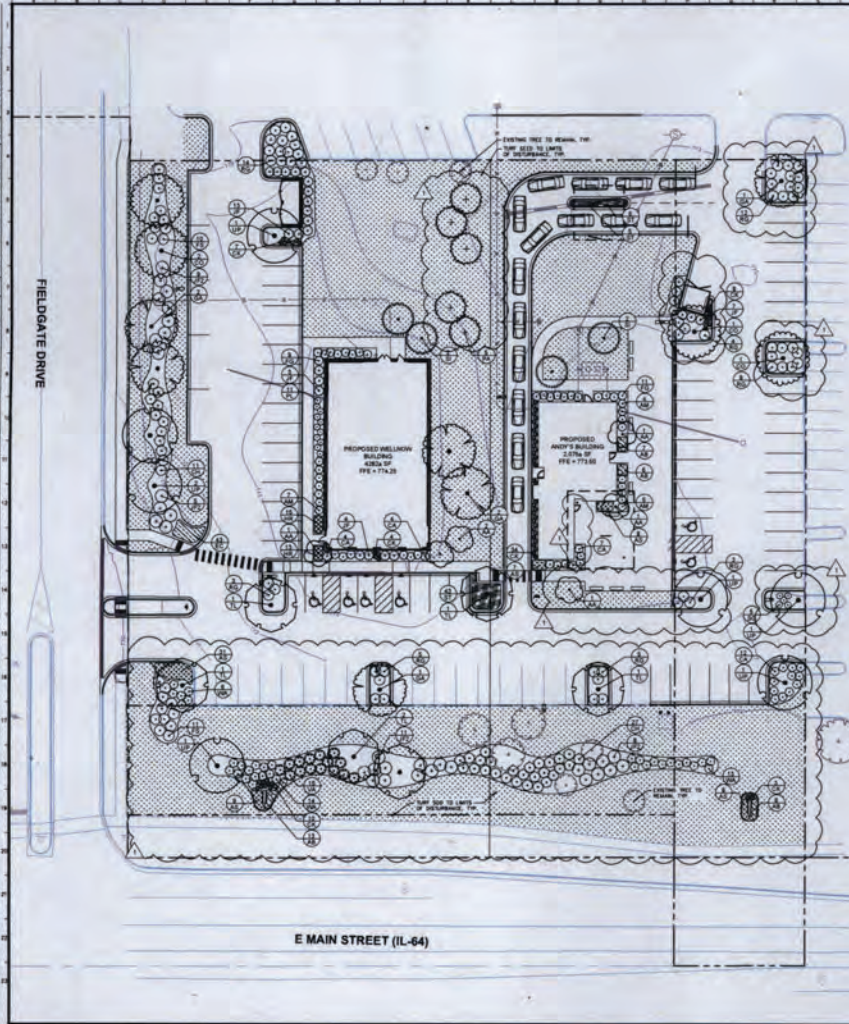
Symbol	Description	QTY
○	TREE TO BE PRESERVED	11
⊗	TREE TO BE REMOVED	16

TOTAL TREES REMOVED = 15  
 3" CALIPER TREES REMOVED = 4  
 4" CALIPER TREES REMOVED = 2  
 6" CALIPER TREES REMOVED = 5  
 8" CALIPER TREES REMOVED = 3  
 12" CALIPER TREES REMOVED = 1  
 18" CALIPER TREES REMOVED = 1



DATE	BY	CHKD	APP'D
<b>Kimley-Horn</b>			
<small>INCORPORATED 1946        1000 WEST 10TH AVENUE        SUITE 100        DENVER, CO 80202        TEL: 303.733.8600        WWW.KIMLEY-HORN.COM</small>			
<b>TREE PRESERVATION PLAN</b>			
<b>GW ST. CHARLES LLC</b> <small>1000 WEST 10TH AVENUE        SUITE 100        DENVER, CO 80202</small>			
ORIGINAL ISSUE	DATE	BY	CHKD
SHEET NUMBER			
<b>L1.0</b>			





**PLANT SCHEDULE**

NO.	QTY	DESCRIPTION	SIZE	DATE	STATUS
1	4	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
2	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
3	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
4	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
5	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
6	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
7	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
8	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
9	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
10	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
11	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
12	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
13	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
14	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
15	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
16	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
17	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
18	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
19	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
20	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
21	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
22	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
23	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
24	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
25	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
26	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
27	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
28	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
29	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
30	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
31	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
32	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
33	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
34	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
35	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
36	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
37	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
38	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
39	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
40	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
41	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
42	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
43	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
44	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
45	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
46	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
47	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
48	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
49	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	
50	1	WILD BURNING PLANT (WILDFLOWERS)	2.00	04/20/22	

ST. CHARLES, IL LANDSCAPE CODE REQUIREMENTS		
FORMING REQUIREMENT	REQUIREMENT	PROVIDED
17.00 GENERAL LANDSCAPING REQUIREMENT	TOTAL LOT AREA = 166,206 SQ. FT. LANDSCAPED SHALL BE 20% FOR A LOT OF 100,000 SQ. FT. OR MORE. 16,621 SQ. FT. OF LANDSCAPE AREA REQUIRED	33,967 SQ. FT. OF LANDSCAPE AREA PROVIDED THROUGHOUT THE SITE
17.00 BUILDING FOUNDATION LANDSCAPING	TOTAL BUILDING FOUNDATION PERIMETER = 175,410 LF FOR EVERY 50 LINEAL FEET OF BUILDING FOUNDATION, EITHER 2 SHADE, ORNAMENTAL, OR EVERGREEN TREES, OR A COMBINATION OF SHADES AND PERENNIALS SHALL BE PROVIDED. TOTAL BUILDING FOUNDATION LANDSCAPING = 337.22 LF 3.74 x 27 SHADE/TREES = 101.82 x 30 PERENNIALS REQUIRED	7 TREES AND 20 SHADE/PERENNIALS PROVIDED ALONG THE PK. BUILDING FOUNDATION 3 TREES AND 10 SHADE/PERENNIALS PROVIDED ALONG THE ANDY'S BUILDING FOUNDATION
17.00 PUBLIC STREET FRONTAGE LANDSCAPING	ALONG FIELDGATE DRIVE TOTAL STREET FRONTAGE = 1,000 LF 1 SHADE TREE REQUIRED 1 STREET TREE REQUIRED ALONG E MAIN STREET TOTAL STREET FRONTAGE = 1,000 LF 1 SHADE TREE REQUIRED 1 STREET TREE REQUIRED	8 TREES PROVIDED ALONG FIELDGATE DRIVE 8 EXISTING TREES TO REMAIN ALONG E MAIN STREET
NO LESS THAN 75% OF THE PUBLIC STREET FRONTAGE SHALL BE PLANTED WITH SHADE, EVERGREEN SHADE, AND PERENNIALS	ALONG FIELDGATE DRIVE (INCLUDING OVERPASS) TOTAL STREET FRONTAGE = 1,000 LF 100 LF OF LANDSCAPING REQUIRED ALONG E MAIN STREET TOTAL STREET FRONTAGE = 1,000 LF 100 LF OF LANDSCAPING REQUIRED	100 SF OF LANDSCAPING PROVIDED ALONG FIELDGATE DRIVE 200 LF OF LANDSCAPING PROVIDED ALONG E MAIN STREET
17.00 PARKING LOT LANDSCAPING	PARKING LOTS WITH MORE THAN 5 SPACES SHALL BE SCREENED TO A MINIMUM HEIGHT OF 30' FOR NO LESS THAN 50% OF A PUBLIC STREET FRONTAGE. THERE SHALL BE A MINIMUM OF ONE PLANTED ISLAND FOR EVERY PARKING SPACE. THIS ISLAND MUST CONTAIN AT LEAST ONE SHADE TREE. 2 SHADE TREES ARE REQUIRED FOR ISLANDS THAT TERMINATE A DRIVING ROW OF PARKING.	PARKING LOT SCREENING PROVIDED 32 PARKING LOT TREES PROVIDED

17/03/22 LAC 25

**Kimley-Horn**  
INCORPORATED  
1000 N. WASHINGTON ST.  
DES MOINES, IA 50319  
PH: 515.281.5600  
WWW.KIMLEY-HORN.COM

PROJECT NO. 22-001  
SHEET NO. 12.0

**LANDSCAPE PLAN**

GW ST. CHARLES LLC  
1000 N. WASHINGTON ST.  
DES MOINES, IA 50319

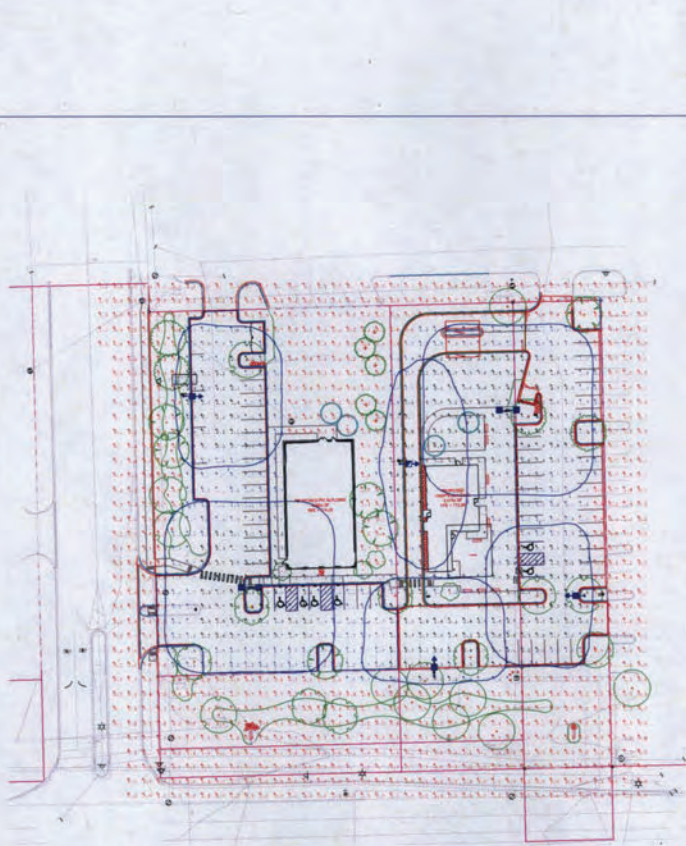
ORIGINAL DATE: 08/04/2022  
KHA PROJECT NO.: 22-001  
SHEET NUMBER: 12.0







REVISIONS		
REV #	DATE	BY:
1	7/15/22	J.P.



Label	Units	Qty	Min	Max	Avg/Min	Max/Min	Min/Max	Footcandle
AREA'S TRAVEL TIME	FC	4.12	3.0	5.4	2.45	7.45	18	18
AREA'S VISIBILITY	FC	1.91	1.1	3.5	2.82	7.21		
FC RANGE	FC	2.07	1.1	3.5	4.07	10.22		

Symbol	Qty	Label	Lum. Label	Lot	Manufacturer	Mounting Height	Lum. Watts
→	2	5	2290	5.880	MLD-S-L-9-225-4003-03-01M	31" MOUNTING HEIGHT	152
→	7	8	1700	5.880	MLD-S-L-9-225-4003-03-01M	31" MOUNTING HEIGHT	152
→	1	9	2210	5.880	MLD-S-L-9-225-4003-03-01M	31" MOUNTING HEIGHT	152

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

6035 CORPORATION, 6035  
 6035 CORPORATION, 6035  
 6035 CORPORATION, 6035  
 WWW.WSLIGHTING.COM

**WLS LIGHTING**  
 a WLS company

PROPOSED REDEVELOPMENT  
 ST CHARLES, IL

WLS-17012 DATE: 4/22/22 SCALE: 1"=30'  
 800-633-8711 PM: HOLLY BY: J.P. SHEET 1 OF 1







**1. SURFACE SLOPE OF FINISH FLOOR FOR THE PHYSICALLY DISABLED SHALL NOT EXCEED 1/4" PER FOOT IN ANY DIRECTION.** SLOPES GREATER THAN 1/4" ARE ACCEPTABLE TO THE PHYSICALLY DISABLED ONLY IF PROVIDED FROM EACH-DIRECTION FLOOR TO RELATED FACILITIES, INCLUDING CURBS CUTS OR RAMP AS REQUIRED.

