



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: IIC2

Title: Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

Presenter: Rita Tungare

Meeting: City Council

Date: February 21, 2017

Proposed Cost: \$130,000- FY 17/18

Budgeted Amount: N/A

Not Budgeted:

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

At the Feb. 21, 2017 meeting, the Planning & Development Committee recommended approval of the Prairie Center PUD, subject to 1) Resolution of outstanding staff review comments and 2) Changes to the Inclusionary Housing requirements. The attached PUD Ordinance includes the following changes since the P&D Committee review:

Outstanding Review Comments

At the P&D meeting, staff identified that the City and developer were working to resolve outstanding comments regarding the watermain layout. Recently, staff obtained information regarding the condition of existing watermains on the site that were proposed to remain in the development. Based on the deteriorated condition of the mains, the City is requesting that the developer replace these existing mains as a part of the development project. Staff and the Developer are proposing that the City would reimburse the developer for 50% of the cost of replacing the existing deteriorated mains. Based on current costs, staff has estimated the City’s cost for the watermain replacement to be approximately \$130,000. Given that the main replacements may need to be made with the first phase of the development, the funds for this project will need to be budgeted as a capital improvement in the upcoming fiscal year, FY 17-18.

All other preliminary level staff review comments have been addressed.

Inclusionary Housing

The PUD ordinance will grant the developer 3 years to reserve building sites for the proposed senior affordable development. During this 3 year period, no affordable units will be required to be provided within any buildings within the project. After the 3 year period, the developer may request that the City Council consider amending the Affordable Housing Agreement attached to the PUD ordinance. The City Council will have the discretion to decide whether or not to amend the agreement.

After the 3 year period, if the agreement is not amended, the required affordable units will need to be provided, either grouped together in a senior project, or dispersed among the remaining buildings to be constructed, and constructed at an accelerated rate based upon the number of units remaining in the project. The total affordable unit requirement will remain 10% of the total units.

Attachments *(please list):*

Ordinance

Recommendation/Suggested Action *(briefly explain):*

Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan (Prairie Centre PUD – former St. Charles Mall site)

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

**An Ordinance Granting Approval of a Special Use for Planned Unit
Development and PUD Preliminary Plan
(Prairie Centre PUD – former St. Charles Mall site)**

WHEREAS, on or about August 8, 2016, Shodeen Group, L.L.C. (the “**Applicant**”), with authorization from Towne Centre Equities, L.L.C. (the “**Owner**”), filed petitions for 1) Special Use for Planned Unit Development (“**PUD Petition**”) for the purpose of establishing a new Planned Unit Development for the “**Prairie Centre PUD**” and the governing standards for same, and 2) PUD Preliminary Plan, as to the real estate described in Exhibit “A”; said Exhibit being attached hereto and made a part hereof, (the “**Subject Property**”); and,

WHEREAS, the required Notice of Public Hearing on said PUD Petition was published on or about October 1, 2016, in a newspaper having general circulation within the CITY, to-wit, the Kane County Chronicle newspaper, all 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, which was held in multiple sessions on October 18, 2016, December 6, 2016 and January 10, 2017 (collectively, the “**Public Hearing**”) in accordance with the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, at said Public Hearing, the Applicant and its agents and witnesses presented testimony in support of said PUD Petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, on November 17, 2016, the City’s Housing Commission met and reviewed the Applicant’s Inclusionary Housing Worksheet submitted by the Applicant pursuant to the City’s Inclusionary Housing Ordinance, Chapter 19.02, and recommended approval of a variance to Section 19.02.100 “Location, Phasing and Design” to allow the Developer, at its discretion, to place the affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.; and,

WHEREAS, on January 17, 2017, the Plan Commission recommended approval of said PUD Petition and PUD Preliminary Plan; and,

WHEREAS, the Planning & Development Committee of the City Council also recommended approval of said PUD Petition on or about February 21, 2017; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission, of the Housing Commission, and of the 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 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 PUD Petition and the supplemental materials, supplemental requests, and evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development for the Prairie Centre PUD is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on **Exhibit "B"**, said Exhibit being attached hereto and made a part hereof, which findings are attached hereto and incorporated herein.

