



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: IIC1/IIC2

Title:	Motion to approve a Resolution Authorizing the Mayor and City Council to Enter into a Certain Annexation Agreement (Bricher Commons PUD – Fourth Amendment – Prairie Winds of St. Charles)
Presenter:	Motion to approve an Ordinance Amending Ordinance Nos. 1999-Z-11 and 2006-Z-7 (Bricher Commons PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, and PUD Preliminary Plan for Prairie Winds of St. Charles Rita Tungare

Meeting: City Council Date: May 1, 2017

Proposed Cost: Budgeted Amount: N/A Not Budgeted:

Executive Summary (if not budgeted please explain):

At the April 17, 2017 meeting, the City Council discussed and postponed action on ordinances approving the Prairie Winds project. The following is an update on the outstanding items discussed at the meeting. **Updates are in bold.**

1. Bricher Road is under the jurisdiction of the City of Geneva. Access locations on Bricher Rd. are subject to an Intergovernmental Agreement between St. Charles and Geneva. Two full access intersections are permitted along the north side of Bricher Rd. to access the property, subject to the review of a traffic impact study by both cities. **Geneva has provided updated comments. The most significant remaining issue is the request from Geneva for a right turn lane into the secondary/western entrance. This requires further discussion between staff, the City of Geneva and the developer. Information is attached.**

2. Park District Land-Cash Contribution:
 - a. Private Recreational Amenities – The applicant has requested a credit for private recreational amenities in lieu of public park land to be provided within the development. The Park Board of Commissioners reviewed this request on 4/11/17 and provided a response letter dated 4/13/17. The Park Board recommended the private amenities not be accepted as a credit in lieu of park land. **At the request of the City Council, the Park District has submitted an additional letter regarding the review of the private amenities (letter dated 4/25/17, attached).**

Section 16.10.180 states, “At the option of the City Council, a portion of the public park site requirement may be provided in the form of private recreation areas. The extent of the same shall be determined by the City Council, based upon the needs of the projected residents, the extent to which the private recreation areas are available for use by the residents of the subdivision, and available park land in the general area.”
 - b. Per-Acre Land Value – The applicant has submitted an objection to the per-acre land value set in Section 16.10.090 of the City Code. The City Attorney determined the appraisal submitted was not sufficient to support the request for a reduction in the per-acre land value, since the appraisal did not show the fair market value of *improved* land. The applicant submitted a supplement listing active and closed land sales in the St. Charles area, however many of the locations were not *improved* land. **The applicant submitted an additional supplement to the appraisal dated 4/21/17, received by the City on 4/25/17. Based on a review of this information, the City Attorney does not believe that sufficient information has been provided to support the request for a reduction of the per-acre land value. Additionally, staff compiled data from the closed sales of improved lots from the data submitted in both supplements and found that this information would not support a lower per-acre land value than what is currently set in the City Code (\$240,500 per acre). A table with this information is attached. A letter from the Park District regarding the per-acre land value objection is attached (dated 4/25/17).**

Both the school and park district have indicated they would participate in a process to update the Land Cash Ordinance and reassess the per-acre land value set in the City Code, but this process would take time, and the per-acre value could increase or decrease. The school and park districts are agreeable to allowing the Prairie Winds project to utilize whatever value is lower (either the current or future per-acre value)

Attachments *(please list):*

Geneva Review comments (dated 4/25/17); Geneva Traffic Analysis (dated 4/21/17); Applicant response to Geneva comment regarding request for right turn lane (dated 4/28/17); Letters from Park District Regarding Recreation Amenities Credit and Per-Acre Land Value (dated 4/25/17); Letter from Park District (dated 4/13/17); City staff compilation of sales data for improved lots; Second Supplement to Appraisal (dated 4/25/17); First Supplement to Appraisal (dated 4/13/17); Appraisal (dated 2/25/17); Annexation Agreement w/ PUD Ordinance

Recommendation/Suggested Action *(briefly explain):*

The City Council can choose to delay action until these items are resolved, or alternately may act on the ordinances, with the following conditions:

1. **Bricher Road:** Requirement for resolution of Bricher Road access with the City of Geneva prior to St. Charles approval of the Final Plat of Subdivision for the project.
2. **Credit for Recreational Amenities:** The City Council has the option to consider a credit for private recreational amenities. The conversation between the Park District and developer has been regarding a 0.93 acre area that would be deducted from the park land dedication requirement. The Park District recommended that this credit not be granted.
3. **Per-Acre Land Value:** The information provided by the developer does not validate their objection to lower the per-acre land value set by the City Code. The Council has the option to:
 - a. Require the developer to pay based on the current value in the City Code (\$240,500)
 - b. Require the developer to pay the lesser of the City Code value or the to-be-determined per acre land value, pursuant to a comprehensive study being conducted.

From: DeGroot, David <ddegroot@geneva.il.us>
Sent: Tuesday, April 25, 2017 5:03 PM
To: Colby, Russell
Subject: Prairie Winds - Geneva Review Comments
Attachments: coulter prairie winds traffic review.pdf

Good afternoon Russel,

Thank you for your patience in allowing the City of Geneva to complete a second review of the Prairie Winds project. The City's development staff, in consultation with Coulter Transportation, has reviewed the revised plans and we offer the following comments:

1. Based on the attached review, the City of Geneva believes there is justification for a WB right-turn lane at the western access.
2. An "Autoturn" analysis should be done to determine if there are overlapping turning paths. If there is, adjustments can be made to the proposed access location design.
3. The right-of-way dedication should be enough to accommodate right-turn lanes at both entrances and the potential need to expand Bricher Road to a 5-lane section.
4. Although cross access to the properties to the north and west is not shown at this time, it remains a possibility in the future. The potential for cross access to these properties could add traffic to Bricher Road, further justifying the need for a WB right-turn lane at the western access and potentially justifying another signal on Bricher Road. The IGA should be amended so that any development of the adjacent properties that triggers the need for a signal on Bricher Road shall be required to share in the cost.

If you have any questions or need any additional information, please do not hesitate to contact me.

David DeGroot

Director of Community Development
City of Geneva, Illinois
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Coulter Transportation Consulting, LLC

MEMO

To: Brian Schiber, City Engineer
City of Geneva

From: Brent Coulter, PE PTOE

Date: 4/21/2017

Subject: Traffic Review of "Prairie Winds of St. Charles" for the City of Geneva



Per your request, and based on the development materials you had emailed me, I have reviewed the subject development in St. Charles. It is my understanding that the City of Geneva has complete jurisdiction of Bricher Road from Randall Road west to its terminus at Peck Road, and therefore my comments are focused on traffic issues that the City of Geneva would be concerned with as an access permitting authority and roadway operator.

Review of the V3 site traffic impact study for "Prairie Winds of St. Charles" (Prairie Winds) dated March 28, 2017 and various other correspondence plan excerpts.

1. Trip Generation and Assignment**a. Trip Generation**

The residential "apartment" product proposed for Prairie Winds appears to have certain physical characteristics of a townhome, however, ITE trip rates are fairly similar across these residential types and the trip generation used in the V3 report is fine.

b. Trip Assignment

Peak hour counts conducted by V3 at Camden Court (a residential cul-de-sac) and Bricher Road are a reasonable surrogate for proposed Prairie Winds residential (apartment) trip distribution. The directional distribution of Camden Court residential trips is just under 70% to and from east for each of the AM and PM peak hours. The traffic study uses an east-west site traffic split of 75%/25% for the AM peak hour and 55%/45% for the PM peak hour, the latter apparently based on total traffic generation thru the intersection and not just the Camden Ct. residential trips. Based on the Camden Court data a site traffic split of 75%/25% (east/west) should be used for the PM peak hour as well.

c. Site Access Assignments

The V3 study assumes that 60% of site traffic would use the primary east access and 40% the west access. The internal layout of streets and apartment buildings is such that this split between east and west access points could just as well be closer to 50/50.

d. Adjusted Westbound Right-Turn Volumes

See the discussion in Item 5., of this review, for the implications of making the adjustments noted in 1.b. and 1.c., above, to site traffic generation assignments and right-turn lane justification.

2. Cross Access to/from Future Development to the North

According to a March 31, 2017 from V3 to the City of St. Charles, containing a response to City plan review comments, the developer of Prairie Winds of St. Charles *“has agreed to entertain cross access in the future once a future land use is known”* in reference to the vacant property to the north of Prairie Winds. This potential for future vehicular cross-connection was not discussed in the V3 report and no traffic assignment scenario for future site traffic to/from the north that could ultimately access Bricher Road is included in the V3 traffic study. If future development to the north of Prairie Winds also had access to IL 64, the following are potential implications of a cross-connection to Prairie Winds:

- Cut-through traffic between IL 64 and Bricher Road could occur and add to Bricher Road volume.
- Additional site traffic could be added to Bricher Road that may or may not be balanced with a potential shift of some Prairie Winds traffic from Bricher Road to IL 64.

3. Off-Site Intersection Impact

The V3 traffic study assumes *“that new traffic generated by the proposed development will not negatively impact operations of the signalized intersections on Bricher Road to the east due to the additional capacity along the roadway and at the signalized intersections. Therefore, the intersection of Bricher Road and Randall Road is not included in this study.”*

I don't disagree with this comment as it regards the off-site intersection of Randall Road/Bricher Road which has previously been improved to a high-type design and where in the future, potential added lanes on Randall Road (as contained in the recently approved March, 14, 2017 Kane County Comprehensive Road Improvement Plan) would significantly improve capacity and where the Prairie Winds development impact fees paid to Kane County would potentially help fund such future capacity improvements.

However, the traffic impact of Prairie Winds should at least include the signalized intersection of Bricher Road and the main shopping center access drives west of Randall Road and in particular the need for additional eastbound and westbound through lane extensions capacity. Currently one thru-lane plus a right-turn lane exists westbound and two through lanes eastbound with limited storage of 120 feet plus some taper.

4. Right-of-Way Dedication (ROW)

A subdivision plat was not in my review packet, but ROW should be dedicated from the Prairie Winds development sufficient for any potential future need to expand Bricher Road to a five lane section west of the Bricher/S.C. signalized intersection (see also the comments in Item 3., above).

5. Site Access Turn Lanes on Bricher Road

Based on the review materials I had available, it appears the developer has agreed to provide a westbound right-turn lane at the primary (east) access drive.

If the site turning movement volumes were adjusted based on earlier review comments in 1.b. and 1.c., the inbound right-turn volume at each site access in the PM peak hour would be roughly 37 vehicles per hour and the Prairie Winds' west access would also be closer to meeting warrants for right-turn lanes

under the Kane County DOT method. Note however, that if this location is consider for a ped/bike crossing access to the shared path on the south side of Bricher Road, a WB right-turn lane at the west access would increase the pavement width to be crossed.

The V3 report indicates that EB left-turn lanes will be striped in the existing flush median on Bricher Road at both the east and west access points.

Turn lane storage, taper and total deceleration lengths for left- and right-turn lanse should be designed to IDOT BDE standards.

6. Pedestrian/Bicycle Access

An existing sidewalk on the north side of Bricher Road terminates at the east end of the Prairie Winds development. A shared path exists on the south side of Bricher Road and extends from Randall Road west to Peck Road.

The sidewalk on the north side should be extended west for the length of the property. A sidewalk is not shown on the engineering plan excerpts available to me but appeared to be mentioned in other plan review correspondence with the City of St. Charles.

Some forethought should be given to where and how Prairie Winds site access to the shared path (side path) on the south side of Bricher Road will be provided. The path is set back approximately 100 feet from the south edge of pavement of Bricher Road at Camden Court and might complicate a crossing at the Prairie Winds' east access location which will also have exclusive left-turn lanes striped on each leg of Bricher. The secondary access to the west (which has good interior street connectivity for bicycle/ped access to Bricher Road) has the advantage of a painted median on the east leg that could in the future be modified to support a raised island refuge area in consideration of the relatively high posted speed limit on Bricher Road.

Developer contribution to a future ped/bike crossing between Prairie Winds and the existing shared path on the south side should be determined, ranging from signing/crosswalk striping and connecting path/sidewalk to consideration of a raised median island refuge area on Bricher Road.

6. Connectivity to the Adjacent Shopping Center

The access connection to the internal access drive between Meijers and Lowes (two common residential trip destinations) is labeled as "Emergency Vehicles Only" on the plan drawings available to me. The existing commercial drive is "clean" in the sense that it is not directly part of any loading/unloading area, is curbed and well landscaped, is illuminated, and extends to the interior shopping center intersection with striped turning lanes and intersection traffic control. There is, however, no east-west sidewalk extending from the site to the shopping center main storefront aisle.

This site connection could be designed for public vehicular traffic with a securable gate also installed but in the open position, with the potential to reduce traffic loads on Bricher Road and increaser apartment resident convenience. If there were to be security or other issues then the gate could be closed at the discretion of the developer/City of St. Charles, accessible only for emergency use). The V3 traffic report does include any discussion of the advantages or disadvantages of such a connection.

7. Turning Paths at the East Site Access Opposite Camden Court

Both existing Camden Court and the proposed have boulevard type approaches to Bricher Road (+/- 10-foot wide landscaped median separating inbound/outbound lanes). In these situations there is an offset between opposing left-turns out of each street onto Bricher Road. Opposing simultaneous outbound (as well as opposing inbound) left-turns from Bricher Road should be tested with AUTOTURN to determine if there is any turning path overlap (same with inbound left-turns from Bricher). If there is, adjustments can then be made to the proposed access location design.

8. Signal Warrant Analysis at Prairie Winds East Site Access/Camden Court

Traffic signal control at the primary drive was analyzed in the V3 report using the IDOT (IDS) method of assuming 55% of peak hour volume demand through the intersection equals the 8th highest hour of demand for the 8-hour based volume criteria under Warrant 1 of the MUTCD. This analysis is acceptable and shows that traffic signal control is not warranted at the primary (east) access even with the adjusted (lower) warrant volume threshold allowed based on “major” street speeds in excess of 40 mph. The V3 report analysis of the MUTCD Warrant 2 (4-hour volume) indicated that signals were not warranted.

The finding that signal traffic warrant volumes on Bricher at the east site access/Camden Court intersection are not met is not surprising since the proposed apartment development is a moderate trip generator and outbound site traffic is split between two access points on Bricher Road. The critical volume for signal warrant compliance (Warrant 1 or Warrant 2) will be the mainline volumes (sum of EB and EB traffic) on Bricher Road that would need to increase significantly in order to bring the subject intersection into strict warrant compliance. The City of Geneva may want to evaluate the potential for traffic growth on Bricher Road in this regard.



MEMORANDUM

DATE: April 28, 2017
TO: Russell Colby, City of St. Charles
FROM: Bryan Rieger, P.E., V3 Companies
Peter Reinhofer, P.E., V3 Companies
CC: Jeff Ratzer, Executive Affiliates
RE: Prairie Winds – Right Turn Analysis

V3 has reviewed the comments from the City of Geneva based on the review by Brent Coulter of Coulter Transportation Consulting. The purpose of this memo is to respond to the following comment:

“Geneva is continuing to request the right turn lane at the western access and has provided the attached memo to support the request.”

The future year traffic projections at the site driveways from our original traffic study, dated February 27, 2017, utilized the 75 percent east/25 percent west trip distribution for the weekday am and pm peak hours that Coulter Transportation Consulting is now recommending. The study was revised on March 28, 2017, to change the distribution based on comments from the City of St. Charles and the City of Geneva. We disagreed with the redistribution, but modified the calculations since it had no bearing on the recommendations of the report. The City of Geneva and Coulter Transportation Consulting is now requesting that the distribution be shifted to what was provided in the original report. We agree that this distribution more closely aligns with the expected traffic movements along Bricher Road.

The review by Coulter Transportation Consulting also requested a 50/50 split of the trips entering both entrances to the development. We disagree with that distribution. Since the location of all the mailboxes for the development will be located at the clubhouse, we believe a greater number of trips, especially the pm peak hour when people will be returning from work, will be entering the eastern access point. We expect a trip assignment for the pm peak hour inbound trips to be 67 percent at the east driveway and 33 percent at the west driveway which was also utilized in the original traffic study.

The memo from Coulter Transportation Consulting requested that the right turn lane warrant analysis be updated with the new driveway volumes. The Kane County DOT right turn lane warrants are based on the posted speed limit and the approach and right turn volumes. The posted speed limit is 45 mph at the western driveway. Based on the right turn lane warrant tables, the right turn and approach volumes are below the warrant threshold at the western driveway.

Based on the projected peak hour volumes, posted speed limits, and the Kane County DOT right turn lane warrant tables, the western driveway does not meet warrants for a right turn lane; therefore, a right turn lane is not needed at this driveway and will not be provided for this development. The development will provide a right turn lane at the eastern entrance as included in the latest development plans.



ST. CHARLES PARK DISTRICT

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April 25, 2017

Mayor Ray Rogina
St. Charles City Council Members
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Dear Mayor Rogina and City Council Members,

In reviewing the proposed development plans and land/cash worksheet for Prairie Winds, the Park District has several concerns with the concept of providing credit for amenities developed on land not deeded to the public, as well as with providing credit for recreational open space and amenities not developed in a manner suitable to serve the community of St. Charles as a whole. While privately-held park amenities may provide adequate services to a portion of the residents of a development, rarely can they accommodate the open space & recreational needs desired by those wishing to reside in and experience St. Charles. The proposed private amenities will not reduce the demand for local public recreational activities.

Private recreational amenities are usually market-driven and they provide no assurances that they will exist in perpetuity. Just because a proposed recreational amenity may appear to qualify for credit at the present time, no one can guarantee that this will be the case ten years from now. Those lands provided through the land/cash agreement to the Park District become deeded public lands, and continually contribute to the network of public recreational opportunities which residents of St. Charles have come to expect. Furthermore, without these lands being held publicly, we cannot ensure that they will continue to be maintained in a thorough and safe manner. We recognize that the developer will be required to submit a maintenance plan, however, the attention and professional approach to park maintenance that our staff of full-time park planners, horticulturalists and licensed playground inspectors provides is superior.

The land/cash process allows the Park District to address not only the needs of the particular development, but also of the community's needs as a whole. The higher the density of population within these new developments, the more critical and complex this process becomes. While a developer is entitled to provide exclusive and/or private recreational amenities for their residents, qualifying these amenities for credit towards

their land/cash agreement is not in the community's best interests -- nor is it the intent of the land/cash agreement. A resident's recreational needs extend well beyond their home or neighborhood. The St. Charles Park District offers a wide array of facilities and programs for people of all ages and abilities such as the Adult Activities Center, teen center, nature center, athletic fields, basketball and tennis courts, miles of paved trails, aquatic and spray parks, skate parks, day camps, childcare, trips, cultural arts, dance, athletic programs, outdoor concerts and swim lessons. In the 2016 community survey, 88% stated that they have visited a park district facility or park. These public opportunities provided by the Park District will be attractive and utilized by the residents of Prairie Winds as these popular forms of recreation are not available privately in this development.

As new areas develop, we rely on new appropriately accommodating recreational lands and services to avoid overburdening our adjacent neighborhoods. This has led to independent Park District acquisitions such as Belgium Town Park and creatively parceled lands such as River's Edge/Reserve Park all in an effort to meet the community's need. These new park developments have included the addition of pickle ball courts, walking trails, soccer fields and natural areas.

Through extensive collaboration within the development process, frequent polling and analysis into the recreational desires of the St. Charles community, the Park District is continually planning for growth and the future recreational and open space needs. Just as a developer understands the critical aspects of their development, we understand the comprehensive aspects of developing an interconnected recreational network of pocket parks, neighborhood parks, community parks, regional parks and nature preserves & trails. The community recently rated the St. Charles Park District with an esteem rating that surpasses scores of other agencies within the Kane/DuPage county area as well as statewide benchmarks for Park Districts. Additionally in this same survey, the St. Charles community rated acquiring land for additional open space and recreation as one of their top future requests.

Through land/cash contributions, independent land purchases and creative planning, these recreational services and public greenways can continue to enhance the quality of life for our St. Charles residents. We are known for our beautiful parks, active lifestyles and appreciation of natural open space. The creation of such an exceptional community does not happen on its own, nor can it be solely left to the developers to determine our community's recreational or open space needs on an arbitrary and piece meal basis.



Bob Carne, President
St. Charles Park Board of Commissioners

cc: St. Charles Park Board of Commissioners
Holly Cabel, Director of Parks and Recreation
Laura Rudow, Superintendent of Parks and Planning



ST. CHARLES PARK DISTRICT

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April 25, 2017

Mayor Ray Rogina
St. Charles City Council Members
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Dear Mayor Rogina and City Council Members,

At its April 17, 2017, meeting, the City Council considered the request of Executive Capital Corporation (Executive) to reduce its land and cash contribution to the Park District for its Prairie Winds development pursuant to the City's Dedication Ordinance. The Board of Commissioners of the St. Charles Park District strongly opposes any reduction to Executive's land or cash contributions and requests the City to defer any action or vote by the full City Council on this matter based on the below-mentioned facts.

The City's Dedication Ordinance states that the cash contribution in lieu of land shall be based upon the fair market value of improved land within the subdivision. The Ordinance further sets the fair market value for land in a subdivision within the City at \$240,500 per acre. Executive seeks to reduce its contribution to the Park District by claiming that the fair market value of improved land within its proposed subdivision is \$113,340. The City's Dedication Ordinance permits a developer to file a written objection to the value of land in the area of its subdivision, but the developer's objection must be accompanied by a formal appraisal showing the fair market value of improved land in the area. Executive has not submitted an appraisal in compliance with the Ordinance, and therefore the City cannot consider Executive's objection.

By the developer's own admission, \$240,500 per acre is a fair market value for improved land in St. Charles as it relates to the School District. He fully accepts those fees in lieu of land for the school contribution which acknowledges that if the CUSD303 had to purchase land in St. Charles to accommodate additional students, the cost to the School District would be \$240,500 per acre. The developer stated in public comment on April 17, 2017 that if the Fair Market Value was lowered, he would still pay the school district the amount they were owed under the current ordinance. The Park District would be

required to purchase land in virtually the same jurisdiction, yet the Fair Market Value is under objection.

The City's Dedication Ordinance permits the Park District to submit an appraisal in support of its opinion of improved land in the area of the proposed subdivision. The Park District is in the process of obtaining an appraisal and requests that the City not take any action to reduce Executive's required contribution to the Park District under the Dedication Ordinance until the Park District submits its appraisal, and the City has had the opportunity to review all appraisals.

There is currently no evidence upon which the City can justify a reduction in Executive's contribution required under the City's Dedication Ordinance. Executive has not submitted an appraisal that meets the requirements of the Ordinance. Further, the information that Executive has submitted with its written objection does not merit a reduction. A supplemental submission by Executive of MLS listings shows that of the five properties located within the City limits, considered improved land, reveals an average per acre listing price is \$347,279, well in excess of the City's current \$240,500 per acre.

The Park District proposes conducting a thorough review of the current per acre value used to determine developers' cash in lieu of land contributions to the Park District and School District. The Park District would be willing to assist in hiring an expert appraiser to look at the Ordinance's current per acre value and determine if any adjustment is necessary. Until such a thorough review has been completed, the City should not accede to any developer's request for a reduction in its contribution until at the very minimum, the developer has submitted a credible appraisal that meets the Ordinance requirements, and the Park District and School District also have been given a timely opportunity to submit their own appraisals.

Thank you for your consideration of our request.



Bob Carne, President
St. Charles Park Board of Commissioners

cc: St. Charles Park Board of Commissioners
Holly Cabel, Director of Parks and Recreation
Laura Rudow, Superintendent of Parks and Planning



ST. CHARLES PARK DISTRICT

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April 13, 2017

Mayor Ray Rogina
St. Charles City Council Members
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

Dear Mayor Rogina and City Council Members,

On Monday, April 10, 2017 we were made aware, via the City of St. Charles website, that the developer for Prairie Winds, LLC, had submitted an objection to the per-acre land value set in the City Code along with an appraisal for unimproved land. The City responded to the applicant requiring another appraisal to be performed assuming improved land which is due by noon on Thursday, the last business day prior to the three day holiday weekend and the City Council meeting on Monday, April 17, 2017.

Section 16.10.090 (C) states that while the fair market value of the land shall be decided by the City Council, other information may be submitted by the Park District. The Park District wants to have a voice and provide input in this process as it could significantly impact the open space and recreational opportunities for this development and the projects currently in this process or soon to be. However, with the expedited pace that this project has been moved through the City process, we have not been able to provide fact based responses or comparisons.

The above topic has been discussed by the Park Board of Commissioners as well as a second request made by Prairie Winds, LLC; private amenities receiving credit towards the Land Cash Ordinance. The City Code 16.10.180 states that a portion of the public park site requirement may be provided in the form of private recreation areas. The extent of which shall be determined by the City Council, *based upon the needs of the projected residents* and available park land in the general area.

As a Park District, we understand the recreational needs of the community we serve every day; in fact, we are experts in the field of parks and recreation. Allowing a residential developer the opportunity to design and receive credit for park space simply designated on a site plan does not thoughtfully consider or meet the recreational needs of the future residents. This, combined with a yet to be determined decrease in the per

acre land value, creates a situation that the St. Charles Park District does not believe is in the best interest of the future residents of this development and the community as a whole.

The residents of St. Charles are fortunate to have abundant opportunity for recreation and access to public open space. It speaks to the quality of life in this community and ranks extremely high in every survey conducted. Well planned and appropriately sized amenities contribute to resident favorability and should be considered when developing a park or placing a value on park land.

It is the Park Board of Commissioner's recommendation that the square footage of private amenities proposed within Prairie Winds, LLC, not be counted towards the 5.28 acres or cash in lieu calculated on the Park Land Worksheet. Furthermore, it is requested that acceptance of a second appraisal for improved land by the City Council for the purpose of decreasing the land value dollar amount be delayed until the Park District has the opportunity to complete an accurate review of the proposed appraisal and provide an appraisal of our own for discussion purposes.

As stated earlier, we want to offer guidance and perspective in this process as it relates to public recreation and open space. The decisions made regarding this development could negatively impact the quality of life in Prairie Winds and in future developments currently in the planning stages.

Thank you for your consideration,

A handwritten signature in black ink that reads "Bob Carne". The signature is written in a cursive, slightly slanted style.

Bob Carne
President, St. Charles Park Board of Commissioners

cc: St. Charles Park Board of Commissioners
Holly Cabel, Director of Parks and Recreation
Laura Rudow, Superintendent of Parks and Planning

City staff compilation of sales data for improved lots

Based on listing information provided by the applicant (appraisal supplements)

ACTIVE Listings for Improved Lots from 4/13/17 Supplement					
Address	Street	Location	Acreage	List Price	Per Acre Value
Lot 1	Allen Ln	St. Charles	0.5	\$236,900	\$473,800
Lot 89	Switchgrass Ln	Unincorporated	0.54	\$197,900	\$366,481
Lot 87	Switchgrass Ln	Unincorporated	0.54	\$200,000	\$370,370
Lot 126	Longmeadow Ln	Unincorporated	0.78	\$200,000	\$256,410
Lot 76	Bristol Ct	Unincorporated	1.21	\$325,900	\$269,339

CLOSED Land Sales for Improved Lots from 4/13/17 Supplement					
Address	Street	Location	Acreage	Sale Price	Per Acre Value
Lot 92 (5N203)	Prairie Lakes Blvd	Unincorporated	0.55	\$136,000	\$247,273
Lot 84 (39W507)	Longmeadow Ln	Unincorporated	0.48	\$166,000	\$345,833

*

CLOSED Land Sales for Improved Lots from 4/21/17 Supplement					
Address	Street	Location	Acreage	Sale Price	Per Acre Value
Lot	Kaneville Rd	Geneva	0.44	\$75,000	\$170,455
1428**	W State St	Geneva	0.51	\$111,000	\$217,647

*

**Current address of parcel is 27 S Pine St

*Listing information was not accurate. Parcel size changed per Assessor information

Average Per Acre Value for CLOSED Sales Only	\$245,302
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Average Per Acre Value for ACTIVE Listings and CLOSED Sales	\$301,957
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April 21, 2017

Executive Capital
c/o Mr. Jeff Ratzer
Vice President
Big Rock Executive Center
47W210 Route 30
Big Rock, IL 60511

Re: Supplement to the Appraisal of
the 20.48 -Acre Vacant Land Parcel
on Bricher Road, Saint Charles, Kane County, IL

Dear Mr. Ratzer:

At your request, on March 3, 2017, we issued an appraisal report pertaining to the above referenced 20.48-acre parcel of vacant land in St. Charles, IL. The purpose of that appraisal report was to provide our opinion of the market value of the fee simple interest in the site under its then existing zoning.

This supplement incorporates by reference, is made part of, and should only be used in conjunction with our appraisal of the above referenced site dated March 3, 2017. This supplement should not be construed as an appraisal, comparable set for any specific property or an opinion of value. It is merely general market data.

The purpose of this supplement is to provide you with sales of finished single family residential lots ranging in size from .25 acres to 2.50 acres that are in incorporated areas with access to public water and sewer within a 1-mile radius of the subject site.

We make no warranties, either expressed or implied, as to the character and nature of our services and product.

The parameters of our research included searching the connectMLS (MRED real estate data) and Zillow for closed single family lot sales that occurred within the last 2 years ranging in size from .25 to 2.5 acres. Our findings are summarized in the attached spreadsheet.

April 21, 2017
Mr. Jeff Ratzer
Page 2

We uncovered 2 closed lot sales ranging from .44 acres to .75 acres dating back to February 2, 2015 and August 15, 2016. The average price per acre of the 2 sales uncovered equates to \$158,561 per acre.

In addition to compiling the attached lot sales, Mr. David Miller of our office also spoke with Ms. Ashley Johnson, Sales Consultant for the Lincoln Square single family residential subdivision offered by Pulte Homes at 2683 Camden Street, Geneva, IL. Ms. Johnson indicated that they are offering lots averaging around 7,500 SF for prices ranging from \$5,000 to \$10,000 as part of a lot plus house sale package which equates to \$29,040 to \$58,080/acre of land.

There are 48 lots in total at Lincoln Square and 34 have been sold or have been put under contract or are pending sale since December of 2014; there are 14 remaining lots. Ms Johnson did not have a breakdown of the committed or remaining unsold lots' square foot areas, but said the typical lot size is 7,500 SF. Lot pricing within the project depends on location, lot size and view. Ms Johnson also indicated they have been selling 2-3 lots per month since October of 2016.

Lincoln Square is directly across Bricher Road from the 20.48 -acre subject parcel. The subject site is adjacent to a Loews and a Meijer (big box retail properties) and has similar environs to Lincoln Square which is adjacent to Geneva Commons Shopping Center (includes over 80 retailers and restaurants on a site of over 418,000 SF) and both are within 1/2 mile of the Kane County Juvenile Justice Center a regional detention center that provides temporary custody for juveniles pending court proceedings or those that have been adjudicated on delinquent charges.

Attached is a summary of the closed sales uncovered in our research. It is not meant to be an absolutely exhaustive search list, but rather was made within the above described parameters via connectMLS and Zillow and includes a summary of activity in the Lincoln Square subdivision.

If you have any questions about this supplement to our original report, please contact us at your earliest convenience.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Michael J. Maglocchi, MAI
Managing Partner

Illinois Certified General Real Estate Appraiser No. 553.000119; Expires 09/30/17

MLS #	Status	Street Number	Street Name	Street Suffix	Area	Sale Price	Sale Date	Corp. Limits	Acreage	Lot Size	Zoning Type	Price/Acre
09199773	CLSD	0	KANEVILLE	RD	134	\$ 75,000.00	8/15/2016	Geneva	0.44	.25-.49 Acre	Single Family	\$170,454.55
Zillow Sale (ID # 1204432037)	CLSD	1428	W. State	Street	134	\$ 110,000.00	2/2/2015	Geneva	0.75	.25-.49 Acre	Single Family	\$146,666.67

# of Clsd Sales												Average Price/Acre
2												\$158,560.61
34 lots Pulte Homes (Lincoln Square)	CLSD,CNTRCT, PND	N/A	N/A	N/A	134	\$5,000-\$10,000	12/2014-Present	Geneva	0.17	.17-.21 Acre	Single Family	
											Average Price/Acre Range	\$29,040-\$58,080

Note: 1 mile radius from Randall and Bricher Rd



Joseph J. Blake and Associates, Inc.

Real Estate Valuation and Consulting

10 South LaSalle Street, Suite 1140 | Chicago, Illinois 60603 | Phone: 312-372-1333 | Fax: 312-372-5333 | www.josephjblake.com

April 13, 2017

Executive Capital
c/o Mr. Jeff Ratzert
Vice President
Big Rock Executive Center
47W210 Route 30
Big Rock, IL 60511

Re: Supplement to the Appraisal of
the 20.48 -Acre Vacant Land Parcel
on Bricher Road, Saint Charles, Kane County, IL

Dear Mr. Ratzert:

At your request, on March 3, 2017, we issued an appraisal report pertaining to the above referenced 20.48-acre parcel of vacant land in St. Charles, IL. The purpose of that appraisal report was to provide our opinion of the market value of the fee simple interest in the site under its then existing zoning.

This supplement incorporates by reference, is made part of, and should only be used in conjunction with our appraisal of the above referenced site dated March 3, 2017. This supplement should not be construed as an appraisal, comparable set for a specific property or an opinion of value. It is merely raw market data.

The purpose of this supplemental analysis is to provide you with sales and listings of finished single family residential lots (around 1-acre) that are located in the city of St. Charles, IL

We have performed our services and prepared this report in accordance with applicable, generally accepted appraisal practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

The parameters of our research included searching the connectMLS (MRED real estate data) for both closed single family lot sales that occurred within the last year ranging in size from .5 acres to 2.00 acres and current listings of lots available for sale ranging from roughly .5 acres to 2.00 acres all within the city of St. Charles, IL. Our findings are summarized in the attached spread sheets.

Corporate Headquarters: 425 Broad Hollow Road, Suite 429 | Melville, New York 11747 | (516) 827-0222

Regional Offices: Atlanta | Boston | Chicago | Dallas | Los Angeles | Miami | New York City | San Francisco | Washington D.C.

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April 13, 2017
Mr. Jeff Ratzert
Page 2

We uncovered 9 closed lot sales ranging from .55 acres to 1.74 acres and averaging 1.10 acres dating back to April of 2016. The average price per acre of the 9 sales uncovered equated to \$107,474 per acre. The closed prices were roughly 87% of the reported asking prices.

We uncovered approximately 68 current lot listings ranging in size from .5 acres to 2.11 acres with an average asking price of \$138,152 per acre. If we apply the 13% average discount negotiated for the 9 lot sales to the listing's average per acre price (sales price divided by list price), the adjusted price averages \$120,191.