**2. THE IMPACT OF EACH PAVING SPACE SHALL HAVE A SURFACE IDENTIFICATION SUCH AS THE STRIPS, OR ACCESSIBLE TO CORNERING OF A WHITE PAVEMENT OR A BLUE BACKGROUND AT LEAST 1 FOOT SQUARE.**

**WORK SURFACES AND FINISHES**

**3. FINISHES AND SURFACINGS SHALL HAVE CONTINUOUS CORNER SURFACES, NOT INTERRUPTED BY STEPS OR BY UNFIT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 1/8" FINISH.**

**4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY FLOOR EXCEEDS 1/4" VERTICAL TO 36" HORIZONTAL, AN INDICATION OF SLOPE, CLEARLY IDENTIFYING THE DIRECTION OF SLOPE, SHALL BE PROVIDED.**

**5. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

**6. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

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**20. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

**DRINKING**

**21. PROVIDE AT LEAST ONE DRINKING FOUNTAIN FOR EACH STRENGTH OF DRINK. THIS DRINK MUST BE AVAILABLE TO ALL PHYSICALLY DISABLED PERSONS. DRINKING FOUNTAINS SHALL BE ACCESSIBLE TO ALL PHYSICALLY DISABLED PERSONS. DRINKING FOUNTAINS SHALL BE ACCESSIBLE TO ALL PHYSICALLY DISABLED PERSONS.**

**22. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

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**DOORS AND GATES**

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**ADDITIONAL**

**111. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

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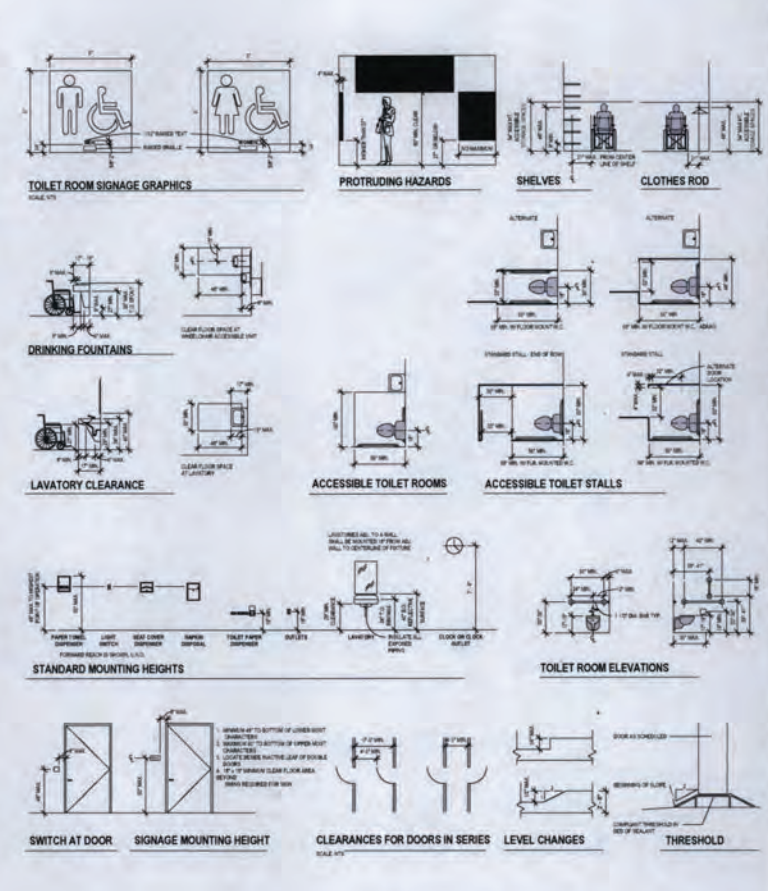
**116. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**

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**120. FINISHES AND SURFACINGS SHALL NOT EXCEED 1/8" PER FOOT.**



**ADA NOTES AND DETAILS**

**weINOW URGENT CARE**  
 2000 E MAIN ST  
 ST. CHARLES, IL 60174  
 (630) 584-1100  
 P L U S  
 A COMMITMENT TO EXCELLENCE

DATE: 08.08.2022  
 REVISIONS:  
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MARK T. BIGANCI  
 ARCHITECT

**A0.1**









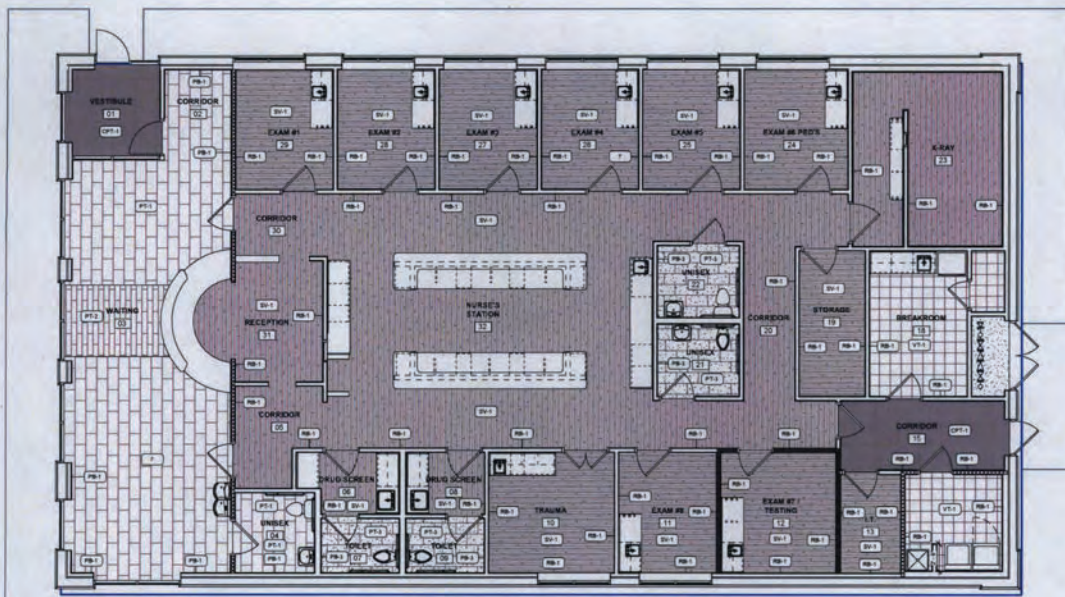












1 FINISH PLAN  
 1/8" = 1'-0"

FLOOR AND BASE SCHEDULE				
TAG	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
PF1	PORTLAND CEMENT BASE 1/2"	CRIBSILL	LAPLED GIBBS TAPOW 16" X 16" GRAY GRAY GRAY	STRAIGHT
PF3	RECTIFIED PORCELAIN TILE 1/4"	SALICE	WALL PINK GRAY 16" X 16" GRAY GRAY GRAY COLOR	STRAIGHT
PF2	NUMBER CODE BASE 1/2"	TRUPAC	1/2" X 1/2" INCH	
PF4	GRANITE TILE SURFACE 1/4"	WARRINGTON	TRUCK GRANITE	
PF5	RECTIFIED PORCELAIN TILE 1/4"	CRIBSILL	LAPLED GIBBS TAPOW 16" X 16" GRAY GRAY GRAY	STRAIGHT RUNNING BOND 1/8" BOND
PF6	RECTIFIED PORCELAIN TILE 1/4"	SALICE	WALL PINK GRAY 16" X 16" GRAY GRAY GRAY COLOR	STRAIGHT RUNNING BOND 1/8" BOND
PF7	RECTIFIED PORCELAIN TILE 1/4"	SALICE	WALL PINK GRAY 16" X 16" GRAY GRAY GRAY COLOR	STRAIGHT RUNNING BOND 1/8" BOND
PF8	GRAY GROUT	TRU-CORING	TRU-CORING WOOD MARBLE	SLIP RESISTANT
PF9	GRAY TILE 1/4"	TRU-CORING	TRU-CORING WOOD MARBLE	SLIP RESISTANT

**FINISH PLAN**

**weINOW URGENT CARE**  
 2000 E MAIN ST  
 ST. CHARLES, IL 60174

STUDIO 24, LLC  
 ARCHITECTS OF INTERIOR DESIGN  
 100 N. CHICAGO AVE. 24TH FLOOR  
 CHICAGO, IL 60610

DATE: 08.08.2022

REVISIONS:

MARK T. DIGANCI  
 ARCHITECT

**A4.1**

















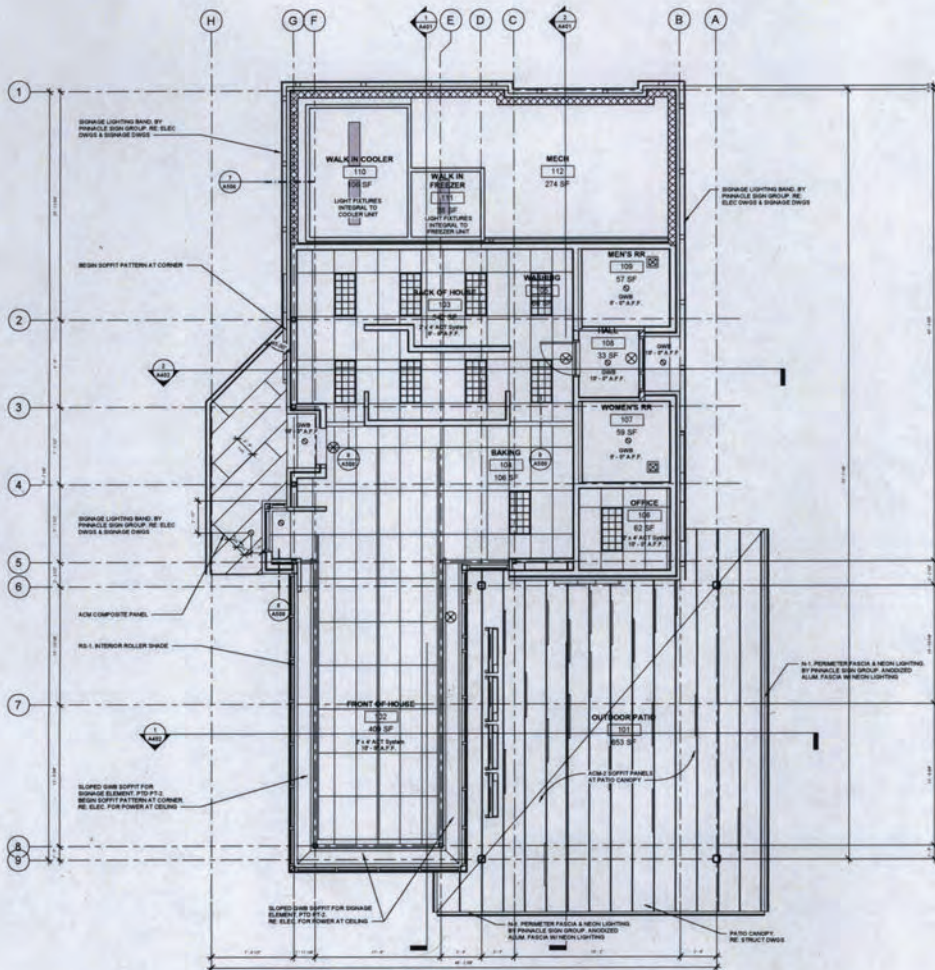












REFLECTED CEILING PLAN - LEVEL 1

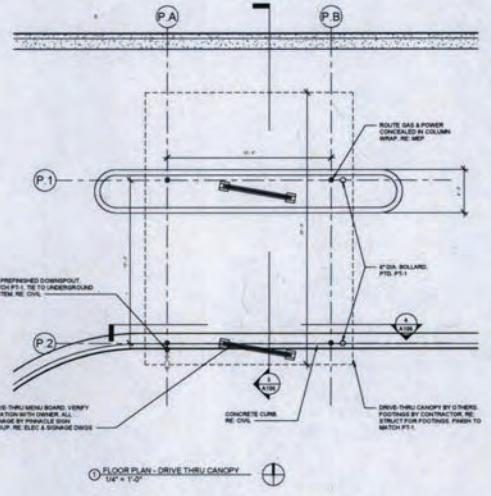
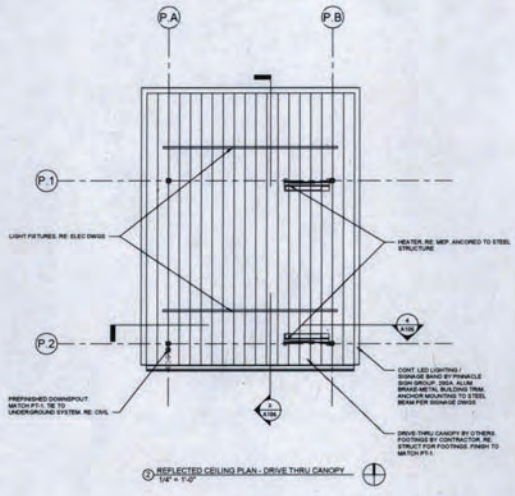
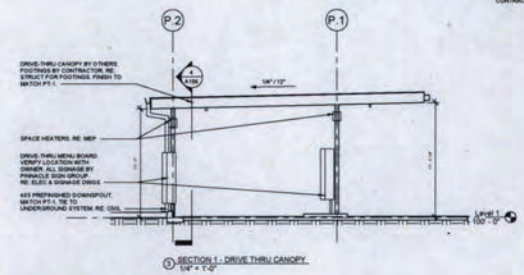
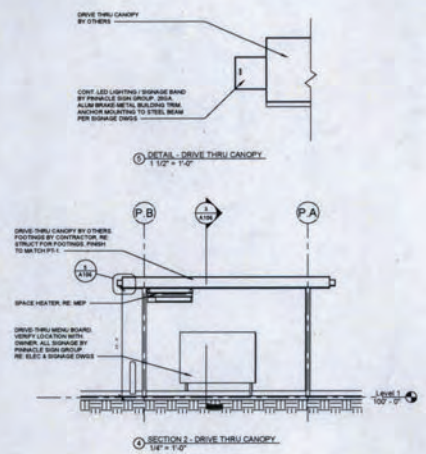
**ANDY'S FROZEN CUSTARD**  
2630 E. MAIN ST., ST. CHARLES, IL 60174

DESIGNER: **MARK T. DIGANCI**  
 ARCHITECT: **MARK T. DIGANCI**  
 PLANNING: **MARK T. DIGANCI**

DATE: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 MARK T. DIGANCI  
 ARCHITECT

A105





**NOTE:**  
 DRIVE THRU CANOPY STRUCTURE BY CONTRACTOR'S SUPPLIER INCLUDING GROUND PENETRATION FOUNDATION BY CONTRACTOR. ALL ELECTRICAL AND PLUMBING BY CONTRACTOR. SIGNAGE BY CONTRACTOR. SIGN GROUP FOUNDATION BY CONTRACTOR. ALL ELECTRICAL BY CONTRACTOR.