2. The passage of this Ordinance shall also constitute approval of (i) the Prairie Centre PUD Preliminary Plan, attached hereto and incorporated herein as **Exhibit "C"** (the "**PUD Site Plan**") said Exhibit being attached hereto and made a part hereof, as well as (ii) the following documents and illustrations reduced copies of which are attached hereto as **Exhibit "D"** (said Exhibit being attached hereto and made a part hereof), subject to compliance with such conditions, corrections, and modifications as may be reasonably required by the Director of Community & Economic Development and the Director of Public Works in order to comply with those requirements of the St. Charles Municipal Code that are not otherwise modified by the departures approved in the succeeding Section 3 (collectively, the "**Supplemental PUD Plans**"), to wit:

- Preliminary Engineering Plans prepared by ESM Civil Solutions, titled "Preliminary Engineering Plans for Prairie Centre" , with last revision date of March 3, 2017;
- Preliminary Plat of Subdivision prepared by prepared by Compass Surveying, with last revision date of September 16, 2016;
- Landscape Plan prepared by OKW Architects, with last revision date of February 1, 2017;
- Architectural Elevations prepared by OKW Architects, with last revision date of February 1, 2017;

The PUD Site Plan and the Supplemental PUD Plans listed in this Section 2 are herein collectively called the "**Approved Preliminary PUD Plans**".

3. The passage of this Ordinance shall also constitute approval of those departures and deviations from the St. Charles Municipal Code and those additional approvals as are set forth on **Exhibit "E"** (the "**Departures and Deviations**"), said Exhibit being attached hereto and made a part hereof.

4. The Prairie Centre PUD is initially being approved as a single-lot subdivision (with the single lot being called the "**Original Lot**") on which multiple buildings (as shown on the PUD Plan) may be constructed. The Original Lot within the Prairie Centre PUD may be hereafter be

re-subdivided into one or more additional lots (each a “**Resubdivided Lot**”) as hereafter provided without requiring further amendment to this Ordinance.

5. Future changes to any one or more of the Approved Preliminary PUD Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, “Changes in Planned Unit Developments”, but with the following modifications to said Section 17.04.430 for purposes of Prairie Centre PUD only, to wit:

(a) “**Major Changes**” shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential “mixed use” nature of the Prairie Centre Project is proposed to be changed). Without limiting the foregoing, “Major Changes” expressly include the following types of changes:

- (i) A reduction in the acreage of open space or common open space by 10% or more.
- (ii) An increase in the total number of dwelling units within the PUD above 670 units (comprised of 609 units plus a “density bonus” of 61 designated affordable units).
- (iii) A change in the types of dwelling units from attached multi-family to detached single family.
- (iv) A reduction by 30% or more in number of parking spaces below the number of parking spaces otherwise required by the methodology in **Exhibit “F”**, said Exhibit being attached hereto and made a part hereof.
- (v) An increase to 30% or more in the percentage credit for shared parking as otherwise allowed in **Exhibit “F”** attached hereto.
- (vi) An expansion by 10% or more of any building footprint (other than by reason of the combination of 2 buildings into 1).
- (vii) Any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.

(b) “**Minor Changes**” shall mean changes that are not defined above as “Major Changes” or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

- (i) any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two

buildings, which connective expansions shall be treated as Authorized Administrative Changes);

(ii) any change to a drive aisle location greater than twenty-five feet.