In addition to compiling the attached lot sales and listings, we also spoke with Ms. Ashley Johnson, Sales Consultant for the Lincoln Square single family residential subdivision offered by Pulte homes at 2683 Camden Street, Geneva, IL. Ms. Johnson indicated that they are offering lots averaging around 7,500 SF for prices ranging from \$5,000 to \$10,000 as part of a lot plus house sale package which equates to \$29,040 to \$58,080/acre.

Attached is a summary of the closed sales and active listings uncovered in our research for St. Charles, IL. It was not meant to be an absolutely exhaustive search, but rather was made within the above described parameters via connectMLS.

If you have any questions about this supplement to our original report, please contact us at your earliest convenience.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Michael J. Maglocchi, MAI
Managing Partner
Illinois Certified General Real Estate Appraiser No. 553.000119; Expires 09/30/17

Active Land Listings in St. Charles in the Last 12 Months

MLS #	Status	Street Number	Compass Point	Street Name	Street Suffix	Subdivision Lot Number	Area	List Price	Acreage	Lot Size	Zoning Type	Price/Acre
9472214	ACTV	6N690	N/A	Tuscola	AVE	N/A	St. Charles	\$29,900.00	0.5	.50-.99 Acre	Single Family	\$59,800.00
9472219	ACTV	6N690	N/A	Tuscola	AVE	N/A	St. Charles	\$29,900.00	0.5	.50-.99 Acre	Single Family	\$59,800.00
9249195	ACTV	Lot 1	N/A	Allen	LN	N/A	St. Charles	\$236,900.00	0.5	.50-.99 Acre	Single Family	\$473,800.00
9487045	ACTV	LOT 89	N/A	Switchgrass	LN	N/A	St. Charles	\$197,900.00	0.54	.50-.99 Acre	Single Family	\$366,481.48
9472004	ACTV	Lot 87	N/A	Switchgrass	LN	N/A	St. Charles	\$200,000.00	0.54	.50-.99 Acre	Single Family	\$370,370.37
9559724	A/I	35W743	N/A	South	LN	N/A	St. Charles	\$85,000.00	0.6	.50-.99 Acre	Single Family	\$141,666.67
9376528	ACTV	Lot 89	N/A	Burlington	RD	N/A	St. Charles	\$90,000.00	0.74	.50-.99 Acre	Single Family	\$121,621.62
9472019	ACTV	Lot 126	N/A	Longmeadow	LN	N/A	St. Charles	\$200,000.00	0.78	.50-.99 Acre	Single Family	\$256,410.26
9189428	ACTV	Lot 99	N/A	Brierwood	DR	18	St. Charles	\$69,000.00	0.84	.50-.99 Acre	Single Family	\$82,142.86
9202272	ACTV	Lot 98	N/A	Burlington	RD	98	St. Charles	\$50,000.00	0.87	.50-.99 Acre	Single Family	\$57,471.26
8961848	A/I	3N541	N/A	Prairie	DR	13	St. Charles	\$88,800.00	1.04	1.0-1.99 Acres	Single Family	\$85,384.62
9579133	ACTV	895	N/A	Geneva	RD	N/A	St. Charles	\$395,000.00	1.04	1.0-1.99 Acres	Single Family	\$379,807.69
9044264	ACTV	6N255	N/A	Old Farm	LN	N/A	St. Charles	\$145,000.00	1.05	1.0-1.99 Acres	Single Family	\$138,095.24
9571200	ACTV	35W247	N/A	Fox River	DR	N/A	St. Charles	\$174,900.00	1.06	1.0-1.99 Acres	Single Family	\$165,000.00
9044259	ACTV	Lot 69	N/A	Old Farm	LN	N/A	St. Charles	\$145,000.00	1.07	1.0-1.99 Acres	Single Family	\$135,514.02
9479191	ACTV	LOT 15	N/A	HearthStone	CT	15	St. Charles	\$89,900.00	1.14	1.0-1.99 Acres	Single Family	\$78,859.65
9206078	ACTV	Lot 40	N/A	Lancaster	ST	N/A	St. Charles	\$249,900.00	1.16	1.0-1.99 Acres	Single Family	\$215,431.03
9152362	ACTV	LOT 1	N/A	Citation	LN	1	St. Charles	\$70,000.00	1.2	1.0-1.99 Acres	Planned Unit Development	\$58,333.33
9486792	ACTV	Lot 76	N/A	Bristol	CT	76	St. Charles	\$325,900.00	1.21	1.0-1.99 Acres	Single Family	\$269,338.84
9398449	ACTV	41W629	N/A	Fox Bend	DR	N/A	St. Charles	\$74,500.00	1.25	1.0-1.99 Acres	Single Family	\$59,600.00
8667202	ACTV	Lot 101	N/A	Oak Pointe	DR	N/A	St. Charles	\$229,000.00	1.25	1.0-1.99 Acres	Single Family	\$183,200.00
9189760	ACTV	37W206	N/A	Deer Pond	CT	6	St. Charles	\$299,900.00	1.25	1.0-1.99 Acres	Single Family	\$239,920.00
9336707	ACTV	5N074	N/A	White Bridge	RD	N/A	St. Charles	\$199,900.00	1.26	1.0-1.99 Acres	Single Family	\$158,650.79
9095471	ACTV	Lot 16	N/A	Deer Pond	DR	N/A	St. Charles	\$249,900.00	1.26	1.0-1.99 Acres	Single Family	\$198,333.33
9578487	ACTV	Lot 3	N/A	Oak Shadows	LN	3	St. Charles	\$288,000.00	1.26	1.0-1.99 Acres	Planned Unit Development	\$228,571.43
9309807	CTGO	LOT 112	N/A	Black Willow	DR	112	St. Charles	\$170,000.00	1.27	1.0-1.99 Acres	Single Family	\$133,858.27
9508385	ACTV	LOT 27	N/A	Ferson	CT	27	St. Charles	\$54,900.00	1.29	1.0-1.99 Acres	Single Family	\$42,558.14
9284558	ACTV	37W217	N/A	Deer Pond	CT	9	St. Charles	\$149,900.00	1.3	1.0-1.99 Acres	Single Family	\$115,307.69
9327977	ACTV	Lot 16	N/A	Heather	LN	16	St. Charles	\$99,000.00	1.31	1.0-1.99 Acres	Single Family	\$75,572.52
9327989	ACTV	Lot 4	N/A	Trail Ridge	DR	4	St. Charles	\$99,000.00	1.31	1.0-1.99 Acres	Single Family	\$75,572.52
9400100	ACTV	LOT 17	N	Sunset Views	DR	17	St. Charles	\$75,000.00	1.33	1.0-1.99 Acres	Single Family	\$56,390.98
9058699	ACTV	43W819	N/A	Morningside	CT	44	St. Charles	\$89,000.00	1.33	1.0-1.99 Acres	Single Family	\$66,917.29
9328011	ACTV	Lot 19	N/A	Trail Ridge	DR	19	St. Charles	\$99,000.00	1.33	1.0-1.99 Acres	Single Family	\$74,436.09
9185609	A/I	43W685	N/A	Sunset	CT	69	St. Charles	\$59,000.00	1.34	1.0-1.99 Acres	Single Family	\$44,029.85
9581555	ACTV	LOT 19	N/A	Foxmoor	DR	N/A	St. Charles	\$130,000.00	1.34	1.0-1.99 Acres	Single Family	\$97,014.93
9322376	ACTV	Lot 2	N/A	Prairie Wood	CT	2	St. Charles	\$199,500.00	1.34	1.0-1.99 Acres	Single Family	\$148,880.60
9171547	ACTV	06N115	E	Sunset Views	DR	12	St. Charles	\$50,000.00	1.35	1.0-1.99 Acres	Single Family	\$37,037.04
9018222	ACTV	Lot 122	N/A	Hickory	DR	122	St. Charles	\$259,000.00	1.35	1.0-1.99 Acres	Single Family	\$191,851.85
9393540	ACTV	43W724	N/A	Twilight	LN	N/A	St. Charles	\$89,000.00	1.36	1.0-1.99 Acres	Single Family	\$65,441.18
9328018	ACTV	Lot 6	N/A	Heather	LN	N/A	St. Charles	\$99,000.00	1.36	1.0-1.99 Acres	Single Family	\$72,794.12
8815482	ACTV	Lot 2	N/A	Prairie Valley	DR	N/A	St. Charles	\$35,000.00	1.4	1.0-1.99 Acres	Single Family	\$25,000.00
9488439	ACTV	43W812	N	Sunset Views	DR	20	St. Charles	\$50,000.00	1.4	1.0-1.99 Acres	Single Family	\$35,714.29
7127169	ACTV	LOT 35	N/A	West Sunset Views	DR	N/A	St. Charles	\$69,000.00	1.41	1.0-1.99 Acres	Single Family	\$48,936.17
9041359	ACTV	Lot 2	N/A	Denker	RD	2	St. Charles	\$225,000.00	1.45	1.0-1.99 Acres	Single Family	\$155,172.41
9579682	ACTV	Lot72	N/A	Timbergate	LN	72	St. Charles	\$225,000.00	1.48	1.0-1.99 Acres	Single Family	\$152,027.03
9400099	ACTV	LOT 1	E	Sunset views	DR	1	St. Charles	\$55,000.00	1.51	1.0-1.99 Acres	Single Family	\$36,423.84
9294653	ACTV	41W	N/A	IL RT 64	HWY	N/A	St. Charles	\$99,999.00	1.51	1.0-1.99 Acres	Single Family	\$66,224.50
9161667	ACTV	Lot 11	N/A	Old Farm	RD	11	St. Charles	\$299,000.00	1.52	1.0-1.99 Acres	Single Family	\$196,710.53
9497800	ACTV	Lot 8	N/A	Mission Hills	DR	8	St. Charles	\$199,900.00	1.62	1.0-1.99 Acres	Single Family	\$123,395.06
9045476	ACTV	LOT 4	N/A	Cranston North	RD	N/A	St. Charles	\$79,900.00	1.64	1.0-1.99 Acres	Single Family	\$48,719.51
9488998	ACTV	36W115	N/A	Silver Glen	RD	N/A	St. Charles	\$139,900.00	1.64	1.0-1.99 Acres	Agriculture	\$85,304.88
9408272	ACTV	Lot 5	N/A	Knoll Creek	DR	N/A	St. Charles	\$149,900.00	1.65	1.0-1.99 Acres	Single Family	\$90,848.48
9279793	ACTV	LOT 1	N/A	Oak Shadows	LN	1	St. Charles	\$199,900.00	1.65	1.0-1.99 Acres	Single Family	\$121,151.52
9387036	ACTV	5N538	N/A	Trail Ridge	DR	18	St. Charles	\$99,000.00	1.68	1.0-1.99 Acres	Single Family	\$58,928.57
7127193	ACTV	LOT 28	N/A	West Sunset Views	DR	N/A	St. Charles	\$79,000.00	1.72	1.0-1.99 Acres	Single Family	\$45,930.23
7127175	ACTV	LOT 36	N/A	West Sunset Views	DR	N/A	St. Charles	\$55,000.00	1.74	1.0-1.99 Acres	Single Family	\$31,609.20
9563249	ACTV	Lot 7	N/A	Weeping Beech	LN	7	St. Charles	\$418,500.00	1.75	1.0-1.99 Acres	Planned Unit Development	\$239,142.86
9151928	ACTV	4N812	N/A	Old Farm	RD	N/A	St. Charles	\$180,000.00	1.79	1.0-1.99 Acres	Single Family	\$100,558.66
9569645	ACTV	33	N/A	Autumn	CT	33	St. Charles	\$85,000.00	1.83	1.0-1.99 Acres	Single Family	\$46,448.09
9474867	ACTV	Lot 11	N/A	Deer Pond	DR	N/A	St. Charles	\$349,000.00	1.85	1.0-1.99 Acres	Single Family	\$188,648.65
7018261	ACTV	Lot 18	N/A	Oakmont	DR	18	St. Charles	\$325,900.00	1.87	1.0-1.99 Acres	Single Family	\$174,278.07
7437000	ACTV	LOT 25	N/A	West Sunset Views	DR	N/A	St. Charles	\$89,000.00	1.88	1.0-1.99 Acres	Single Family	\$47,340.43
9508302	ACTV	LOT 2	N/A	Deer Pond	DR	2	St. Charles	\$199,990.00	1.9	1.0-1.99 Acres	Single Family	\$105,257.89
9400102	ACTV	LOT 29	W	Sunset Views	DR	29	St. Charles	\$75,000.00	1.95	1.0-1.99 Acres	Single Family	\$38,461.54

Active Land Listings in St. Charles in the Last 12 Months

9213695	ACTV	41W765	N/A	Griffin	LN	N/A	St. Charles	\$99,800.00	1.95	1.0-1.99 Acres	Single Family	\$51,179.49	
9387045	ACTV	43W632	N/A	Coleman	LN	3	St. Charles	\$140,000.00	1.99	1.0-1.99 Acres	Single Family	\$70,351.76	
6944602	ACTV	LOT 24	N/A	North Sunset View	DR	N/A	St. Charles	\$85,000.00	2.11	1.0-1.99 Acres	Single Family	\$40,284.36	
								Average Lot Size (Acres)	1.338382353			Average Price/Acre	\$138,151.70

Closed Land Sales in St. Charles in the 12 Months

MLS #	Status	Street Number	Compass Point	Street Name	Street Suffix	Subdivision Lot Number	Area	Date	List Price	Sold Price	Acreage	Lot Size	Zoning Type	Price/Acre
9274383	CLSD	Lot 92	N/A	Prairie Lakes	BLVD	92	St. Charles	2/6/2017	\$140,000.00	\$136,000.00	0.55	.50-.99 Acre	Single Family	\$247,272.73
9134667	CLSD	Lot 84	N/A	Longmeadow	LN	84	St. Charles	5/31/2016	\$199,900.00	\$166,000.00	0.55	.50-.99 Acre	Single Family	\$301,818.18
9133196	CLSD	6n540	N/A	IL Route 31	N/A	N/A	St. Charles	5/19/2016	\$139,000.00	\$100,000.00	0.76	.50-.99 Acre	Agriculture	\$131,578.95
9178565	CLSD	Lot 26	N/A	Bolcum	RD	N/A	St. Charles	2/13/2017	\$50,000.00	\$36,000.00	1.14	1.0-1.99 Acres	Single Family	\$31,578.95
9103146	CLSD	Lot 15	N/A	HearthStone	CT	15	St. Charles	4/15/2016	\$65,000.00	\$52,000.00	1.14	1.0-1.99 Acres	Single Family	\$45,614.04
8967358	CLSD	109	W	Ridgewood	LN	109	St. Charles	11/30/2016	\$54,900.00	\$20,000.00	1.22	1.0-1.99 Acres	Single Family	\$16,393.44
9342913	CLSD	Lot 4	N/A	Emerald	CT	N/A	St. Charles	3/30/2017	\$89,900.00	\$45,000.00	1.33	1.0-1.99 Acres	Single Family	\$33,834.59
9312441	PEND	Lot 41	N/A	Autumn	LN	41	St. Charles	3/22/2017(OFF MARKET)	\$49,900	\$49,900.00	1.46	1.0-1.99 Acres	Single Family	\$34,178.08
9177457	CLSD	36W023	N/A	Crane	RD	N/A	St. Charles	9/27/2016	\$249,900.00	\$217,500.00	1.74	1.0-1.99 Acres	Single Family	\$125,000.00
											Average Lot Size (Acres)	1.098889	Average Price/Acre	\$107,474.33

LAW OFFICES

HOSCHEIT, MCGUIRK, MCCrackEN & CUSCADEN, P.C.

1001 EAST MAIN STREET, SUITE G
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JOHN J. HOSCHEIT
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TELEPHONE: 630.513.8700
FACSIMILE: 630.513.8799

April 5, 2017

Mr. Andrew Kolb
Vanek, Larson & Kolb LLC
200 W. Main St.
St. Charles, IL 60174

Re: Prairie Winds of St. Charles – Notice of Objection to Fair Market Value under City Code
Section 16.10.090

Dear Mr. Kolb,

The City is in receipt of your letter dated March 17, 2017 objecting to the fair market value of land established under the City's School and Park Land Cash Dedication Ordinance (City Code Title 16, "Subdivisions and Land Improvement," Chapter 16.10 "Dedications", Section 16.10.090 "Amount of Cash Contribution") This request pertains to the current zoning and subdivision requests for the proposed Prairie Winds development on Bricher Road.

Section 16.10.090, Subsection 2, states that a subdivider may file a written objection to the use of the per acre land value established in this section (currently \$240,500) by submitting a formal appraisal. An appraisal report dated February 25, 2017 prepared by Joseph J. Blake and Associates, Inc. has been provided. The report indicates that the appraisal was intended to determine the "market value" of the Prairie Winds site (under current zoning). The report establishes a market value of \$2.3 million, which equals \$112,304 per acre.

Please be advised that Section 16.10.090 states that an objection to the per-acre value shall show "the fair market value of *improved* land in the area of the subdivision." Title 16 of the City of the City Code defines "Improved Land" as: "Land located within a development which has been improved by installation of the required land improvements." Land Improvements are defined as: "Any sanitary sewer, storm sewer and water systems, including all appurtenances thereto, retention and detention basins, grading and surface drainage ways and facilities, curbs, paving, streets, street lighting, sidewalks, street signs, seeding, and tree plantings." The sales comparisons in the appraisal report are for raw land parcels, not improved land.

HMMC
&

The appraisal report is not sufficient to support the request for a written objection to the per-acre value under Section 16.10.090, Subjection 2. For the City to further consider this request, an appraisal showing the fair market value of improved land in the area of the subdivision must be submitted for review.

Very truly yours,
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.



John M. McGuirk

JMM:lmk



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Attorneys:
Gary M. Vanek
Scott P. Larson
Andrew E. Kolb
Lindsay K. Sanchez
Brian Stines

Of Counsel:
Lauren Jackson

March 17, 2017

Via Hand Delivery

Mayor Ray Rogina
City Council Members
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

**RE: Prairie Winds, LLC
Notice of Objection – Fair Market Value of Land as established by City of St. Charles
Municipal Code Section 16.10.090**

Dear Mayor Rogina and City Council Members:

We are writing on behalf of our client, Prairie Winds, LLC (“Applicant”), and with respect to its application for development approvals for a proposed multi-family residential development located on 20.48 acres of vacant property located at the intersection of Randall Rd. and Bricher Road in St. Charles (the “Subject Property”).

As you know, the Applicant has been working with the City over the course of several months and has personally met with the members of the City Council to resolve the issue of cash donations to the City associated with its zoning approvals. Applicant initially had two concerns regarding the cash in lieu donations: (i) the Inclusionary Housing fee, which has recently been addressed; and (ii) the exorbitant Park District fee, which to date has been the subject of much deliberation but has yet to be resolved. At this point, and after many months of informal discussion, the Applicant is looking for a formal decision on the matter of the Park District fee. In an effort to bring about a final determination of this fee, we are submitting to you this notice of objection with the expectation that this will bring the matter to a final resolution acceptable to all parties involved.

Please allow this letter to serve as notice that in accordance with Section 16.10.900(B) of the Municipal Code of the City of St. Charles, Applicant hereby objects to the use of the per acre value of \$240,500.00 per acre as established within Section 16.10.090 of the Municipal code of the City of St. Charles.

In further accordance with Section 16.10.900(B) of the Municipal Code, and in support of its objection, Applicant submits the enclosed appraisal of the Subject Property prepared by Joseph J. Blake and Associates, Inc. (the “Appraisal”). The Appraisal sets the fair market value of the Subject Property at \$112,304.00 per acre.



Applicant requests that the City Council use the fair market value as determined in the enclosed Appraisal to calculate the cash in lieu of land dedication requirement for final plat of subdivision approval as set forth in Section 16.10.050. We look forward to your comments.

Respectfully,

Andrew E. Kolb

**APPRAISAL OF 20.48-ACRES
OF VACANT LAND ON
BRICHER ROAD IN
SAINT CHARLES, KANE COUNTY, ILLINOIS**

Prepared For: Executive Capital
c/o Mr. Jeff Ratzer
Vice President
Big Rock Executive Center
47W210 Route 30
Big Rock, IL 60511

Prepared By: Joseph J. Blake and Associates, Inc.
10 South LaSalle Street, Suite 1140
Chicago, Illinois 60603

Date
of Appraisal: February 25, 2017



March 9, 2017

Executive Capital
c/o Mr. Jeff Ratzer
Vice President
Big Rock Executive Center
47W210 Route 30
Big Rock, IL 60511

Re: Appraisal of the Vacant Land on Bricher Road
Saint Charles, Kane County, IL

Dear Mr. Ratzer:

At your request, we have inspected and appraised the above captioned property as of February 25, 2017. The ensuing appraisal report and our final opinion of fee simple market value have been based upon a personal inspection of the property and upon research into various factors that influence value.

The subject is zoned BR-Regional Business and part of PUD 47 (see Extraordinary Assumptions). It consists of 20.48 acres of vacant land. The property is along Bricher Road on the south. It is just west of Randall Road and one-half mile west of Randall Road and Lincoln Highway. According to the prospective buyer, Mr. Jeff Ratzer, the land is under contract. It is a part of a larger, 32-acre property that will be replatted. The property sale and price are contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property. However, we have appraised the as is market value of the subject site under current zoning with no contingencies. The subject does not have existing improvements and is currently farmland.

The scope of this assignment involved inspecting the subject and surrounding area, the examination of marketing and exposure times, and land sales data. The ensuing appraisal report has been prepared in conformity with and is subject to the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP) appraisal guidelines. Accordingly, the report considers all of the recognized appraisal methods and techniques that materially contribute to a proper valuation of the real property under analysis. The appraisal is subject to the attached Assumptions and Limiting Conditions.

We have performed our services and prepared this report in accordance with applicable, generally accepted appraisal practices. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

March 9, 2017
Mr. Jeff Ratzler
Page 2

Based on our inspection and analysis of economic trends influential to the property, it is our opinion that the as is market value of the fee simple interest in the 20.48-acre subject site at Bricher Road in the City of Saint Charles, Kane County, Illinois, as of the effective date of the appraisal, February 25, 2017, and subject to the incorporated Assumptions and Conditions and its current zoning, is:

TWO MILLION THREE HUNDRED THOUSAND (\$2,300,000) DOLLARS

We are of the opinion that a reasonably achievable marketing time for the market value opinion, assuming the property was properly priced and actively marketed, is 12 to 36 months commencing from the effective date of appraisal going forward. We estimate an exposure period of 12 to 36 months preceding the effective date of appraisal, if properly priced and actively marketed.

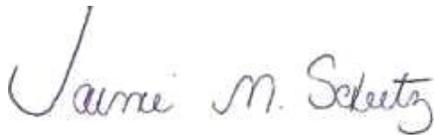
If you have any questions about this appraisal report, please contact us at your earliest convenience.

Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Michael J. Maglocchi, MAI
Managing Partner
Illinois Certified General Real Estate Appraiser No. 553.000119; Expires 09/30/17



Jaime M. Scheetz
Senior Appraiser
Illinois Certified General Real Estate Appraiser No. 553.002450; Expires 09/30/17

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION: Appraisal of the Vacant Land at Bricher Road
Saint Charles, Kane County, IL

DESCRIPTION: 20.48-acres

PURPOSE AND INTENDED USE
OF THE APPRAISAL: The purpose of this appraisal report is to provide our opinion of the as is market value of the fee simple interest in the subject as of February 25, 2017 as well as to provide an understanding of the market valuation of raw land in the area. The intended use of this appraisal Executive Capital, in asset management decisions regarding the subject.

PERTINENT DATES
Effective Date of Appraisal: February 25, 2017
Date of Report: March 9, 2017

SITE DATA: The subject is zoned BR –Regional Business and part of PUD 47 (see Extraordinary Assumptions). It consists of 20.48 acres of vacant land. The property is along Bricher Road on the south. It is just west of Randall Road and one-half mile west of Randall Road and Lincoln Highway. According to the prospective buyer, Mr. Jeff Ratzler, the land is under contract. It is a part of a larger, 32-acre property that will be replatted. The property sale and price are contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property. However, we have appraised the as is value of the subject site. This property does not have existing improvements and is currently farmland.

ZONING: BR – Regional Business District (part of PUD 47)

HIGHEST AND BEST USE
As Vacant: Residential Development (As Planned)

FINAL MARKET VALUE OPINION

Market Value of Subject Site: \$2,300,000

This Appraisal Report is subject to underlying assumptions and limiting conditions qualifying the information contained in the Report as follows:

The valuation estimate applies only to the property specifically identified and described in the Report.

Information and data contained in the Report, although obtained from public record and other reliable sources, and, where possible, carefully checked by the appraisers, is accepted as satisfactory evidence upon which rests the final expression of property value.

The appraisers have made no legal survey, nor have they commissioned one to be prepared and, therefore, reference to a sketch, plat, diagram, or previous survey appearing in the Report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reasonableness is assumed for matters of a legal nature, whether existing or pending.

The appraisers, by reason of this Appraisal, shall not be required to give testimony as expert witnesses in any legal hearing or before any Court of Law unless justly and fairly compensated for such services.

By reason of the Purpose of the Appraisal and Function of the Report herein set forth, the value reported is only applicable to the Property Rights Appraised and the Appraisal Report should not be used for any other purpose.

Disclosure of the contents of this Appraisal Report is governed by the Bylaws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this Report (especially any conclusions as to value, the identity of the appraisers, or the firm with which they are connected, or any reference to the Appraisal Institute or to the MAI Designation) shall be reproduced for dissemination to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior consent and written approval of the appraisers.

The appraisers have not been furnished with soil or subsoil tests. In the absence of soil boring tests, it is assumed that there are no unusual subsoil conditions or, if any do exist they can be or have been corrected through the use of modern construction techniques at a reasonable cost.

This appraisal is based on the conditions of local and national economies, purchasing power of money, and financing rates prevailing at the effective Date of Appraisal.

The appraisers are not engineers, and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

Unless otherwise stated in this report, the existence of hazardous material that may or may not be present on the property was not observed by the appraiser. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

Toxic and hazardous substances, if present within a facility, can introduce an actual or potential liability that may adversely affect marketability and value. Such affect may be in the form of immediate clean-up expense or future liability of clean-up costs (stigma). In the development of our opinion of value, no consideration was given to such liability or its impact on value. The client releases Joseph J. Blake and Associates from any and all liability related in any way to environmental matters.

Possession of this report or a copy thereof does not imply right of publication, nor use for any purpose by any other than the client to whom it is addressed, without the written consent of the authors.

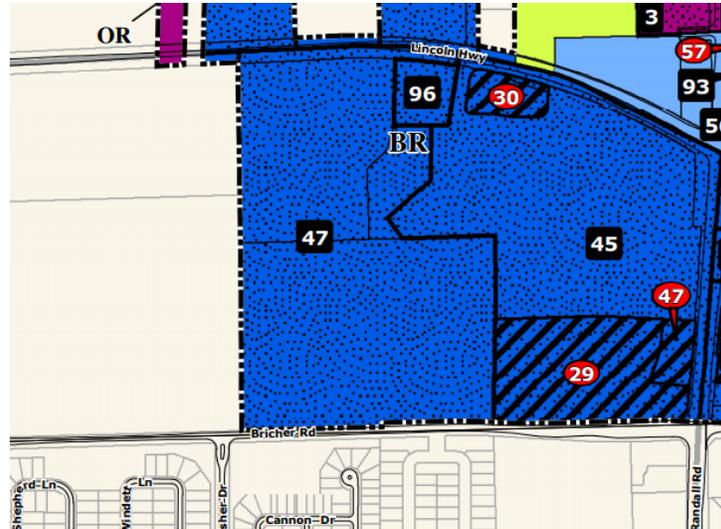
The liability of Joseph J. Blake and Associates, Inc., and its employees is limited to the client, Executive Capital. The intended user of this appraisal report is Executive Capital. Third parties, who desire us to prepare appraisals of the subject property for their use, should contact Joseph J. Blake and Associates, Inc. at 10 South LaSalle Street, Suite 1140, Chicago, Illinois 60603.

Cash flow projections are forecasts of estimated future operating characteristics and are based on the information and assumptions contained within the appraisal report. The achievement of the financial projections and prospective values will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may well vary from the projections contained herein. The appraisers do not warrant that these forecasts and prospective values will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of the appraisers.

The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements for the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

Extraordinary Assumptions

The subject is zoned BR –Regional Business and part of PUD 47. The zoning has been obtained from the Saint Charles zoning map. See below. The property is contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property. However, we have appraised the as is value of the subject site. This property does not have existing improvements and is currently farmland. According to the prospective buyer, the property will be replatted as it is currently part of a larger parcel of land. We assume that the zoning as noted above is correct and that it will be replatted without delay.



The property is currently being farmed by one tenant. We were not provided with the lease but were informed that it is a short term lease. As such, we have appraised the fee simple value of the subject.

As of the date of this report, we have not received a soils report, survey, engineering study or an environmental report. Therefore, it is assumed that the property is not encumbered by any easements, deed restrictions, environmental or wetlands/soils deficiencies that would negatively affect the value of the property.

The site size of 20.48 acres was provided by the prospective buyer and confirmed by the purchase contract. We received a plat of a topographic survey of the larger, 32-acre site that was performed by Engineers Scientists Surveyors in October 2016 (project number 16262). As such, we have used 20.48-acres in our analysis. In addition, the subject has not been legally subdivided. We assume that this will occur in a timely fashion with no delays and at a minimal cost.

The use of these extraordinary assumptions might have affected the assignment results.

I, Jaime M. Scheetz, certify that:

- I have made a personal inspection of the property that is the subject of this report.
- all market data pertaining to the final value estimate has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation and validity.

I, Michael J. Maglocchi, MAI, certify that:

- I have not made a personal inspection of the subject property.
- I have reviewed the analyses, conclusions, and opinions concerning real estate contained in this report and fully concur with the final value estimate herein expressed.
- the Appraisal Institute conducts a program of continuing education for its designated members. MAIs who meet the minimum standards of this program are awarded periodic educational certification.
- as of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

We, Michael J. Maglocchi and Jaime M. Scheetz, certify that:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

CERTIFICATION

6

- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- we are professionally competent to perform this appraisal assignment by virtue of previous experience with similar assignments and/or appropriate research and education regarding the specific property type being appraised.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- no one provided significant real property appraisal assistance to the persons signing this certification.
- we have not previously appraised this property in the three years immediately prior to the date of acceptance of this assignment. We have not provided any other services relating to the subject property in the three years immediately prior to the date of acceptance of this assignment.

Based on our inspection and analysis of economic trends influential to the property, it is our opinion that the as is market value of the fee simple interest in the 20.48-acre subject site at Bricher Road in the City of Saint Charles, Kane County, Illinois, as of the effective date of the appraisal, February 25, 2017, subject to the incorporated Assumptions and Conditions and subject to the existing zoning, is:

TWO MILLION THREE HUNDRED THOUSAND (\$2,300,000) DOLLARS

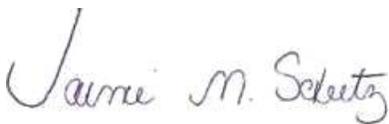
We are of the opinion that a reasonably achievable marketing time for the market value opinion, assuming the property was properly priced and actively marketed, is 12 to 36 months commencing from the effective date of appraisal going forward. We estimate an exposure period of 12 to 36 months preceding the effective date of appraisal, if properly priced and actively marketed.

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Michael J. Maglocchi, MAI
Managing Partner

Illinois Certified General Real Estate Appraiser No. 553.000119; Expires 09/30/17



Jaime M. Scheetz
Senior Appraiser

Illinois Certified General Real Estate Appraiser No. 553.002450; Expires 09/30/17

IDENTIFICATION OF SUBJECT PROPERTY

The subject is zoned BR-Regional Business and part of PUD 47 (see Extraordinary Assumptions). It consists of 20.48 acres of vacant land. The property is along Bricher Road on the south. It is just west of Randall Road and one-half mile west of Randall Road and Lincoln Highway. It is a part of a larger, 32-acre property that will be replatted. The pending sale and purchase price are contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property. However, we have appraised the as is value of the subject site under current zoning and no contingencies. The subject does not have existing improvements and is currently farmland.

As of the effective date of appraisal, the Kane County Assessor's Office identifies the subject with the following parcel numbers:

14-12-16-200-010 & 14-12-16-216-400-005

LEGAL DESCRIPTION

The legal description of the property was provided by the prospective buyer and is found in the site description section of the report. We have not commissioned a survey, nor have we had one verified by legal counsel. Therefore, before being used for any other purpose, we suggest the legal descriptions be verified by legal counsel.

PURPOSE, CLIENT, INTENDED USER AND USE OF THE APPRAISAL

The purpose of this appraisal report is to provide our opinion of the as is market value of the fee simple interest in the subject as of February 25, 2017 under its existing zoning without contingencies as well as to provide an understanding of the market valuation of raw land in the area. The intended use of this appraisal report is to assist the client and sole intended user, Executive Capital, with asset management decisions regarding the subject.

EFFECTIVE DATE OF APPRAISAL/INSPECTION/ANALYSIS/REPORT

The appraisal report with its analysis, conclusions, and final opinion of market value, is specifically applicable to the effective date of appraisal: February 25, 2017. The date of the analysis is February 25, 2017. The property was last inspected February 25, 2017. The date of this report is March 9, 2017.

PROPERTY RIGHTS APPRAISED

The subject is appraised on the basis of a fee simple estate, which is defined as:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

DEFINITION OF MARKET VALUE

Market value, as defined under the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), is:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions, whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."²

¹ *The Dictionary of Real Estate Appraisal*, Fifth Edition (Appraisal Institute 2010), page 78.

² (12 C.F.R. Part 34.42(g); 55 *Federal Register* 34696, August 24, 1990, as amended at 57 *Federal Register* 12202, April 9, 1992; 59 *Federal Register* 29499, June 7, 1994) *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Pages 122-123.

SCOPE OF THE APPRAISAL

The three most widely accepted approaches to value, the Cost Approach, Income Capitalization Approach, and Sales Comparison Approach were considered, but only the Sales Approach was employed.

The Cost Approach derives market value by establishing the land value of the vacant and unimproved parcel(s) and then adds the depreciated cost of any infrastructure improvements to come to value conclusion. This technique was not is used, because it makes a direct correlation between value and cost which can be unreliable. In particular, the Cost Approach is unable to account for low cost and less tangible contributors to a subdivisions value, such as an annexation agreement and platted and engineered sites. In this case, it is inherently unreliable and unnecessary to determining a credible value opinion.

The Income Capitalization Approach is not applicable to residential land in this market as there is no significant leased fee land market.

The Sales Approach is the most direct and effective means by which to establish a land value opinion and was the Approach most necessary to deriving a credible value opinion of the subject.