DRIVE THRU CANOPY

**ANDY'S FROZEN CUSTARD**  
 2630 E. MAIN ST., ST. CHARLES, IL 60174

ARCHITECT: N. DEBIGNI & ASSOCIATES, P.L.L.C.  
 200 N. WASHINGTON ST., CHICAGO, IL 60601

DATE: Issue Date

REVISIONS:

MARK T. DEBIGNI  
 REG. ARCHITECT

A106

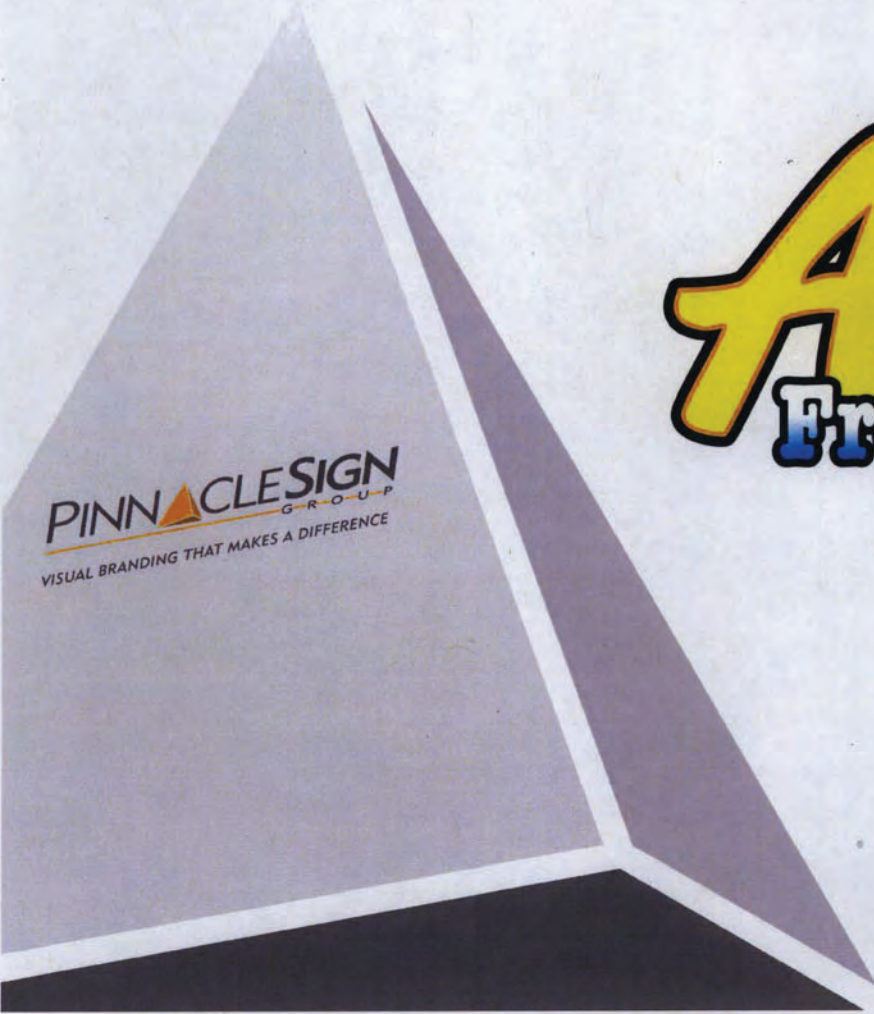












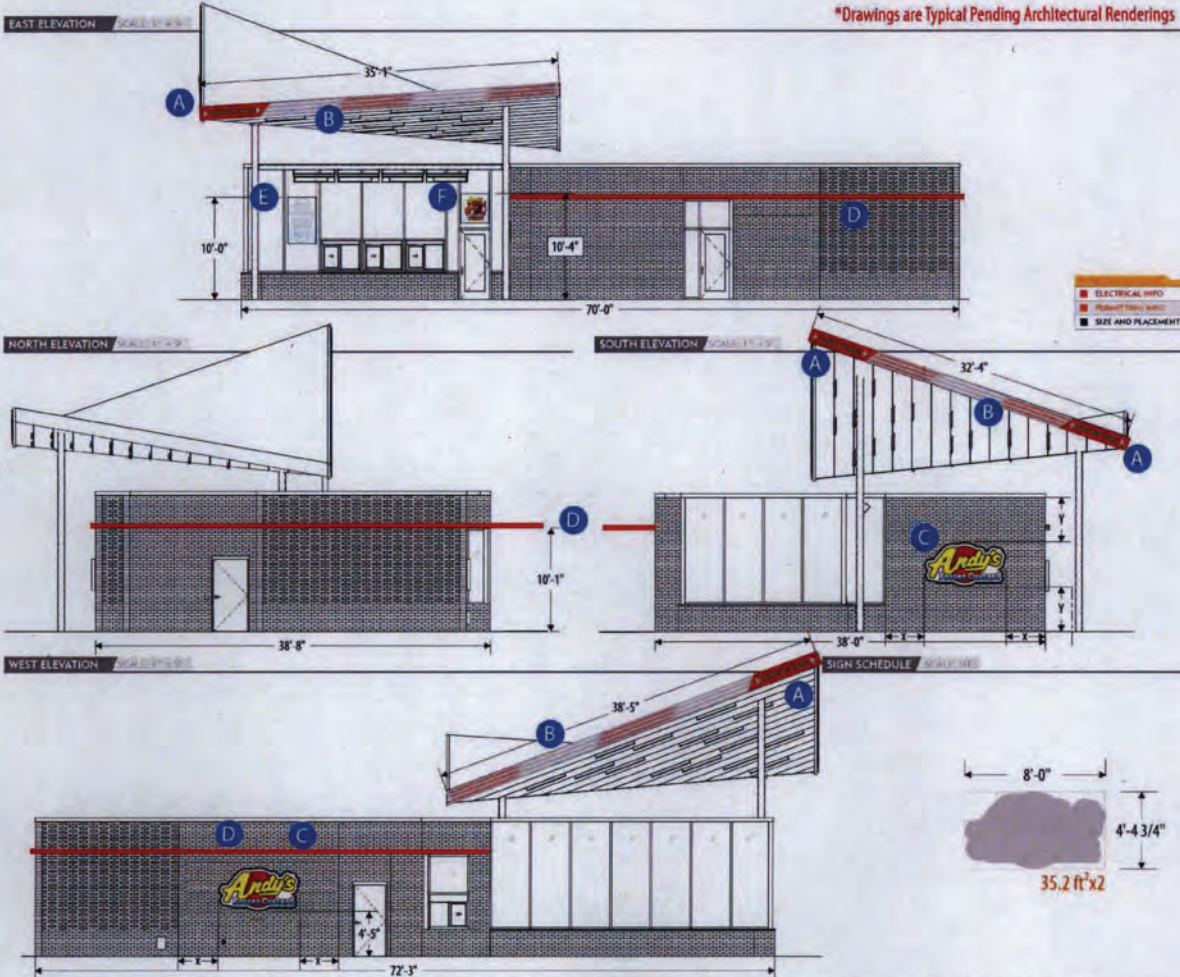
**PINNACLE SIGN**  
GROUP  
VISUAL BRANDING THAT MAKES A DIFFERENCE



ST. CHARLES, IL



\*Drawings are Typical Pending Architectural Renderings



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# PINNACLE SIGN GROUP

## ANDY'S FROZEN CUSTARD

0726-22-ELEV-1 AS SHOWN

08.03.22 DATE REVISED

DEREK CROUCH DESIGNER TIM SWAIM PROJECT MANAGER

ST. CHARLES, IL LOCATION

SCOPE OF WORK

### BUILDING SIGNAGE

- Neon Illuminated Corner Fascia Cabinets (AFC-07HD-FASC-3)
- Neon Illuminated Fascia Cabinets (AFC-07HD-FASC-1)
- Flou Embossed Wall Logs (AFC-07HD-FASC-2)
- LED Illuminated Reverse Channel Accent Lighting (R22H-25-BAR-0-1)

### WINDOW SIGNAGE

- Neon "Made Fresh Hourly" Sign (AFC-07HD-FASC-2)
- Neon "Spencer" Sign (AFC-07HD-FASC-3)

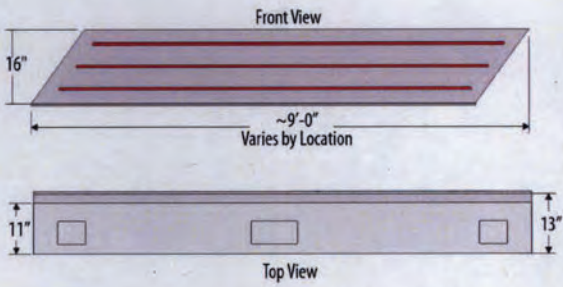
ELEVATION NORTH	
FAÇADE AREA LF	38'
ALLOWABLE sq ft (LF x 1.5)	57
# ANDY'S LOGO: 35.2ft² x 1	35.2
TOTAL SIGNAGE ft²	35.2

ELEVATION SOUTH	
FAÇADE AREA LF	72'-3"
ALLOWABLE sq ft (LF x 1.5)	108
# ANDY'S LOGO: 35.2ft² x 1	35.2
TOTAL SIGNAGE ft²	35.2

44 ANDY'S FROZEN CUSTARD SIGNAGE RENDERING ST. CHARLES, IL 1/17/2022 08:00



ORTHOGRAPHIC VIEWS SCALE: 1/20"



**AFC DISCLAIMER - FASCIA**

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOPE DESIGN.

PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEEP HOLES AT THE BOTTOM FOR WATER TO ESCAPE. BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

EXPLODED VIEW SCALE: 1/16"

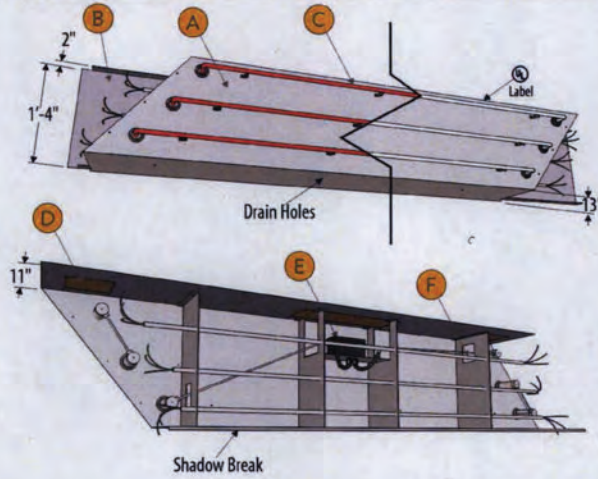


PHOTO EXAMPLE SCALE: N/A



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**PINNACLE SIGN GROUP**

**ANDY'S FROZEN CUSTARD**

CUSTOMER	ANDY'S FROZEN CUSTARD
DRAWING NUMBER	AFC-STND-FASC-1
AS SHOWN	ELEVATION
DATE REVISED	02.18.22
DESIGNER	BUDDY HINDS
PROJECT MANAGER	TIM SWAIM

**ALL**

**LOCATION**

**SCOPE OF WORK**

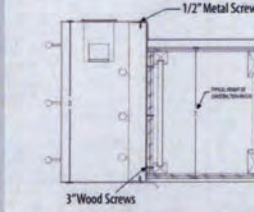
- 040 Polished Aluminum Face
- 050 Back - Beige Clear Anodized Aluminum
- 060 Aluminum Barkpan
- Neon Illuminated Glass Tubes w/ Tube Supports
- Clear Rod 1/2" Dia. Hex
- White 1/2" Dia. Hex
- Access Panels on Top as Needed
- Transformer
- 3/8" Flexible M/C Tube

**ELECTRICAL REQUIREMENTS**

120V x (5) Separate Runs for 3 Point Animation

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

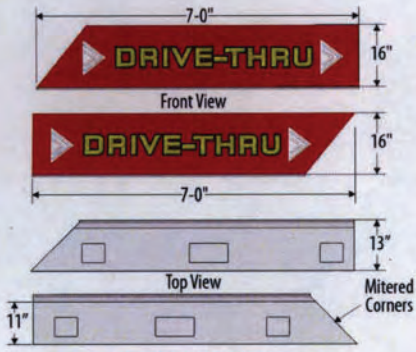
**ATTACHMENT METHOD**



ANDY'S FROZEN CUSTARD/MATTHEW HANSEN/PSG



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



AFC DISCLAIMER - FASCIA

THE LIGHTED FASCIA SYSTEM PSG IS PROVIDING IS PURELY DECORATIVE AND NOT TO BE MADE PART OF A WATERPROOF ENVELOPE DESIGN.  
 PSG WILL NOT BE RESPONSIBLE FOR WATER INFILTRATION AND RESULTING BUILDING DAMAGE AS IT RELATES TO THE DECORATIVE FASCIA SYSTEM. DECORATIVE FASCIA IS NOT DESIGNED TO BE WATER PROOF AND INCLUDES WEEP HOLES AT THE BOTTOM FOR WATER TO ESCAPE. BUILDING ENVELOPE TO BE WATERPROOF OUTSIDE OF OUR ASSEMBLY.