(c) “**Authorized Administrative Changes**” for the Prairie Centre PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

- (i) A reduction by 5% or less in the acreage of open space or common open space
- (ii) A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by the methodology in Exhibit F attached hereto
- (iii) An increase from 15% to less than 30% in the percentage credit for shared parking as otherwise allowed in **Exhibit “F”** attached hereto.
- (iv) An expansion of any building footprint (other than by reason of the combination of 2 buildings into 1) by 5% or less.
- (v) Any changes to the exterior architecture that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the building architecture as originally approved herein
- (vi) Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.
- (vii) Any changes to building footprint location that is within the dashed black lines on the Approved Preliminary PUD Plans and made so as to achieve building connectivity;
- (viii) Any changes to building footprint location that reduces the area of the building footprint and has no material adverse impact on any building setback requirement;
- (ix) Any changes to building footprint location that (A) lengthens any exterior wall by less than ten feet on any side, and (B) has no material impact on any building setback requirement.
- (x) Any change to a drive aisle location that is less than twenty-five feet.
- (xi) Any change to a drive aisle location that adds parking stalls.
- (xii) The installation of all signs within the development, within the requirements established herein.

6. The Subject Property shall be developed only in substantial accordance with Approved Preliminary PUD Plans (as same may be modified pursuant to Section 5 above), and with all other ordinances of the City as now in effect that are not otherwise herein amended (or as to which departures and / deviations are herein approved on **Exhibit “E”**), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. Zoning: The Subject Property shall remain subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements

of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the Departures and Deviations attached hereto and incorporated herein as **Exhibit “E”**.

- b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be further subdivided to create separate Resubdivided Lots for any one or more freestanding buildings constructed on the Subject Property so long as such freestanding building(s) are in compliance with the Approved Preliminary PUD Plans. Such resubdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City, subject to the deviations and departures herein approved. At the time of resubdivision application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access by way of on-site cross-access easements, parking and utilities) have been provided to adequately serve the proposed lot.
- c. Owners’ Association: If the Subject Property is later resubdivided into multiple lots having two or more separate owners, then the Applicant shall create a property owners’ association (“**Owners’ Association**”) and create a Declaration of Covenants, Conditions & Restrictions (“**CCRs**”) that clearly identify all responsibilities of the Owners Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Subject Property, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such CCRs shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Subject Property.
- d. 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. The Record Owner shall not sell or transfer ownership of any individual lots within the Subject Property until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- e. School and Park Contributions: The School contributions shall be provided by the Applicant as cash in lieu of land in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time. The Park contribution shall be provided by the Applicant as a combined contribution of land and cash (or as otherwise agreed between the Applicant and the Park District) in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

- f. **Inclusionary Housing:** For purposes of complying with the City’s Inclusionary Housing Ordinance (Title 19.02 of the Municipal Code, the “**Inclusionary Housing Ordinance**”):
1. For a period of three (3) years from and after the date of passage of this Ordinance (the “**3-Year Period**”), the Developer shall reserve buildings C3 and B2 on the PUD Site Plan for a building or buildings containing residential units where the occupancy is restricted to residents age 55 or older, and the units meet the definition of an affordable unit in the Inclusionary Housing Ordinance (“**Senior Affordable Project**”). The Senior Affordable Project shall contain not less than the lesser of (i) minimum number of Affordable Units required to comply with the requirements of the City’s Inclusionary Housing Ordinance as in effect as of the expiration of the 3-Year Period or (ii) ten percent (10%) of the non-“affordable” residential units constructed by the Developer. For the absence of doubt, recognizing that a Senior Affordable Project requires special financing often involving publicly awarded tax credits, and that the Developer does not normally engage in such projects, the Developer shall not be expected to itself develop and construct such a Senior Affordable Project, but may instead use good faith efforts to find a third-party developer for same.
 2. A deviation to Section 19.02.100 “Location, Phasing and Design” is hereby granted to allow the Developer, at its discretion, to place the senior affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A.
 3. The Affordable Housing Agreement to be entered into between the City and the Applicant pursuant to Section 19.02.140 of the Municipal Code is set forth on **Exhibit “G”**, said Exhibit being attached hereto and made a part hereof, and is hereby approved. The Affordable Housing Agreement may be amended in accordance with the terms of the Agreement, without needing to amend this Ordinance.
- g. **Site Plan Approval.** Provided that a building permit application is submitted for the construction of any one or more building and associated site improvements that substantially conforms to the Approved PUD Preliminary Plan (with departures, if any, limited only to matters that qualify as a Minor Change or Authorized Administrative Changes), then there shall be no requirement for any so-called site plan approval before the City’s Plan Commission as a condition of the issuance of any such building permit.