The scope of this assignment entails the collection, verification and analysis of data pertinent to the Sales Comparison Approach. Market data compiled for this report include a variety of land sales. This data is a result of research specific to the state of Illinois and the regional area and is considered pertinent to the subject. The data has been verified by buyers, sellers, brokers, managers, government officials or other sources regarded as knowledgeable and reliable.

Information specific to the subject, such as descriptive information, zoning and tax records were derived from public records and from discussions with the prospective buyer and is assumed to be correct. The information appeared reliable, based on an inspection of the property.

Specific estimates concerning prices per square foot, highest and best use conclusions, etc., reflect the judgment of the Appraisers based on interpretation of the market data. The reasoning behind such estimates is illustrated throughout the Sales Comparison Approach.

HISTORY OF THE SUBJECT

According to the prospective buyer, Mr. Jeff Ratzer, the land is under contract. It is a part of a larger, 32-acre property that will be replatted. The property sale and price are contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property.

To the best of our knowledge, there have been no other ownership transfers, sales or listings of the subject parcels over the five-year period prior to the effective date of this appraisal other than the current contract.

EXPOSURE TIME AND MARKETING PERIOD

Implicit in a market value estimate is the condition that "a reasonable time is allowed for exposure in the open market." In a statement issued by the Appraisal Standards Board (ASB) of the Appraisal Foundation, it was noted that reasonable exposure time is presumed to precede the effective date of value. Exposure time is defined as follows: "the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."³

Marketing time is defined as "an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal."⁴

The subject consists of a land parcel encompassing 20.48-acres. It is currently vacant and being used as farmland.

The PWC Real Estate Investor Survey for the National Development Land Market, 4th Quarter 2016, states the typical time a development land parcel is on the market prior to selling ranges from 3 to 36 months and averages 16 months. However, the subject's neighborhood is in the growth stage of its economic life cycle with no significant sources of external obsolescence noted (other than the weakened economy and reduced effective demand for ownership housing over the short term).

Considering the subject's location and the current weak economic conditions, a projected marketing time of 12 to 36 months commencing from the date of appraisal going forward and an exposure period of 12 to 36 months preceding the date of appraisal is estimated.

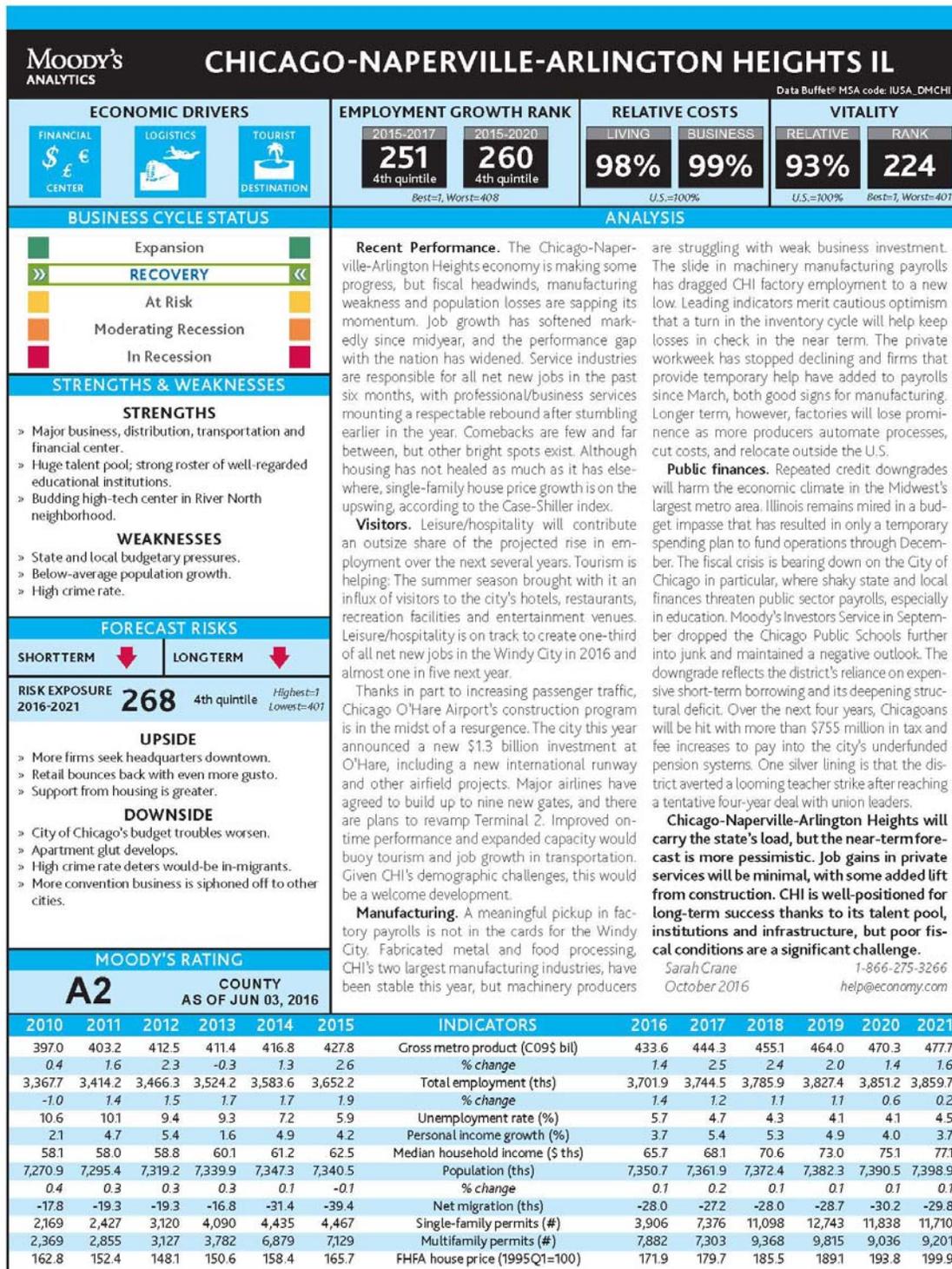
³ *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Page 73

⁴ *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Page 121

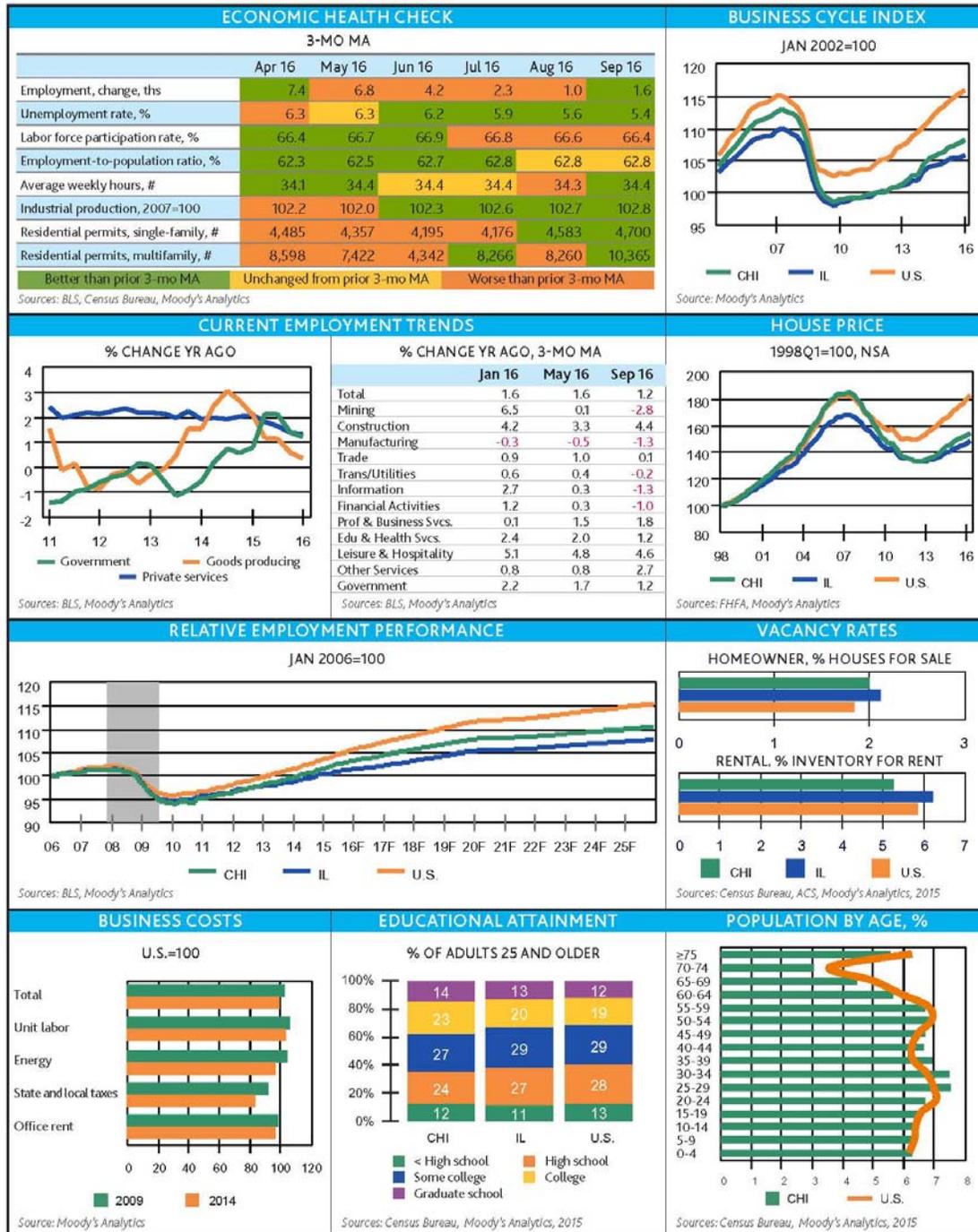
The dynamic nature of economic relationships in a market area has a direct bearing on real estate values and the long-term quality of a real estate investment. In the market, the value of real estate property is not based on the historical acquisition prices paid for the property in the past nor the cost of its creation. Thus, the value of real estate property is based on what economic benefit buyers and sellers perceive it will provide in the future based on the Principle of Anticipation. Consequently, the attitude of the market toward a property in a specific neighborhood or market area reflects the probable future trend of that area.

The subject is in Saint Charles, Kane County, IL. Due to its effect on the subject market, a description of the Chicago metropolitan area is provided. The Chicago-Naperville-Joliet, IL-IN-WI Metropolitan Statistical Area (MSA), the third largest MSA in the United States, is at the western foot of Lake Michigan.

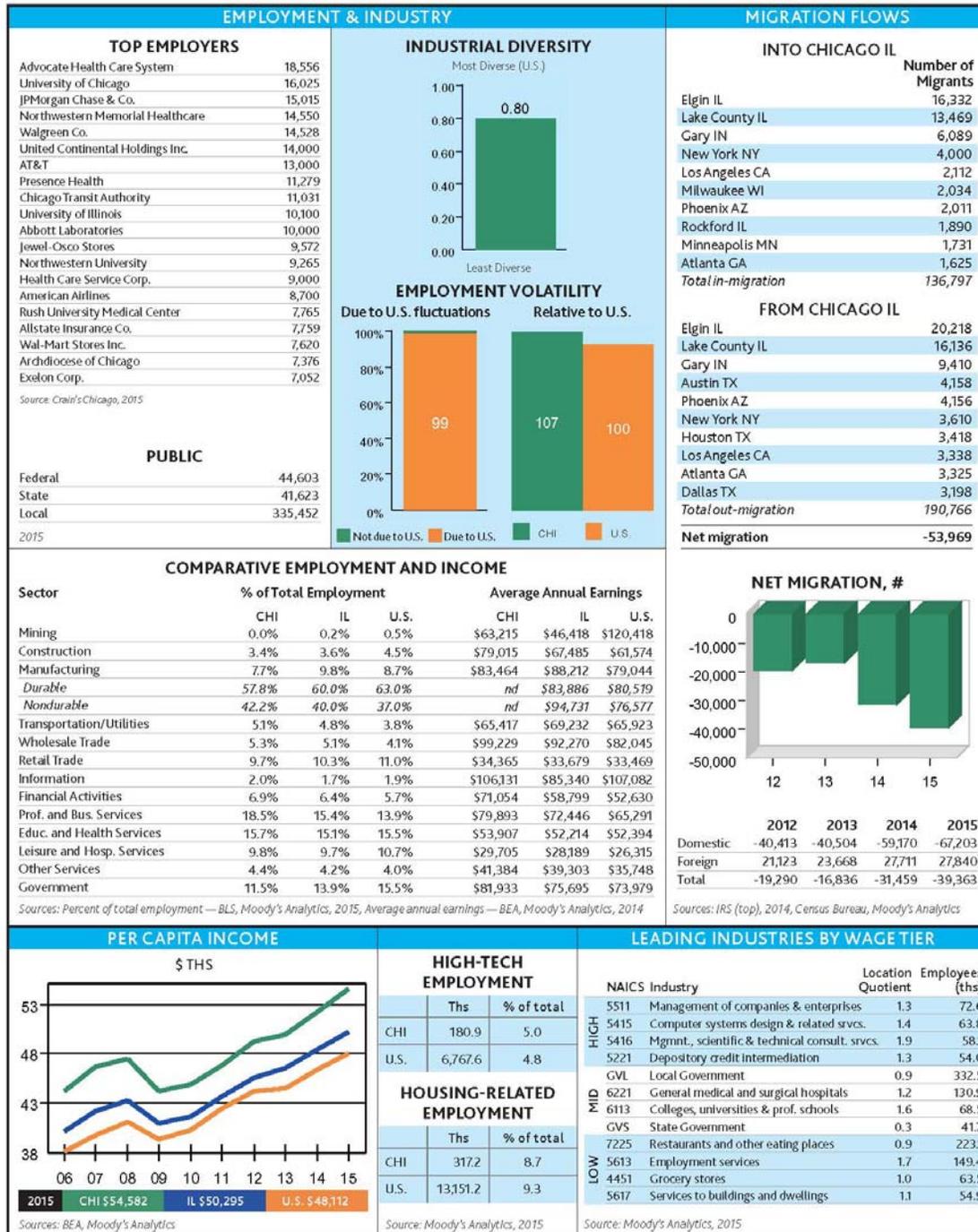
The area analysis on the following pages is reprinted with permission from *Moody's Economy.com*.



PRÉCIS® U.S. METRO MIDWEST » Chicago-Naperville-Arlington Heights IL



PRÉCIS® U.S. METRO MIDWEST » Chicago-Naperville-Arlington Heights IL



Conclusion

The Chicago metropolitan area has had an established history of economic stability due to its accessibility to major markets, its central location, excellent transportation facilities, and diversified economic base. These features of the subject area are positive factors reinforcing the value of real estate located within the area over the long term. Projections for the area are for continued long-term economic growth. This is expected to have a supportive effect leading to increasing property values for all property types within the near future. Its size, location, and economic diversity provide investors with a perceived safe harbor during downturns in the national economic cycle.



According to the *PwC Real Estate Investor Survey*, 4th Quarter 2016:

In *Emerging Trends in Real Estate*® 2017, development ranks as the second preferred investment category/strategy among Emerging Trends respondents for 2017 – ahead of opportunistic and core investments and just below value-added investments. Even though development’s rating slipped this year compared to last year’s report – down from 3.82 to 3.53 on a scale of 1 (abysmal) to 5 (excellent), it’s a trend seen in each of the four investment strategies. Ratings declined from 0.11 (core investments) to 0.29 (development) and averaged 0.19.

When looking at development prospects for each of the five major commercial real estate (CRE) sectors included in *Emerging Trends*, individual rating declines are also noted. The largest decline over the past year occurred for the retail sector, where the rating fell from 2.82 to 2.42. According to the report, a consensus is emerging that e-commerce will decrease the overall demand for retail space, but will not come anywhere near supplanting it. The key for retailers and developers will be to design spaces for successfully blending bricks and clicks.

Outside of traditional CRE property sectors, *Emerging Trends* respondents felt development prospects in 2017 were strong for fulfillment assets, age-restricted housing, medical office, urban/high-street retail, and student housing, which has become a popular sector in recent years. Even though some *Emerging Trends* respondents believe that investing in student housing has largely played out with sufficient supply to meet the demand from a small high-income market, the volume of students at respected colleges and universities is expected to stay strong for the foreseeable future.

Of the 78 U.S. metros included in *Emerging Trends*, the top five individual markets with regard to development prospects in the year ahead were (in order) Austin, Portland, Nashville, Raleigh/Durham, and Dallas/Fort Worth. New to this list for 2017 were both Portland and Raleigh/Durham while Boston and Charlotte were dropped from the top-five list from last year. Other cities that received strong development prospect ratings were Los Angeles, Seattle, Charlotte, Denver, and Orange County. On the other hand, cities that received poor development prospect ratings included Providence, Buffalo, Tacoma, and Hartford.

On an unleveraged basis, discount rates (including developers’ profit) for the national development land market range from 10.00% to 20.00% and average 16.00% this quarter. This average is 50 basis points higher than the average from both six months ago and a year ago.

The typical time that a property is on the market prior to selling ranges from 3 to 36 months and averages 16 months.

Looking ahead over the next 12 months, surveyed investors unanimously forecast property values in the national development land market to increase. Their expected

appreciation rate ranges up to 10.0% and averages 5.6% – slightly below the rate six months ago (5.9%). (56)

National Market Yield Rates for Real Estate Investments National Development Land Market Fourth Quarter 2016		
	Current Quarter	Second Quarter 2016
Free & Clear Range	10.00%-20.00%	10.00%-20.00%
Average	16.00%	15.50%
Preferred Absorption	1 to 20+	1 to 20+
Change Rates		
Lot Prices	1.0% to 10.0%	0.0% to 8.0%
Development Costs	3.0% to 5.0%	1.0% to 5.0%
Marketing Period	3 to 36 months	3 to 36 months
Average	16	16

Source: PwC Real Estate Investor Survey, 4th Quarter 2016

CHICAGO MULTI-FAMILY MARKET

According to the Marcus and Millichap 4th Quarter 2016 Chicago Metro Area Multifamily Research Market Report:

A deep pool of renters is helping bolster fundamentals amid a construction boom. Healthy job growth coupled with the allure of an urban lifestyle will underpin improvements in the Chicagoland apartment market this year. The local economy is registering strong gains across an array of employment sectors, highlighting the metro's economic strength and diversity. Additionally, the continued corporate migration from the suburbs to the city is bringing young professionals and high-paying job opportunities to the core. These working millennials overwhelmingly favor renting over homeownership and seek residence in city cores that offer walkability and a live-work-play lifestyle. The strength of the city apartment market will be put to the test with an unprecedented wave of construction set to come online in the next two years. The deep pool of renters will absorb most of the new space, though a rise in vacancy and concession usage may occur. The suburbs will face similar challenges as development also ramps up outside the core, albeit at a lower intensity. Suburban vacancy will remain on the decline as robust apartment demand outstrips new deliveries. Falling vacancy coupled with the surge of high-end construction hitting the market will enable another year of healthy rent growth throughout Chicagoland.

Interest rates at historical lows coupled with improving property fundamentals have kept buyer demand strong for Chicagoland apartments. Deal flow is accelerating and cap rates are low, though buyers are beginning to show resistance to outsize pricing, stifled by concerns about the length of the current expansion. Seller expectations, on the other hand, continue to escalate, creating a widening disconnect between property owners and

buyers. Well-priced deals will receive multiple competing offers, though many owners are unwilling to part with their properties unless stellar pricing can be achieved. As a result, a lot of investors are investigating Class C properties in the suburbs where higher yields can be found. These assets will generally change hands at cap rates in the mid-7 percent range,

Suburban Highlights

After sliding 80 basis points last year, the suburban vacancy rate fell 20 basis points in the past 12 months to 3.1 percent in September, the lowest level in over five years. Central Cook County boasts the lowest vacancy among all submarkets at 1.7 percent, down 30 basis points year over year.

In the last four quarters ending in September, the average effective rent jumped 5.6 percent to \$1,159 per month. The most expensive apartments can be found in the Evanston/Rogers Park/Uptown submarket with tenants paying \$1,502 per month on average.

Conclusion

Development land ranks as the second preferred investment category/strategy among Emerging Trends respondents for 2017 – ahead of opportunistic and core investments and just below value-added investments. Constriction trends for multi-family seem to be on the rise locally and nationally. Vacancy rates are at all-time lows and rental rates are rising.

Demographic data within one-, three- and five-miles of the subject is summarized below.



Demographic and Income Comparison Profile

St. Charles
 Bricher Rd, St Charles, Illinois, 60134
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 41.89778
 Longitude: -88.33659

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	10,692	56,218	104,237
Households	4,142	20,831	37,369
Families	2,982	15,017	28,007
Average Household Size	2.48	2.63	2.75
Owner Occupied Housing Units	3,073	16,150	30,167
Renter Occupied Housing Units	1,069	4,681	7,202
Median Age	38.5	39.7	40.0
2016 Summary			
Population	10,846	57,498	107,050
Households	4,163	21,053	37,876
Families	2,967	15,045	28,194
Average Household Size	2.50	2.67	2.78
Owner Occupied Housing Units	2,951	15,764	29,762
Renter Occupied Housing Units	1,212	5,289	8,114
Median Age	39.1	40.5	40.7
Median Household Income	\$83,460	\$90,123	\$99,962
Average Household Income	\$106,747	\$117,646	\$126,086
2021 Summary			
Population	11,048	58,314	109,015
Households	4,222	21,224	38,304
Families	2,992	15,079	28,390
Average Household Size	2.52	2.68	2.80
Owner Occupied Housing Units	2,980	15,814	30,024
Renter Occupied Housing Units	1,242	5,410	8,280
Median Age	39.8	41.3	41.5
Median Household Income	\$96,312	\$101,833	\$108,225
Average Household Income	\$116,160	\$126,928	\$135,912
Trends: 2016-2021 Annual Rate			
Population	0.37%	0.28%	0.36%
Households	0.28%	0.16%	0.22%
Families	0.17%	0.05%	0.14%
Owner Households	0.20%	0.06%	0.18%
Median Household Income	2.91%	2.47%	1.60%



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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	231	5.5%	949	4.5%	1,730	4.6%
\$15,000 - \$24,999	255	6.1%	1,071	5.1%	1,793	4.7%
\$25,000 - \$34,999	298	7.2%	1,377	6.5%	2,129	5.6%
\$35,000 - \$49,999	435	10.4%	2,053	9.8%	3,151	8.3%
\$50,000 - \$74,999	647	15.5%	3,330	15.8%	5,524	14.6%
\$75,000 - \$99,999	535	12.9%	2,622	12.5%	4,616	12.2%
\$100,000 - \$149,999	822	19.7%	4,229	20.1%	8,041	21.2%
\$150,000 - \$199,999	526	12.6%	2,726	12.9%	5,173	13.7%
\$200,000+	414	9.9%	2,695	12.8%	5,718	15.1%
Median Household Income	\$83,460		\$90,123		\$99,962	
Average Household Income	\$106,747		\$117,646		\$126,086	
Per Capita Income	\$39,585		\$43,492		\$45,168	
2021 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	230	5.4%	930	4.4%	1,676	4.4%
\$15,000 - \$24,999	231	5.5%	965	4.5%	1,543	4.0%
\$25,000 - \$34,999	416	9.9%	1,963	9.2%	2,896	7.6%
\$35,000 - \$49,999	262	6.2%	1,301	6.1%	2,140	5.6%
\$50,000 - \$74,999	517	12.2%	2,682	12.6%	4,318	11.3%
\$75,000 - \$99,999	516	12.2%	2,495	11.8%	4,380	11.4%
\$100,000 - \$149,999	951	22.5%	4,749	22.4%	9,127	23.8%
\$150,000 - \$199,999	648	15.3%	3,236	15.2%	6,110	16.0%
\$200,000+	451	10.7%	2,903	13.7%	6,115	16.0%
Median Household Income	\$96,312		\$101,833		\$108,225	
Average Household Income	\$116,160		\$126,928		\$135,912	
Per Capita Income	\$42,632		\$46,560		\$48,302	



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	623	5.8%	3,169	5.6%	5,915	5.7%
Age 5 - 9	751	7.0%	4,058	7.2%	8,176	7.8%
Age 10 - 14	843	7.9%	4,497	8.0%	9,036	8.7%
Age 15 - 19	847	7.9%	4,409	7.8%	8,199	7.9%
Age 20 - 24	599	5.6%	2,774	4.9%	4,702	4.5%
Age 25 - 34	1,179	11.0%	5,861	10.4%	9,536	9.1%
Age 35 - 44	1,537	14.4%	7,951	14.1%	15,227	14.6%
Age 45 - 54	1,743	16.3%	9,720	17.3%	18,769	18.0%
Age 55 - 64	1,309	12.2%	7,160	12.7%	13,353	12.8%
Age 65 - 74	657	6.1%	3,337	5.9%	5,962	5.7%
Age 75 - 84	401	3.7%	2,104	3.7%	3,507	3.4%
Age 85+	202	1.9%	1,177	2.1%	1,855	1.8%

2016 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	591	5.4%	3,033	5.3%	5,697	5.3%
Age 5 - 9	667	6.1%	3,548	6.2%	7,221	6.7%
Age 10 - 14	767	7.1%	4,222	7.3%	8,696	8.1%
Age 15 - 19	852	7.9%	4,204	7.3%	7,937	7.4%
Age 20 - 24	630	5.8%	3,304	5.7%	5,692	5.3%
Age 25 - 34	1,368	12.6%	6,698	11.6%	11,111	10.4%
Age 35 - 44	1,369	12.6%	7,108	12.4%	13,563	12.7%
Age 45 - 54	1,583	14.6%	8,783	15.3%	17,166	16.0%
Age 55 - 64	1,486	13.7%	8,383	14.6%	15,602	14.6%
Age 65 - 74	907	8.4%	4,848	8.4%	8,753	8.2%
Age 75 - 84	413	3.8%	2,091	3.6%	3,600	3.4%
Age 85+	215	2.0%	1,274	2.2%	2,012	1.9%

2021 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	596	5.4%	3,027	5.2%	5,694	5.2%
Age 5 - 9	633	5.7%	3,289	5.6%	6,643	6.1%
Age 10 - 14	705	6.4%	3,797	6.5%	7,927	7.3%
Age 15 - 19	801	7.3%	4,036	6.9%	7,861	7.2%
Age 20 - 24	622	5.6%	2,945	5.1%	5,151	4.7%
Age 25 - 34	1,376	12.5%	7,138	12.2%	12,038	11.0%
Age 35 - 44	1,508	13.7%	7,564	13.0%	14,161	13.0%
Age 45 - 54	1,422	12.9%	7,704	13.2%	15,309	14.0%
Age 55 - 64	1,534	13.9%	8,650	14.8%	16,182	14.8%
Age 65 - 74	1,122	10.2%	6,196	10.6%	11,361	10.4%
Age 75 - 84	507	4.6%	2,667	4.6%	4,623	4.2%
Age 85+	221	2.0%	1,300	2.2%	2,066	1.9%



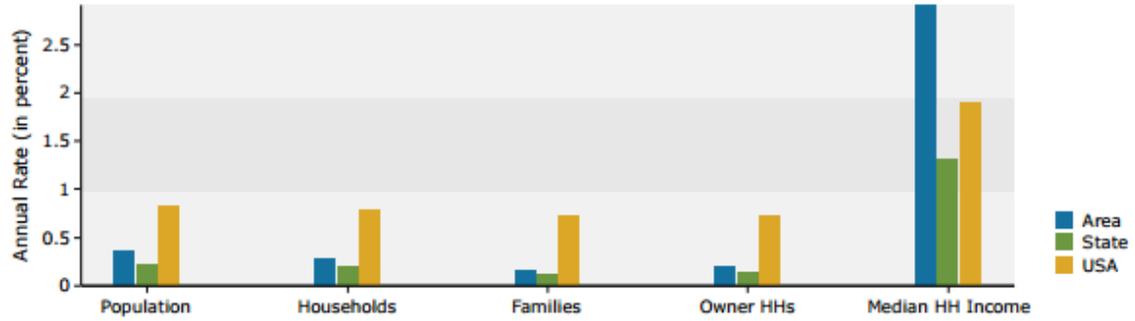
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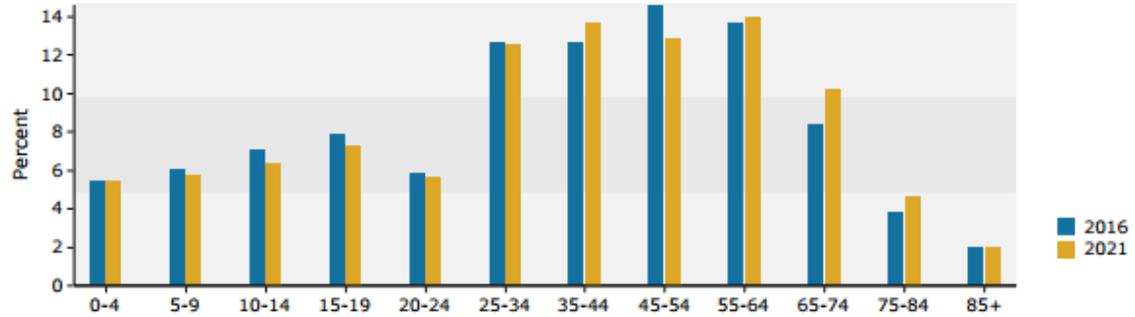
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1 mile

Trends 2016-2021



Population by Age





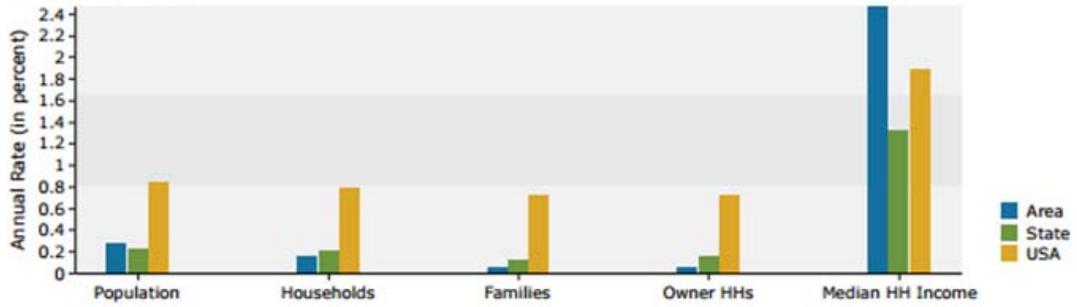
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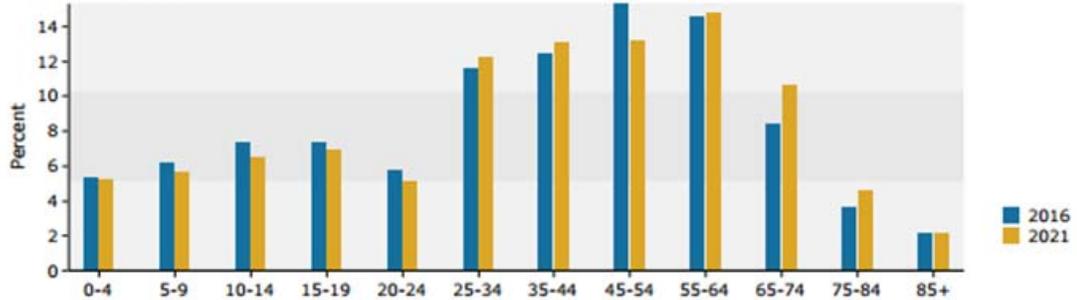
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3 miles

Trends 2016-2021



Population by Age





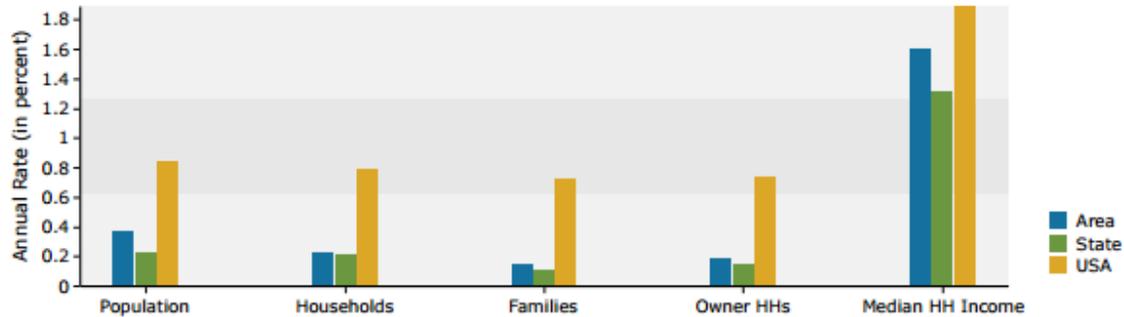
Demographic and Income Comparison Profile

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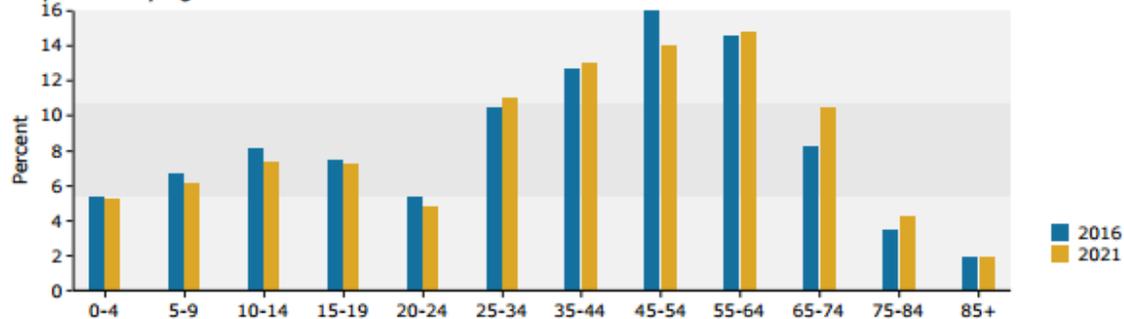
Prepared by Esri
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5 miles

Trends 2016-2021



Population by Age



According to the 2010 census, the population within a one-mile radius of the subject is 10,692, increasing to 56,218 in a three-mile radius and 104,237 in a five-mile radius. There are 4,142 households within a one-mile radius, increasing to 20,831 in a three-mile radius and 37,369 in a five-mile radius. In 2016, the median household income in a one-mile radius is \$83,460, increasing to \$90,123 in a three-mile radius and \$99,962 in a five-mile radius. There are 1,212 renter occupied housing unit within one-mile of the subject in 2016, increasing to 6,289 in a three-mile radius and 8,114 in a five-mile radius.