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

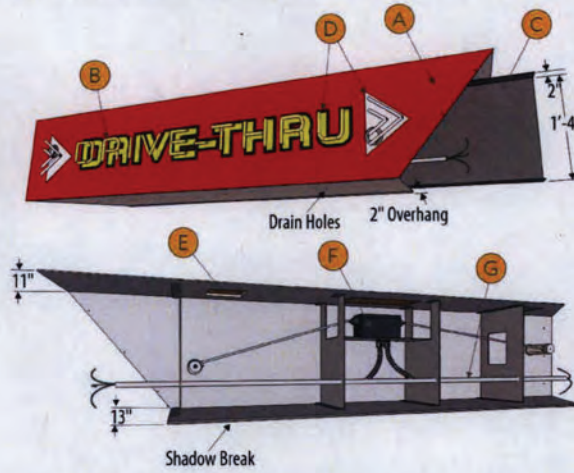


PHOTO EXAMPLE SCALE: N/A



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PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD	
CUSTOMER	
AFC-STND-FASC-2	AS SHOWN
DRAWING NUMBER	ELEVATION
02.21.22	
DATE REVISED	
BUDDY HINDS	TIM SWAIM
DESIGNER	PROJECT MANAGER

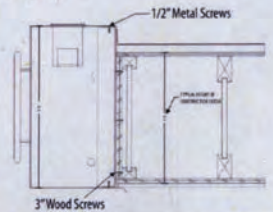
ALL INFORMATION

SCOPE OF WORK

- Formed .040 Aluminum Face
- 1" x 1/2" x 1/2" PVC (Optional)
- Neon Illuminated Glass Tubes w/ Tube Supports
- Clear Red 12mm Neon
- Blue Neon 12mm Neon
- .063 Aluminum Backplate
- Cut Vinyl Applied to Face
- 1/2" x 3/8" Rod (Optional)
- 1/2" x 3/8" Rod (Optional)
- 1/2" x 3/8" Rod (Optional)
- Access Panel
- Transformers
- 3/8" Flexible PVC Tube
- ELECTRICAL REQUIREMENTS
- 120V, 2.75A per Cabinet

ARCHITECT SHALL COORDINATE ALL FLASHING DETAILS TO PROVIDE WEATHERTIGHT SEAL BETWEEN FASCIA AND ROOF SYSTEM

ATTACHMENT METHOD

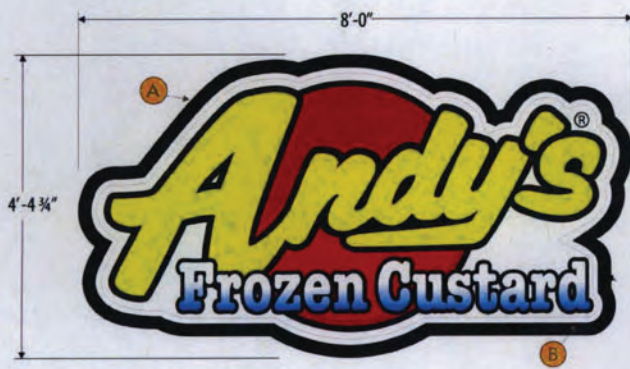


ANDY'S FROZEN CUSTARD WATER MATTER SERVICES



ELEVATION VIEW SCALE: 1"=1'

SIDE VIEW SCALE: 1"=1'



ATTACHMENT POINTS SCALE: NTS

● ATTACHMENT POINT



PHOTO EXAMPLE SCALE: NTS



**PINNACLE SIGN GROUP**

**ANDY'S FROZEN CUSTARD - MASTER**

CUSTOMER	AS SHOWN
DRAWING NUMBER	REPLACEMENT
DATE REVISED	04.01.22
DESIGNER	BUDDY HINDS
PROJECT MANAGER	TIM SWAIM

**ALL**

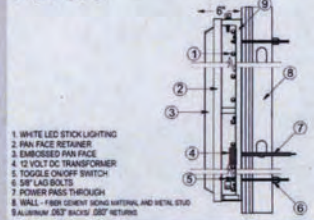
**LOCATION**

**SCOPE OF WORK**

Internally Illuminated Pant-faced Wall Sign

- ▶ Internally LED Illuminated Contour Cabinet
  - Base - Black
- ▶ Multi-Level Embossed Pan Face (Gloss); Back Spray-Painted (2nd Surface)
  - Sign Image Chart for Color Space
- ▶ Mounted Flush

**ATTACHMENT METHOD**

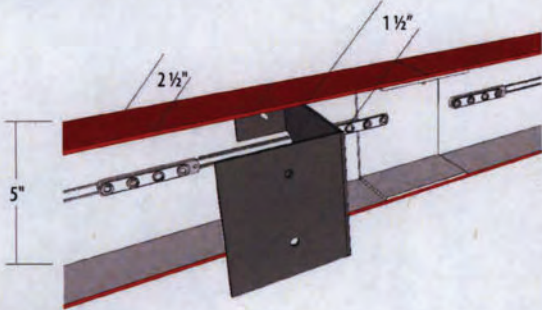


1. WHITE LED STOCK LIGHTING
2. PAN FACE RETAINER
3. EMBOSSED PAN FACE
4. 12 VOLT DC TRANSFORMER
5. TOGGLE ON/OFF SWITCH
6. 5/16" LAG BOLTS
7. POWER PANEL THROUGH
8. WALL - 1/2" WALL (CEMENT BLOCK, BRICK, METAL STUD)
9. ALUMINUM 3/8" BACKS (200" RETURN)

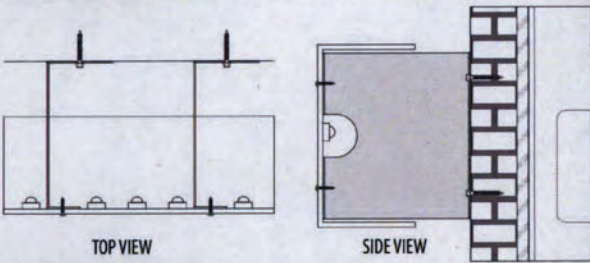




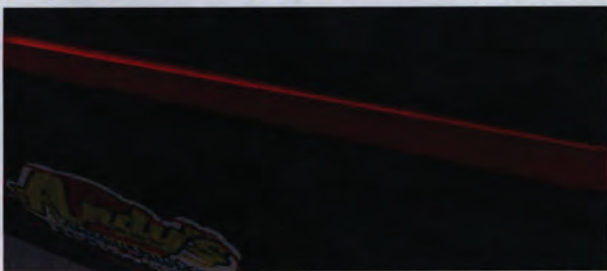
MOUNTING VIEW SCALE: NTS



ATTACHMENT VIEW SCALE: NTS

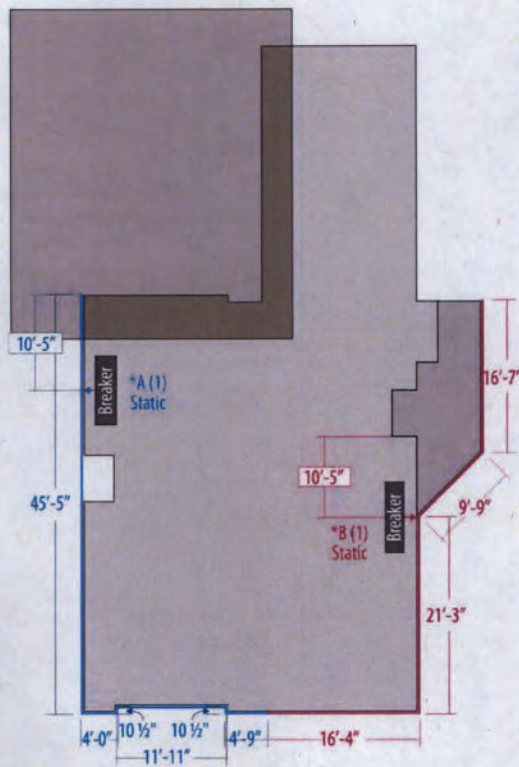


ILLUMINATED VIEW SCALE: NTS



OVERHEAD VIEW SCALE: 1"=10'

\*Drawings are Typical Pending Architectural Renderings



# PINNACLE SIGN GROUP

<b>ANDY'S FROZEN CUSTARD</b>	
CUSTOMER	
<b>0726-22-BAND-1</b>	<b>AS SHOWN</b>
DRAWING NUMBER	ELEVATION
<b>07.26.22</b>	
DATE REVISED	
<b>DEREK CROUCH</b>	<b>TIM SWAIM</b>
PROJECT MANAGER	ENGINEER
<b>ST. CHARLES, IL</b>	
LOCATION	
SCOPE OF WORK	

- Reverse Channel Light Stripe
- ▶ Halo-Lit Reverse Channel Aluminum Band
  - Painted Aluminum Reverse Channel
  - LED Halo Illuminated
  - Mechanically Fastened w/ Painted Hardware
  - Paint (Interior) - White
  - Paint (Exterior) - No. 10274 No. 100 Flat (Black)
  - ▶ Aluminum Mount Brackets Painted to Match Building
  - Painted to Match Building Material
  - Mechanically Fastened to Exterior Wall
  - Paint (Mounting Bracket) - No. 10226 Lead Free (White)

Section A - (1) Circuit; 20 Amps  
 Section B - (1) Circuit; 20 Amps  
**Total Amperage = 40 Amps**



ANDY'S FROZEN CUSTARD, LOCATION: ILLINOIS ST. CHARLES, ILL. ARCHITECTURE

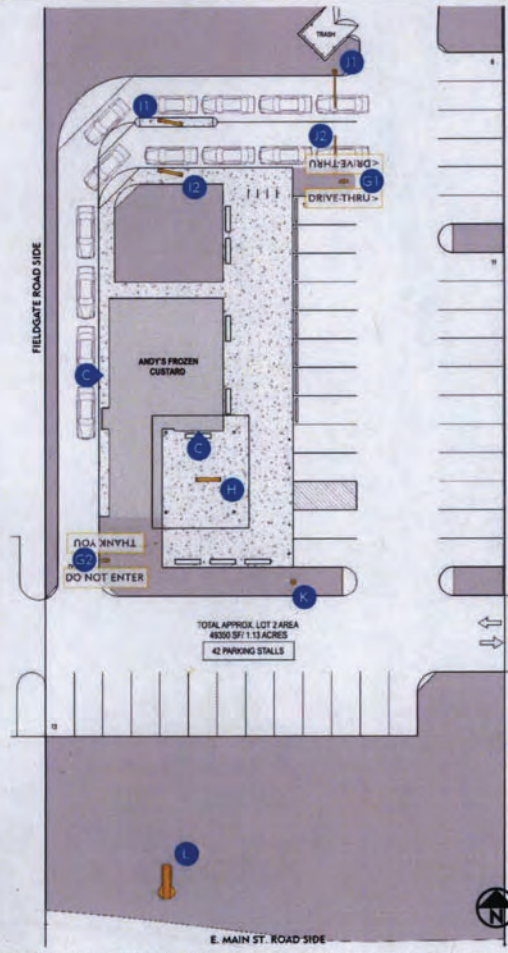
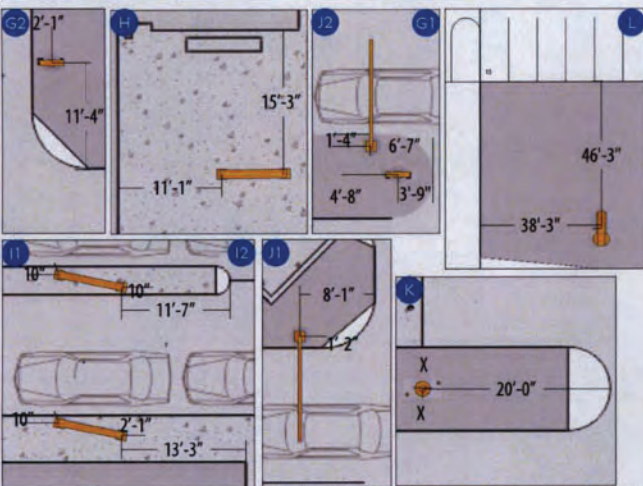


SIGN SCHEDULE / SCALE: NTS

SITE MAP / SCALE: 1/320

- G DIRECTIONAL SIGN (AFC-STND-D-RE-1)**  
7 Panels, 2 Sided Removable Content
- H 2-SIDED MENU BOARD (AFC-STND-MENU-1-DS)**  
3 Char, 3 Panel Standard Menu, Located at Drive-Thru
- I 1-SIDED MENU BOARD (AFC-STND-MENU-1-SS)**  
3 Char, 3 Panel Standard Menu, "Order at Window" Sign Panel or Bracket Located at Drive-Thru
- J CLEARANCE SIGN (AFC-STND-BAR-1)**  
7 Clearance Standard Clearance Sign, No Traffic Sign Panel
- K 40' FLAG POLE (AFC-OPT-FLAG-40)**  
60' Flag Pole, 12' x 8' American Flag, 6' x 4' Andy's Flag, Flood Lighting
- L MONUMENT (0726-22-MONU-1)**  
Monument and Aluminum Bracket, 15' Illuminated Two-Face Logo, Champagne Color Board, Address Number FCO

PLACEMENT DETAIL / SCALE: NTS



**PINNACLE SIGN GROUP**

**ANDY'S FROZEN CUSTARD**  
CUSTOMER  
**0726-22-SITE-1**  
DRAWING NUMBER  
**AS SHOWN**  
ELEVATION  
**08.15.22**  
DATE REVISED  
**DEREK CROUCH**  
DESIGNER  
**TIM SWAIM**  
PROJECT MANAGER  
**ST. CHARLES, IL**  
LOCATION

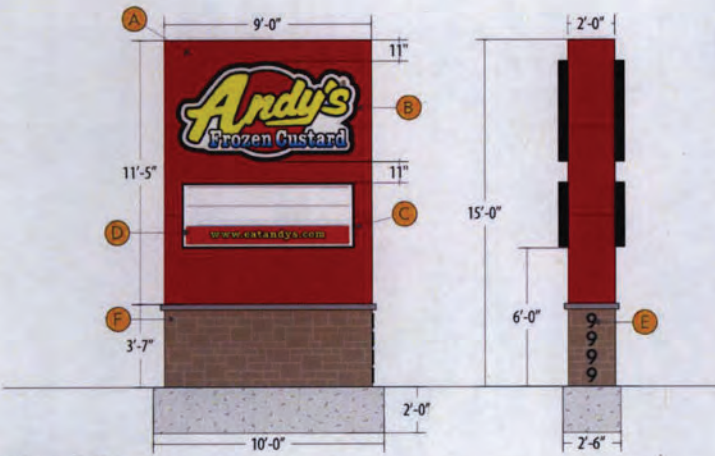
SIGN SCHEDULE	QUANTITY
<b>BUILDING SIGNAGE</b>	
Flat Embossed Wall Logo (AFC-OPT-EVAL-8)	2
<b>DETACHED SIGNAGE</b>	
2-Sided Illuminated Directional (AFC-STND-DIRE-1)	2
2-Sided Menu Board (AFC-STND-MENU-1-DS)	1
1-Sided Menu Board (AFC-STND-MENU-1-SS)	2
Clearance Bar (AFC-STND-BAR-1)	2
40' Flag Pole (AFC-OPT-FLAG-40)	1
2-Sided Monument (0726-22-MONU-1)	1

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ANDY'S FROZEN CUSTARD LOCATION: ILLINOIS ST. CHARLES, IL (ART-RICHMOND)



ORTHOGRAPHIC VIEWS SCALE: 1/4" = 1'



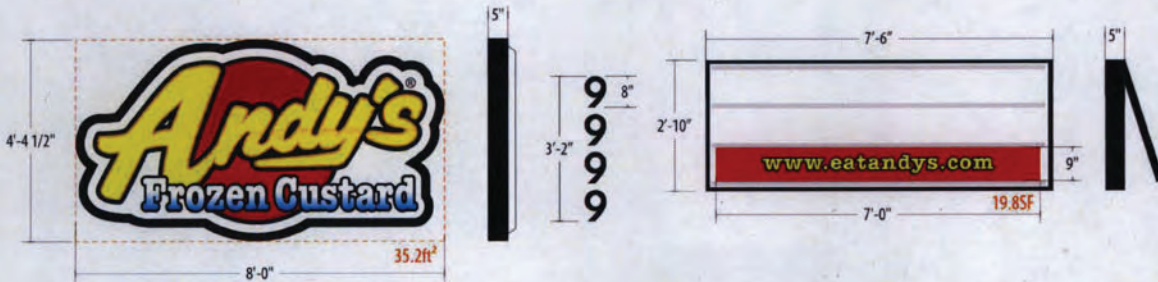
ILLUMINATED VIEW SCALE: NTS



ELEMENT DETAILS SCALE: 1/2" = 1'

Total Square Footage - 55ft<sup>2</sup>

Flat Acrylic Cut Size: -87.5" x 31.5"



PINNACLE SIGN GROUP

<b>ANDY'S FROZEN CUSTARD</b>	
CUSTOMER	
<b>0726-22-MONU-1A</b>	<b>AS SHOWN</b>
DRAWING NUMBER	ELEVATION
<b>08.02.22</b>	
DATE REVISED	
<b>BUDDY HINDS</b>	<b>TIM SWAIM</b>
DESIGNER	PROJECT MANAGER
<b>ST. CHARLES, IL</b>	
LOCATION	

- SCOPE OF WORK:
- 2-Sided Monument
    - Painted 125 Aluminum Cladding Cabinet
      - Flu - 10' (102) For Eye Box
    - LED Illuminated Contoured Aluminum Cabinet with Fan Embossed Backdrop
      - Painted Face
        - Blue
        - See Laser Chart for Color Swatches
    - Flush Mounted 1-Sided LED Illuminated Cabinet
      - Flat Face with 3 Line Letter Face, 2 Thru-Screen Litch-Hite pen Retainer (4 Total) and Mando's Cover
        - Blue
      - Changeable Copy Panel to Slide In and Out
        - Digital Flat
    - Painted 1 1/4" Aluminum FCD Address; Stud Mounted Flush to Monument Face
      - Blue
    - Stone Masonry Base and Top Cap by Others
    - Qty: 2-100 pc. 8 on 9 Std. Color; Four Letters; Qty: 1-30 pc. 8 on 9 Std. Color; Four Punctuation Set
    - Changeable Copy Letter Storage Cabinet

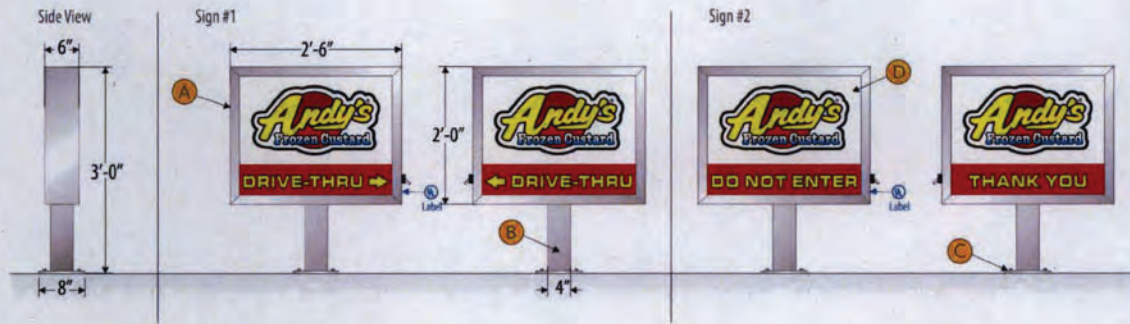
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DRAWING PROVIDED BY: CUSTARD, LOCATION: ILLINOIS - ST. CHARLES - BENDER LIGHT



ORTHOGRAPHIC VIEWS SCALE: 3/4"=1'



ACRYLIC FACES SCALE: 1/4"=1"



AD SPACE: 3.8sf

PHOTO EXAMPLE SCALE: 1/2"=1'



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER

CLIENT:	AS SHOWN
DRAWING NUMBER:	01.11.22
DATE REVISED:	DESIGNER:
BUDDY HINDS	TIM SWAIM
DESIGNER:	PROJECT MANAGER:

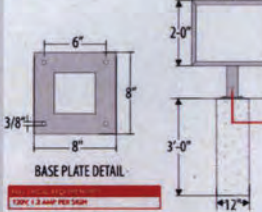
ALL

LOCATION:  
SCOPE OF WORK:

2-Sided Internally Illuminated Directional

- ▶ Aluminum Extruded Cabinet
  - Part - 40' Lx24" Super Tumble Silver (Clear)
- ▶ 4" Aluminum Square Post
  - Part - 40' Lx24" Super Tumble Silver (Clear)
- ▶ 1/4" Aluminum Mounting Bracket
  - Part - 40' Lx24" Super Tumble Silver (Clear)
- ▶ Clear Acrylic w/ Printed Vinyl Graphics
  - 1st Layer Vinyl - Digital Print on Clear Acrylic on 1st Surface
  - 2nd Layer Vinyl - Digital Print on Transparent Acrylic on 2nd Surface

ATTACHMENT METHOD



BASE PLATE DETAIL  
1.0 AMP PER SIGN



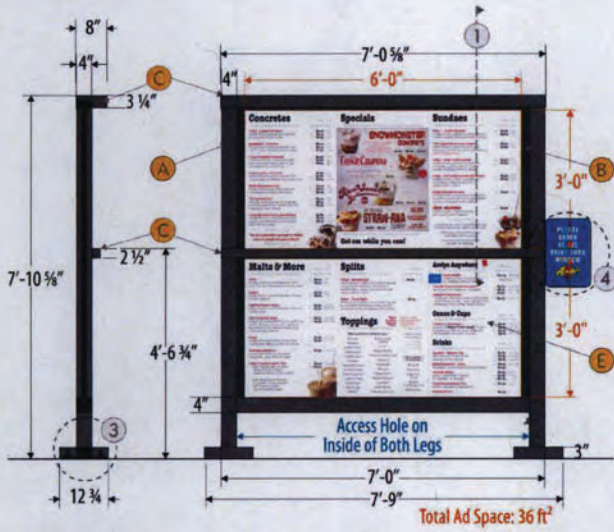
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ANDY'S FROZEN CUSTARD MASTER ENDINGS STANDARD DRAWINGS PSG IN HOUSE ONLY



ORTHOGRAHIC VIEWS SCALE: 1/2" = 1'

4 - ORDER PANEL DETAIL SCALE: 1/2" = 1'

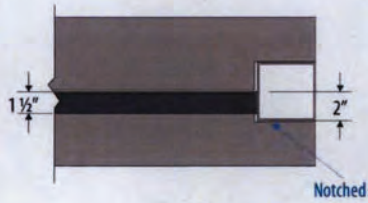
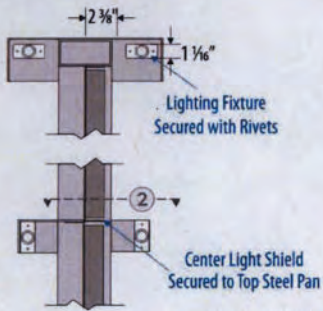


1 - CROSS-SECTION VIEW SCALE: NTS

2 - MIDDLE LIGHT SHIELD SCALE: NTS

3 - BASEPLATE COVER SCALE: NTS

Shim to Level, Flush



PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER

CUSTOMER: AFC-STND-MENU-1-SS AS SHOWN  
 DRAUGHTS NUMBER: ELEVATION

03.17.22

DATE REVISED

DESIGNER: BUDDY HINDS PROJECT MANAGER: TIM SWAIM

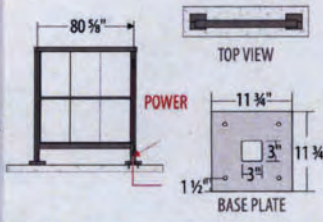
ALL

LOCATION:

SCOPE OF WORK:

1-Sided Internally Illuminated Menu

- Painted 4" Aluminum Tube Frame
  - Paint - Black (Satin)
- Painted Steel Pan Magnet Backer
  - Paint - Black (Gloss)
- Fabricated Aluminum Light Shield
- Bolt Covers Painted to Match:
- Magnetic Menu Panels by Others
- .080 Aluminum "Drive Thru" Sign
- Painted .080 Aluminum Bracket
  - Paint - Black (Gloss)
- Electrical Requirements - 120V, 2A

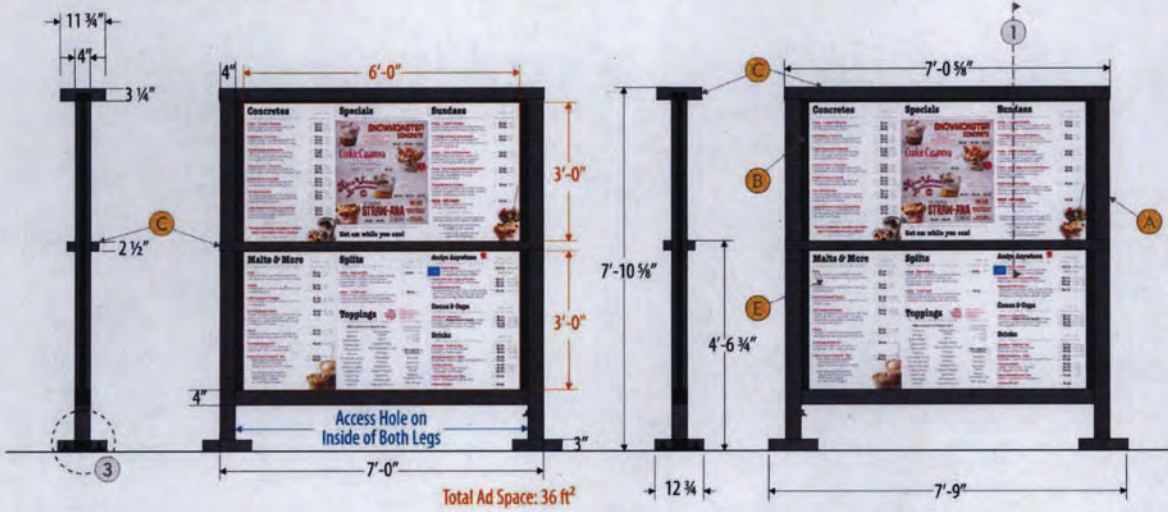


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ANDY'S FROZEN CUSTARD MASTER RENDERING STANDARD DRAWING



ORTHOGRAHIC VIEWS SCALE: 1/2" = 1'



# PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD - MASTER  
 CUSTOMER  
 AFC-STND-MENU-1-DS AS SHOWN  
 DRAWING NUMBER ELECTION  
 03.17.22  
 DATE REVISED  
 BUDDY HINDS TIM SWAIM  
 DESIGNER PROJECT MANAGER

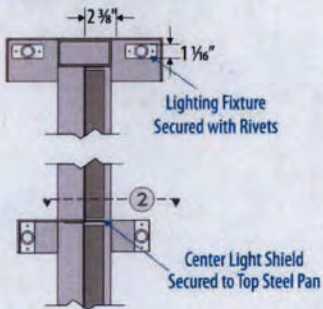
ALL  
 LOCATION

SCOPE OF WORK

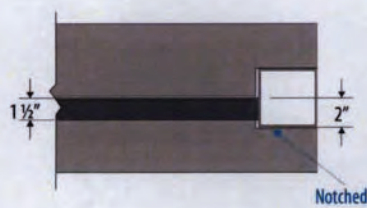
2-Sided Internally Illuminated Menu

- ▶ Painted 4" Aluminum Tube Frame
  - Black - Black Panel
  - White - White Panel
- ▶ Painted Steel Pan Magnet Backer
  - White - White Panel
- ▶ Fabricated Aluminum Light Shield
- ▶ Bolt Covers Painted to Match
- ▶ Magnetic Menu Panels by Others
- ▶ Electrical Requirements - 120V, 4A

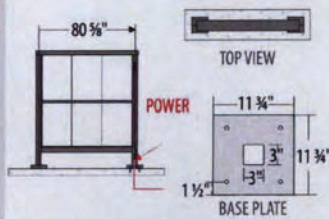
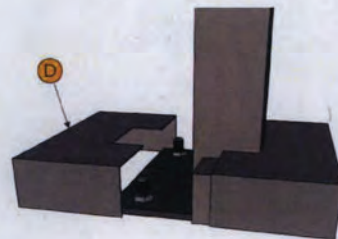
1 - CROSS-SECTION VIEW SCALE: NTS