Conclusion

The current neighborhood uses are mostly residential to the south and commercial to the east with vacant farmland to the north and west. The neighborhood is in the growth stage of its economic life cycle with no significant sources of external obsolescence noted. There appears to be a transition from less intensive, agricultural or idle land use to residential and some commercial use in the immediate area of the subject. Property values within the neighborhood are expected to continue to increase gradually over the longer term, inclusive of the subject's.

A neighborhood is defined as: "A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises."⁵ A neighborhood should be distinguished from a district, which is defined as "a neighborhood characterized by homogenous land use."⁶ For example, predominantly residential neighborhoods typically contain some commercial properties that provide services for local residents. The boundaries of a neighborhood can be physical such as a lake, stream or major highway or they may be less easily discernible such as changes in prevailing land use or occupant characteristics.

The subject is in Saint Charles, Illinois, which had a population of 32,974 as of the 2010 US Census. The official city slogan is Pride of the Fox, after the Fox River that runs through the center of town. Saint Charles is part of a tri-city area along with Geneva and Batavia, all western suburbs of similar size and relative socioeconomic condition.

The top employers for the area, according to the Saint Charles 2009 Comprehensive Annual Financing Report, are Saint Charles Community School District (1,780 employees), System Sensor (550 employees), OMRON (500 employees), Pheasant Run Resort (450 employees), City of Saint Charles (350 employees) and Saint Charles Park District (300 employees).

Saint Charles is home to the Kane County Fair in July and the Kane County Flee Market every month. Saint Charles is also home to the Arcada theatre, which has hosted Martin Short, Joan Rivers and Bill Cosby. Downtown Saint Charles was named one of the region's "Top 10" by the Chicago Tribune for fine dining, arts and entertainment, recreational opportunities, unique shopping and a lively nighttime personality. Family Circle named Saint Charles #1 in its 2011 Annual Survey of Best Towns and Cities for families. The survey included communities from across the country and is featured in the magazine's August 2011 issue. The communities in the magazine combine affordable housing, good neighbors, green spaces, strong public schools and giving spirits.

The Saint Charles Public Library is nationally ranked among the best libraries in the U.S. and has earned a "three star" rating in the 201 Library Journal Index. In 2008, as a part of a promotional effort by a local water gardening company, Saint Charles named itself the water garden capital of the world.

Saint Charles is home to the Q Center, a 95-acre conference site. Originally built as a Catholic Women's Liberal Arts College, St. Dominic College, it later became Arthur Andersen's Center for Professional Education. It is now used by Accenture, and hosts meetings, conferences and executive learning for Fortune 500 companies, associations and social, military, education, religious and fraternal organizations from all over the world.

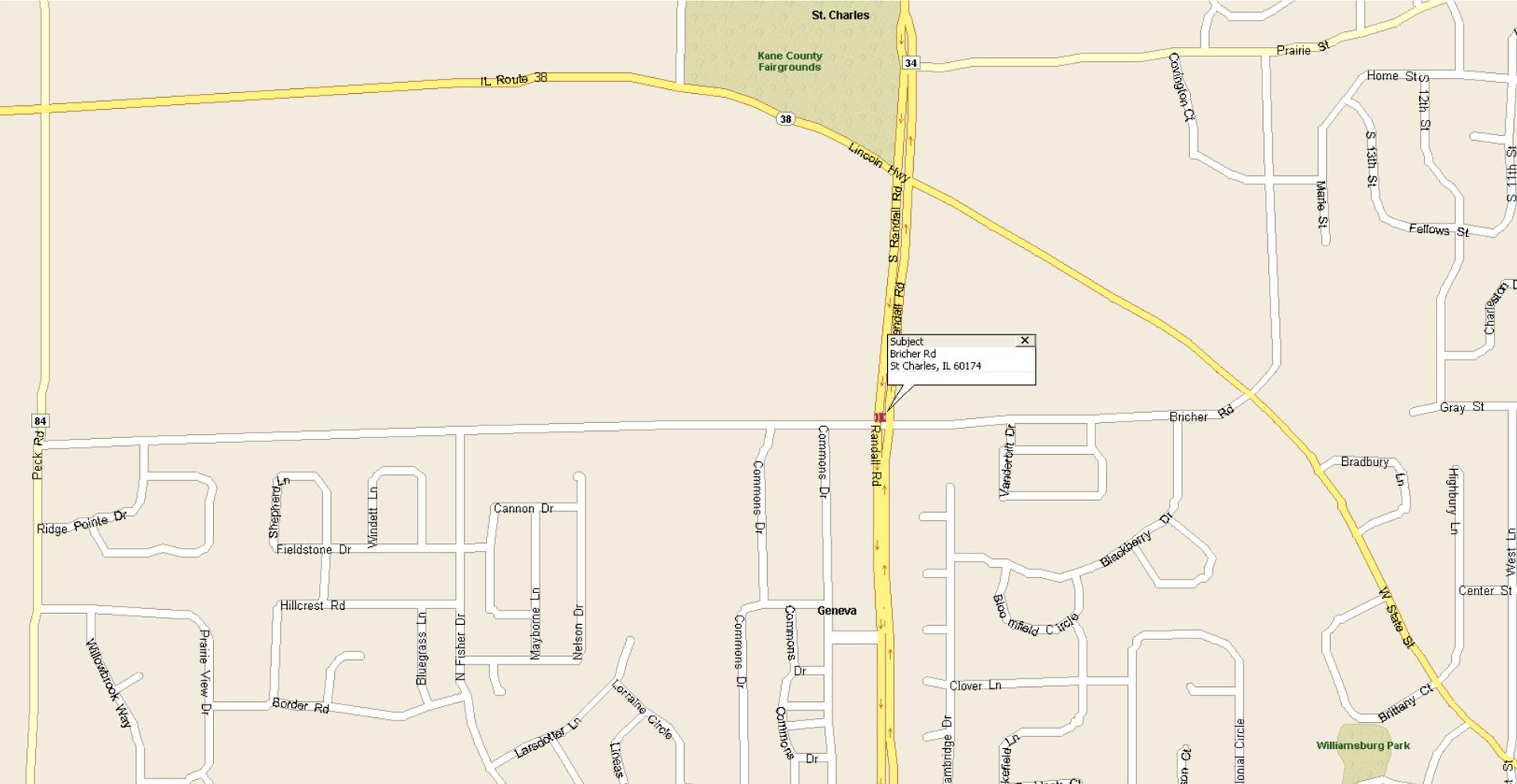
Conclusion

The subject is positioned in an area that is surrounded by retail and residential and is part of a larger farmland piece that will be sectioned off upon sale of the property and later developed.

⁵ *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Page 133.

⁶ *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Page 60.

Neighborhood Map



LOCATION: Appraisal of the Vacant Land at Bricher Road in Saint Charles, Illinois.

SHAPE/SIZE/FRONTAGE: The subject is a slightly irregular site encompassing 20.48 acres.

TOPOGRAPHY: The site's topography appears flat and it is currently being farmed by one tenant.

FLOOD HAZARD: According to FEMA flood map ID 17089C0264H dated August 3, 2009, the site does not appear to be in a 100-year or 500-year flood plain and is in Zone X.

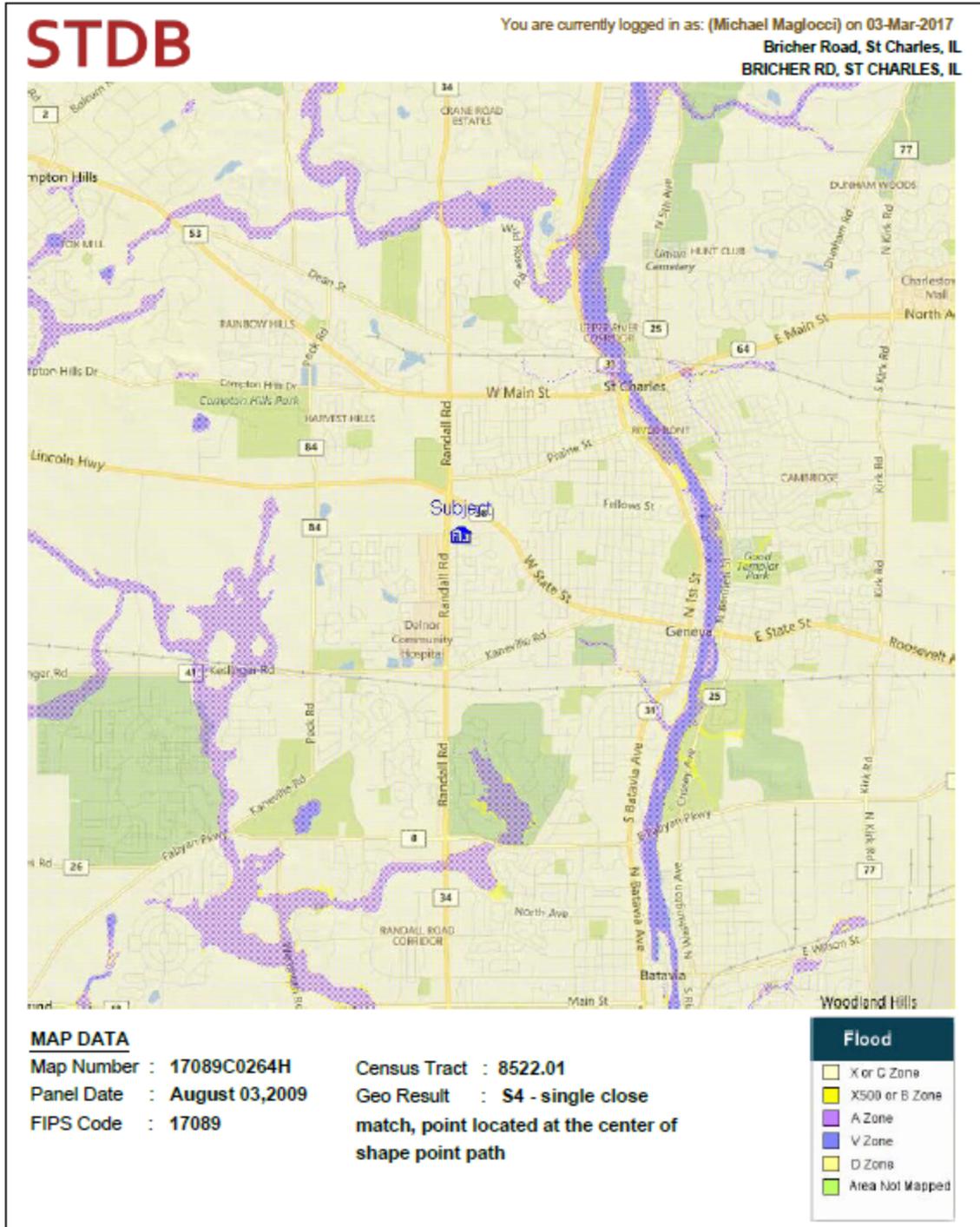
ACCESSIBILITY/VISIBILITY:
SOIL CONDITIONS
AND EASEMENTS: The subject has frontage along Bricher Road. Environmental studies of the subject property were not available for our review (See Assumptions and Limiting Conditions).

IMPROVEMENTS: There are no building improvements on the site, but water and sewer lines have been installed to the site.

UTILITIES AND SERVICES: The subject site has access to all utilities (electricity, telephone, water/sewer, and gas service) available along Bricher Road, a two-lane, asphalt paved street that will be the primary points of access for the future subdivision. We assume normal utility easements. We also assume no detrimental easements exist on the site.

SUMMARY: The site appears to be adequate for the intended residential improvements.

ZONING: BR – Regional Business and part of PUD 47 (see Extraordinary Assumptions).



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SITE DESCRIPTION

The land referred to in this Commitment is described as follows:

NOTE: THIS LEGAL DESCRIPTION IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE USED ON LEGAL DOCUMENTS.

PART OF:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640. AS RECORDED IN DOCUMENT NO. 1884216; THENCE NORTH 00 DEGREES, 13 MINUTES, 06 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1068.42 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MEIJER, INC., AS RECORDED IN DOCUMENT NO. 1999K032600; THENCE NORTH 88 DEGREES, 26 MINUTES, 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID MEIJER, INC. LAND, A DISTANCE OF 1353.30 FEET; THENCE SOUTH 1 DEGREE, 33 MINUTES, 25 SECONDS EAST FOR 1068.11 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88 DEGREES, 26 MINUTES, 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1378.26 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART CONVEYED BY DEED DOCUMENT RECORDED AS 2000K028065 TO THE CITY OF GENEVA) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

REAL ESTATE TAXES

The subject is identified by the City of Saint Charles, Kane County Assessor's Office by the following tax parcel number:

09-32-400-028

Tax bills in Kane County are typically payable semi-annually, one year in arrears. The subject is assessed as vacant land. However, it is part of a larger parcel that has not been legally subdivided. In addition, the current property's assessed value is based on vacant land and will increase as infrastructure and residential development is completed.

ZONING

The subject is zoned BR – Regional Business and part of PUD 47 (Bricher Commons PUD). The purpose of this district is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. This district consists primarily of large-scale development that has the potential to generate significant automobile traffic.

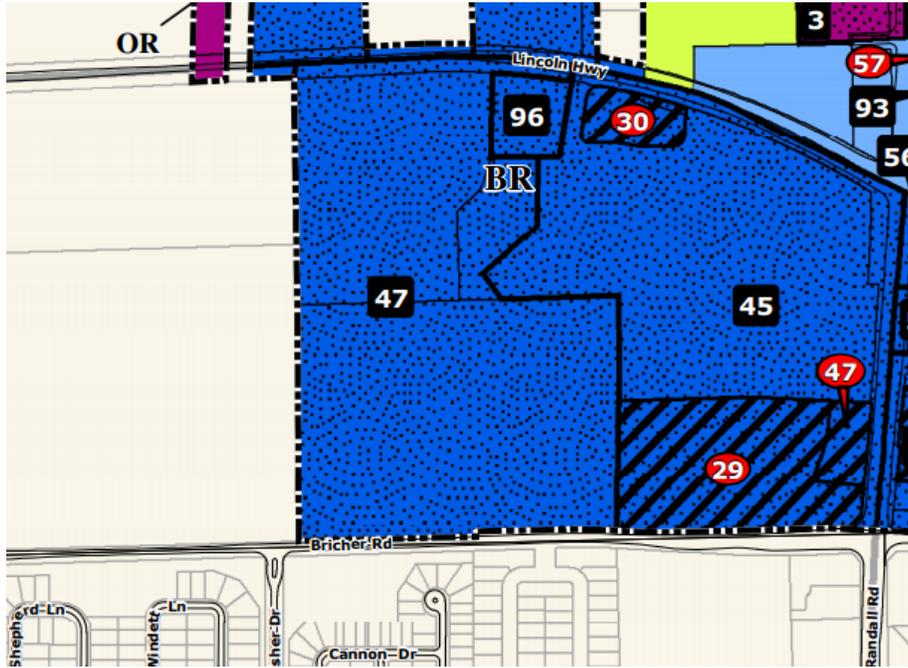
Residential uses were not permitted in this district when the PUD was initially approved for commercial development under Ordinance No. 1999-Z-11. Permitted uses include various cultural/religious/recreational and entertainment uses as well as college, medical center, hospital, post office, public service facility, bank, day care center, financial institution, gas station, home improvement center, dental clinic, motor vehicle rental, office, outdoor sales, personal services, restaurant, retail sales, tavern, theater, animal hospital, mini warehouse, temporary motor vehicle storage, etc.

In 2006, the PUD was amended under Ordinance No. 2006-Z-7. In addition to the commercial uses already permitted on the property, the amendment allowed for multi-family residential uses on up to 34.5 acres of the property, subject to a density limitation (maximum of 250 units) and that 20% of the units must be affordable. A conceptual site plan was included illustrating the intended residential and commercial land uses and internal circulation, including a roadway through the site connection Bricher Road and Route 38. No preliminary plans were submitted for development of the property as contemplated under the 2006 PUD ordinance.

The comprehensive plan design for this area is an industrial/business part with potential for residential uses.

The zoning classification has been obtained from the Saint Charles zoning map. See below. The property is contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A apartment property. However, we have appraised the as is value of the subject site under its existing zoning without contingencies. This property does not have existing improvements and is currently farmland. According to the prospective buyer, the property will be replatted as it is currently part of a larger parcel of land. We assume that the zoning as noted above is correct and that the site can be replatted without delay.

ZONING



Highest and best use, as defined by the Appraisal Institute, is: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."⁷

In determining the highest and best use of the subject, careful consideration was given to the economic, legal and social factors, which motivate investors to develop, own, buy and sell, manage, and lease real estate.

In estimating the highest and best use of a vacant parcel of land there are essentially four stages of analysis:

1. Possible Use - What uses of the site in question are physically possible?
2. Permissible Use (legal) - What uses are permitted by zoning and deed restrictions on the site in question?
3. Feasible Use - Which possible and permissible uses will produce a net return to the owner of the site?
4. Highest and Best Use - Among the feasible uses, which will produce the highest net return or highest present worth of the site in question?

The following tests must be met in estimating the Highest and Best Use of a vacant parcel: the potential use must be physically possible and legally permissible, there must be a profitable demand for such use, and it must return to the land the highest net return for the longest period of time. These tests have been applied to the subject site and are discussed below.

Physically Possible - The first constraint imposed upon the possible use of a site, as if vacant, is dictated by its physical characteristics. Size, shape, area, and terrain affect the uses to which land may be developed. Utility of a parcel may depend on its frontage and depth. Irregularly shaped parcels may cost more to develop, and when developed may have less utility than a regularly shaped parcel of the same size.

The site is 20.48 acres and has accessibility from Bricher Road. All public utilities are reportedly at the property.

The subject site is sufficient in size and shape to accommodate a variety of uses, including residential, industrial, office, retail or office flex uses. Surrounding land uses are mostly retail, residential, and agricultural. Considering the visibility and accessibility of the site, residential or agricultural (interium) use appears to be the most appropriate use of the site.

Legally Permissible –The subject is zoned BR – Regional Business and part of PUD 47. The zoning has been obtained from the Saint Charles zoning map. The pending sale and price are contingent on the property being rezoned to RM3 to allow for a proposed 250+ unit Class A

⁷ *The Dictionary of Real Estate Appraisal*, Fifth Edition, (Appraisal Institute 2010), Page 93.

apartment property. However, we have appraised the as is value of the subject site under its existing zoning. This property does not have existing improvements and is currently farmland.

Financially Feasible – Sales of large tracts of land are not common in this market. In addition, there does not appear to be any significant development occurring. The planned development of the site is for residential housing if rezoning can be obtained. A complete feasibility analysis would be required to establish a time-line for development of the proposed use, which is outside the scope of this appraisal.

Highest and Best Use, As If Vacant - Based on the uses of the subject site which have been determined to be physically possible, legally permissible, and financially feasible, it is concluded that one of the highest and best uses of the subject site, as if vacant, is ultimately for a residential development (pending zoning approval) and subject to financial feasibility. Otherwise, a likely interim use is for agriculture.

The Sales Comparison Approach is based upon the assumption that a prudent buyer would not pay more for a property than it would cost to acquire a comparable substitute property. This approach involves direct comparison of the property being appraised to other similar type properties that have sold or are currently offered for sale. Since no two properties are ever identical, adjustments for differences in quality, location, size, and market appeal are often necessary.

The reliability of this technique is dependent upon the availability of comparable sales data, the verification of the sales data, the degree of comparability of each sale with the subject property, the date of the sale in relation to the date of the appraisal, taking into account market changes during the interim, and consideration of any non-typical conditions affecting price or terms of the sale.

The price a typical purchaser pays is usually the result of an extensive shopping process in which available alternatives are compared. The property purchased typically represents the best available balance between the buyer's specifications and the purchase price. Hence, carefully verified and analyzed data will generally provide good evidence of value, if it represents typical actions and reactions of buyers and sellers active in the market.

In applying the Sales Comparison Approach, the characteristics of the subject are compared with the characteristics of properties that have sold in the marketplace. The sales have been analyzed on a price per acre basis with adjustments made for variances in property rights conveyed, financing terms, condition of sale, time of sale, location, size, exposure/access other factors as noted, and economic characteristics.

Land Sales Analysis

In this section **the price per acre of gross land area** is the unit of comparison employed to determine an opinion of value of the subject. Within the following paragraphs are discussions relative to the adjustments, which compensate for any economic and physical differences between the comparable sale data and the subject property.

Land Sale 1

PROPERTY

Location: Kirk and Legacy Road
Saint Charles, IL

SALE DATA:

Date of Sale: October 2015
Days on Market: N/A
Sale Price: \$2,122,500
Property Rights Sold: Fee Simple Interest
Financing: Cash to Seller
Condition of Sale: Arm's Length Transaction
Grantor: Venture One Real Estate, LLC
Grantee: AJR Filtration, Inc.

SITE DATA:

Area: 15.10 acres or 657,756 SF
Topography: Level
Improvements: None
Zoning: M-1 PUD, Saint Charles

UNIT OF COMPARISON:

Price Per Acre: \$140,563

COMMENTS:

The land is at the intersection of Kirk Road and Legacy Boulevard. The land acquired will be the future site of a build-to-suit industrial property that will be the corporate headquarters for AJR Filtration, a manufacturer of air filters. This sale had a condition of a build to suit development being included in the sale of this property.

Land Sale 2

PROPERTY

Location: 6N917 Route 25
Saint Charles, IL

SALE DATA:

Date of Sale: October 2015
Days on Market: N/A
Sale Price: \$1,375,000
Property Rights Sold: Fee Simple Interest
Financing: Cash to Seller
Condition of Sale: Arm's Length Transaction
Grantor: Wayne Pierre LLC
Grantee: Honey Bridge Ranch LLC

SITE DATA:

Area: 28.84 acres or 1,256,270 SF
Topography: Level
Improvements: 2 Barns (Horse Farm)
Zoning: E-1

UNIT OF COMPARISON:

Price Per Acre : \$47,677

COMMENTS:

This property was previously operated as an equestrian facility, but the new buyer planned to turn it into single-family residences. It consisted of four separate parcels.

Land Sale 3

PROPERTY

Location: South Street & Burgess Road
Geneva, IL

SALE DATA:

Date of Sale: August 2016
Days on Market: 856 days
Sale Price: \$2,000,000
Property Rights Sold: Fee Simple Interest
Financing: Cash to Seller
Condition of Sale: Assemblage
Grantor: Richard T. Cooper
Grantee: Havlicek Builders, Inc.

SITE DATA:

Area: 8.5 acres or 370,260 SF
Topography: Level
Improvements: Horse
Zoning: R1

UNIT OF COMPARISON:

Price Per Acre: \$235,294

COMMENTS:

This land was purchased by Havlicek Builders, Inc. The sale included 4 parcels immediately west of Geneva Golf Club. An application with the city has been filed for the rezoning from R1 to R2. The buyer was proposing to develop a 25 lot detached single-family subdivision.

Land Sale 4

PROPERTY

Location: Deerpath Road
Batavia, IL

SALE DATA:

Date of Sale: June 2014
Days on Market: N/A
Sale Price: \$1,450,000
Property Rights Sold: Fee Simple Interest
Financing: Cash to Seller
Condition of Sale: REO Sale
Grantor: West Suburban Bancorp Inc.
Grantee: Toll IL IV, LP

SITE DATA:

Area: 38.18 acres or 1,663,120 SF
Topography: Level
Improvements: None
Zoning: Residential

UNIT OF COMPARISON:

Price Per Acre: \$37,978

COMMENTS:

This property was proposed to be made into 63 lots for single-family homes. The transaction was in escrow for 515 days. The property was part of an REO sale.

Listing 1

PROPERTY

Location: 7N504 Route 31
South Elgin, IL

SALE DATA:

Date of Sale: Available
Days on Market: N/A
Sale Price: \$1,500,000
Property Rights Sold: N/A
Financing: N/A
Condition of Sale: N/A
Grantor: N/A
Grantee: N/A

SITE DATA:

Area: 20.11 acres or 875,992 SF
Topography: Flat
Improvements: None
Zoning: Residential

UNIT OF COMPARISON:

Price Per Acre: \$74,590

COMMENTS:

This property is currently available and zoned single-family residential low density.

Adjustment Grid

	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>	<u>Listing 1</u>
Address	Kirk & Legacy Rd. Saint Charles, IL	6N917 Route 25 Saint Charles, IL	South Street & Burgess Rd. Geneva, IL	Deerpath Road Batavia, IL	7N504 Route 31 South Elgin, IL
Zoning	M-1 PUD	E-1	R1	Residential	Residential
Sale Date	October-15	October-15	August-16	June-14	Available
Land Size - Acres	15.10-acres	28.84-acres	8.5-acres	38.18-acres	20.11-acres
Land Size - SF	657,756 SF	1,256,270 SF	370,260 SF	1,663,120 SF	875,992 SF
Sale Price	\$2,122,500	\$1,375,000	\$2,000,000	\$1,450,000	\$1,500,000
Price Per Acre	\$140,563	\$47,677	\$235,294	\$37,978	\$74,589.76
Comments	The land will be the future site of a corporate headquarters.	This property was operated as an equestrian facility.	This land is proposed to be developed with a 25-lot single-family subdivision.	This property was an REO sale and the proposed use was for 63 single-family homes.	This property is currently available.
<u>Adjustments</u>					
Property Rights Conveyed	0.00%	0.00%	0.00%	0.00%	0.00%
	\$2,122,500	\$1,375,000	\$2,000,000	\$1,450,000	\$1,500,000
Financing Terms	0.00%	0.00%	0.00%	0.00%	0.00%
	\$2,122,500	\$1,375,000	\$2,000,000	\$1,450,000	\$1,500,000
Conditions of Sale	0.00%	0.00%	-15.00%	25.00%	-5.00%
	\$2,122,500	\$1,375,000	\$1,700,000	\$1,812,500	\$1,425,000
Market Conditions	4.00%	4.00%	2.00%	8.00%	0.00%
	<u>\$2,207,400</u>	<u>\$1,430,000</u>	<u>\$1,734,000</u>	<u>\$1,957,500</u>	<u>\$1,425,000</u>
Adjusted Sale Price Per Acre	\$146,185	\$49,584	\$204,000	\$51,270	\$70,860
<u>Physical Characteristics</u>					
Location	-15.00%	15.00%	-15.00%	15.00%	15.00%
Zoning	5.00%	5.00%	-5.00%	-5.00%	-5.00%
Accessibility/Visibility	0.00%	0.00%	0.00%	25.00%	25.00%
Size	-5.00%	8.00%	-12.00%	18.00%	0.00%
Utilities/Infrastructure	0.00%	0.00%	0.00%	0.00%	0.00%
Total Physical Adjustments	-15.00%	28.00%	-32.00%	53.00%	35.00%
Adjusted Price Per Acre	\$124,258	\$63,467	\$138,720	\$78,444	\$95,661
			High:		\$138,720
			Low:		\$63,467
			Mean:		\$100,110
			Median:		\$95,661

Analysis of Comparable Data

Property Rights Conveyed

The subject is being appraised on a fee simple basis. All of the sales transferred on a fee simple basis and therefore no adjustment was required to their sale prices per square foot.

Financing Terms

Adjustments for non-market financing arrangements estimated by using cash equivalency calculation are applied to any sales transactions with unusual financing in order to equate them to comparable market transactions. The comparables sales presented within this report were reported as being sold on a cash or equivalent basis. Therefore, no adjustments are warranted for this element of comparison.

Conditions of Sale

An adjustment for conditions of sale is necessary to ascertain the motivation of buyers and sellers of comparable sales, which are not arms length transactions. Numerous factors may exist, such as an existing relationship between the buyer and the seller, inadequate market exposure, economic restraints, or legal considerations that influence the sales price or timing of the sale. Sale 3 was part of an assemblage, indicating a downward adjustment to its price per acre. Sale 4

appears to be an REO sale (real estate owned by the former lender). As such, an upward adjustment was made to the price per acre of this sale. Sales 1 and 2 appear to be an arm's length transactions and no adjustments were made to the prices per acre of these sales. Listing 1 was adjusted downward, as this is a current listing and its price will likely be negotiated downward.

Market Conditions (Time)

Comparable Sales 1-4 occurred in June 2014 through August 2016 and their sale prices per acre were adjusted upward in varying degrees. No adjustment was made to the price per acre of Listing 1.

Location

Comparables 1 and 3 is in a superior locations and their prices per acre was adjusted downward. Sale 2, 4 and Listing 1 are in inferior locations and their prices per acre were adjusted upward for location.

Size

Comparables 1 and 3 are smaller than the subject, requiring downward adjustments to their sale prices per acre. Comparables 2 and 4 are larger than the subject and their sale prices per acre were adjusted upward. No adjustment was made to the price per acre of Listing 1.

Zoning

The subject is Regional Business District. Sale 1 is an industrial district and Sale 2 is zoned for a horse farm. As such, both sales required an upward adjustment per acre for zoning. However, Sales 1, 3 and 4 were contingent upon rezoning, requiring downward adjustments to their prices per acre. Listing 1 is zoned for residential, indicating a downward adjustment to its price per acre.

Utility/Infrastructure

According to the prospective buyer, utilities are to the site for the subject and no infrastructure is in place on the site. No adjustments were made under this heading.

Access and Exposure

Sales 1-3 have similar exposure and their sale prices per acre were not adjusted under this heading. Sale 4 and Listing 1 were adjusted upward under this heading for inferior access and exposure.

Summary and Conclusion

The sales comparables indicated the following unadjusted market range:

	<u>\$/Acre Before Adjustments</u>	<u>\$/Acre After Adjustments</u>
High	\$235,294	\$138,720
Low	\$37,978	\$63,467
Mean	\$99,921	\$98,648

We spoke with Mark Coleman of Coleman Land Company (630.377.1600). He is familiar with the subject site and proposed use. According to Mr. Coleman, he has a 7-acre parcel in Carpentersville, Illinois that is proposed for multi-family. He stated that it is in an inferior area as the subject but also smaller than the subject. In his opinion, the price per square foot of the subject site is currently \$2.50, or \$108,900 per acre. We also spoke with Russ Nelms with Coldwell Banker Commercial (630.587.4632). According to Mr. Nelms, there was a sale on September 9, 2014 at Randall Road and Silver Glen in South Elgin (St. Charles school district). A 50.85 acre parcel sold for \$7,600,000 or \$149,459 per acre. This property was owned by First Midwest and sold to Pulte. He stated that they planned to build single-family homes. He said a second property sold across from the subject on Bricher Road. The sale date was August 15, 2014 and the sale price is \$3,304,500. The site size was 14.42-acres or \$229,161 per acre. According to Mr. Nelms, both of these sales have a very high price per acre and his opinion is that they are both overpriced and surprised him when they sold for such a high price per square foot. However, these two sales were most likely contingent upon rezoning, indicating a higher price per acre.

Considering the above, with consideration given to the brokers in the area, the subject’s land value is projected between \$100,000 and \$125,000 per acre for an average of \$112,500. The land value is calculated as:

Size		Estimated Value per acre	Final Opinion of Subject As Is
20.48 acres	x	\$112,500	\$2,304,000
Rounded			\$2,300,000

**ESTIMATED MARKET VALUE
VIA THE SALES COMPARISON APPROACH,
Rounded to...**

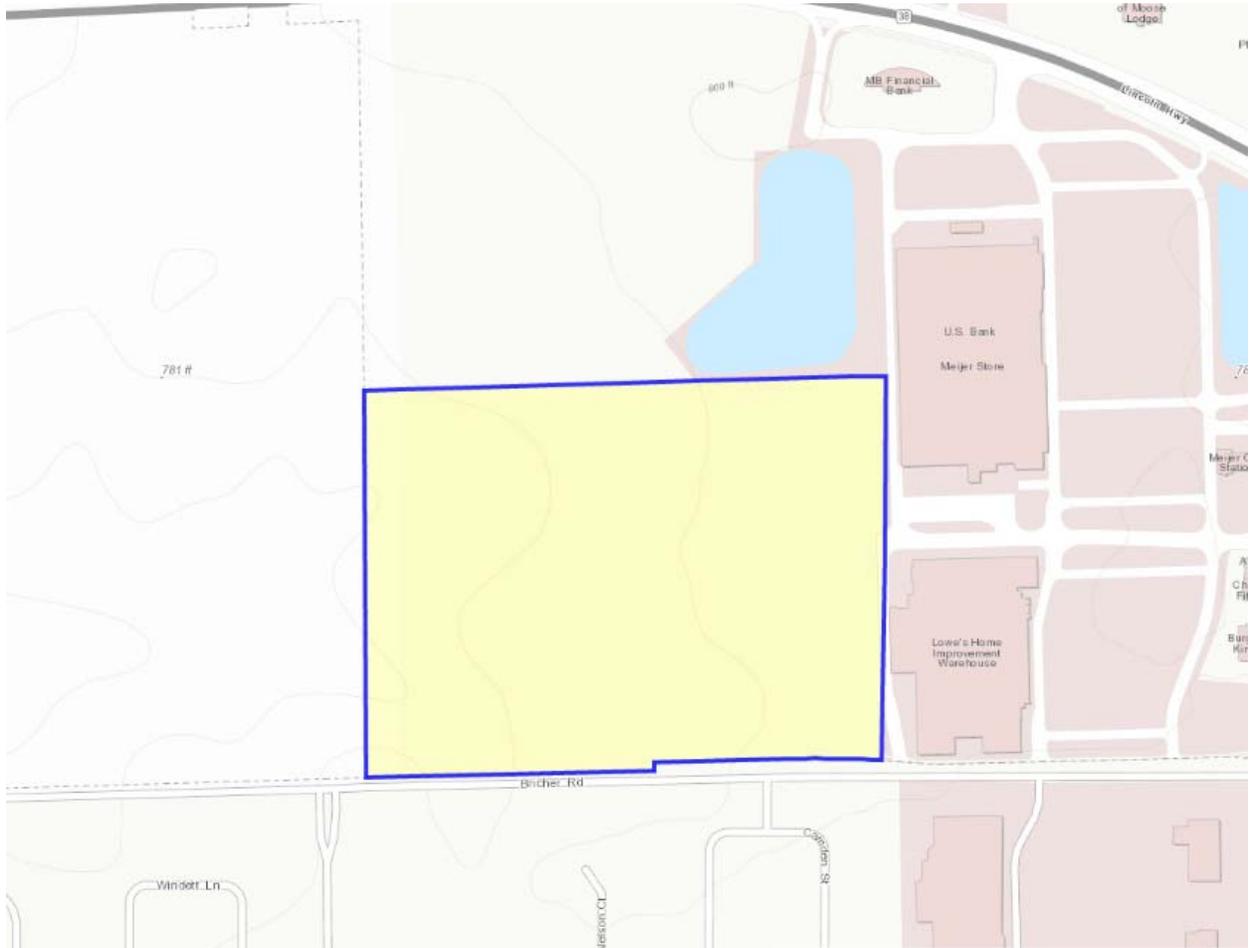
\$2,300,000

Based on our inspection and analysis of economic trends influential to the property, it is our opinion that the market value of the fee simple interest in the 20.48-acre subject site at Bricher Road in the City of Saint Charles, Kane County, Illinois, as of the effective date of the appraisal, February 25, 2017, and subject to the incorporated Assumptions and Conditions under its existing zoning, is:

TWO MILLION THREE HUNDRED THOUSAND (\$2,300,000) DOLLARS

We are of the opinion that a reasonably achievable marketing time for the market value opinion, assuming the property was properly priced and actively marketed, is 12 to 36 months commencing from the effective date of appraisal going forward. We estimate an exposure period of 12 to 36 months preceding the effective date of appraisal, if properly priced and actively marketed.

ADDENDA





JOSEPH J. BLAKE AND ASSOCIATES, INC.
REAL ESTATE VALUATION AND CONSULTING

10 South LaSalle Street, Suite 1140 | Chicago, Illinois 60603 | Phone: 312-372-1333 | Fax: 312-372-5333 | www.josephblake.com

VIA E-MAIL: jeff@e-a.net

February 15, 2017

Executive Capital
c/o Mr. Jeff Ratzner
Vice President
Big Rock Executive Center
47W210 Route 30
Big Rock, IL 60511

Re: Fee Proposal for Land Appraisal and
Apartment Supply and Demand Analysis of:
20± Acre Site and Proposed 250± Unit Class A+ Apartment in
St. Charles, IL

Dear Ratzner:

In accordance with your request, herewith submitted is our fee proposal for preparing an appraisal and appraisal report of the above referenced property as well as a supply and demand analysis of the immediate and local Class A apartment market.

The purpose of the appraisal will be to provide our opinion of the fee simple interest in a 20± acre site under its current zoning for agricultural use. Under separate cover, we will also provide a local supply and demand analysis relating to a proposed 250± unit proposed Class A+ apartment.

The fee for the assignment will be \$4,000, due upon completion and delivery of the final appraisals.

We will put forth our best efforts to provide you with an electronic copy of the appraisal within 3 weeks of authorization. *The date of authorization is the date we receive a signed copy of this fee proposal along with all information required to complete this assignment.*

If court testimony, arbitration or additional consulting services are required, the additional fee will be based on \$300 per hour plus travel and all related expenses including but not limited to pre and post trial/arbitration meetings, appraisal reviews, air fare, auto mileage, meals, lodging, messenger and overnight services, telephone calls, ground transportation, copying charges, clerical service, etc.

As always, the appraisals will conform to the standards set forth in the Code of Professional Ethics and Standards of Valuation Practice of the Appraisal Institute, and Uniform Standards of Valuation Practice of the Appraisal Foundation, FIRREA (Financial Institutions Reform, Recovery and Enforcement Act), as well as the attached Assumptions and Limiting Conditions.

If certain information is not received in a timely fashion, the delivery date of the appraisals may be delayed beyond the stated time frame.

If the assignment is canceled, the fees and expenses incurred to that point will be \$300 per hour plus related expenses not to exceed the total fee.

Corporate Headquarters: 425 Broad Hollow Road, Suite 429 | Melville, New York 11747 | (516) 827-0222

Regional Offices: Atlanta | Boston | Chicago | Dallas | Los Angeles | Miami | New York City | San Francisco | Washington D.C.

Blake & Sanyu Alliance: Tokyo | Osaka | Nagoya | Sendai

If after the assignment is placed on hold by the client, or if within a 10 day period after cancellation by the client, authorization is given to proceed with the assignment, the fee structure will remain the same and all fees and expenses paid will be credited against the original fee assuming the scope of work has not changed. The revised delivery date of the final reports may then be set by mutual agreement. Please keep in mind that any assignments placed on hold by the client may result in extended delivery dates for the final report.

If a draft report is issued at the request of the client, and final comments on the draft are not provided by the client in order to finalize the report in 5 days of issue, then the entire agreed upon fee will be due and payable at that point, if not already paid and service charges will begin to accrue the 50th day after the draft was sent out (see below).

We reserve the right to access a service charge of 1 ½ percent per month (18 percent) on any outstanding balance for which payment has not been received after 45 days from the invoice date. The service charge shall be capitalized and become part of the outstanding balance as the interest accrues.

In the event we must take legal action to collect any portion of our outstanding fees, reasonable attorneys' fees, court costs, sheriffs' fees and other related costs associated with the collection of the account shall be paid by *Executive Capital*, if Joseph J. Blake and Associates, Inc. prevails in such action. This proposal, at the option of Joseph J. Blake and Associates, Inc., may be revised or withdrawn if not signed and received by Joseph J. Blake and Associates by March 30, 2017.

If the nature or scope of the assignment is changed, we reserve the right to alter the time frame and fee structure accordingly. Additional copies of the appraisal reports will be available at a cost of \$75 per copy plus messenger or overnight delivery charges.

If the terms and conditions of this proposal are agreeable, kindly indicate your acceptance by signing in the space provided below and return a copy together with all information required to commence the assignment at your earliest convenience.

We wish to thank you for utilizing the services of Joseph J. Blake and Associates, Inc. and for the confidence you have demonstrated in our ability to perform this assignment.

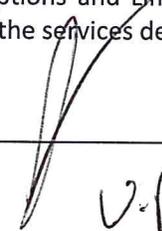
Respectfully submitted,

JOSEPH J. BLAKE AND ASSOCIATES, INC.



Michael J. Maglocchi, MAI, Managing Partner
State-Certified General Real Estate Appraiser
NO. 553.000119

I understand and accept that the final appraisals will be subject to the above fee proposal and the attached Assumptions and Limiting Conditions. I also certify that I am authorized by my company or client to engage the services described in this contract.

By:  _____ Print: JEFFREY

Title: VP _____ Date: 2/15/17

Phone Number: 630 556 3771

- Enclosure: Assumptions and Limiting Conditions
- Definition of Market Value
- Wiring Instructions
- Privacy Notice

QUALIFICATIONS OF THE APPRAISER

MICHAEL J. MAGLOCCI, MAI, MRICS

Mr. Maglocchi holds the position of Managing Partner with the Chicago office of Joseph J. Blake and Associates, Inc., at 10 S. LaSalle Street, Suite 1140, Chicago, Illinois.

FORMAL EDUCATION

Pennsylvania State University – State College, Pennsylvania
Bachelor of Science in Business Administration
Concentration in Real Estate

REAL ESTATE AND APPRAISAL EDUCATION

Course Name	Provider
Real Estate Appraisal Principles	Appraisal Institute
Basic Valuation Procedures	Appraisal Institute
Capitalization Theory and Techniques, Part I	Appraisal Institute
Capitalization Theory and Techniques, Part II	Appraisal Institute
Capitalization Theory and Techniques, Part B	Appraisal Institute
Case Studies in Real Estate Valuation	Appraisal Institute
Standards of Professional Practice	Appraisal Institute
Residential Valuation	Appraisal Institute
Valuation Analysis and Report Writing	Appraisal Institute
Market Analysis	Appraisal Institute
Litigation Valuation	Appraisal Institute

PROFESSIONAL AFFILIATIONS

Affiliation	Number
Appraisal Institute, Designated Member	No. 7107
Royal Institution of Chartered Surveyors, Member	No. 6328662
Illinois State Certified General Real Estate Appraiser	No. 553.000119
Indiana State Certified General Real Estate Appraiser	No. CG69100363
Iowa State Certified General Real Estate Appraiser	No. 198507083
Michigan State Certified General Real Estate Appraiser	No. 1201001719
Ohio State Certified General Real Estate Appraiser	No. 384673
Pennsylvania State Certified General Real Estate Appraiser	No. GA001005-R
Wisconsin State Certified General Real Estate Appraiser	No. 114-10
Illinois Coalition of Appraisal Professionals, Founding Member and Past President	

Appraisal Institute Service	Dates
Government Relations Committee, Member	2014/2015
Chicago Chapter, President	1999
National Board of Directors, Member	Past
Region III, Chair	Past
Chicago Chapter Board of Directors, Member	Past
Non-Residential Demonstration Appraisal Reports Subcommittee, Member	Past
Regional Standards and Ethics Panel, Member	Past
Master's Degree Committee, Member	Past

QUALIFICATIONS OF THE APPRAISER

APPRAISAL EXPERIENCE

Responsibilities include the appraisal of all types of investment grade and noninvestment grade real estate, including office buildings, regional malls, power centers, community centers, neighborhood centers, industrial properties and apartments, condominium complexes, residential subdivisions, hotels, cineplexes, restaurants, vacant land and special use properties, as well as providing related consulting. Mr. Maglocchi has appraised and has supervised appraisals as well as prepared consulting studies of properties for a variety of public pension funds, large institutional investors, pension fund advisors, insurance companies and banks.

Mr. Maglocchi has been qualified as an expert witness in Federal Bankruptcy Court in the State of Wisconsin (Milwaukee) and Illinois (Chicago) and has given oral and written testimony in each. He has also testified in the Supreme Court of New York. In addition, he has provided testimony in litigation matters, both civil and criminal.

Recent awards include:

- Appraisal Institute President's Appreciation Award (2011)
- Chicago Chapter Exceptional Leadership and Dedicated Service Award (2010)
- Appraisal Institute Region III Service Award (2009/2010)
- Heritage Award (2007)

CERTIFICATION



QUALIFICATIONS OF THE APPRAISER

JAIME SCHEETZ

Ms. Scheetz holds the position of Senior Appraiser with the Chicago office of Joseph J. Blake and Associates, Inc., at 10 S. LaSalle Street, Suite 1140, Chicago, Illinois.

FORMAL EDUCATION

University of Illinois, Champaign-Urbana
Bachelor of Science in Finance

REAL ESTATE AND APPRAISAL EDUCATION

Course Name	Provider
Real Estate Appraisal Principles	Appraisal Institute
Basic Valuation Procedures	Appraisal Institute
Capitalization Theory and Techniques, Part A	Appraisal Institute
Standards of Professional Practice	Appraisal Institute
Fundamentals of Real Estate Appraisal	Appraisal Institute
Appraising the Single Family Residence	Appraisal Institute

PROFESSIONAL AFFILIATIONS

Affiliation	Number
Illinois State Certified General Real Estate Appraiser	No. 553.002450

APPRAISAL EXPERIENCE

Variety of assignments for financial institutions and banks, including: retail, shopping centers, industrial properties, market studies, apartments, and vacant land.

CERTIFICATION



**FOURTH AMENDMENT TO ANNEXATION AGREEMENT
(BRICHER COMMONS PUD – PRAIRIE WINDS)**

THIS FOURTH AMENDMENT to an Annexation Agreement (hereinafter the “Amendatory Agreement”) is made as of this ____ day of ____ 2017, by the City of St. Charles, an Illinois home rule municipal corporation (hereinafter the “CITY”), Prairie Winds, LLC, a Delaware Limited Liability Company (hereinafter the “DEVELOPER”) and Todd L. Dempsey Declaration of Trust (hereinafter the “OWNER”) (the CITY, DEVELOPER, and OWNER are hereinafter sometimes collectively referred to as the “Parties”).

WITNESSETH:

WHEREAS, the CITY has previously entered into a certain Annexation Agreement dated August 4, 1999 (“**1999 Annexation Agreement**”) by and between the CITY OF ST. CHARLES and FIRSTAR BANK ILLINOIS as Trustee under the provisions of Trust No. 2640 dated December 7, 1987 and DGT PARTNERSHIP, recorded as Document Number 1999K094392 in Kane County, Illinois; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated November 15, 1999 (“**First Amendment**”) by and between the CITY OF ST. CHARLES and FIRSTAR BANK of ILLINOIS as Trustee under the provisions of Trust No. 2640 dated December 7, 1987 and DGT PARTNERSHIP, recorded as Document Number 2000K037389 in Kane County, Illinois; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated March 20, 2006 (“**Second Amendment**”) by and between the CITY OF ST. CHARLES and DGT, LLC, recorded as Document Number 2006K056293 in Kane County, Illinois; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated January 19, 2016 (“**Third Amendment**”) by and between the CITY OF ST.

CHARLES, METRO STORAGE ST. CHARLES, LLC, AND UNBEL, LLC, recorded as Document Number 2016K003108 in Kane County, Illinois; and

WHEREAS, the 1999 Annexation Agreement, First Amendment, Second Amendment, and Third Amendment shall hereinafter collectively be referred to as the “Amended Annexation Agreement”; and

WHEREAS, the OWNER is the owner of record of certain real property (hereinafter the “Subject Property”) heretofore annexed to the CITY pursuant to the Amended Annexation Agreement, the Subject Property being legally described in Exhibit “A”, attached hereto and incorporated herein by reference; and

WHEREAS, the DEVELOPER is the purchaser under contract of the Subject Property and, following its closing on the Subject Property, shall undertake and be fully responsible for the development of the Subject Property in full compliance with the terms and provisions of this Agreement and shall thereupon become the OWNER hereunder; and

WHEREAS, the DEVELOPER, with permission granted from the OWNER, has filed petitions with the CITY (a) to amend the Amended Annexation Agreement, and (b) to amend the Special Use for Planned Unit Development described in Ordinance No. 1999-Z-11 entitled “An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)”, (“**Bricher Commons PUD**”) and for approval of PUD Preliminary Plans (including a Subdivision Preliminary Plat) in conjunction therewith; and

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-15.1 *et seq.*, a proposed amendment to the Amended Annexation Agreement, substantially in the form of an Amendatory Agreement, was submitted to the CITY, and a public hearing was held thereon by the CITY on April 17, 2017, pursuant to the notice duly published in the Daily Herald newspaper, being a newspaper of general circulation, on March 31, 2017, all as required by law.

NOW, THEREFORE, in consideration of the foregoing premises and of the mutual covenants, conditions and agreements hereinafter set forth, IT IS HEREBY AGREED BY AND BETWEEN THE CITY, DEVELOPER, and OWNER as follows:

1. APPLICABILITY. Except as hereinafter otherwise expressly provided, upon the execution of this Agreement, the provisions of the Amended Annexation Agreement shall be superseded by this Agreement with respect to the Subject Property and shall thereafter become null and void and shall have no further force or effect with respect to the Subject Property.

2. ZONING. As soon as reasonably practicable and legally permissible following the execution of this Agreement, the CITY shall adopt and approve all ordinances and take such actions as necessary and appropriate to:

A. RM-3 ZONING: Rezone the Subject Property from the existing BR Regional Business District zoning classification under Chapter 17.14 of Title 17 of the St. Charles Municipal Code to RM-3 General Residential District zoning classification under Chapter 17.12 of Title 17 of the St. Charles Municipal Code.

B. PUD: Amend the Bricher Commons PUD with respect to the Subject Property, which amending ordinance shall be in the form and substance of Exhibit “B” attached hereto, entitled “An Ordinance Amending Ordinance No. 1999-Z-11 (Bricher Commons PUD) and Granting Approval of a New Planned Unit Development and PUD Preliminary Plan for Prairie Winds of St. Charles” (“**Prairie Winds PUD Ordinance**”).

Following the adoption of said ordinances, the Subject Property shall be developed only in accordance with the provisions of this Agreement, the Prairie Winds PUD Ordinance (as from time to time amended by the CITY pursuant to application by DEVELOPER), applicable provisions of the CITY’S Municipal Code, to the extent not modified or varied pursuant to this Agreement or the Prairie Winds PUD Ordinance, and all other applicable statutes, rules and regulations of the State of Illinois and Kane County, as the same may, from time to time, apply to the development of the Subject Property.

3. TERM. This Agreement shall be effective beginning on the date hereof and shall continue in full force and effect until August 4, 2019, which constitutes a period of twenty (20) years following the date of the 1999 Annexation Agreement.

4. BINDING EFFECT. If OWNER and/or DEVELOPER sells or conveys all or any portion of the Subject Property or otherwise transfers or assigns any of its rights and/or duties hereunder during the term of this Agreement, all of OWNER's and/or DEVELOPER'S obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, successor or assignee in interest ("**Transferee**"), as to the portion of the Subject Property so conveyed or the specific rights and/or duties so transferred.

5. COVENANT RUNNING WITH THE LAND. This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the Parties hereto and all of their grantees, successors in interest, assignees, and ground lessees.

6. AMENDMENTS AND MODIFICATIONS. OWNER and DEVELOPER agree that the CITY and other appropriate parties may elect to modify the terms of the Amended Annexation Agreement for portions of the Bricher Commons Property, other than the Subject Property, without the consent of OWNER or DEVELOPER or either of them.

7. RECORDING. This Agreement may be recorded in the office of the Kane County Recorder's Office by either party; DEVELOPER shall pay for the recording fee.

8. COUNTERPARTS. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same document.

Todd L. Dempsey Declaration of Trust
an Illinois Limited Liability Company

By: Gerard R. Dempsey
Its sole trustee

By: _____
Title: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that _____, Trustee of Todd L. Dempsey Declaration of
Trust, personally known to me to be the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that he signed, sealed and
delivered this instrument as his own free and voluntary act, and as the free and voluntary act of
UNBEL, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

The CITY OF ST. CHARLES

By: _____
Mayor

Attest: _____
City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond P. Rogina, personally known to me to be the Mayor of the City of St. Charles, a municipal corporation, and Nancy Garrison, personally known to me to be the City Clerk of the City of St. Charles, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk of said municipal corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the City Council of the City of St. Charles as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

EXHIBIT "A"
Legal Description of Subject Property

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640 AS RECORDED IN DOCUMENT NO. 1884216; THENCE NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 418.83 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 281.02 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, 30.05 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 45 SECONDS EAST, 51.14 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 36 SECONDS EAST, 456.07 FEET, THENCE NORTH 88 DEGREES 25 MINUTES 56 SECONDS EAST, 846.63 FEET TO THE WEST LINE OF LOT 1 IN RESUBDIVISION # 2 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2002 AS DOCUMENT NUMBER 2002K140590; THENCE SOUTH 01 DEGREES 34 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE AND ALONG WEST LINE OF LOT 2 IN RESUBDIVISION # 1 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2002 AS DOCUMENT NUMBER 2002K115360, A DISTANCE OF 782.90 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF GENEVA BY DEED DOCUMENT RECORDED AS 2000K028065; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID CONVEYED PROPERTY: 1) WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3190.04 FEET, HAVING A CHORD BEARING NORTH 89 DEGREES 40 MINUTES 02 SECOND WEST, FOR AN ARC LENGTH OF 255.20 FEET TO A POINT OF TANGENCY; 2) SOUTH 88 DEGREES 02 MINUTES 28 SECONDS WEST, 352.67 FEET TO THE NORTHWEST CORNER OF SAID CONVEYED PROPERTY; THENCE SOUTH 88 DEGREES 25 MINUTES 20 SECOND WEST ALONG LINE 48.85 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 349.59 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 32 SECONDS WEST, 234.95 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 53 SECONDS WEST, 208.23 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST, 246.25 FEET TO THE PLACE OF BEGINNING; IN KANE COUNTY, ILLINOIS.

EXHIBIT "B"
Prairie Winds PUD Ordinance

City of St. Charles, Illinois
Ordinance No. 2017-Z-

An Ordinance Amending Ordinance Nos. 1999-Z-11 and 2006-Z-7 (Bricher Commons PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, and PUD Preliminary Plan for Prairie Winds of St. Charles

WHEREAS, on or about February 28, 2017, Prairie Winds, LLC (the “Applicant” and “Contract Purchaser”), filed petitions for 1) Map Amendment from BR Regional Business District to RM-3 General Residential District, 2) Special Use for Planned Unit Development to establish a new Planned Unit Development, and 3) PUD Preliminary Plan, all for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of constructing a 250-unit multi-family residential complex on the Subject Property; and,

WHEREAS, on or about August 2, 1999, the City Council passed and approved Ordinance No. 1999-Z-11 “An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)” which ordinance approved a planned unit development called Bricher Commons, which was subsequently amended by Ordinance No. 2006-Z-7; and,

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No. 1999-Z-11 and Ordinance No. 2006-Z-7 shall be null, void and of no further force or effect with respect to the Subject Property; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about March 6, 2017 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 March 21, 2017 on said petitions 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 petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about March 21, 2017; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about April 10, 2017; 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 the petition for a Map Amendment for the Subject Property from the BR Regional Business District to the RM-3 General Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development 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 Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.

4. That the Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by Ordinance No. 1999-Z-11 "An Ordinance Granting a Special Use as a Planned Unit Development (Bricher Commons PUD)", which was subsequently amended by Ordinance No. 2006-Z-7; which ordinances approved a planned unit development, and hereafter Ordinance No. 1999-Z-11 and Ordinance No. 2006-Z-7 shall be null, void and of no further force or effect with respect to the Subject Property.

5. That passage of this Ordinance shall constitute conditional approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", and further shall constitute approval of the following documents, illustrations, plans, plats, diagrams, easements, and elevations, all of which are hereby approved, and reduced copies of which are attached hereto. The approvals within this paragraph shall be 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 & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code (collectively the "Comments, Conditions, Corrections and Modifications". The Comments, Conditions, Corrections and Modifications are incorporated herein in their entirety as Exhibit "E" attached hereto).

- Site Plan; Humphreys & Partners Architects, LP (the "Site Plan"); dated 2/9/2017
- Preliminary Engineering Plans; V3 Companies; revisions dated 4/14/2017
- Preliminary Landscape Plan; Watermark Engineering Resources, LTD; revisions dated 4/13/2017
- Preliminary Plat of Subdivision; V3 Companies, revisions dated 4/14/2017
- Preliminary Plat of Easement for Sanitary Sewer; V3 Companies, revisions dated 4/14/2017
- Schematic Elevations; Humphreys & Partners Architects, LP; dated 3/31/2017
- Site Photometric Plan; not dated

6. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning: The Subject Property shall be subject to the requirements of the RM-3 General Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the “PUD Deviations” attached hereto and incorporated herein as Exhibit “F”.

b. Bricher Road Improvements:

i. A right-turn lane shall be provided into the main/eastern development access, as shown on the attached Site Plan.

ii. Public sidewalk shall be installed along Bricher Road, extending from the east property line of the Subject Property to the secondary/western access, as shown on the attached Site Plan.

iii. *Resolution of comments by the City of Geneva.*

c. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property.

d. Inclusionary Housing: The Applicant shall provide a one-time and non-recurring fee in-lieu of Affordable Units in the amount of \$5,000.00 per required Affordable Unit (determined to be 25 Affordable Units), resulting in a one-time payment of \$125,000.00, in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time (“Title 19”). Payment of the \$125,000.00 one-time fee forever, fully and finally satisfies the requirements of Title 19 with respect to any required Affordable Units provided that the Applicant does not, following the adoption of this Ordinance, increase the number of housing units proposed to be constructed by Applicant within the Site Plan

e. School Contributions: The Applicant shall provide a one-time and non-recurring cash payment in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time (“Title 16”). The total one-time cash payment in lieu of land contribution is \$_____. Payment of the one-time cash payment forever, fully and finally satisfies the requirements of Title 16 with respect to any required payment or land contribution to the School District provided that the Applicant does not, following the adoption of this Ordinance, increase the number of housing units proposed to be constructed by Applicant within the Site Plan.

f. Park Contributions: The Applicant shall provide a one-time and non-recurring cash payment in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from

time to time ("Title 16"). Payment of the one-time cash payment and the provision of the private recreation facilities described in subparagraph (g) below, fully and finally satisfies the requirements of Title 16 with respect to any required payment or land contribution to the Park District provided that the Applicant does not, following the adoption of this Ordinance, increase the number of housing units proposed to be constructed by Applicant within the Site Plan.

Subject to a determination from the City Council regarding acceptance of the private recreational amenities described below.

g. A portion of the land contribution requirement shall be provided in the form of private recreation facilities, as follows:

- i. Playground/recreational area: 17,500 square feet
 - ii. Outdoor pool area: 9,000 square feet
 - iii. Dog park: 6,000 square feet
 - iv. Clubhouse: 8,000 square feet
- TOTAL: 40,500 square feet / 0.93 acres

Applicant will pay a total one-time cash payment in lieu of land contribution in the amount of \$_____.

Subject to a determination from the City Council regarding acceptance of the private recreational amenities described below.

h. **Per-Acre Land Value:** The fair market land value which shall be used in the calculation of the required School and Park cash contributions shall be _____ per acre. The fair market land value shall be used to calculate the cash payment in lieu of contribution land contribution, as provided is subparagraph (e), (f) and (g) above.

7. 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 ___ day of _____, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this ___ day of _____, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this ___ day of _____, 2017.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640 AS RECORDED IN DOCUMENT NO. 1884216; THENCE NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 418.83 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 281.02 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, 30.05 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 45 SECONDS EAST, 51.14 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 36 SECONDS EAST, 456.07 FEET, THENCE NORTH 88 DEGREES 25 MINUTES 56 SECONDS EAST, 846.63 FEET TO THE WEST LINE OF LOT 1 IN RESUBDIVISION # 2 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2002 AS DOCUMENT NUMBER 2002K140590; THENCE SOUTH 01 DEGREES 34 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE AND ALONG WEST LINE OF LOT 2 IN RESUBDIVISION # 1 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2002 AS DOCUMENT NUMBER 2002K115360, A DISTANCE OF 782.90 FEET TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO THE CITY OF GENEVA BY DEED DOCUMENT RECORDED AS 2000K028065; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID CONVEYED PROPERTY: 1) WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3190.04 FEET, HAVING A CHORD BEARING NORTH 89 DEGREES 40 MINUTES 02 SECOND WEST, FOR AN ARC LENGTH OF 255.20 FEET TO A POINT OF TANGENCY; 2) SOUTH 88 DEGREES 02 MINUTES 28 SECONDS WEST, 352.67 FEET TO THE NORTHWEST CORNER OF SAID CONVEYED PROPERTY; THENCE SOUTH 88 DEGREES 25 MINUTES 20 SECOND WEST ALONG LINE 48.85 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 349.59 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 32 SECONDS WEST, 234.95 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 53 SECONDS WEST, 208.23 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS WEST, 246.25 FEET TO THE PLACE OF BEGINNING; IN KANE COUNTY, ILLINOIS.

EXHIBIT “B”

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The property to the south of the site (located in Geneva) is strictly residential in nature and is comprised of single family homes and multi-family townhomes. The property to the west of the site houses the courthouses of the Sixteenth Judicial Circuit of Kane County, Illinois and is owned by Kane County and is zoned “F” Farming District. The adjacent property to the east is zoned “BR” Regional Business & PUD (Meijer PUD) and is commercial and retail in nature, including the Lowes and Meijer stores. The property to the north is zoned “BR” Regional Business & PUD (Bricher Commons PUD). The proposed RM-3 zoning and use of the site as general residential will serve as good transitional land use between the adjacent commercial and lower density residential areas.

2. The extent to which property values are diminished by the existing zoning restrictions.

The proposed RM-3 zoning classification will generate significant tax revenue for the City of St. Charles and Kane County generally including significant revenue to the school district, the park district, the utility districts, and all other taxing bodies. The Subject Property has remained underdeveloped for an extended period and the use of the land as multi-family residential will greatly increase the value of the Subject Property and increase the amount of tax revenue for the City.

The Applicant’s proposed upscale multi-family development further will enhance and significantly increase the property values in the neighboring areas, with the most notable positive impact being upon the adjacent and nearby retail, restaurant, grocery store and commercial uses, all of which will benefit by the increased residential density. The Applicant’s proposed development will further increase property values and will increase demand for the remaining property adjacent to the Subject Property to the north owned by BEI.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The current zoning restrictions with the residential density as limited in the current Planned Unit Development Ordinances (including Ordinance 2006-Z-7) do not produce any perceptible public benefits. The property has remained vacant for a significant amount of time and in its current zoning classification does not promote the health, safety, morals or general welfare of the public. Applicant’s proposed PUD increases residential density to more appropriate levels, while providing appropriate residential density in an area that is transitional to commercial and retail uses and is consistent with the long term 2013 Comprehensive Plan for the City of Saint Charles.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The Subject Property is currently zoned BR-Regional Business District with a PUD overlay that is outdated and covers a portion of land not owned by Applicant. The current zoning restrictions that are currently in place incorporate zoning classifications that no longer exist. The property will require a map amendment to allow multifamily residential and new PUD in order to be developed. The 2006 Planned Unit Development (adopted by Ordinance 2006-Z-7) was specific to a development that was never built. Applicant's proposed PUD increases residential density to more appropriate levels, while providing appropriate residential density in an area that is transitional to commercial and retail uses and is consistent with the long term 2013 Comprehensive Plan of the City of Saint Charles.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The Subject Property has remained vacant for a significant amount of time and remains subject to its original use. The Subject Property is part of the Bricher Commons PUD which was initially approved for commercial use, and later amended in 2006 to include residential in addition to the commercial use already permitted. The development as contemplated by the 2006 amendment never came to fruition and the property has remained underdeveloped, underutilized and underrepresented on the tax rolls of Kane County. The subject property is ripe for multi-family residential development as proposed by Applicant given its close proximity to the Randall Road retail corridor.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The proposed development will fulfil the City's goal of development of a vacant, underutilized parcel that cannot otherwise be readily redeveloped and which continues to be utilized as agricultural in an area in immediate proximity to the Randall Road retail and commercial corridor. The Subject Property has remained undeveloped for an extended period of time and the proposed use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The 2013 Comprehensive Plan calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment to RM-3 zoning is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan identifies the Subject Property as "Industrial/Business Park", however, it recommends that the City promote multi-family type housing, and it urges the City to consider proposals in areas

other than those specifically designated for high density residential development. The Plan calls for residential development in vacant/underutilized areas and states that there are many suitable and available infill parcels that are situated between established residential districts and commercial districts. The Subject Property is such an area. The Plan recommends higher density residential on these parcels that are near commercial areas. This would provide additional density and serve as good transitional land use to commercial areas.

The City's Residential Areas Framework Plan acknowledges that while the Bricher Commons Parcel is designated as "Industrial/Business Park", the site may also be appropriate for residential use. Further, the Subarea Plan names the Bricher Commons Parcel a "Catalyst Site", designating it as a site that could have a catalytic impact on the surrounding area. This Plan recommends that the northern half of the site should develop with commercial use (due to its immediate access to Route 38) while the interior and southern portion should be used for multifamily or single family attached housing. Developing the Subject Property into luxury rental apartments meets the City's goal of providing much needed rental units and increasing residential density as a transitional land use in an area that is otherwise undeveloped and underutilized, all in accordance with the 2013 Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

The Subject Property is currently zoned BR-Regional Business District with a PUD overlay that is outdated and incorporates zoning classifications that no longer exist. A map amendment will correct this error and will allow multifamily residential and a new PUD that is consistent with the Comprehensive Plan.

9. The extent to which the proposed amendment creates nonconformities.

None.

10. The trend of development, if any, in the general area of the property in question.

The proposed zoning classification is consistent with the trend of development in the area of the subject property. The Subject Property is surrounded by single family and townhome residential and commercial uses, all of which support the development of multi-family residential as an ideal transition between the uses and the nearby retail and commercial uses. Further, the Subject Property is an infill parcel and due to limited access to major roadways is not suitable for large commercial applications similar to those adjacent uses.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
- 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed PUD will develop the Subject Property into *Prairie Winds of St. Charles*, a distinctive and attractive upscale rental community which will become an integral part of the City. It will take a vacant and underdeveloped property and transform it into usable space that will serve as an ideal transition between the neighboring residential neighborhoods and the surrounding commercial uses. *Prairie Winds of St. Charles* will offer its residents a commercial-grade, high-end fitness center and indoor and outdoor pools, as well as an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area, all of which promote physical activity and social interaction between members of the community. *Prairie Winds of St. Charles* will also offer open space and parks, further encouraging active lifestyles for its residents. The development will allow the City to provide much needed rental housing stock for young professionals, families, single parents, and active seniors. The increased residential density in the propose location will increase foot traffic to surrounding businesses which will boost the local economy, and further, the development will help support the school district which is in need of additional population.

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

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

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

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public areas, pedestrian and transit facilities.

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, gas burning fireplaces, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residents will also have access to an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area.

Applicant’s propose development will provide community amenities beyond those required by ordinance including the commercial work-out facility for residents housed within an 8,000 square foot clubhouse as well as common areas, open space, walking paths, sidewalks, and other amenities.

2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, gas burning fireplaces, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residents will also have access to an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area.

Applicant proposed site plan includes a storm water detention facility that incorporates two small lakes that provide aesthetic beauty to the site while preserving all existing wetlands and environmentally sensitive areas, if any, located on the Subject Property.

3. The PUD will provide superior landscaping, buffering or screening.

Applicant incorporates herein by reference its proposed Landscape Plan which plan exceeds the landscape requirements as imposed within the building code and zoning ordinances of the City of Saint Charles. Additionally, Applicant states that the Subject Property is bordered by the jail, and high intensity retail and commercial uses along the Randall Road retail corridor. Additionally, the nearby residential property to the South is sufficiently insulated by Bricher Road and Applicant's proposed residential units are primarily set-back from Bricher Road and placed further to the North on the site plan.

4. The buildings within the PUD offer high quality architectural design.

Applicant incorporates herein by reference its proposed building elevations. Applicant's multi-family units are unique and novel and do not exist in their current configuration anywhere within the municipal limits of the City of Saint Charles. Applicant is utilizing an award-winning architect and proven design that is aesthetically pleasing and innovative. The building configurations allow for multiple access points both through the garage and through the common entryways, which is a novel configuration providing significant utility for Chicago winters and serves as peace of mind with respect to safety.

5. The PUD provides for energy efficient building and site design.

Applicant incorporates herein by reference its proposed building elevations. Applicant's proposed buildings will meet and exceed the energy efficiency requirements as set forth within the Building Code of the City of Saint Charles.

6. The PUD provides for the use of innovative stormwater management techniques.

Applicant incorporates herein by reference its proposed Stormwater Management Plan. Applicant's proposed detention and stormwater plan will meet and exceed the requirements as set forth within the Building Code of the City of Saint Charles and the Kane County Stormwater Ordinance as applicable.

7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.

Applicant incorporates herein by reference its proposed building elevations and states that all of its proposed structures will fully comply with the Americans with Disabilities Act, including parking requirements.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

Applicant incorporates herein by reference its Site Plan. Applicant will comply with all ordinances applicable to affordable dwelling units as required by the City of Saint

Charles.

9. The PUD preserves historic buildings, sites or neighborhoods.

Not Applicable.

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

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

Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have an attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residential will also have access to an 8,000 sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area.