2 - MIDDLE LIGHT SHIELD SCALE: NTS



3 - BASEPLATE COVER SCALE: NTS



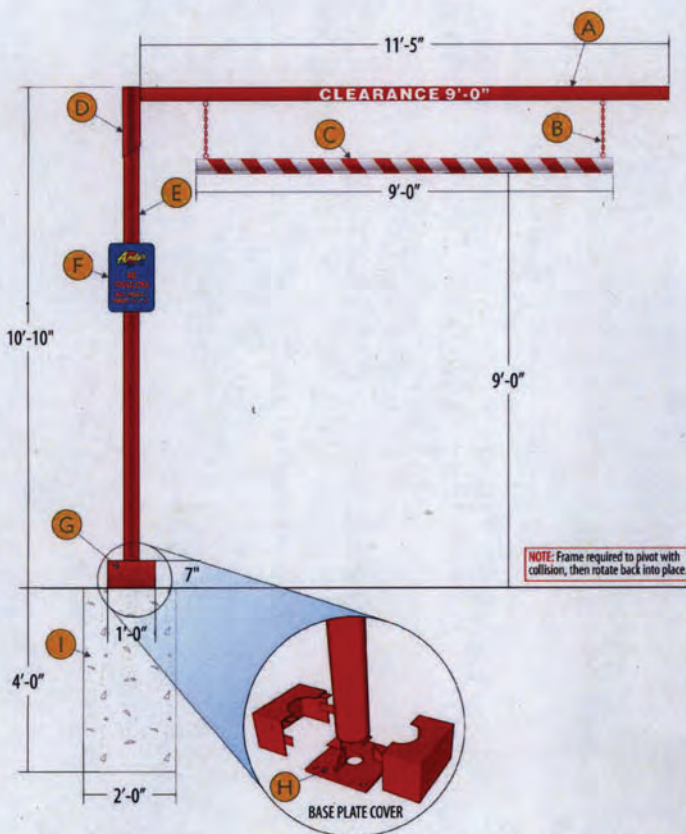
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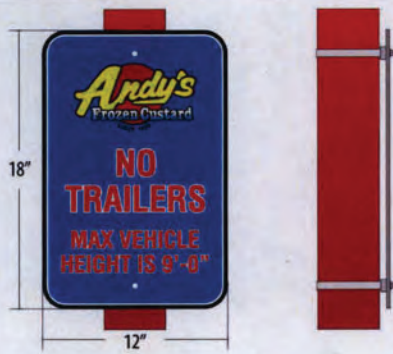
ANDY'S FROZEN CUSTARD MASTER REVISIONS/STANDARD DRAWINGS



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



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



EXAMPLE VIEW SCALE: NTS



# PINNACLE SIGN GROUP

**ANDY'S FROZEN CUSTARD**  
 CUSTOMER  
**AFC-STND-BAR-1** AS SHOWN  
 DRAWING NUMBER ELEVATION  
**02.18.22**  
 DATE REVISED  
**BUDDY HINDS** **TIM SWAIM**  
 DESIGNER PROJECT MANAGER

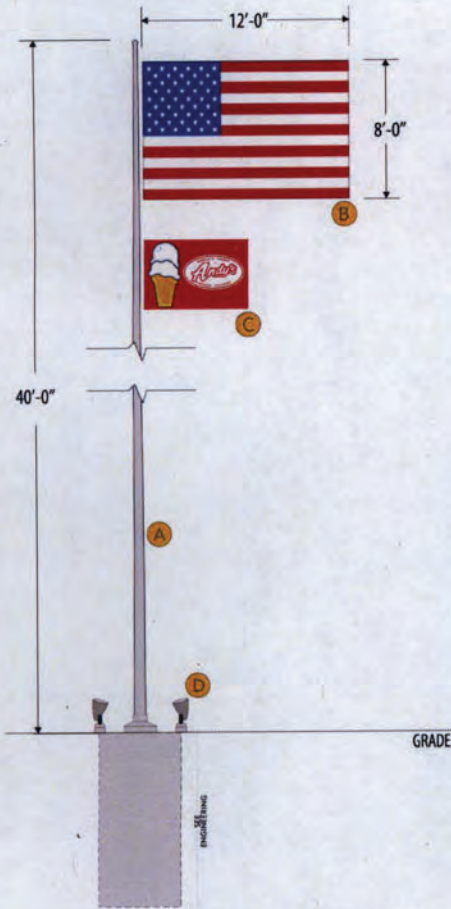
- ALL**  
 LOCATION  
 SCOPE OF WORK
- ▶ Painted 3.5" Square Tube with White Reflective Vinyl Applied to Both Sides
    - Paint - MP 10224 Flat Red Sat.
    - 1001 - 30.0000
  - ▶ Hanging Metal Chain
    - Paint - MP 10224 Flat Red Sat.
  - ▶ Painted 4" PVC Pipe Capped on Ends; White Reflective Vinyl Applied
    - Paint - MP 10224 Flat Red Sat.
    - 1001 - 30.0000
  - ▶ Painted 4.5" Steel Pipe
    - Paint - MP 10224 Flat Red Sat.
  - ▶ Painted 4" Steel Pipe
    - Paint - MP 10224 Flat Red Sat.
  - ▶ Digital Printed .080 Aluminum Sign; Fastened with Adjustable Hose Clamp Brackets
    - Digit Print Graphics
  - ▶ Painted Bolt Head Cover
    - Paint - MP 10224 Flat Red Sat.
  - ▶ 12" Base Plate w/ Wedge Anchors into Concrete
  - ▶ 24" x 48" Round Pier Footing



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ELEVATION VIEW SCALE 3/8"=1'



AFC FLAG DETAIL SCALE 1/2"=1'



PHOTO EXAMPLES SCALE NTS



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**PINNACLE SIGN**  
GROUP

**ANDY'S FROZEN CUSTARD-MASTER**

CUSTOMER  
**AFC-OPT-FLAG-40** AS SHOWN  
DRAWING NUMBER ELEVATION

DATE REVISED  
**04.22.22**

PROJECT MANAGER  
**BUDDY HINDS** TIM SWAIM  
DESIGNER

ALL  
LOCATION

SCOPE OF WORK

- ▶ 40' flag pole (.156 w) standard aluminum finish 8" dia, with internal halyard
- ▶ 12' x 8' American flag, hi-quality - double weave
- ▶ 6' x 4' custom Andy's flag, hi-quality - double weave
- ▶ LED up lights (qty 2), RAB model HSLED B, cool LED SPOT LT FX (dont #470-9262)
- ▶ Power run and controllers by others
- ▶ Foundation TBD per site specific engineering



ANDY'S FROZEN CUSTARD-MASTER-RENDERINGS/OPTIONAL DRAWINGS



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

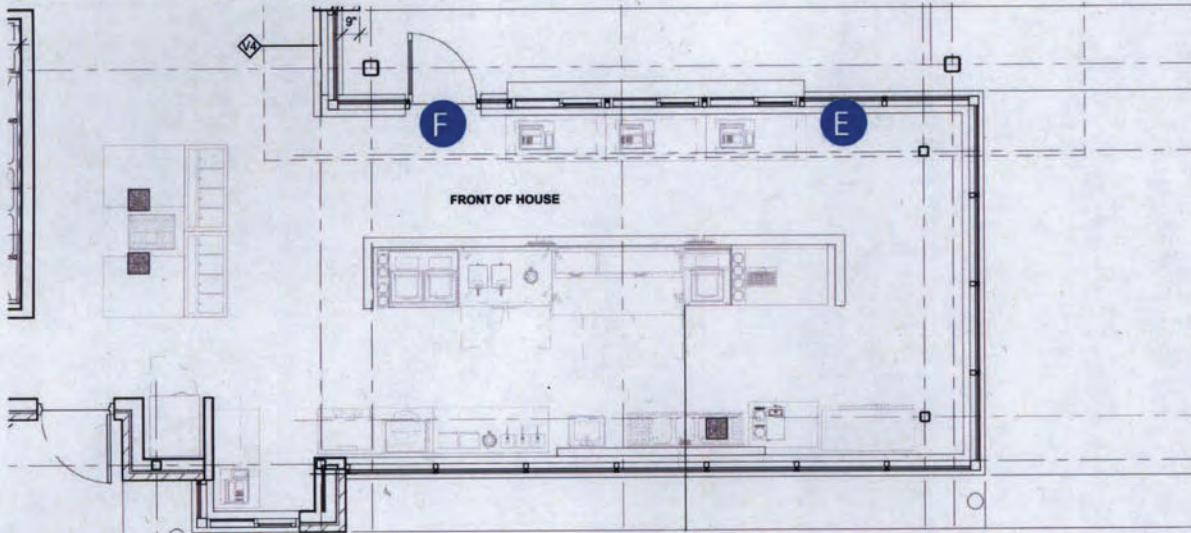
**E** NEON "MADE FRESH HOURLY" SIGN (AFC-STND-1WAL-2)



**F** NEON "SPRECHER" SIGN (AFC-STND-1WAL-3)



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



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**ANDY'S FROZEN CUSTARD**

CUSTOMER: ANDY'S FROZEN CUSTARD  
 DRAWING NUMBER: 0726-22-INT-1  
 AS SHOWN ELEVATION

DATE REVISED: 07.26.22

DESIGNER: DEREK CROUCH  
 PROJECT MANAGER: TIM SWAIM

LOCATION: ST. CHARLES, IL

SCOPE OF WORK:

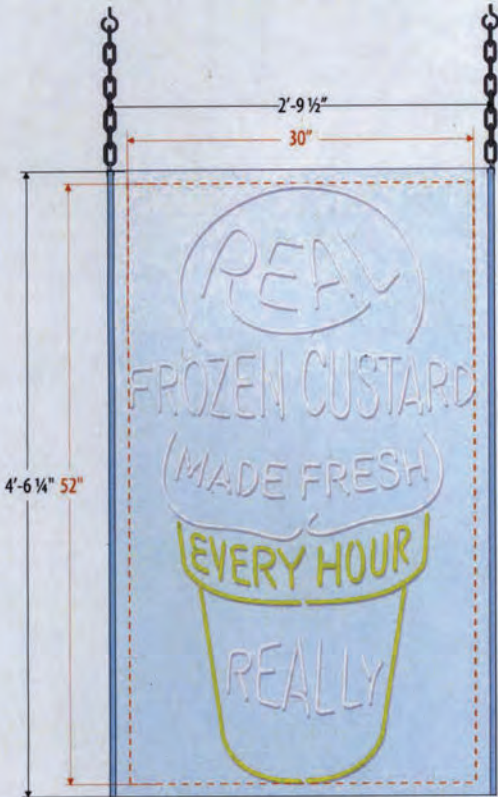
- ▶ Neon "Made Fresh Hourly" Sign (AFC-STND-1WAL-2)
- ▶ Neon "Sprecher" Sign (AFC-STND-1WAL-3)

ATTACHMENT METHOD:

ANDY'S FROZEN CUSTARD LOCATIONS: LINDSEY CHARLES, HART FRENCHPAGE

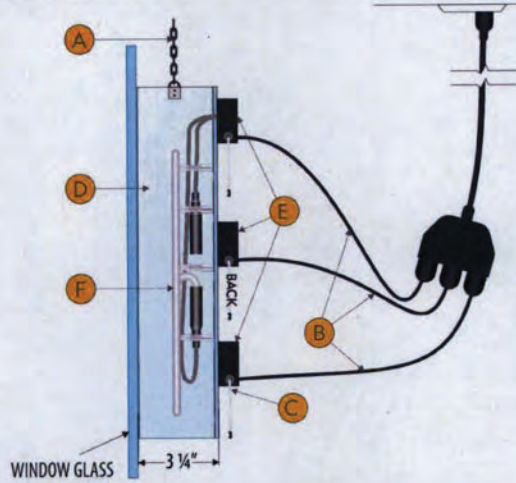


ELEVATION VIEW SCALE: 1/8"



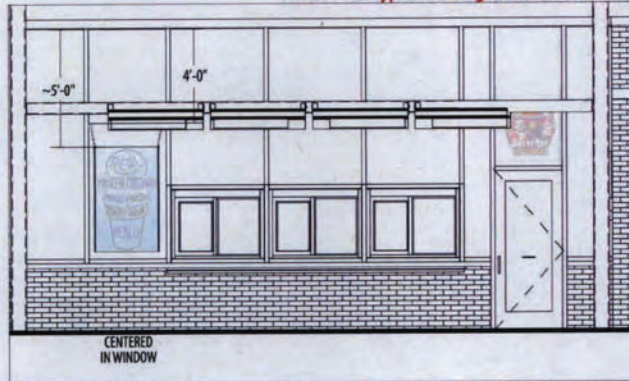
10.8ft<sup>2</sup>

COMPONENT DETAIL SCALE: NTS



PLACEMENT INFO SCALE: 3/16" = 1'

\* Placement is Typical Pending Architectural Drawings



CENTERED  
IN WINDOW

PINNACLE SIGN GROUP

ANDY'S FROZEN CUSTARD

CUSTOMER

AFC-STND-IWAL-2

DRAWING NUMBER

AS SHOWN

ELEVATION

06.27.22

DATE REVISED

BUDDY HINDS

DESIGNER

TIM SWAIM

PROJECT MANAGER

LOCATION

LOCATION

SCOPE OF WORK:

Hanging Neon Window Sign

- ▶ Chain D-Clip to Ceiling (Adjust to Measure)
- ▶ 6' Cord to 120v Service (qty. 3) Plugged into 6' 3-Way Extension Cord
- ▶ On/Off Switch w/ Chain
- ▶ 3/16" Clear Acrylic, Custom Bent to Shape
- ▶ Electronic Transformer
- ▶ Neon Tube Lighting
  - Neon - Clear Bright Yellow 12mm
  - Neon - Snow White 10mm

- ▶ Electrical Requirements
  - 120V, 3A per Sign; 3 Cords to Outlet 108" AFF



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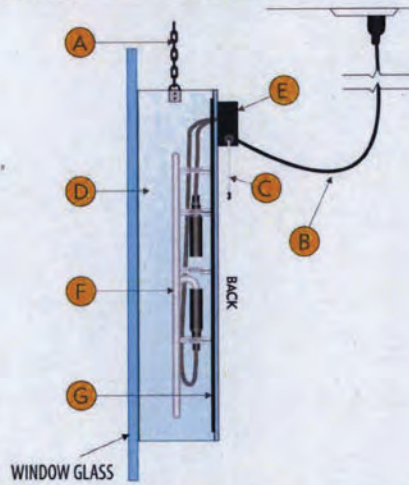
ELEVATION VIEW SCALE: 1/8"



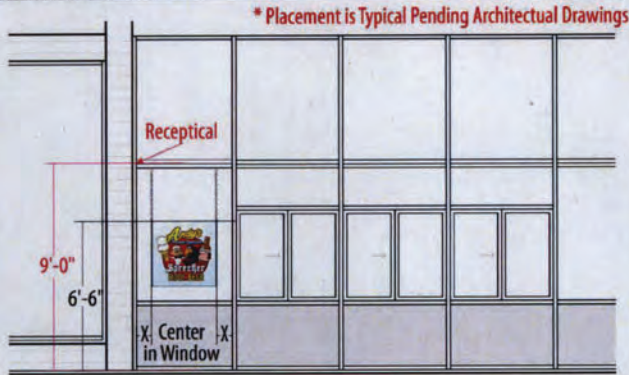
PHOTO EXAMPLE SCALE: HTS



COMPONENT DETAIL SCALE: NTS



TYPICAL PLACEMENT SCALE: 1/4" = 1'



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**PINNACLE SIGN GROUP**

**ANDY'S FROZEN CUSTARD**

CUSTOMER: ANDY'S FROZEN CUSTARD  
 DRAWING NUMBER: AFC-STND-IWAL-3 AS SHOWN ELEVATION  
 DATE: 04.19.22  
 SHEET NUMBER: 01 OF 01  
 DESIGNER: BUDDY HINDS  
 PROJECT MANAGER: TIM SWAIM

ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

EDUCATION: ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.

SCOPE OF WORK: Hanging Neon Window Sign

- ▶ Chain D-Clip to Ceiling (Adjust to Measure)
- ▶ 6' Cord to 120v Service
- ▶ On/Off Switch w/ Chain
- ▶ 3/16" Clear Acrylic, Custom Bent to Shape
- ▶ Electronic Transformer
- ▶ Neon Tube Lighting
  - Neon - Clear Bright Yellow 1.0mm
  - Neon - Snow White 1.0mm
- ▶ Digital Print Vinyl Applied to Face
  - Vinyl - Digital Print
- ▶ Electrical Requirements
  - 120V, 3A per Sign to Outlet 108" AFF



ANDY'S FROZEN CUSTARD AND SPRECHER ROOT BEER ARE TRADEMARKS OF ANDY'S FROZEN CUSTARD AND SPRECHER ROOT BEER.



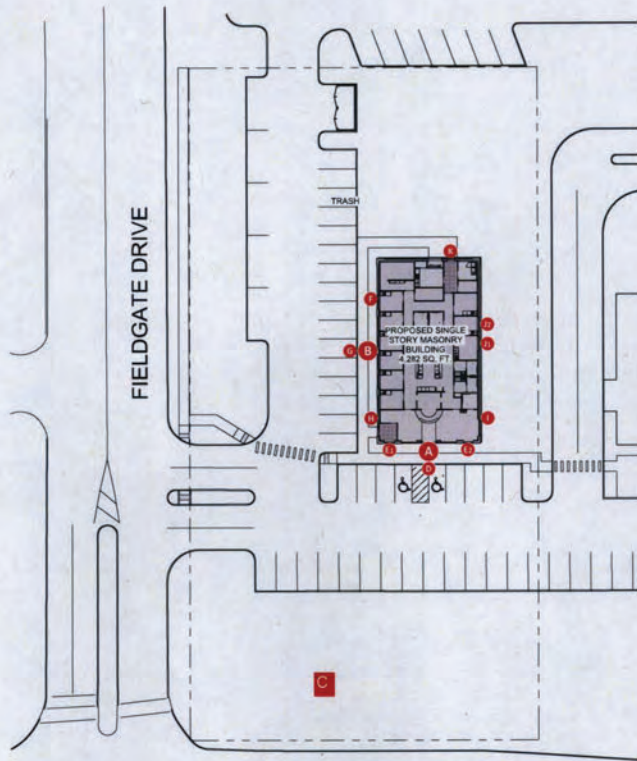
<b>SIGN A</b>	<b>DM-28</b>
Type:	DM
Illumination:	YES
Sq Ft:	68.27

<b>SIGN B</b>	<b>DM-38</b>
Type:	DM
Illumination:	YES
Sq Ft:	124.5

<b>AWNINGS D THRU K</b>	
Type:	METAL
Illumination:	NO



SITE PLAN | SIGN LOCATIONS



ILLINOIS STATE ROUTE NO. 64

wellnow  
URGENT CARE

Design #	0418312A
Sheet	1 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

CHANDLER  
SIGNS

chandlersigns.com

National	4821 Somergrace Road #101 San Antonio, TX 78218
San Antonio	2725 San Pedro Avenue San Antonio, TX 78212
Northwest US	2943 River Road, Suite 303 Corvallis, OR 97331
Georgia	111 Riverchase Place Buckhead, GA 30318
South Texas	4000 West Loop West, Suite 100 Houston, TX 77027

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FINAL ELECTRICAL CONNECTION BY CUSTOMER





<b>SIGN A</b>	<b>DM-28</b>
Type:	DM
Illumination:	YES
Sq Ft:	68.27

<b>AWNINGS D</b>
Type: METAL
Illumination: NO

<b>AWNINGS E1</b>
Type: METAL
Illumination: NO

<b>AWNINGS E2</b>
Type: METAL
Illumination: NO



PROPOSED SOUTH ELEVATION - DM-28 & AWNINGS

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

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	73.15
Actual Sq Ft proposed:	68.27



Design #	0418312A
Sheet	2 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



chandlersigns.com  
 National: 20233 Serrano Blvd #101  
 San Antonio, TX 78238  
 San Antonio: 210-491-1111  
 San Antonio: 210-491-1112  
 San Antonio: 210-491-1113  
 San Antonio: 210-491-1114  
 San Antonio: 210-491-1115  
 San Antonio: 210-491-1116  
 San Antonio: 210-491-1117  
 San Antonio: 210-491-1118  
 San Antonio: 210-491-1119  
 San Antonio: 210-491-1120  
 San Antonio: 210-491-1121  
 San Antonio: 210-491-1122  
 San Antonio: 210-491-1123  
 San Antonio: 210-491-1124  
 San Antonio: 210-491-1125  
 San Antonio: 210-491-1126  
 San Antonio: 210-491-1127  
 San Antonio: 210-491-1128  
 San Antonio: 210-491-1129  
 San Antonio: 210-491-1130

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



<b>SIGN B</b>	<b>DM-38</b>
Type:	DM
Illumination:	YES
Sq Ft:	124.5

<b>AWNINGS F</b>	
Type:	METAL
Illumination:	NO

<b>AWNINGS G</b>	
Type:	METAL
Illumination:	NO

<b>AWNINGS H</b>	
Type:	METAL
Illumination:	NO



Design #	0418312A
Sheet	3 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



PROPOSED WEST ELEVATION - DM-38 & AWNINGS

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

CHANNEL LETTERS WILL REQUIRE 1/2" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	131.75
Actual Sq Ft proposed:	124.5

**CHANDLER SIGNS**  
chandlerdesigns.com

National: 4420 Spring - Room #111  
2840 Ardmore, TX 76010  
2810 Ardmore - Room #101  
2710 1/2 San Pedro Avenue  
San Antonio, TX 78202  
2000 W. Loop West, Suite 200  
Northwest, TX 75002

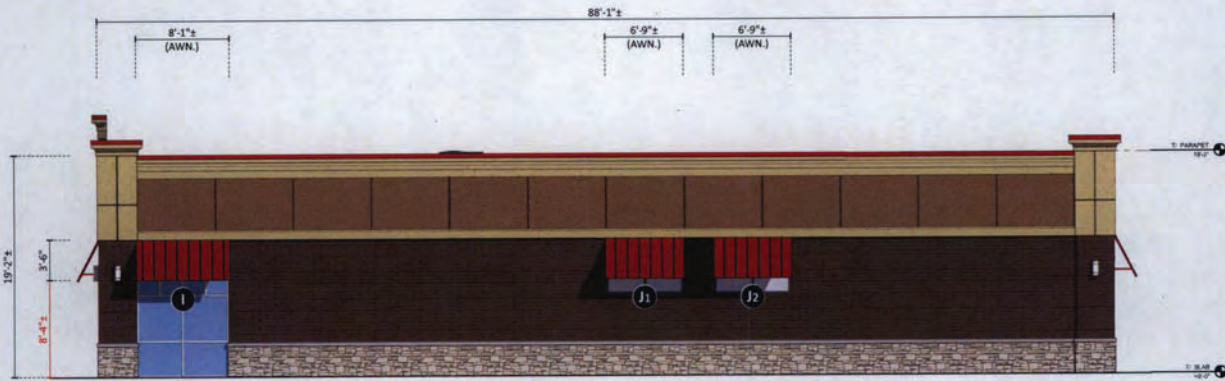
Georgia: 111 Northchase Place  
Dunwoody, GA 30128  
4900 Peachtree Dunwoody  
South Texas: 4900 S. Loop West, Suite 200  
Houston, TX 77050

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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



AWNINGS 1		AWNINGS J1		AWNINGS J2	
Type:	METAL	Type:	METAL	Type:	METAL
Illumination:	NO	Illumination:	NO	Illumination:	NO



PROPOSED EAST ELEVATION - AWNINGS ONLY

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

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	N/A
Actual Sq Ft proposed:	N/A

wellnow  
URGENT CARE

Design #	0418312A
Sheet	4 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

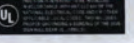
CHANDLER  
SIGNS

chandlersigns.com

National Headquarters: 44215 S. Loop West, Suite #101, Houston, TX 77057  
 San Antonio: 5721 S. San Pedro Avenue, San Antonio, TX 78239  
 Northeast: 2461 Power Road, Suite 201, Cleveland, OH 44122  
 Georgia: 111 Woodbridge Drive, Marietta, GA 30066  
 South Texas: 802 W. 11th St., Suite 200, Dallas, TX 75204

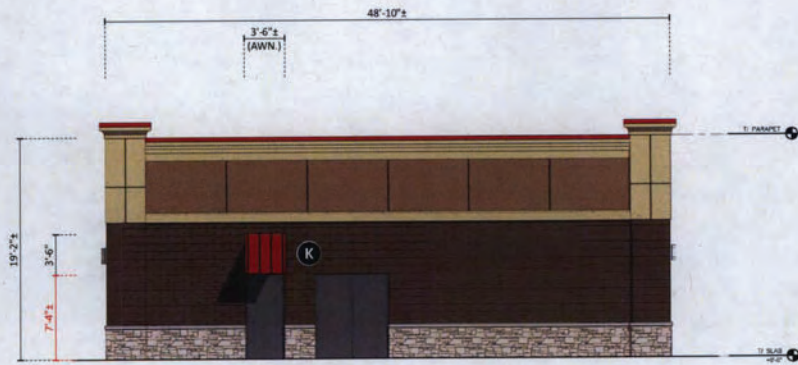
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FINAL ELECTRICAL CONNECTION BY CUSTOMER





<b>AWNINGS K</b>	
Type:	METAL
Illumination:	NO



PROPOSED NORTH ELEVATION - AWNING ONLY

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

AWNINGS WILL REQUIRE 2" x 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

Allowable Sq Ft this elevation:	N/A
Actual Sq Ft proposed:	N/A

wellnow  
URGENT CARE

Design #	0418312A
Sheet	5 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/AM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

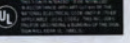
CHANDLER SIGNS

chandler signs.com

National 2424 S. Loop West, Suite #101  
Houston, TX 77058  
San Antonio 2712 San Pedro Avenue  
San Antonio, TX 78212  
Northwest 2261 Foothill, Suite 202  
Cincinnati, OH 45224  
Georgia 221 Woodmonte Way  
Lawrenceville, GA 30046  
South Texas 4000 N. Loop West, Suite 100  
Houston, TX 77040

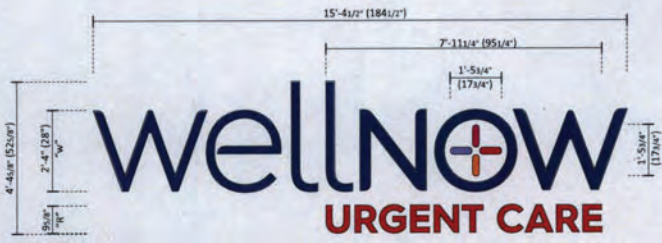
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FINAL ELECTRICAL CONNECTION BY CUSTOMER





Design #	0418312A
Sheet	6 of 9
Client	WellNOW
Address	2600 E. Main St. St. Charles, IL
Account Rep.	FF/IM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



**A** FACE-LIT CHANNEL LETTERS ID# DM-28 SCALE: 3/8" = 1'-0"  
ONE (1) SET REQUIRED - MANUFACTURE & INSTALL 68 SQ FT

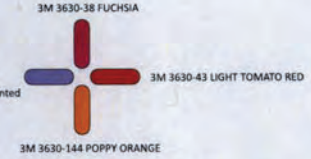
CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