Applicant intends to develop the Subject Property into sophisticated rental units to allow the residents of St. Charles the opportunity to enjoy an exceptional living experience in an upscale community environment. Applicant intends to provide St. Charles with luxury apartments which will allow residents to live in a high-end community without the long-term commitment of a mortgage and with access to premium amenities. Applicant will be meeting the growing need for rental housing for young professionals of St. Charles, as well as families, single parents, and active seniors who want the flexibility and freedom of living without maintenance and mortgage obligations. *Prairie Winds of St. Charles* will attract a discerning population of individuals looking for upscale living in St. Charles.

The proposed development will fulfil the City’s goal of development of a vacant, underutilized parcel that cannot otherwise be readily redeveloped. The Subject Property has remained undeveloped for an extended period of time and the use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan recommends that the City investigate new methods to improve the conditions of all residential neighborhoods, including incentives for developing vacant properties. It calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community. No multi-family residential has been developed in St. Charles since 1999.

The proposed location for the Special Use will encourage foot traffic to surrounding retail stores and will boost the population for School District 303 which has seen a declining number of students in recent years. The use of the Subject Property as multi-family residential at the proposed site will not require the addition of any schools and will not burden the current school district. Conversely, it will actually help support the school district which is currently in need of additional population to continue to serve the community in a manner of excellence.

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

Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided for the site. The Subject Property has 2 proposed access points from Bricher Road which will provide a safe and efficient means of ingress and egress to the development. Applicant incorporates the findings in the traffic study performed by V3 Engineering.

The Subject Property is served by the City's Westside Treatment Facility and sewer connections will be provided from the site northward to an existing sanitary sewer along Route 38. The water main will connect to the site from the east, will loop through the site and will be connected through future connection locations provided along the north and west property lines.

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

The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. The other property in the immediate area is commercial in nature and will benefit from the additional population brought to the area by the proposed development. The other adjacent properties located in Geneva area also residential in nature and will not be negatively affected by the Applicant's proposed use. Further, the property values in the neighborhood will not be negatively affected by the intended use.

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

The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The use as multi-family residential is consistent with the long term

goals of the City of St. Charles which includes the development of higher density residential on parcels that are near commercial areas. The establishment of the Special Use will provide additional density and serve as good transitional land use to commercial areas and will not inhibit the development of surrounding property.

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

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 Special Use will allow Applicant to develop the Subject Property into sophisticated rental units to allow the residents of St. Charles the opportunity to enjoy an exceptional living experience in an upscale community environment. The proposed development will fulfil the City's goal of development of vacant, underutilized parcel that cannot otherwise be readily redeveloped. The Subject Property has remained undeveloped for an extended period of time and the use as upscale multi-family rental units will be beneficial to the general welfare of the community.

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 Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of Title 17, except as may be varied pursuant to a Special Use for Planned Unit Development.

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

The proposed PUD will be highly beneficial to the physical development, diversity, tax base and economic well-being of the City. Applicant's development of Subject Property into sophisticated rental units will attract a young professional population to the City by offering an exceptional living experience in an upscale community environment. It will further attract families, single parents, and active seniors who want the flexibility and freedom of living without maintenance and mortgage obligations. *Prairie Winds of St. Charles* will bring to the City a diverse, discerning population of individuals looking for upscale apartment living in St. Charles. The proposed RM-3 zoning classification will generate significant tax revenue for the City of St. Charles and Kane County generally including significant revenue to the school district, the park district, the utility districts, and all other taxing bodies. The subject property has remained underdeveloped for an extended period and the use of the land as multi-family development will greatly increase the value of the Subject Property and increase the amount of tax revenue for the City. In

addition, the Applicant's proposed upscale multi-family development will enhance and significantly increase the property values in the neighboring areas, with the most notable positive impact being upon the adjacent and nearby retail, restaurant, grocery store and commercial uses, all of whom will benefit by the increased residential density. The Applicant's proposed development will further increase property values and will increase demand for the remaining property adjacent to the Subject Property to the north and owned by BEI.

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

The Subject Property has remained undeveloped for an extended period of time and the use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan recommends that the City investigate new methods to improve the conditions of all residential neighborhoods, including incentives for developing vacant properties. It calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community.

The City of Saint Charles, Illinois is without a newly constructed multi-family residential development since 1999.

The Land Use Plan identifies the Subject Property as "Industrial/Business Park", however, it recommends that the City promote multi-family type housing, and it urges the City to consider proposals in areas other than those specifically designated for high density residential development. The Plan calls for residential development in vacant/underutilized areas and states that there are many suitable and available infill parcels that are situated between established residential districts and commercial districts. The Subject Property is such an area. The Plan recommends higher density residential on these parcels that are near commercial areas. This would provide additional density and serve as good transitional land use to commercial areas.

The City's Residential Areas Framework Plan acknowledges that while the Bricher Commons Parcel is designated as "Industrial/Business Park", the site may also be appropriate for residential use. Further, the Subarea Plan names the Bricher Commons Parcel a "Catalyst Site", designating it as a site that could have a catalytic impact on the surrounding area. This Plan recommends that the northern half of the site should develop with commercial use (due to its immediate access to Route 38) while the interior and southern portion should be used for multifamily or single family attached housing. Developing the Subject Property into luxury rental apartments meets the City's goal of providing much needed rental units and increasing residential density as a transitional land use in an area that is otherwise undeveloped and underutilized, all in accordance with the 2013 Comprehensive Plan.

EXHIBIT "D"
PUD PRELIMINARY PLAN
(18 pages)



UNIT TABULATION							3031/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
BH - A1 U	1br/1ba	914	50	20%	45,700	20%	
BH - B1 U	2br/2ba	1,113	50	20%	55,650		
BH - B2 L	2br/2ba	1,113	25	10%	27,825	60%	
BH - B2 U	2br/2ba	1,113	25	10%	27,825		
BH - B3 L	2br/2ba	1,313	25	10%	32,825		
BH - B3 U	2br/2ba	1,413	25	10%	35,325		
BH - C1 L	3br/2ba	1,465	25	10%	36,625		
BH - C1 U	3br/2ba	1,510	25	10%	37,750	10%	
TOTALS			250	100%	299,525		
UNIT AVERAGE NET SF :			1,198 S.F.				
<small>*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.</small>							
PROJECT DATA							
UNIT AVERAGE NET SF :			1,198 S.F.				
ACREAGE:			20.48 GROSS ACRES				
DENSITY:			18.30 UNITS/ACRE				
PARKING:			PROVIDED				
			549 SPACES				
			300 GARAGE SPACES				
			79 SURFACE SPACES				
			16 CLUBHOUSE SURFACE SPACES				
			2 ADA SPACES				
			152 TANDEM SPACES				
			2.2 SPACES/UNIT				

PRAIRIE WINDS DEVELOPMENT ST. CHARLES, IL
 EXECUTIVE CAPITAL
 HPA, TBD

PRAIRIE WINDS SITE PLAN

02.09.2017
HUMPHREYS & PARTNERS URBAN ARCHITECTURE, L.P.
 DALLAS-NEW YORK-CHICAGO-NEW ORLEANS-ORLANDO-EDMONTON-SAN RAMON
 NEWPORT BEACH-SCOTTSDALE-TORONTO-CHENNAI-DUBAI-HANOI-MONTEVIDEO
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PRELIMINARY ENGINEERING PLANS
FOR
PRAIRIE WINDS
ST. CHARLES, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

Executive Capital Corporation
47W210 US Highway 30
Big Rock Executive Center
Big Rock, Illinois 60511
630 556 3731
Contact: Jeff Ratzler

ENGINEER

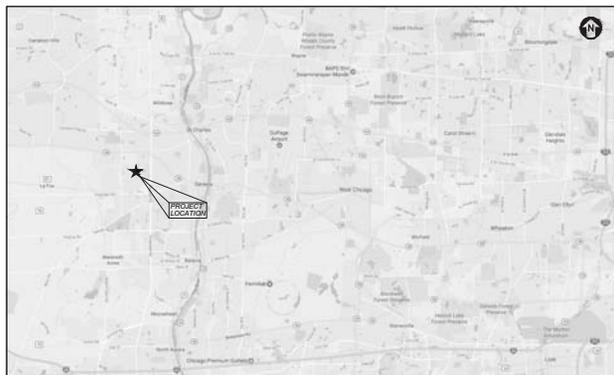
V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Bryan C. Rieger, P.E.
Project Engineer: Mathew T. Brolley, P.E., CFM

ARCHITECT

Humphreys & Partners Architects, L.P.
233 South Wacker Drive, Suite 8400
Chicago, Illinois 60606
312 672 4260
Contact: Kurt Volkman



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

- 0.0 TITLE SHEET
- 1.0 PRELIMINARY LAYOUT PLAN
- 2.0 PRELIMINARY GRADING PLAN
- 3.0 PRELIMINARY UTILITY PLAN
- 3.1 PRELIMINARY OFFSITE UTILITY PLAN

APPLICANT PRAIRIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 16 FEET FROM THE LOCATION DEPICTED THEREON WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE AISLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT, IF SHIFTED THE FOLLOWING SHALL APPLY:

1. BUILDINGS SHALL MEET SETBACK REQUIREMENTS, & THERE SHALL BE A MINIMUM SEPARATION OF 10 FT. BETWEEN BUILDING SIDE WALLS AND 30 FT. BETWEEN THE FRONT OR REAR WALL FACING THE FRONT OR REAR WALL OF ANOTHER BUILDING.
2. UTILITY SEPARATION REQUIREMENTS SHALL BE MET.
3. BUILDING LOCATIONS SHALL BE FINALIZED AT THE TIME OF FINAL ENGINEERING.

BENCHMARK NOTES:
THE ELEVATIONS WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.
IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.
PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.



V3 Companies
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Woodridge, IL 60517
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630.724.9202 fax
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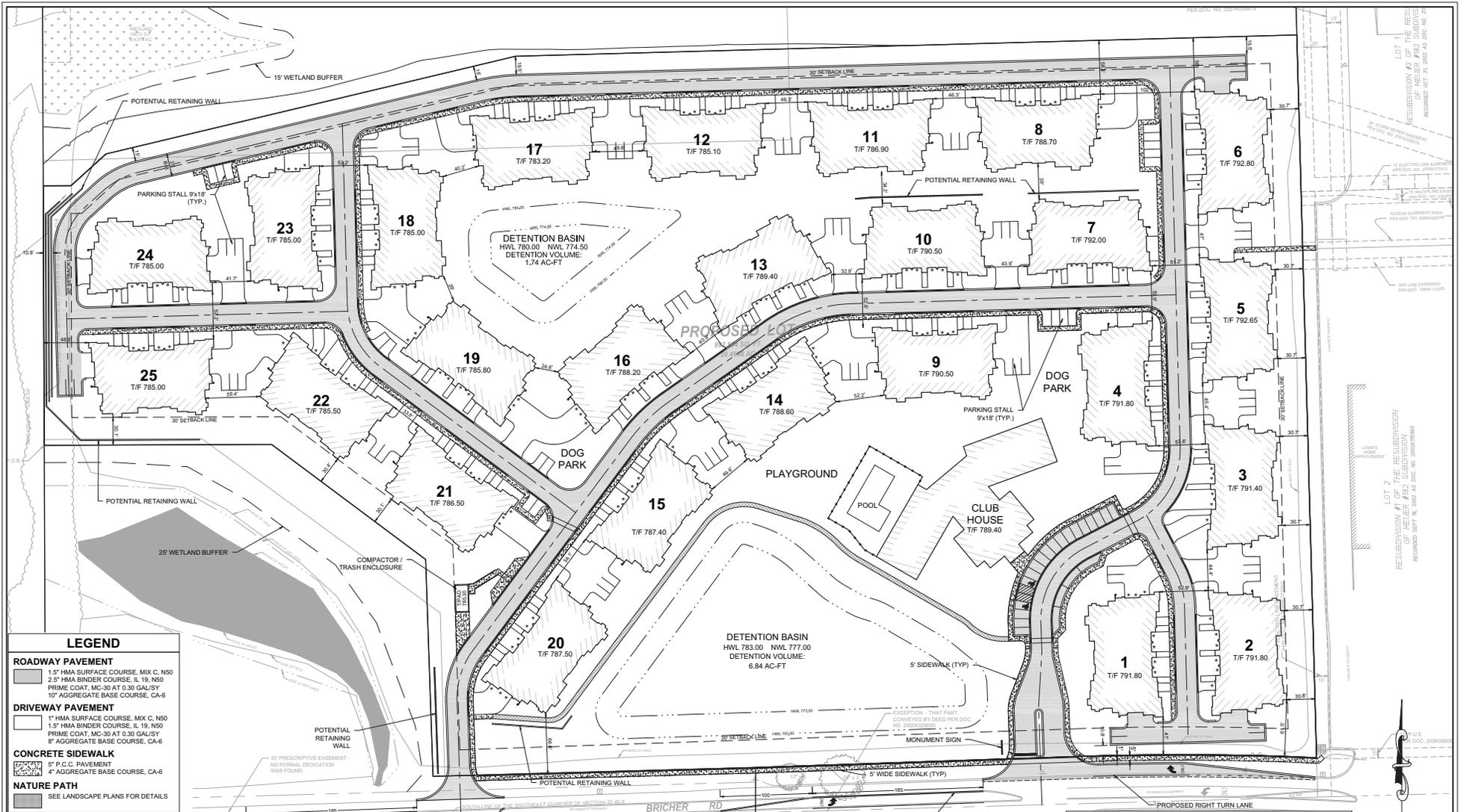
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

REVISIONS			
NO.	DATE	DESCRIPTION	SHEETS REVISED
1	03-31-17	REVISED PER AGENCY REVIEW	
2	04-14-17	REVISED PER AGENCY REVIEW	

ORIGINAL ISSUE DATE : MARCH 01, 2017

BENCHMARKS	
SOURCE:	STATION DESIGNATION A32016 ESTABLISHED BY NGS DATE: 06-27-12
ELEVATION:	441.1 (PUBLISHED AND FIELD) DATUM: NAVD83
DESCRIPTION:	STAINLESS STEEL ROD IN SLEEVE LOCATED 1.26 MI SOUTH OF S. RT 38, 86 FT EAST OF CENTERLINE OF ROCK ROAD, 0.12 MI SOUTH OF ENTRANCE TO KANE COUNTY JUDICIAL CENTER, 274 FT SOUTH OF POWER POLE (PP), 98 FT SOUTHWEST OF PP, 61 FT NORTHEAST OF 12 IN STEEL CULVERT, AND 2 FT WEST OF ORANGE FIBERGLASS WITNESS POST.
SITE:	STATION DESIGNATION: SBM #1
ESTABLISHED BY:	V3 DATE: 10-13-16 ELEVATION: 794.50 (MEASURED) DATUM: NAVD83
DESCRIPTION:	NORTH RIM OF STORM MP, NORTHWESTERLY FROM LOWE'S HOME IMPROVEMENT BUILDING, 99% NORTHERLY FROM CORNER OF CURB.
STATION DESIGNATION:	SBM #2
ESTABLISHED BY:	V3 DATE: 10-13-16 ELEVATION: 786.33 (MEASURED) DATUM: NAVD83
DESCRIPTION:	SQUARE CUT IN NORTH SIDE OF LIGHT BASE, ON SOUTH SIDE OF BRICHER RD, WEST FROM CAMDEN ST ENTRANCE TO LINCOLN SQUARE

DRAWING NO.
0.0



LEGEND

ROADWAY PAVEMENT

- 1.5" HMA SURFACE COURSE, MIX C, N50
- 2.5" HMA BINDER COURSE, IL 15, N50
- PRIME COAT, MC-30 AT 0.30 GAL/SY
- 10" AGGREGATE BASE COURSE, CA-6

DRIVEWAY PAVEMENT

- 1" HMA SURFACE COURSE, MIX C, N50
- 1.5" HMA BINDER COURSE, IL 15, N50
- PRIME COAT, MC-30 AT 0.30 GAL/SY
- 8" AGGREGATE BASE COURSE, CA-6

CONCRETE SIDEWALK

- 5" P.C.C. PAVEMENT
- 4" AGGREGATE BASE COURSE, CA-6

NATURE PATH

- SEE LANDSCAPE PLANS FOR DETAILS

PARKING TABLE

GARAGE STALLS = 300

SURFACE STALLS

- GARAGE TANDEM STALLS = 152 (1 DESIGNATED TANDEM STALLS)
- RESIDENT SURFACE STALLS = 81
- CLUBHOUSE ACCESSIBLE STALLS = 2
- CLUBHOUSE REGULAR STALLS = 20

TOTAL PARKING PROVIDED = 555

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-31-17	REVISED PER AGENCY REVIEW			
2	04-14-17	REVISED PER AGENCY REVIEW			

PROJECT NO: 16262

DESIGNED BY: MTB

FILE NAME: 1.0 LAY 16262.DWG

DRAWN BY: VRS

ORIGINAL ISSUE DATE: 03/24/2017

CHECKED BY: BCR

SCALE: 1:50

PROJECT MANAGER: BCR

PRAIRIE WINDS

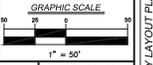
ST. CHARLES FINAL ENGINEERING ILLINOIS

PRELIMINARY LAYOUT PLAN 1.0

DRAWING NO.

APPLICANT PRAIRIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 16 FEET FROM THE LOCATION DEPICTED THEREON WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE AISLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT. IF SHIFTED THE FOLLOWING SHALL APPLY:

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- UTILITY SEPARATION REQUIREMENTS SHALL BE MET.
- BUILDING LOCATIONS SHALL BE FINALIZED AT THE TIME OF FINAL ENGINEERING.



V3 Companies
 7325 James Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

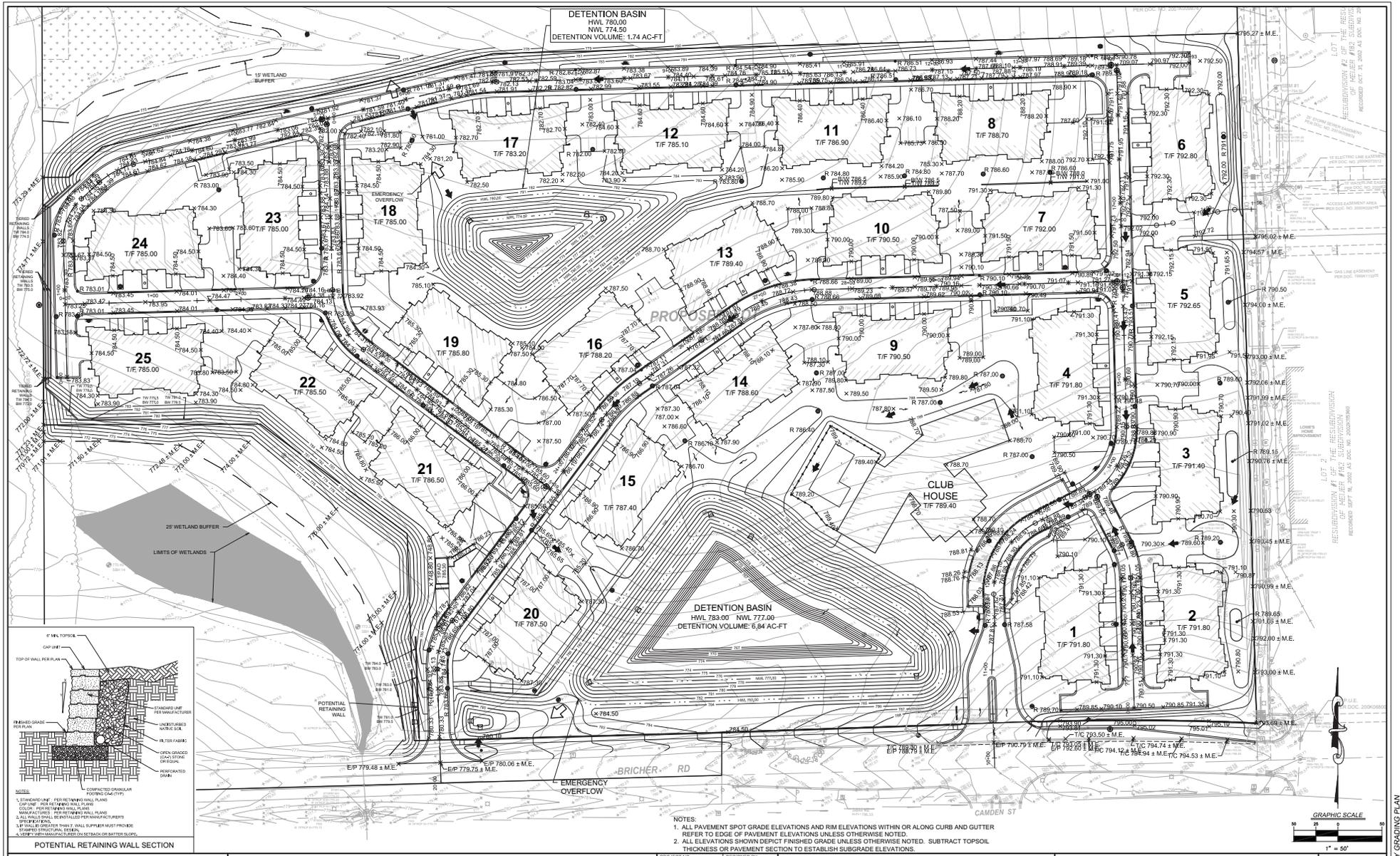
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LOT 1
 RECORDING # 16262
 RECORDED OCT. 24, 2018 AS DOC. NO. 30

LOT 2
 RECORDING # 16262
 RECORDED OCT. 24, 2018 AS DOC. NO. 30

LOT 3
 RECORDING # 16262
 RECORDED OCT. 24, 2018 AS DOC. NO. 30

1.0 LAY 16262.DWG - 4/14/17 2:38 PM



POTENTIAL RETAINING WALL SECTION

NOTES:
1. STANDARD UNIT - PRECAST PRESTRESSED CONCRETE WALL PANELS
2. CONCRETE WALL PANELS SHALL BE CAST IN PLACE
3. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
4. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
5. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
6. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
7. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
8. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
9. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS
10. ALL WALLS SHALL BE FINISHED PER MANUFACTURERS' SPECIFICATIONS

REVISIONS			
NO.	DATE	DESCRIPTION	
1	03-31-17	REVISED PER AGENCY REVIEW	
2	04-14-17	REVISED PER AGENCY REVIEW	

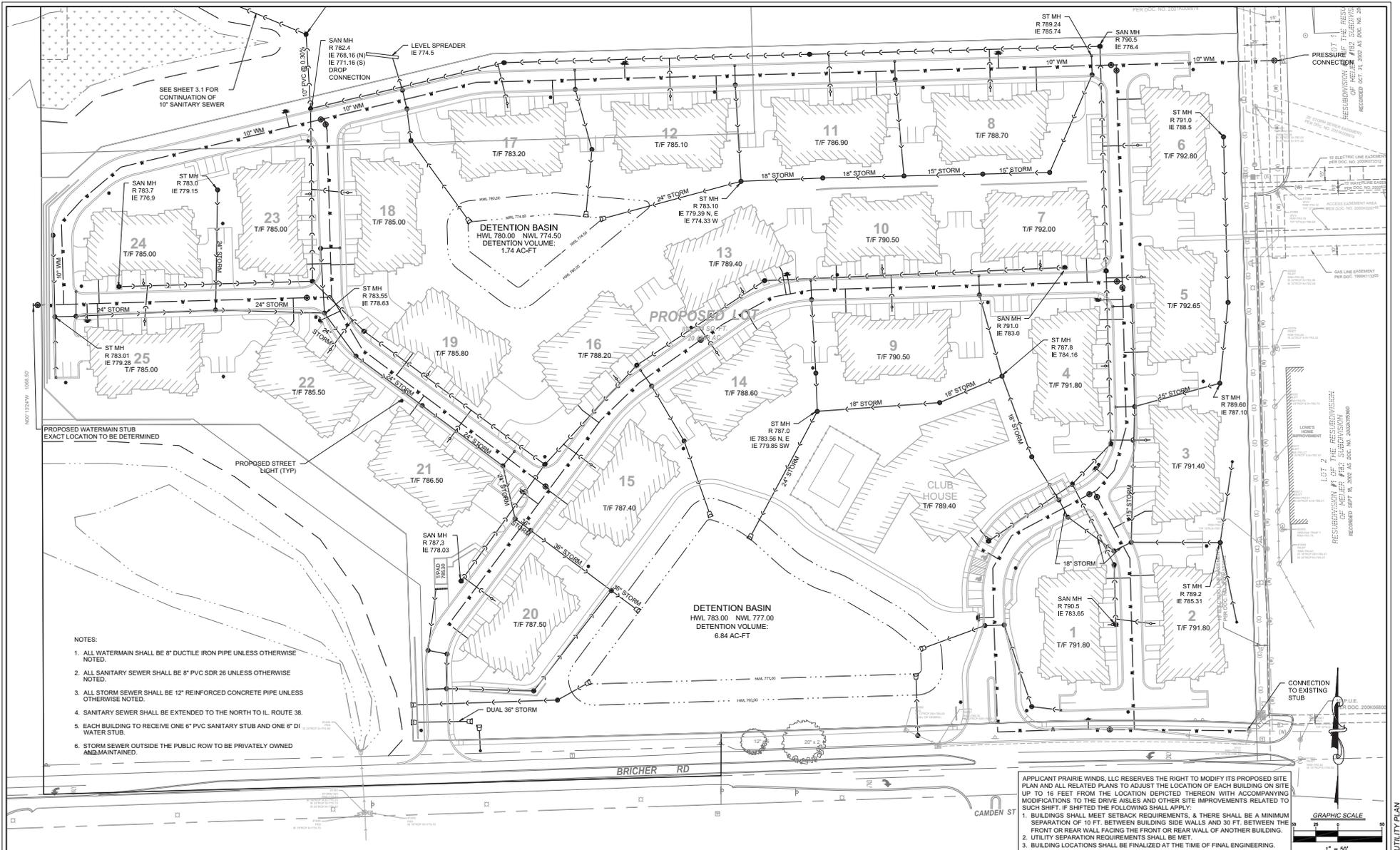
PROJECT NO:	16262	DESIGNED BY:	MTB
FILE NAME:	2.0 GRD 16262.DWG	DRAWN BY:	VRS
ORIGINAL ISSUE DATE:	03/24/2017	CHECKED BY:	BCR
SCALE:	1:50	PROJECT MANAGER:	BCR

PRAIRIE WINDS
ST. CHARLES FINAL ENGINEERING ILLINOIS

PRELIMINARY GRADING PLAN 2.0

GRAPHIC SCALE
1" = 50'

DRAWING NO.

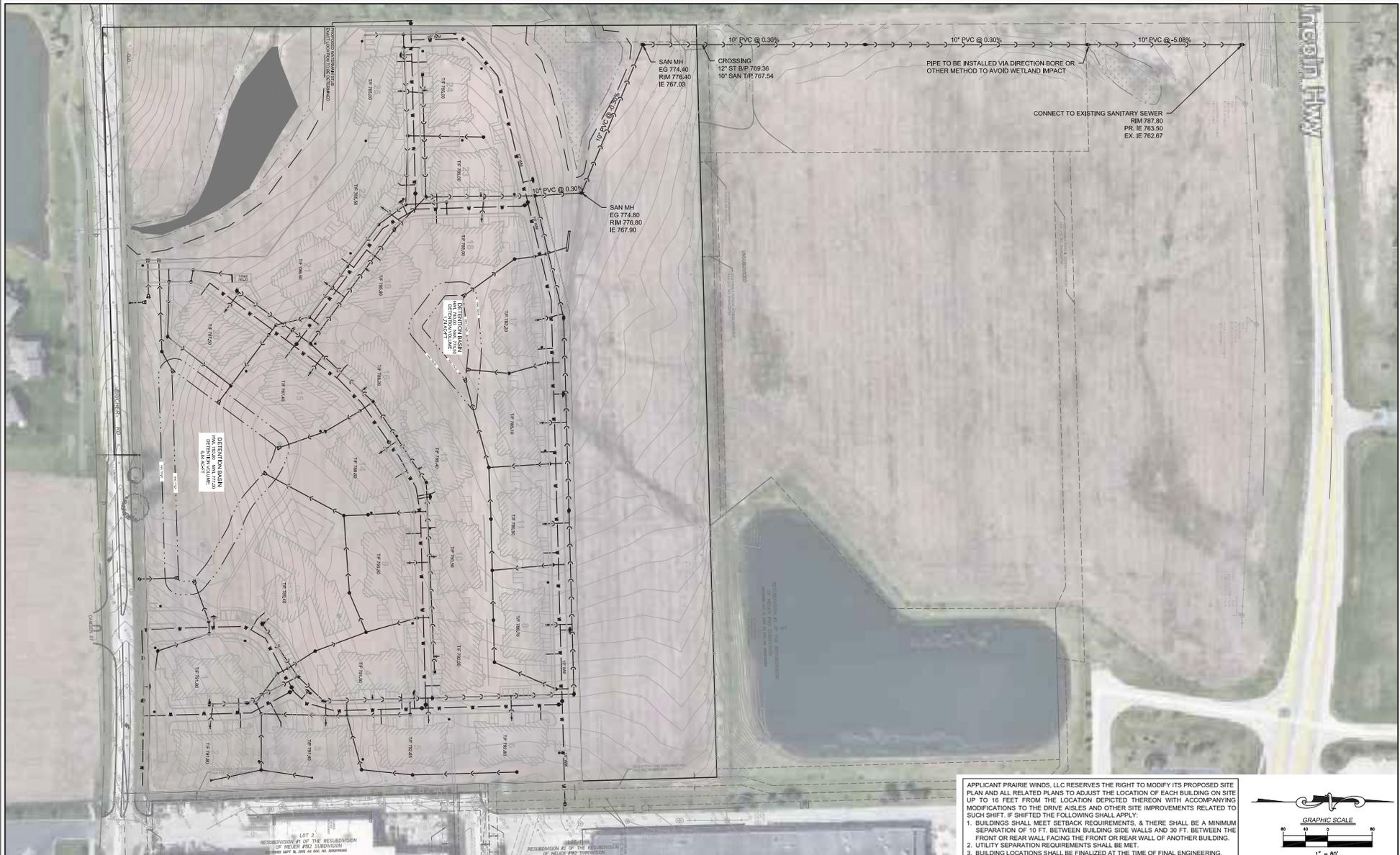


REVISIONS		REVISIONS		PROJECT NO:	DESIGNED BY:	PRAIRIE WINDS		PRELIMINARY UTILITY PLAN		DRAWING NO.
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	3.0	UTL 16262.DWG	ST. CHARLES	FINAL ENGINEERING	
1	03-31-17	REVISED PER AGENCY REVIEW								3.0
2	04-14-17	REVISED PER AGENCY REVIEW								

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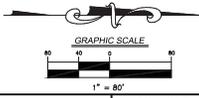
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16262 - PRELIMINARY UTILITY PLAN



APPLICANT PRAIRIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 16 FEET FROM THE LOCATION DEPICTED THEREON WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE AISLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT, IF SHIFTED THE FOLLOWING SHALL APPLY:

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REVISIONS			
NO.	DATE	DESCRIPTION	
1	03-31-17	REVISED PER AGENCY REVIEW	
2	04-14-17	REVISED PER AGENCY REVIEW	

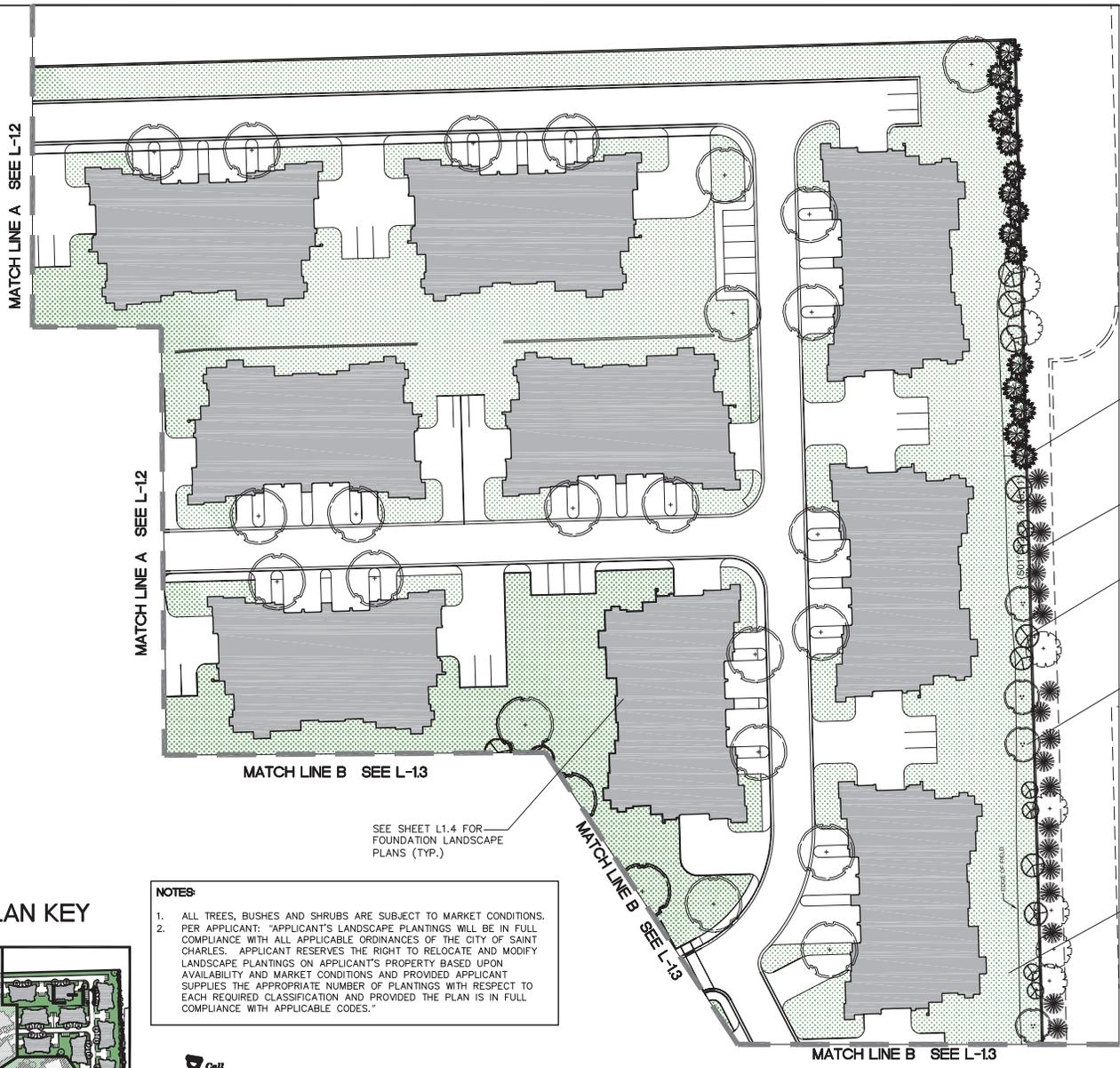
PROJECT NO:	16262	DESIGNED BY:	MTB
FILE NAME:	3.0 UTIL16262.DWG	DRAWN BY:	VRS
ORIGINAL ISSUE DATE:	03/24/2017	CHECKED BY:	BCR
SCALE:	1" = 80'	PROJECT MANAGER:	BCR

PRAIRIE WINDS
ST. CHARLES FINAL ENGINEERING ILLINOIS

PRELIMINARY OFFSITE UTILITY PLAN

DRAWING NO.
3.1

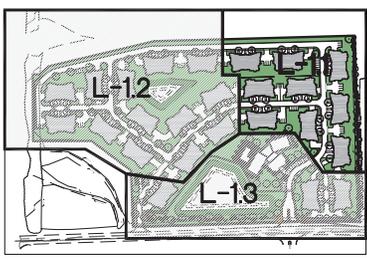
16262 - PRELIMINARY OFFSITE UTILITY PLAN



GENERAL NOTES:
 THESE PLANS ARE PRELIMINARY. PLANS ARE BASED ON THE SITE PLAN DATED 03/30/17 PREPARED FOR PRAIRIE WINDS DEVELOPMENT.
 1. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN LANDSCAPE ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

- PROPOSED EVERGREEN TREE (TYP.)
- EXISTING LANDSCAPE BUFFER TO REMAIN (TYP.)
- PROPOSED ORNAMENTAL TREE (TYP.)
- PROPOSED SHADE TREE (TYP.)
- TURF AREA (TYP.)