**COLOR CHART**

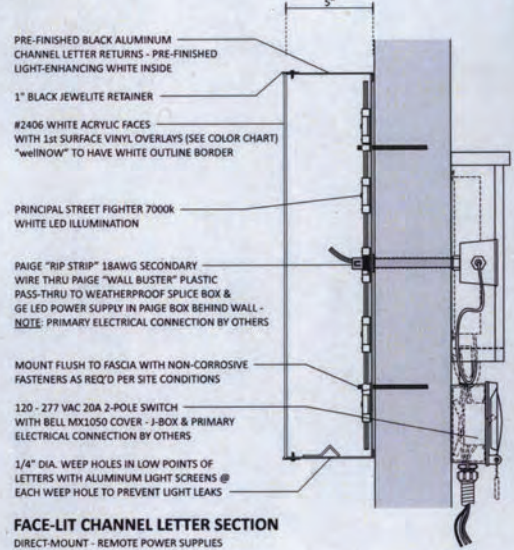
- "wellNOW" 3M 3630-157 SULTAN BLUE
- "URGENT CARE" 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-38 FUCHSIA
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-144 POPPY ORANGE
- PMS 7446 C
- \*\*digitally printed



SHOWING THE OPEN SPACE INSIDE THE "O" LETTER



**LOGO COLORS DETAIL**



- PRE-FINISHED BLACK ALUMINUM CHANNEL LETTER RETURNS - PRE-FINISHED LIGHT-ENHANCING WHITE INSIDE
- 1" BLACK JEWELITE RETAINER
- #2406 WHITE ACRYLIC FACES WITH 1st SURFACE VINYL OVERLAYS (SEE COLOR CHART) "wellNOW" TO HAVE WHITE OUTLINE BORDER
- PRINCIPAL STREET FIGHTER 7000K WHITE LED ILLUMINATION
- PAIGE "RIP STRIP" 18AWG SECONDARY WIRE THRU PAIGE "WALL BUSTER" PLASTIC PASS-THRU TO WEATHERPROOF SPLICE BOX & GE LED POWER SUPPLY IN PAIGE BOX BEHIND WALL - NOTE: PRIMARY ELECTRICAL CONNECTION BY OTHERS
- MOUNT FLUSH TO FASCIA WITH NON-CORROSIVE FASTENERS AS REQ'D PER SITE CONDITIONS
- 120 - 277 VAC 20A 2-POLE SWITCH WITH BELL MX1050 COVER - J-BOX & PRIMARY ELECTRICAL CONNECTION BY OTHERS
- 1/4" DIA. WEEP HOLES IN LOW POINTS OF LETTERS WITH ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

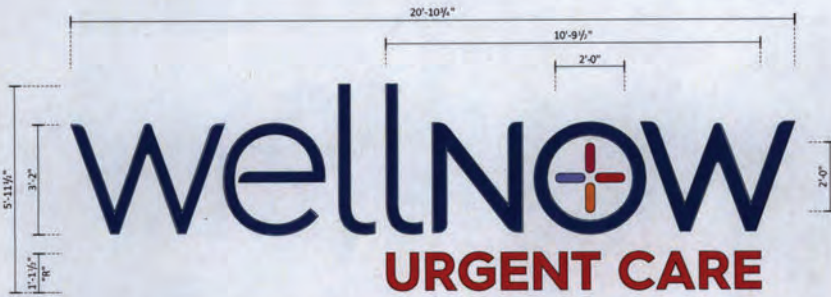
**FACE-LIT CHANNEL LETTER SECTION**  
DIRECT-MOUNT - REMOTE POWER SUPPLIES



chandleresigns.com  
National Headquarters: 24275 Sweeney - Road #1011  
San Antonio: 12112 San Pedro Avenue  
San Antonio: 12112 San Pedro Avenue  
Northwest: 2365 Power Road, Suite 201  
Georgia: 111 Woodbridge Way  
South Texas: 46144 - 111 Woodbridge Way

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**





**B** FACE-LIT CHANNEL LETTERS ID# DM-38  
 ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

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

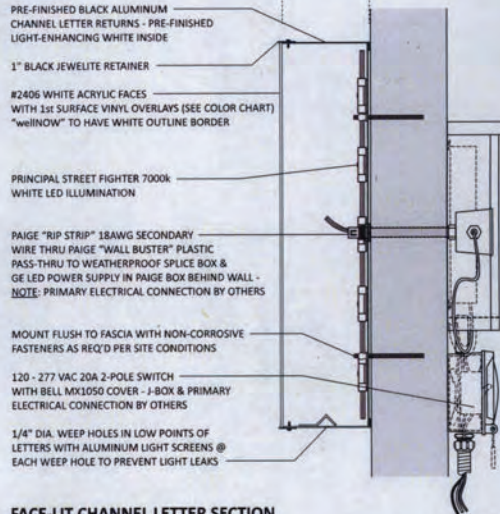
CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD

**COLOR CHART**

- "wellNOW"  
3M 3630-157 SULTAN BLUE
- "URGENT CARE"  
3M 3630-43 LIGHT TOMATO RED
- 3M 3630-38 FUCHSIA
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-144 POPPY ORANGE
- PMS 7446 C  
\*\*digitally printed



SHOWING THE OPEN SPACE INSIDE THE "O" LETTER



**FACE-LIT CHANNEL LETTER SECTION**  
 DIRECT-MOUNT - REMOTE POWER SUPPLIES

**wellnow**  
 URGENT CARE

Design #	0418312A
Sheet	7 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	RF/PM
Designer	BR
Date	09/01/22

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

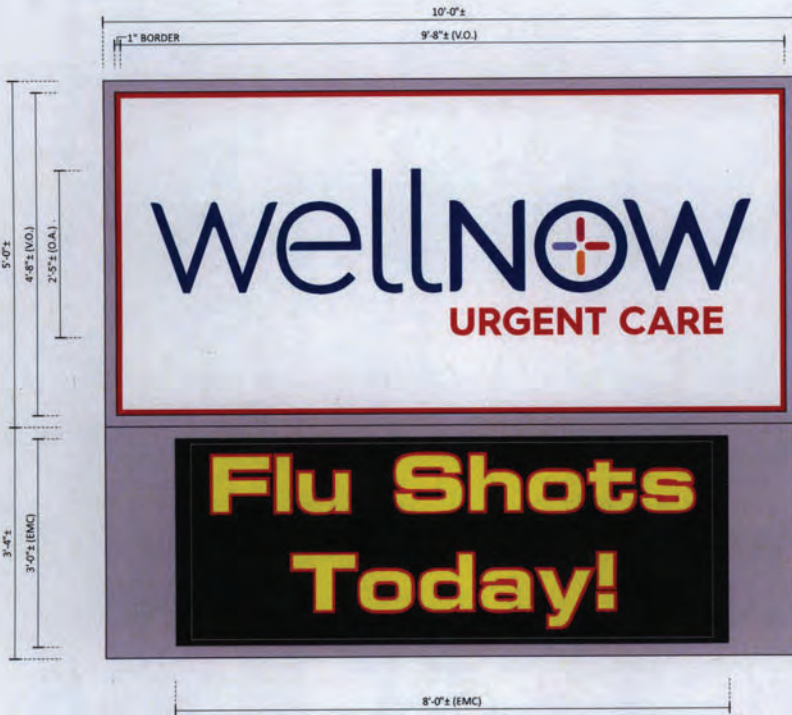
Revision / Date	

**CHANDLER**  
 signs

chandleresigns.com  
 12000 Valley View Dr  
 Suite 1000  
 Dallas, TX 75244  
 972.416.1234  
 San Antonio 12112 San Pedro Avenue  
 Suite 100  
 San Antonio, TX 78216  
 214.343.1234  
 Northwest US 1700 River Road, Suite 200  
 Lincoln, NE 68502  
 402.434.1234  
 Georgia 114 Woodbridge Place  
 Marietta, GA 30066  
 404.876.1234  
 South Texas 4910 N. Loop West  
 Suite 100  
 Houston, TX 77025  
 281.488.1234

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**





EXISTING ELEVATION



PROPOSED ELEVATION

wellNOW  
URGENT CARE

Design #	0418312A
Sheet	8 of 9
Client	WellNOW
Address	2600 E. Main St. St. CHARLES, IL
Account Rep.	FF/PM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landscape	
Revision / Date	

**C REPLACEMENT FACES for EXISTING MAIN ID CABINET** SCALE: 3/4" = 1'-0"

TWO (2) SETS REQUIRED - MANUFACTURE & INSTALL  
- WHITE POLYCARBONATE or FLEXIBLE FACE SUBSTRATE REPLACEMENT FACES w/ 1st SURFACE VINYL GRAPHICS & 1" THICK RED BORDER (SEE COLOR CHART) APPLIED TO EXISTING MONUMENT SIGN FACES (VERIFY V.O. DIMENSIONS)

- NEW 36"H x 96"W EMC UNITS (EXACT BRAND & SPECIFICATIONS T.B.D.)

**NOTE: MANUFACTURING SURVEY REQUIRED PRIOR TO MANUFACTURE**

**COLOR CHART**

- "wellNOW"
- 3M 3630-38 FUCHSIA
- 3M 3630-157 SULTAN BLUE
- 3M 3630-43 LIGHT TOMATO RED
- "URGENT CARE"
- 3M 3630-43 LIGHT TOMATO RED
- 3M 3630-144 POPPY ORANGE
- PMS 7446 C
- \*\*digitally printed

**CHANDLER SIGNS**  
chandler signs.com

National Headquarters: 2425a Springdale Blvd #113, Fort Worth, TX 76117, USA  
 Dallas: 1701 N. San Pedro Avenue, Suite 200, Dallas, TX 75201  
 San Antonio: 2001 W. Loop West, Suite 200, San Antonio, TX 78238  
 Northeast US: 2465 River Road, Suite 200, Covington, KY 40301  
 Georgia: 111 Woodbridge Plaza, Decaturville, GA 30130  
 South Texas: 8000 E. 12th Street, Suite 200, Houston, TX 77036

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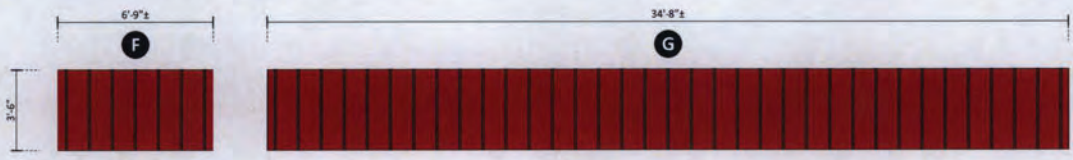
**FINAL ELECTRICAL CONNECTION BY CUSTOMER**



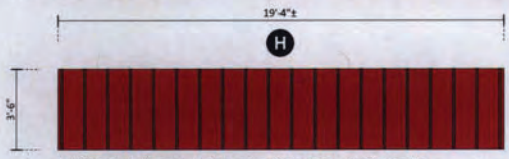
Design #	0418312A
Sheet	9 of 9
Client	WellNOW
Address	2600 E. Main St. St. Charles, IL
Account Rep.	BJ/RM
Designer	BR
Date	09/01/22
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	



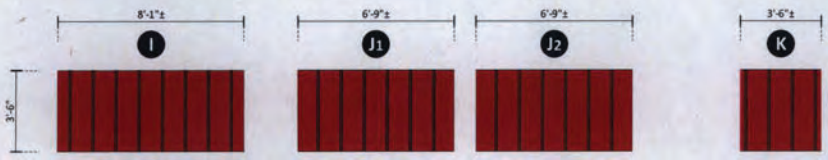
SOUTH ELEVATION - QTY. ONE [1] of EA. REQUIRED



WEST ELEVATION - QTY. ONE [1] of EA. REQUIRED



EAST ELEVATION - QTY. ONE [1] of EA. REQUIRED



EAST ELEVATION - QTY. ONE [1] of EA. REQUIRED

NORTH ELEVATION - QTY. ONE [1] REQUIRED



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

**CHANDLER**  
SIGN

chandler-sign.com  
 National: 800.222.2222  
 Headquarters: 14000 S. W. 27th St., Suite 100, Miami, FL 33193  
 San Antonio: 12121 San Pedro Avenue, San Antonio, TX 78217  
 Northeast US: 2000 River Road, Suite 100, Lincoln, NJ 07036  
 Georgia: 111 Woodstone Drive, Marietta, GA 30066  
 South Texas: 4000 S. Loop West, Suite 100, Houston, TX 77027

UL  
**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

**NON-ILLUMINATED AWNING DETAILS**

QUANTITY AS NOTED - MANUFACTURE & INSTALL 5/8" NON-ILLUMINATED AWNINGS  
 ALUMINUM FABRICATED STANDING SEAM AWNING SYSTEMS - 1" SQUARE TUBE ALUMINUM FRAME PAINTED SW6594 - POINSETTIA  
 .063" ALUMINUM STANDING SEAM SURFACE W/ BATTEN COVERS AT SEAM RISERS - PAINTED SW6594 - POINSETTIA -  
 ALUMINUM FLASHINGS AT TOP & BOTTOM PAINTED SW6594 - POINSETTIA -  
 OPEN BOTTOM & OPEN ENDS - MOUNTED FLUSH TO FASCIA W/ CLIPS & NON-CORROSIVE FASTENERS AS REQUIRED PER SITE CONDITIONS

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

**AWNINGS WILL REQUIRE 2" X 8" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.**



State of Illinois )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

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

I further certify that on **October 17, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-Z-21** entitled:

**An Ordinance Granting Approval of a PUD Preliminary Plan and Special Use for a Drive-Through Facility at 2600 E Main St. (WellNow Immediate Care Center & Andy's Frozen Custard)**

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

The pamphlet form of Ordinance No 2022-Z-21, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **October 24, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

**DATED** at St. Charles, Illinois, this **17th** day of **October 2022**.

*Nancy Garrison*  
Municipal Clerk

(S E A L)