LANDSCAPE PLAN KEY



- NOTES:**
- ALL TREES, BUSHES AND SHRUBS ARE SUBJECT TO MARKET CONDITIONS.
 - PER APPLICANT: "APPLICANT'S LANDSCAPE PLANTINGS WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES. APPLICANT RESERVES THE RIGHT TO RELOCATE AND MODIFY LANDSCAPE PLANTINGS ON APPLICANT'S PROPERTY BASED UPON AVAILABILITY AND MARKET CONDITIONS AND PROVIDED APPLICANT SUPPLIES THE APPROPRIATE NUMBER OF PLANTINGS WITH RESPECT TO EACH REQUIRED CLASSIFICATION AND PROVIDED THE PLAN IS IN FULL COMPLIANCE WITH APPLICABLE CODES."



LANDSCAPE PLAN
 DESIGNED BY
 KENNETH M. PRICE, RLA



PRELIMINARY NE LANDSCAPE PLAN

DATE:	03/30/17
REVISIONS:	NO REVISIONS
PREPARED BY:	ST. CHARLES
DESIGNED BY:	KENNETH M. PRICE
CHECKED BY:	KENNETH M. PRICE
SCALE:	1" = 30'
PROJECT NO.:	17-012
DATE:	03/30/17
REVISIONS:	NO REVISIONS
PREPARED BY:	ST. CHARLES
DESIGNED BY:	KENNETH M. PRICE
CHECKED BY:	KENNETH M. PRICE
SCALE:	1" = 30'
PROJECT NO.:	17-012

Executive Affiliates, Inc.
 47W210 US Hwy. 30
 Big Rock, IL 60511
PRAIRIE WINDS - ST. CHARLES
 NWC Bricker Rd. and Randall Rd.
 St. Charles, Illinois



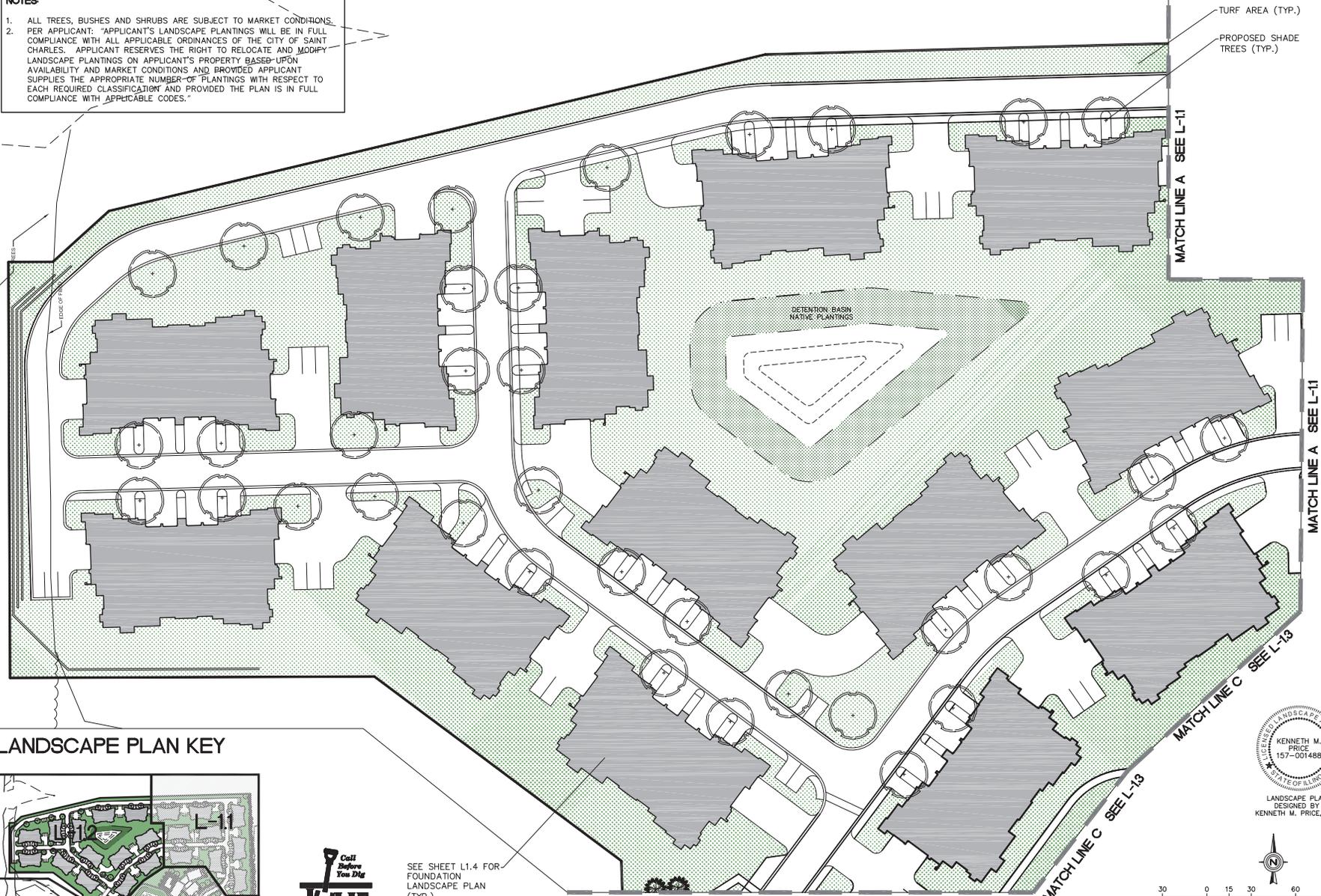
CHECKED BY: J. MILLER
 DESIGN BY: KMP / D.O.
 DRAWN BY: KMP / D.O.
 DATE: FEBRUARY 22, 2017
 SCALE: 1" = 30'
 PROJECT NO.: 17-012

L-11

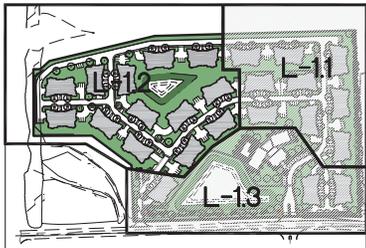
PRELIMINARY NE LANDSCAPE PLAN

NOTES

1. ALL TREES, BUSHES AND SHRUBS ARE SUBJECT TO MARKET CONDITIONS.
2. PER APPLICANT: "APPLICANT'S LANDSCAPE PLANTINGS WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES. APPLICANT RESERVES THE RIGHT TO RELOCATE AND MODIFY LANDSCAPE PLANTINGS ON APPLICANT'S PROPERTY BASED UPON AVAILABILITY AND MARKET CONDITIONS AND PROVIDED APPLICANT SUPPLIES THE APPROPRIATE NUMBER OF PLANTINGS WITH RESPECT TO EACH REQUIRED CLASSIFICATION AND PROVIDED THE PLAN IS IN FULL COMPLIANCE WITH APPLICABLE CODES."



LANDSCAPE PLAN KEY



SEE SHEET L1.4 FOR FOUNDATION LANDSCAPE PLAN (TYP.)



LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA



**PRELIMINARY NW
LANDSCAPE PLAN**

NO.	REVISIONS	DATE
1	PREP STAFF ASKED COMMENTS	03/27/17
2	NO REVISIONS	03/27/17
3	NO REVISIONS	03/27/17

Prepared For:

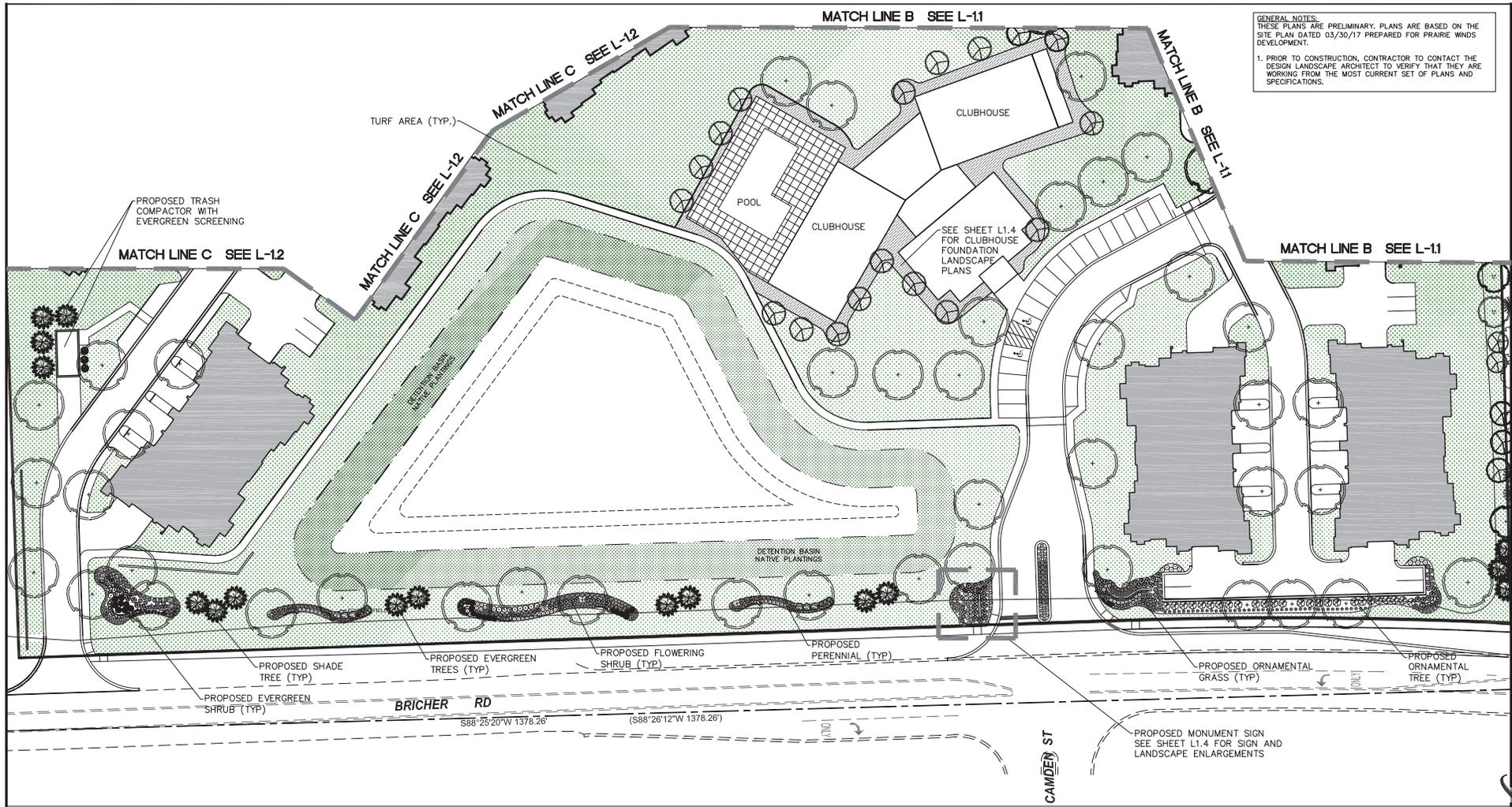
Executive Affiliate, Inc.
47W210 US Hwy. 30
Big Rock, IL 60511
PRAIRIE WINDS - ST. CHARLES
NIC Bricker Rd. and Randall Rd.
St. Charles, Illinois

Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: KMP / D.O.
DRAWN BY: KMP D.O.
DATE: FEBRUARY 27, 2017
SCALE: 1" = 30'
PROJECT NO.: 17-012

L-12



GENERAL NOTES:
 THESE PLANS ARE PRELIMINARY. PLANS ARE BASED ON THE SITE PLAN DATED 03/30/17 PREPARED FOR PRAIRIE WINDS DEVELOPMENT.
 1. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN LANDSCAPE ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

NO.	REVISIONS	DATE
1	PRE STAFF & GEN COMMENTS	03/29/17
2	CLUBHOUSE CHANGE	04/13/17
3		
4		

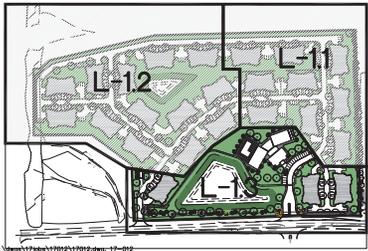
Prepared For:

Executive Affiliates, Inc.
 47W210 US Hwy. 30
 Big Rock, IL 60511
PRAIRIE WINDS - ST. CHARLES
 NWC Bricher Rd. and Randall Rd.
 St. Charles, Illinois

Prepared By:

Walmark Engineering Resources, Ltd.
 9811 Glenview Ave.
 Skokie, IL 60077
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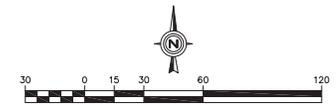
LANDSCAPE PLAN KEY



- NOTES:**
1. ALL TREES, BUSHES AND SHRUBS ARE SUBJECT TO MARKET CONDITIONS.
 2. PER APPLICANT: "APPLICANT'S LANDSCAPE PLANTINGS WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES. APPLICANT RESERVES THE RIGHT TO RELOCATE AND MODIFY LANDSCAPE PLANTINGS ON APPLICANT'S PROPERTY BASED UPON AVAILABILITY AND MARKET CONDITIONS AND PROVIDED APPLICANT SUPPLIES THE APPROPRIATE NUMBER OF PLANTINGS WITH RESPECT TO EACH REQUIRED CLASSIFICATION AND PROVIDED THE PLAN IS IN FULL COMPLIANCE WITH APPLICABLE CODES."



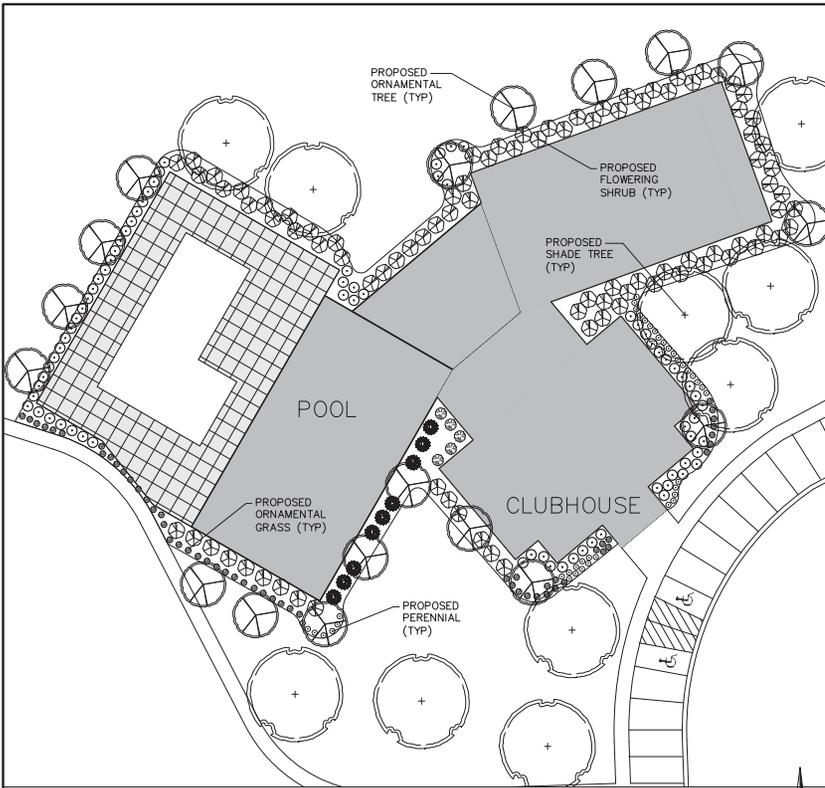
LANDSCAPE PLAN
 DESIGNED BY
 KENNETH M. PRICE, RLA



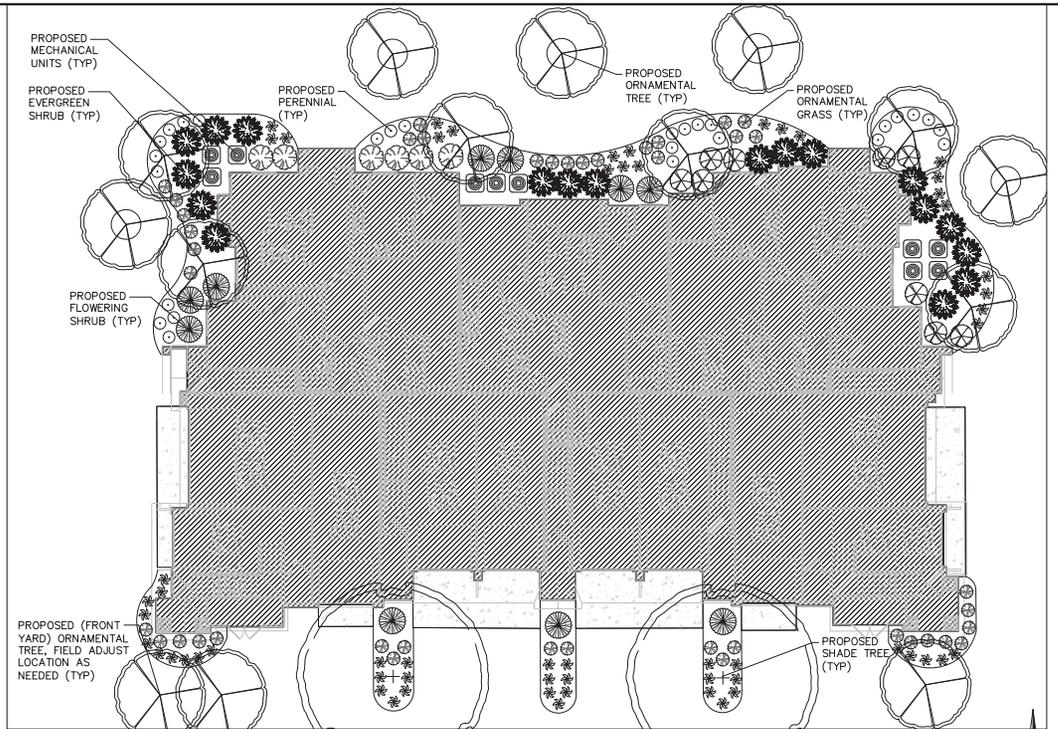
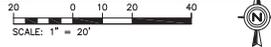
PRELIMINARY SOUTH LANDSCAPE PLAN

L-13

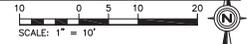
PRELIMINARY SOUTH LANDSCAPE PLAN



CLUBHOUSE FOUNDATION LANDSCAPE PLAN



TYPICAL RESIDENTIAL BUILDING FOUNDATION LANDSCAPE PLAN



TYPICAL RESIDENTIAL BUILDING FOUNDATION LANDSCAPE CALCULATION

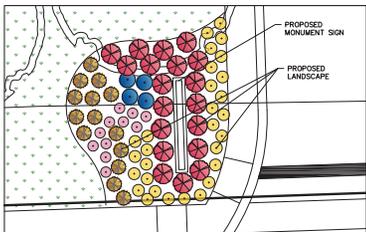
BUILDING ELEVATION	FOUNDATION TREE REQUIREMENT	FOUNDATION SHRUBS AND PERENNIAL REQUIREMENT	FOUNDATION TREES PROVIDED	FOUNDATION SHRUBS AND PERENNIALS PROVIDED
FRONT ELEVATION	5 TREES	52 SHRUBS & PERENNIALS	5 TREES	52 SHRUBS & PERENNIALS
REMAINING ELEVATIONS	11 TREES	112 SHRUBS & PERENNIALS	11 TREES	112 SHRUBS & PERENNIALS
TOTAL REQUIREMENT	16 TREES	164 SHRUBS & PERENNIALS	16 TREES	164 SHRUBS & PERENNIALS

* DUE TO ARCHITECTURAL STYLE AND DRIVEWAY LOCATIONS, THE REQUIRED TREES AND SHRUBS SHALL BE FIELD ADJUSTED AS NEEDED FOR SPECIFIC SITE CONDITIONS.

NOTES:

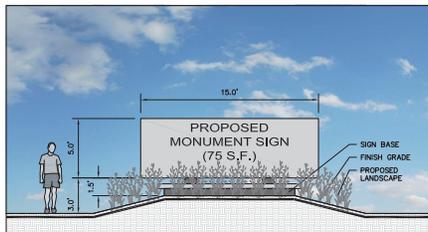
- ALL TREES, BUSHES AND SHRUBS ARE SUBJECT TO MARKET CONDITIONS.
- PER APPLICANT: "APPLICANT'S LANDSCAPE PLANTINGS WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES. APPLICANT RESERVES THE RIGHT TO RELOCATE AND MODIFY LANDSCAPE PLANTINGS ON APPLICANT'S PROPERTY BASED UPON AVAILABILITY AND MARKET CONDITIONS AND PROVIDED APPLICANT SUPPLIES THE APPROPRIATE NUMBER OF PLANTINGS WITH RESPECT TO EACH REQUIRED CLASSIFICATION AND PROVIDED THE PLAN IS IN FULL COMPLIANCE WITH APPLICABLE CODES."

CLUBHOUSE FOUNDATION LANDSCAPE CALCULATION				
BUILDING ELEVATION	FOUNDATION TREE REQUIREMENT	FOUNDATION SHRUBS AND PERENNIAL REQUIREMENT	FOUNDATION TREES PROVIDED	FOUNDATION SHRUBS AND PERENNIALS PROVIDED
FRONT ELEVATION	5 TREES	48 SHRUBS & PERENNIALS	5 TREES	48 SHRUBS & PERENNIALS
REMAINING ELEVATIONS	23 TREES	230 SHRUBS & PERENNIALS	23 TREES	231 SHRUBS & PERENNIALS
TOTAL REQUIREMENT	28 TREES	278 SHRUBS & PERENNIALS	28 TREES	278 SHRUBS & PERENNIALS



MONUMENT SIGN LANDSCAPE PLAN

SCALE: 1" = 10'



MONUMENT SIGN ELEVATION

SCALE: 1" = 5'



LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA

FOUNDATION LANDSCAPE PLANS

NO.	REVISIONS	DATE
1	PREP STATE & SIGN COMMENTS	03/07/21
2	CLUBHOUSE CHANGE	05/13/21
3		

Prepared For:

Executive Affiliate, Inc.
47W210 US Hwy. 30
Big Rock, IL 60511
PRAIRIE WINDS - ST. CHARLES
NWC Bricker Rd. and Randall Rd.
St. Charles, Illinois

Prepared By:



CHECKED BY: J. MILLER
DESIGN BY: KMP / D.O.
DRAWN BY: KMP / D.O.
DATE: FEBRUARY 27, 2017
SCALE: AS NOTED
PROJECT NO.: 17-012

L-14

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE SPECIFIED. SHALL BE CROWNED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED FOR ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS OF GREATER SIZE THAN LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FROM ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PANS BY MIOBEST TRADING COMPANY OR EQUAL SHALL BE ROTULATED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTULATED INTO THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW GRASS CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WIG WILF BURESS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS TO MAINTAIN MOISTURE PRIOR TO TURF SEED AND SOO OCCUR ON THE SAME PROJECT. CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
- AREAS TO BE SOOED SHALL BE WITH AN APPROVED TURFGRASS SOO OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED VARIETIES. BURESS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE MATURED FOR 3 FULL GROWING SEASONS PRIOR TO HARVEST. SOO MUST BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (°) NOR LESS THAN 35 DEGREES (°). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" SOO IS DESIRED) BUT SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOO SHALL BE LAYED IN STAGGERED STRAIGHT LINES TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL BE USED ON ALL CURBS AND BE HEAVY DUTY GALVANIZED STEEL.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE THE OWNER AN PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOO AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS

NATIVE PLANTING SPECIFICATIONS FOR STORMWATER BMPs

- DEFINITION AND GENERAL REQUIREMENTS**
- WORK SHALL CONSIST OF PROVIDING, DELIVERING, AND INSTALLING ALL SEEDS, PLUGS, PLANTS, OR OTHER MATERIALS REQUIRED FOR THE ESTABLISHMENT OF THE PROPOSED STORMWATER BMP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POST-INSTALLATION MAINTENANCE UNTIL RELEASED BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE, AND ANY TASKS AND OPERATIONS IN COMPLIANCE WITH THE PLANS AS SPECIFIED IN THIS PROVISION OR AS DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.
 - COMPLIANCE WITH LOCAL REQUIREMENTS AS RELATED TO THE WORK AS DESCRIBED HEREIN INCLUDING PERFORMANCE AND MAINTENANCE STANDARDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTORS.
 - WORK SHALL BE PERFORMED ONLY BY A COMPANY SPECIALIZING IN NATIVE/ WETLAND INSTALLATION AND MAINTENANCE WITH A MINIMUM OF 7 YEARS OF EXPERIENCE. PERSONAL ASSIGNED TO SITE SHALL HAVE A MINIMUM OF 3 YEARS OF PROFESSIONAL EXPERIENCE IN ASSIGNED WORK. IN NO CASE SHALL ANYONE WORK ON-SITE WITHOUT SUPERVISOR.
 - THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE APPLICABLE AGENCIES.
 - THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTION.
 - THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO CONTACT THE DESIGNER TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, AND LOCAL DISTRICTS. ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS FOR THE PROJECT.
 - PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT/DESIGNER AS TO ANY REVISIONS/SUBSTITUTIONS THAT MAY NEED TO BE MADE TO THE PLANS.
 - CONTRACTOR SHALL GUARANTEE ALL SEED, PLUGS, PLANTS, LABOR AND ANY MATERIAL FOR THE DURATION OF ANY AND ALL INSTALLATION AND MAINTENANCE CONTRACT OR 1 YEAR, WHICHEVER IS GREATER.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES ON AND OFF-SITE AND THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT TO WARRANTEE THE OWNER AGAINST ANY OTHER AGENTS OF THE PROJECT.
 - THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION.

- SEEDS, PLUGS AND PLANTS**
- ALL SEEDS, PLUGS AND PLANTS SHALL BE GUARANTEED TO BE TRUE TO BOTANICAL NAME AND VARIETIES.
 - SEED MIX PERCENTAGES SHALL BE IDENTIFIED AND COUNT AND MATCH SEEDS LISTED AND SPECIFIED.
 - SEED MIX PERCENTAGES/ QUANTITY INCLUDING PER ACRE SHALL MEAN THE TOTAL AMOUNT OF PLS (PURE LIVE SEED) PER ACRE FOR ALL SPECIES EXCLUDING FODDERS.
 - SEED MIXTURE TAGS SHALL BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO SEEDING TIME FOR APPROVAL BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.
 - ALL SEEDS SHALL BE PLANTED AT THE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEEDS OUT OF DORMANCY FOR ANY PLANTING TO OCCUR OTHER THAN FALL PLANTING.
 - SEEDS SHALL BE PLANTED AT THE PROPER STRATIFICATION AND/OR SCARIFICATION FOR SCHEDULED PLANTING TIME.
 - IF NOT ALREADY INCLUDED IN THE SEED MIX, PLANT A TEMPORARY COVER CROP ALONG WITH THE SEED TO STABILIZE THE SOIL WHILE THE PERMANENT NATIVE SPECIES GERMINATE AND BECOME ESTABLISHED, ESPECIALLY IN HIGHLY ERODIBLE AREAS.
 - SEEDS AND PLUGS SHALL BE FROM A SOURCE WITHIN A MAXIMUM OF 200 MILES FROM THE PROJECT LOCATION.
 - ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.

- INSTALLATION**
- CONSTRUCTION REQUIREMENTS AND TIMELINES SHALL BE SCHEDULED WITH THE GENERAL CONTRACTOR.
 - NO WAY EXCESS EXISTING VEGETATION SCHEDULED TO REMAIN TO A HEIGHT OF 6" MAXIMUM.
 - APPLY BROAD SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT. HERBICIDE APPLICATION MUST BE PERFORMED BY A LICENSED PESTICIDE APPLICATOR TO VERIFY EXISTING TOPSOIL PH AND ORGANIC MATTER.
 - SOIL PH SHALL BE MONITORED AND ADJUSTED AS NEEDED FOR AGRICULTURAL PLANT HEALTH.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND LABOR FOR ANNUAL SOIL TESTS AND AS NEEDED TO DIAGNOSE ANY PROBLEMS ON-SITE.
 - CONTRACTOR TO VERIFY WITH SEED SOURCE FOR APPROPRIATE PLANTING TIMES AND CONDITIONS AS NEEDED.
 - CONTRACTOR SHALL AVOID THE USE OF HEAVY EQUIPMENT AND ANY OTHER ACTIVITY THAT WILL RESULT IN OVER COMPACTION OF AREAS TO BE PLANTED.
 - WHEN APPLICABLE, CONTRACTOR SHALL INSTALL THE AMENDED SOIL MIX PER PLAN. MATERIALS MAKING UP AMENDED SOIL MIXTURES SHALL BE WELL BLENDED AND INSTALLED SEPARATELY IN "LAYERS". TOPSOIL SHALL BE "LIFTED" AS NECESSARY TO CONDUCE WITH SEEDING METHODOLOGY WHETHER IT BE BROADCAST, DRILL, HYDRO-SEEDING OR NO-TILL TYPE. SEEDING METHODOLOGY SHALL BE AT THE DISCRETION OF THE CONTRACTOR BUT SHALL BE IN A MANNER NECESSARY TO MAXIMIZE PLANT ESTABLISHMENT, UNIFORM COVERAGE AND THE PREVENTION OF SOIL EROSION.
 - TOPSOIL AND FINISH GRADE SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SUPPLY, QUALITY, QUANTITY AND PLACEMENT OF TOPSOIL.
 - THE FINISH GRADE WILL BE SHAPED TO THE ELEVATION SHOWN ON THE PLANS. TOPSOIL WILL BE FREE OF DEBRIS, CLODS, STONES, ROOTS, STICKS, WASHOUTS, CRUSTING/ CAKING, WITH SOIL PARTICLES NOT TO EXCEED 2" IN DIAMETER. A TEMPORARY COVER CROP WILL BE REQUIRED TO BE ESTABLISHED AFTER THE FIRST FULL GROWING SEASON PER PLAN.
 - IF BROADCAST SEEDING IN DORMANCY, INSTALL WHEN THE EVENING TEMPERATURES DROP BELOW FREEZING. USE APPROPRIATE EROSION CONTROL MEASURES TO PROVIDE STABILIZATION UNTIL THE FOLLOWING GROWING SEASON.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING AND IMPLEMENTING THE MEANS AND METHODS NECESSARY FOR THE SAFE AND SUCCESSFUL EXECUTION OF THE APPROVED PLANS. THIS INCLUDES BUT IS NOT LIMITED TO:
 - SEED INSTALLATION METHODS AND EQUIPMENT, PROTECTION OF PLANT MATERIAL/SEED FROM WILDLIFE AND OTHER ENVIRONMENTAL FACTORS DURING ESTABLISHMENT, APPROPRIATE MAINTENANCE, TIMING AND TECHNIQUES ETC.
 - THIS SHALL BE DONE IN ACCORDANCE WITH THE PROVIDED DETAILS, SPECIFICATIONS AND PERFORMANCE STANDARDS WHICH ARE INTEGRAL TO THE APPROVED PLANS.
 - ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.

- MAINTENANCE AND MANAGEMENT**
- TO ENSURE PROPER ESTABLISHMENT, A MAINTENANCE AND MANAGEMENT PLAN SHALL BE REQUIRED TO SUPPORT SITE DEVELOPMENT GOALS. THEREFORE REGULAR MAINTENANCE AND MONITORING CONTROLS TO PREVENT INVASIVE SPECIES AND MAINTAIN OPTIMAL MOISTURE LEVELS ARE NECESSARY. MANAGEMENT ACTIONS ITEMS FOR DURATIONS AS SPECIFIED. SELECTION OF MAINTENANCE METHODS PRIMARILY DEPENDS UPON TIMING AND OTHER FACTORS SUCH AS AESTHETIC GOALS, PROJECT SIZE, AND BUDGET TO DETERMINE WHAT TECHNIQUES WILL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE PERFORMANCE STANDARDS AND, IN CONJUNCTION WITH THE OWNER, DEVELOPING THE APPROPRIATE MAINTENANCE TECHNIQUES AND SCHEDULE IN ORDER TO MEET THE CRITERIA AS DEFINED IN THE APPROPRIATED PERFORMANCE STANDARDS.
 - THE MAINTENANCE AND MANAGEMENT PLAN SHALL INCLUDE THE FOLLOWING:
 - REGULAR SITE INSPECTION AND MONITORING, MOWING, SELECTIVE HERBICIDE/ PESTICIDE APPLICATION, OVER-SEEDING AND SUPPLEMENTAL PLANTING, WATER CONTROL, AND TEMPORARY IRRIGATION AND PRESCRIBED BURNING.

NATIVE PLANTING PERFORMANCE STANDARDS

MONITORING AND MANAGEMENT PERIOD AS REQUIRED	TEMPORARY VEGETATIVE COVER/PERMANENT SOIL STABILIZATION	PERCENT COVER OF PERMANENT NATIVE VEGETATION/GERMINATED SEED	NONE OF THREE (3) MOST DOMINANT SPECIES NON-NATIVE OR INVASIVE	COVER CROP ACCEPTABLE	SURVIVAL RATE FOR TREES AND SHRUBS	SURVIVAL RATE FOR PLUGS
YEAR 1	MUST MEET NPDES STANDARDS	10%	REQUIRED	100%	100%	100%
YEAR 2	NO UNVEGETATED AREAS GREATER THAN 3FT ²	25%	REQUIRED	100%	100%	100%
YEAR 3	NO UNVEGETATED AREAS GREATER THAN 2FT ²	75%	REQUIRED	100%	100%	100%

PLANT PALETTE

SHADE, ORNAMENTAL AND CONIFEROUS TREES

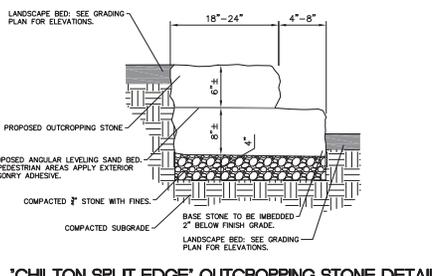
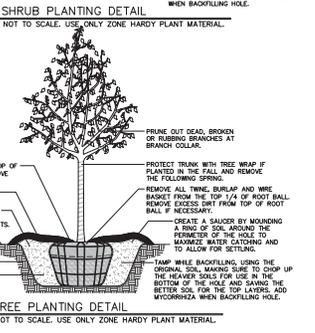
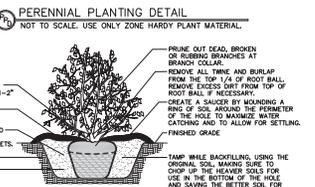
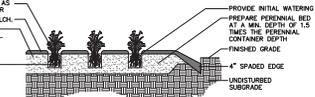
ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
SRM	Acer glabrum 'Morton'	State Street Myrtle Maple	2 1/2" Cal.
GM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal.
AMB	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	2 1/2" Cal.
CHB	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2 1/2" Cal.
SLH	Gleditsia 'Hibernica' var. 'Inermis Skyline'	Skyline Honeylocust	2 1/2" Cal.
KCT	Gymnocladia dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.
TLP	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.
SWO	Quercus laevis	Swamp White Oak	2 1/2" Cal.
ESE	Ulmus propinqua 'JFS-Bielebein'	Emerald Sunshin Elm	2 1/2" Cal.
AMS	Araliacanthus x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"
SMB	Magnolia stellata	Star Magnolia	6"
PRC	Malus 'Proflusum'	Proflusum Crab	6"
RJC	Malus 'Red Jewel'	Red Jewel Crabapple	6"
JHL	Syringa reticulata	Japanese Tree Lilac	6"
BHS	Picea glauca var. densata	Black Hills Spruce	6"
CBS	Picea pungens var. glauca	Colorado Blue Spruce	6"
VWR	Ficus benjamina 'Vanderweil's Pyramid'	Vanderweil's Ficus	6"
DGF	Pseudotsuga menziesii	Douglas Fir	6"

FLOWERING AND EVERGREEN SHRUBS

ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
LAB	Anemone melanocarpa 'Morton'	Huckle Beauty Black Chokeberry	5 Gal.
IBB	Buddleja davidii 'Pink Delight'	Pink Delight Butterfly Bush	5 Gal.
DHS	Dierodendron sessilifolium 'LPDC Pondaris'	Flax Ediths Cool Splash Dogwood	5 Gal.
DBS	Euconymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal.
GLS	Rhus aromatica 'Groen-Low'	Groen-Low Sumac	5 Gal.
DKR	Rosa 'Dark Horse'	Double Knock Out Rose	3 Gal.
WOR	Rosa 'Rothwild'	White Out Rose	3 Gal.
PSR	Rosa var. 'NOA160908'	Pink Supreme Carpet Rose	3 Gal.
ARC	Rosa var. 'NOA167400A'	Amber Carpet Rose	3 Gal.
DHW	Wibeglia x 'Dark Horse'	Dark Horse Weigelia	3 Gal.
KCJ	Jurinea x pereziana 'Kallya's Compact'	Compact Compact Juniper	5 Gal.
DNV	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.
BHB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	5 Gal.
RSS	Clethra alifanola 'RUBY Spice'	Ruby Spice Summerweet	5 Gal.
VHM	Hamelis vernalis	Vernal Witch-Hazel	5"
LDN	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5"
MJK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5"
JVB	Viburnum x juddii	Judd Viburnum	3 Gal.
DVB	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.
CJJ	Jurinea procumbens 'Nana'	Dwarf Jagged Juniper	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
SPY	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Yarrow	1 Gal.
FRG	Calamagrostis brachytricha	Korean Feather Reed Grass	1 Gal.
NRO	Chasmananthus latifolius	Northern Sea Oats	1 Gal.
JTC	Conepsis 'Jatiro' Tall	Jatiro Tall Conegrass	1 Gal.
MC	Schizoclelea 'C80 Green Z'	Blue Meadowbelle Coneflower	1 Gal.
GPC	Echinacea 'Glen Echo'	Green Echo Coneflower	1 Gal.
PLC	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	1 Gal.
PFG	Eriogonum spectabile	Purple Lovagegrass	1 Gal.
LJP	Eupatorium dubium 'Little Joe'	Little Joe Dwarf Joe Pye Weed	1 Gal.
GIF	Gallardia grandiflora 'Gobin'	Gobin Blacklet Flower	1 Gal.
RMD	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
PRD	Hemerocallis 'Roses Returns'	Roses Returns Daylily	1 Gal.
SDD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal.
BDC	Leucanthemum x superbum 'Banani Cream'	Banani Cream Shasta Daisy	1 Gal.
WLG	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
BSC	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 Gal.
SFP	Pappaver nudicaule 'Summer Breeze'	Island Poppy	1 Gal.
DHF	Penstemon alpestris 'Hansel'	Dwarf Hansel Fourtail Grass	1 Gal.
LTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
DA	Perovskia atrorubra 'Usualit'	Lacey Blue Sage	1 Gal.
LSS	Perovskia atrorubra 'Little Spry'	Little Spry Russian Sage	1 Gal.
LSS	Rudbeckia fulgida 'Viete's Little Suzy'	Little Suzy Black Eyed Susan	1 Gal.
RNH	Rudbeckia hirta	Black Eyed Susan	1 Gal.
RHI	Salvia nemorosa 'Husmannian'	Marous Salvia	1 Gal.
AFS	Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	1 Gal.
OSK	Symphoricarpos olerandranse	October Sky Aroniac Aster	1 Gal.
KFL	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
PLF	Penstemon alpestris 'Little Bunny'	Little Bunny Fourtail Grass	1 Gal.
BHS	Schizachyrium scoparium 'Witchhazel'	Blue Heaven Little Bluestem	1 Gal.
PDS	Sporobolus heterostachyus	Prairie Dropseed	1 Gal.



NOTES:

- ALL TREES, BUSHES AND SHRUBS ARE SUBJECT TO MARKET CONDITIONS.
- PRIOR APPLICANT: APPLICANT'S LANDSCAPE PLANTINGS WILL BE IN FULL COMPLIANCE WITH ALL APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES. APPLICANT RESERVES THE RIGHT TO RELOCATE AND MODIFY LANDSCAPE PLANTINGS ON APPLICANT'S PROPERTY BASED UPON AVAILABILITY AND MARKET CONDITIONS AND PROVIDED APPLICANT SUPPLIES THE APPROPRIATE NUMBER OF PLANTINGS WITH RESPECT TO EACH REQUIRED CLASSIFICATION AND PROVIDED THE PLAN IS IN FULL COMPLIANCE WITH APPLICABLE CODES.



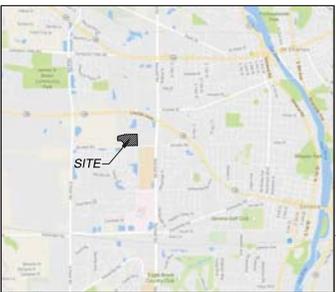
LANDSCAPE DETAILS AND SPECIFICATIONS

Executive Affiliates, Inc.
47420 US Hwy. 30
Big Rock, IL 60011
PRAIRIE WINDS - ST. CHARLES
NWC Archer Rd. and Randall Rd.
St. Charles, Illinois

DESIGNED BY: K.M.P. / D.O.
DRAWN BY: K.M.P. / D.O.
DATE: FEBRUARY 27, 2017
SCALE: NTS
PROJECT NO.: 17-012

LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA

LANDSCAPE DETAILS AND SPECIFICATIONS
L-15



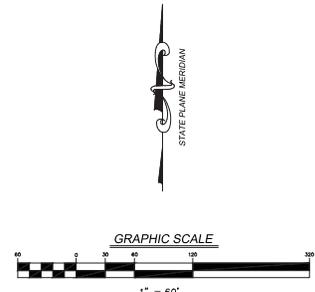
AREA
892,534 SQ. FT.
20.4898 ACRES

ZONING
EXISTING: BR - PUD
PROPOSED: RM-3 - PUD

PROPOSED LAND USE
MULTI-FAMILY RESIDENTIAL

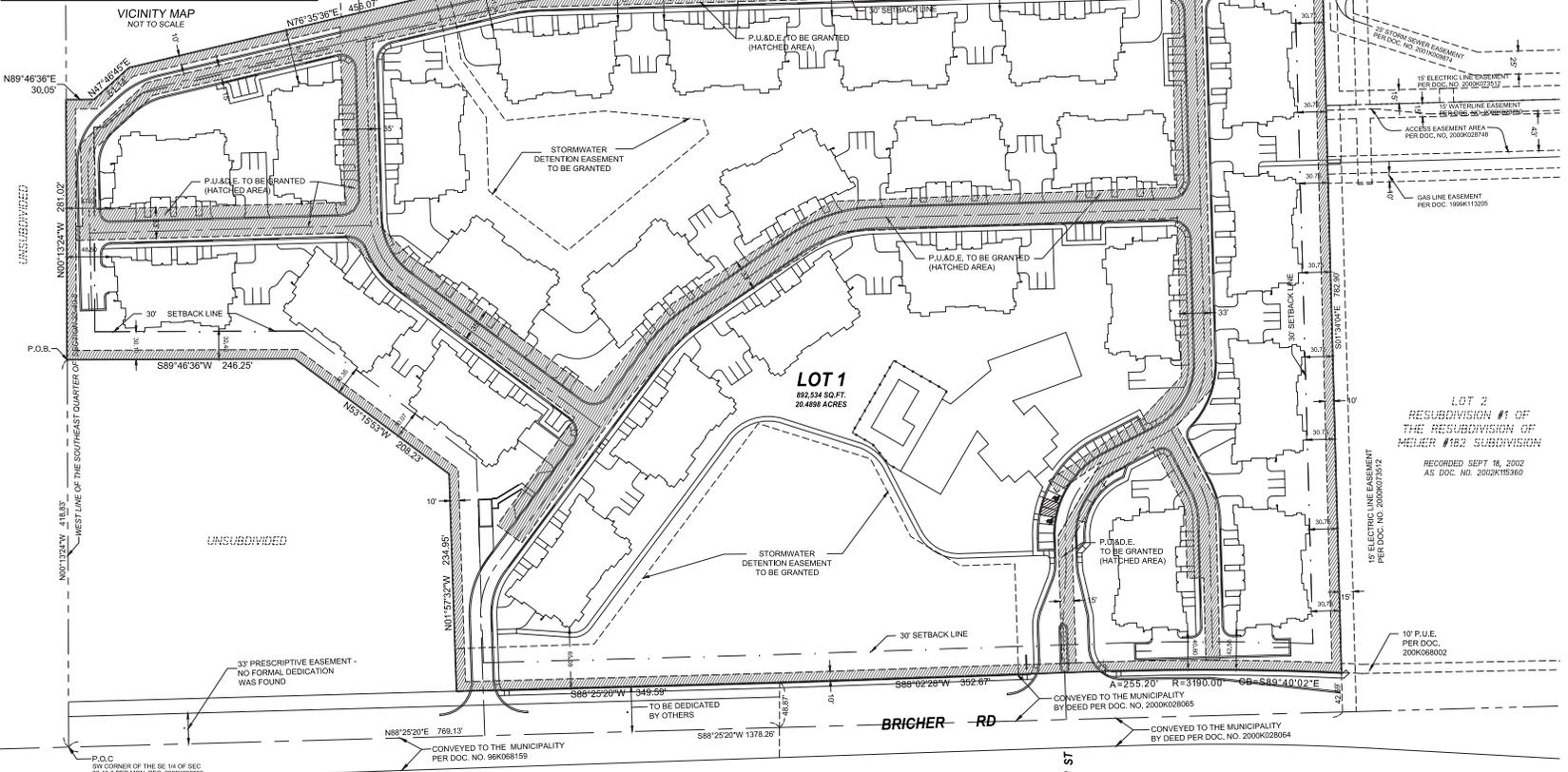
PRELIMINARY PLAT OF SUBDIVISION OF PRAIRIE WINDS

PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41°53'09.24320" N, LONGITUDE 88°29'40.78507" W, ELLIPSOIDAL HEIGHT 693.508 SFT, GROUND SCALE FACTOR 1.0000580664. ALL MEASUREMENTS ARE ON THE GROUND.



OWNER / DEVELOPER
Executive Capital Corporation
47W210 US highway 30
Big Rock, IL 60511
630-556-3731

ENGINEER/SURVEYOR
V3 Companies of Illinois, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- OR ORIGIN BEARING
- A ARC LENGTH
- R RADIUS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- [Hatched Box] PROPOSED EASEMENT TO BE GRANTED

- NOTES**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
 - SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.
 - APPLICANT PRAIRIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 10 FEET FROM THE LOCATION DEPICTED THEREON WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE ASLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT.

<p>Engineers Scientists Surveyors</p> <p>7325 Janes Avenue, Suite 100 Woodridge, IL 60517 630.724.9200 voice 630.724.0384 fax v3co.com</p>	<p>PREPARED FOR:</p> <p>EXECUTIVE CAPITAL CORPORATION 47W210 US HIGHWAY 30 BIG ROCK EXECUTIVE CENTER BIG ROCK, IL 60511 630-556-3731</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03-09-17</td> <td>REVISED PER VILLAGE COMMENTS</td> <td></td> </tr> <tr> <td>2</td> <td>04-03-17</td> <td>REVISED PER VILLAGE COMMENTS</td> <td></td> </tr> <tr> <td>3</td> <td>04-14-17</td> <td>REVISED PER VILLAGE COMMENTS</td> <td></td> </tr> </tbody> </table>		NO.	DATE	REVISION	DESCRIPTION	1	03-09-17	REVISED PER VILLAGE COMMENTS		2	04-03-17	REVISED PER VILLAGE COMMENTS		3	04-14-17	REVISED PER VILLAGE COMMENTS		<p>PROJECT NO.: 16262</p> <p>GROUP NO.: VP04.1</p> <p>SHEET NO.: 1 of 2</p>	
		NO.	DATE	REVISION	DESCRIPTION																
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3	04-14-17	REVISED PER VILLAGE COMMENTS																			
<p>PRELIMINARY PLAT OF SUBDIVISION</p> <p>PRAIRIE WINDS</p>		<p>DRAFTING COMPLETED: 02-28-17</p> <p>FIELD WORK COMPLETED: N/A</p>	<p>DRAWN BY: MLP</p> <p>CHECKED BY: CDB</p>	<p>PROJECT MANAGER: CDB</p> <p>SCALE: 1" = 60'</p>																	

**PRELIMINARY PLAT OF SUBDIVISION
OF
PRAIRIE WINDS**

PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE
8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF ST.
CHARLES, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.
DATED AT ST. CHARLES, KANE COUNTY, ILLINOIS
THIS _____ DAY OF _____ A.D. 20 _____

CHAIRMAN _____

SECRETARY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST.
CHARLES, KANE COUNTY, ILLINOIS, AT A MEETING HELD THIS _____ DAY OF
_____ A.D. 20 _____

BY: _____ MAYOR

ATTEST: _____ CITY CLERK

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, AMERITECH AND NCCOR 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 HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY 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(S) TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION 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 PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE(S) IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE(S) 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(S) SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PRIOR TO THE DETENTION VOLUME CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MOODY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSION TRUSTEE, TO THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640 AS RECORDED IN DOCUMENT NO. 1884216; THENCE NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 418.83 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG SAID WEST LINE, 281.02 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS EAST, 30.05 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 45 SECONDS EAST, 51.14 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 38 SECONDS EAST, 456.07 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 56 SECONDS EAST, 486.63 FEET TO THE WEST LINE OF LOT 1 IN RESUBDIVISION # 2 OF THE RESUBDIVISION OF MEUER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2002 AS DOCUMENT NUMBER 2002K140590; THENCE SOUTH 01 DEGREES 34 MINUTES 04 SECONDS EAST ALONG SAID WEST LINE AND ALONG WEST LINE OF LOT 2 IN RESUBDIVISION # 1 OF THE RESUBDIVISION OF MEUER #182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2002 AS DOCUMENT NUMBER 2002K115360, A DISTANCE OF 782.90 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO THE CITY OF GENEVA BY DEED DOCUMENT RECORDED AS 2000K02865; THENCE THE FOLLOWING TWO (2) CURVES AND DISTANCES ALONG THE NORTH LINE OF SAID CONVEYED PROPERTY: 1) WESTERLY ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3180.0 FEET, HAVING A CHORD BEARING NORTH 89 DEGREES 40 MINUTES 02 SECOND WEST, FOR AN ARC LENGTH OF 255.20 FEET TO A POINT OF TANGENCY; 2) SOUTH 88 DEGREES 02 MINUTES 28 SECONDS WEST, 352.07 FEET TO THE NORTHWEST CORNER OF SAID CONVEYED PROPERTY; THENCE SOUTH 88 DEGREES 25 MINUTES 20 SECOND WEST ALONG LINE 48.85 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 32, A DISTANCE OF 349.59 FEET; THENCE NORTH 01 DEGREES 57 MINUTES 32 SECONDS WEST, 234.95 FEET; THENCE NORTH 53 DEGREES 15 MINUTES 03 SECONDS WEST, 209.23 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 36 SECONDS WEST, 246.25 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREOF DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20 _____

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2017.

OWNER / DEVELOPER
Executive Capital Corporation
47W210 US highway 30
Big Rock, IL 60511
630-556-3731

ENGINEER/SURVEYOR
V3 Companies of Illinois, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

PREPARED FOR:
EXECUTIVE CAPITAL CORPORATION
47W210 US HIGHWAY 30
BIG ROCK EXECUTIVE CENTER
BIG ROCK, IL 60511
630-556-3731

REVISIONS		
NO.	DATE	DESCRIPTION
1	03-09-17	REVISED PER VILLAGE COMMENTS
2	04-03-17	REVISED PER VILLAGE COMMENTS
3	04-14-17	REVISED PER VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION

PRAIRIE WINDS

DRAFTING COMPLETED:	02-28-17	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = N/A

Project No: 16262
Group No: VP04.1
SHEET NO. 2 of 2



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com



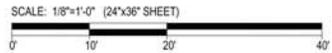
FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



BUILDING TYPE II ELEVATIONS

EXTERIOR MATERIALS TO INCLUDE A MIX OF CULTURED STONE, HARDI (OR EQUIVALENT), CEMENTITIOUS SIDING AND STUCCO



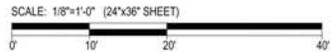
FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION



BUILDING TYPE II ELEVATIONS

EXTERIOR MATERIALS TO INCLUDE A MIX OF CULTURED STONE, HARDI (OR EQUIVALENT), CEMENTITIOUS SIDING AND STUCCO

A422



CLUBHOUSE ELEVATION

EXTERIOR MATERIALS TO INCLUDE A MIX OF CULTURED STONE, HARDI (OR EQUIVALENT), CEMENTITIOUS SIDING AND STUCCO

SCALE: 1/4" = 1'-0" (1/4" OF SHEET)

Symbol	Label	Qty
	A	14
	B	14

Description	Length	Number Lamps	Lumens per Lamp	LLF	UFC	Foot Candles
20000K with 30 LEDs @ 700 mA, 6000K, Type 3 Medium Output	14	1	4000	0.8	48	48
20000K with 30 LEDs @ 700 mA, 6000K, Type 3 Medium Output	14	1	4000	0.8	48	48

Statistics	Minimum	Maximum	Avg	Min	Max	Min/Max	StdDev
Footcandle	0.0	100.0	10.0	0.0	100.0	0.0	10.0

Luminaires Locations		Symbol	Footcandle	Min	Max	Min/Max	StdDev
1	A	14	100.0	0.0	100.0	0.0	10.0
2	A	14	100.0	0.0	100.0	0.0	10.0
3	A	14	100.0	0.0	100.0	0.0	10.0
4	A	14	100.0	0.0	100.0	0.0	10.0
5	A	14	100.0	0.0	100.0	0.0	10.0
6	A	14	100.0	0.0	100.0	0.0	10.0
7	A	14	100.0	0.0	100.0	0.0	10.0
8	A	14	100.0	0.0	100.0	0.0	10.0
9	A	14	100.0	0.0	100.0	0.0	10.0
10	A	14	100.0	0.0	100.0	0.0	10.0
11	A	14	100.0	0.0	100.0	0.0	10.0
12	A	14	100.0	0.0	100.0	0.0	10.0
13	A	14	100.0	0.0	100.0	0.0	10.0
14	A	14	100.0	0.0	100.0	0.0	10.0
15	A	14	100.0	0.0	100.0	0.0	10.0
16	A	14	100.0	0.0	100.0	0.0	10.0
17	A	14	100.0	0.0	100.0	0.0	10.0
18	A	14	100.0	0.0	100.0	0.0	10.0
19	A	14	100.0	0.0	100.0	0.0	10.0
20	A	14	100.0	0.0	100.0	0.0	10.0
21	A	14	100.0	0.0	100.0	0.0	10.0
22	A	14	100.0	0.0	100.0	0.0	10.0
23	A	14	100.0	0.0	100.0	0.0	10.0
24	A	14	100.0	0.0	100.0	0.0	10.0
25	A	14	100.0	0.0	100.0	0.0	10.0
26	A	14	100.0	0.0	100.0	0.0	10.0
27	A	14	100.0	0.0	100.0	0.0	10.0
28	A	14	100.0	0.0	100.0	0.0	10.0
29	A	14	100.0	0.0	100.0	0.0	10.0
30	A	14	100.0	0.0	100.0	0.0	10.0
31	A	14	100.0	0.0	100.0	0.0	10.0
32	A	14	100.0	0.0	100.0	0.0	10.0
33	A	14	100.0	0.0	100.0	0.0	10.0
34	A	14	100.0	0.0	100.0	0.0	10.0
35	A	14	100.0	0.0	100.0	0.0	10.0
36	A	14	100.0	0.0	100.0	0.0	10.0
37	A	14	100.0	0.0	100.0	0.0	10.0
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39	A	14	100.0	0.0	100.0	0.0	10.0
40	A	14	100.0	0.0	100.0	0.0	10.0
41	A	14	100.0	0.0	100.0	0.0	10.0
42	A	14	100.0	0.0	100.0	0.0	10.0
43	A	14	100.0	0.0	100.0	0.0	10.0
44	A	14	100.0	0.0	100.0	0.0	10.0
45	A	14	100.0	0.0	100.0	0.0	10.0
46	A	14	100.0	0.0	100.0	0.0	10.0
47	A	14	100.0	0.0	100.0	0.0	10.0
48	A	14	100.0	0.0	100.0	0.0	10.0
49	A	14	100.0	0.0	100.0	0.0	10.0
50	A	14	100.0	0.0	100.0	0.0	10.0
51	A	14	100.0	0.0	100.0	0.0	10.0
52	A	14	100.0	0.0	100.0	0.0	10.0
53	A	14	100.0	0.0	100.0	0.0	10.0
54	A	14	100.0	0.0	100.0	0.0	10.0
55	A	14	100.0	0.0	100.0	0.0	10.0
56	A	14	100.0	0.0	100.0	0.0	10.0
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58	A	14	100.0	0.0	100.0	0.0	10.0
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61	A	14	100.0	0.0	100.0	0.0	10.0
62	A	14	100.0	0.0	100.0	0.0	10.0
63	A	14	100.0	0.0	100.0	0.0	10.0
64	A	14	100.0	0.0	100.0	0.0	10.0
65	A	14	100.0	0.0	100.0	0.0	10.0
66	A	14	100.0	0.0	100.0	0.0	10.0
67	A	14	100.0	0.0	100.0	0.0	10.0
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69	A	14	100.0	0.0	100.0	0.0	10.0
70	A	14	100.0	0.0	100.0	0.0	10.0
71	A	14	100.0	0.0	100.0	0.0	10.0
72	A	14	100.0	0.0	100.0	0.0	10.0
73	A	14	100.0	0.0	100.0	0.0	10.0
74	A	14	100.0	0.0	100.0	0.0	10.0
75	A	14	100.0	0.0	100.0	0.0	10.0
76	A	14	100.0	0.0	100.0	0.0	10.0
77	A	14	100.0	0.0	100.0	0.0	10.0
78	A	14	100.0	0.0	100.0	0.0	10.0
79	A	14	100.0	0.0	100.0	0.0	10.0
80	A	14	100.0	0.0	100.0	0.0	10.0
81	A	14	100.0	0.0	100.0	0.0	10.0
82	A	14	100.0	0.0	100.0	0.0	10.0
83	A	14	100.0	0.0	100.0	0.0	10.0
84	A	14	100.0	0.0	100.0	0.0	10.0
85	A	14	100.0	0.0	100.0	0.0	10.0
86	A	14	100.0	0.0	100.0	0.0	10.0
87	A	14	100.0	0.0	100.0	0.0	10.0
88	A	14	100.0	0.0	100.0	0.0	10.0
89	A	14	100.0	0.0	100.0	0.0	10.0
90	A	14	100.0	0.0	100.0	0.0	10.0
91	A	14	100.0	0.0	100.0	0.0	10.0
92	A	14	100.0	0.0	100.0	0.0	10.0
93	A	14	100.0	0.0	100.0	0.0	10.0
94	A	14	100.0	0.0	100.0	0.0	10.0
95	A	14	100.0	0.0	100.0	0.0	10.0
96	A	14	100.0	0.0	100.0	0.0	10.0
97	A	14	100.0	0.0	100.0	0.0	10.0
98	A	14	100.0	0.0	100.0	0.0	10.0
99	A	14	100.0	0.0	100.0	0.0	10.0
100	A	14	100.0	0.0	100.0	0.0	10.0



EXHIBIT "E"
CONDITIONS, CORRECTIONS AND MODIFICATIONS

Fire Department

Memo

Date: April 13, 2017
To: Ellen Johnson
From: Lt. John Kessler, Fire Department
Project: Prairie Winds
Application: 2016PR017

Re: Preliminary Engineering

The submitted preliminary engineering drawings appear to meet site access and circulation requirements. The Fire Department offers the following comments:

1. The roadway width is such that parking will not be permitted on both sides of the roadways.
2. The turning radii appear to be adequate for Fire Department access.
3. Building construction types and total square footage per building will be required to calculate estimated fire flow requirements. This may affect water main sizes as well. While hydrant spacing appears adequate, it is dependent on this information to verify locations as well. Please provide this information

Public Works Department

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: April 14, 2017

To: Ellen Johnson
Chris Bong

From: Karen Young, P.E., CFM

RE: Prairie Winds

The Public Works Department has reviewed the following documents for the subject project:

- Revised Preliminary Engineering Plans prepared by V3 Companies dated March 31, 2017

The following comments require resolution prior to our recommendation for preliminary engineering approval:

Electric:

1. Proposed routing for the electric mainline primary and secondary, including structures, will be front lot distribution. The Electric infrastructure will be underground, looped type construction to minimize any outages and better allow for the maintenance and reliability of facilities. Any additional facilities that must be installed in order to meet this standard will be at the cost of the Developer and not the City. Any existing facilities that need to be modified in order to meet this standard will be at the cost of the Developer and not the City.
2. A preliminary plan for the layout for the electric would include the existing switchgears that are located behind the Lowe's store at 955 S. Randall Rd. and behind the Meijer store at 855 S Randall Rd. Tentatively the transformer loop(s) would extend from the switchgear location 6152S01 to the switchgear location 6154S01.
3. The final determination for the electric layout would consider the electric needs for each of the residential buildings and the clubhouse. Several factors such as: the voltage requirements and the multi-phase requirements (1-phase vs. 3-phase) would need to be selected ahead of time to determine the final electric layout.

4. St. Charles is a “zero standard” utility so the customer is responsible for all the costs associated with the construction and installation needed to connect to the city’s electric utility.
5. The City requires a 10 foot easement on the front lots facing the road (street side) and an additional 5 foot easement on the side and rear lots.
6. Standard easement provisions require that easement areas be clear for the purpose of maintaining the utilities within them. Hence, buildings, structures, extensive landscaping or ponds would not be permitted within the easement areas. Pavement is acceptable within the easement area.
7. Streetlight design for public streets requires the use of the existing City standard light poles and fixtures. These can be submitted to the Developer upon request. The Developer is responsible for the preliminary design of the street-lighting system.

** Please note for building plans – if private street-lighting is to be used, then streetlight conduit and cable are not allowed within the primary or secondary trench. Further, private streetlight routing should maintain a five (5) foot clearance from the primary mainline cable route or secondary service mains to avoid future locating confusion. Private street-lighting also requires a separate meter and disconnect in a location designated by the utility.

8. Individual house/tenant electric services will be installed separately as Permits are received by the St. Charles Electric Department. Each service, installed by the City, will have a standard fee that includes: any conduit & cable and the house meter. Tentatively, this project is proposed as multi-tenant residential buildings and a clubhouse.
9. St. Charles requires an external disconnect at the main breaker to allow the Fire Department to shut-off the power to each unit and to each building in emergency situations.
10. Landscaping plans should be developed to minimize interference with the operation of the electric equipment. A drawing showing required standard clearances is available.
11. If Temporary Power is required for the site during the construction phase, please submit an Electric Service Application to allow the City to determine costs and method of service.
12. Transformers, or equipment, located where there is a possibility of vehicular damage will require concrete vehicle barriers strategically located to protect the equipment. The Developer is responsible for installing these barriers as per the City’s specifications.
13. The design of the electric mainline cable route has some flexibility; however, we require a separation of at least five feet (5’) from sewer, water and gas, except at utility crossings.
14. The Developer is allowed to provide joint trenching of the electric with the phone & cable systems. At the appropriate time, SBC, AT&T and Comcast (WOW) should be included to design their distribution systems. We will allow them within five feet of the electric; however, the easement language needs to be written to include them. The service plan for phone and CATV should be done at the same time as the electric to take advantage of any joint trench opportunities.

15. St. Charles will design the general location for each of the Distribution facilities: primary conduit, transformer pads, switchgear pads, pedestals.
16. The Developer installs the following: primary conduit, set splice boxes per city's specifications, transformer pad substructure, switchgear pad substructure, all secondary conduit mains from transformer to pedestals or building mains on multi-tenant buildings, install secondary cable mains to multi-tenant buildings, and approved meter fittings with an external disconnect.
17. Please submit drawings of multi-position meter main for approval. All 3-phase services require a separate CT cabinet and metering cabinet with main. CT dimensions for the city of St. Charles differ from standard (ComEd), please submit drawings for approval.
18. The city of St. Charles will install: primary cables, make primary terminations, set transformers, set any pedestals, make secondary terminations and install meters.
19. The Subdivision must be within 6 inches of Final Grade before the city of St. Charles will install any of their electric facilities in order to maintain the proper depth and locations of the electric utilities.
20. Transformers require a 10' level clearance from the front for operations and 5' clearance on the remaining sides. All transformers and any service pedestals will open to the street side.
21. Switchgears require a 10' level clearance from the front & back for operations and 5' clearance on the remaining sides for personnel.
22. Our tentative plan is to place a transformer between every two buildings provided their voltage and phasing requirements are the same. The most efficient way to service the multi-unit buildings would be to have all the meters on the end wall, and the services for the non-contiguous units would need to go under the slab and pop up in the individual units. The Developer probably needs to start to think about how that will look, and how the pipe work will get done. The service pipes obviously would need to be part of the building plans. The City does not allow the service cables & conduit from one unit to pass through another unit.
23. The City has recently adopted the 2014 National Electric Code which has specific changes to the grounding requirements and the inclusion of an Intersystem Bond. The standard St. Charles Residential installation requirements and procedures are applicable. A copy of these standards is available in the Electric Utility Office for the customer.
24. All inspections up to and including the main disconnect are done through the City's Electric Department. Please contact Gary Sittler at **630-377-4474** at the appropriate time for each inspection.

Engineering:

1. No comments.

Sanitary:

1. Please show all roof drain and sump connections to storm sewer at final design.

Water

1. Additional comments relating to hydrant, valve, and service line placement will be addressed during final engineering.

Public Services

1. No comments.

EXHIBIT “F”
PUD DEVIATIONS

Ch. 17.04 – Administration	
17.04.430.C Authorized Administrative Changes	<p>1) Adjustment of building locations up to 16 ft. from the locations depicted on the PUD Preliminary Plan with accompanying modifications to the locations of drive-aisles and other related site improvements shall be considered an Administrative Change, subject to conformance with all applicable zoning requirements and utility separation standards. The locations of all buildings, drive aisles, and other site improvements shall be finalized upon approval of Final Engineering plans.</p> <p>2) Increase in building height up to a total height of 42 ft. shall be considered an Administrative Change. The height of all buildings shall be finalized upon approval of Final Architectural plans.</p>
Ch. 17.22 – General Provisions	
17.22.010.A.1 Number of Buildings on a Lot	More than one principal building shall be permitted per lot as depicted on the Preliminary Plat of Subdivision.
Chapter 17.24 – Off-Street Parking , Loading & Access	
17.24.070.A.2.a Parking facilities within yard setbacks	Parking facilities may be located within the front, side, and rear yards as depicted on the PUD Preliminary Plan.
17.24.070.B Parking space width for multi-family dwellings	Parking spaces shall have a minimum width of 9 ft.
Chapter 17.26 – Landscaping and Screening	
17.26.080.B.3 Building Foundation Planting Bed Distance	Building foundation planting beds may be located more than 16 ft. from the nearest building wall for the clubhouse building. Foundation landscaping for the clubhouse shall be provided as shown on the PUD Preliminary Plan.
17.26.080.C.4 Building Foundation Planting Bed Width	Building foundation planting beds may be less than 8 ft. in width. Foundation landscaping for the residential buildings and the clubhouse shall be provided as shown on the PUD Preliminary Plan.
17.26.110.C Retaining Wall Terracing	Retaining walls over four (4) feet in height shall not be required to be terraced or stepped back to create a planting area.