7. This Ordinance shall not be modified, amended or revoked by the City prior to the twentieth (20th) anniversary hereof without the consent of the Owner or the Owner’s successors in interest to the Subject Property.

8. 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:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

APPROVED AS TO FORM:

City Attorney

DATE: _____, 2017

Exhibit "A"

Legal Description (Subject Property)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, A DISTANCE OF 222.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 178.0 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 132.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 172.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 9.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 163.92 FEET TO A LINE DRAWN PARALLEL WITH AND 560.0 FEET EASTERLY OF THE EAST LINE OF SAID SUBDIVISION (MEASURED ALONG THE CENTER LINE OF PRAIRIE STREET); THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 447.67 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 574.54 FEET TO A LINE DRAWN PARALLEL WITH AND 1134.54 FEET EASTERLY OF SAID EAST LINE (MEASURED ALONG SAID CENTER LINE); THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 321.03 FEET TO A LINE DRAWN PARALLEL WITH AND 935.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 677.64 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE FROM A POINT ON SAID NORTHEASTERLY LINE THAT IS 1218.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG SAID NORTHEASTERLY LINE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 935.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 1218.0 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Exhibit “B”

Findings of Fact

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

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

The proposed Special Use for PUD meets the above criteria in that it will establish a creative, mixed-use residential and commercial site which is for both pedestrian and vehicular movement, promotes physical activity and social interaction, encourages a mixed land use, establishes a high-quality of residential units, and encourages the redevelopment of this long-vacant and obsolete site.

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

The proposed Special Use for PUD provides community amenities beyond those required by the ordinance, such as high-quality residential rental; provides superior landscaping and buffering; provides high-quality architectural design; provides an efficient building and site design; provides accessible dwelling units, and will conform with the affordable housing standards of the City of St. Charles.

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

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

The proposed Special Use for PUD will provide much-needed high-quality, mixed use residential and commercial development in St. Charles, and the additional residents will serve to support the City's business districts.

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

A traffic study conducted by Hampton, Lenzini and Renwick, Inc., dated January 3, 2017, revealed existing concerns within the study area, particularly along Randall Road and along the east end of Prairie Street. While the Prairie Center development-related traffic is expected to contribute to these concerns, the analyses show that these problems will not be avoided by preventing the development.

Modelling of the proposed sanitary sewer routing showed that at pre-development, three of the pipe segments are currently over capacity during a 10-year storm design event. The proposed Prairie Center sewer flows will cause an additional two pipe segments to be over capacity during that same event. These pipes are not drastically over capacity but will require upsizing at some point in the future.

The Plan Commission concludes that there are infrastructure deficiencies pertaining to roads and sanitary sewers. However, the proposed development does not have a greater impact on said infrastructure than alternative development concepts that assume full development of the site with land uses that conform to existing zoning. Furthermore, the proposed development does not alter or intensify the mitigation requirements for said infrastructure deficiencies.

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 proposed Special Use for PUD will not be injurious to the use or enjoyment of other properties in the immediate vicinity and will, instead, augment and help to increase the property values of the same.

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

The proposed Special Use for PUD will not impede the normal and orderly development and improvement of surrounding properties.

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

The proposed Special Use for PUD will not be detrimental to or endanger the public health, safety, comfort or 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 for PUD will conform to all existing Federal, State and local legislation and regulation except to the extent expressly modified by the PUD.

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

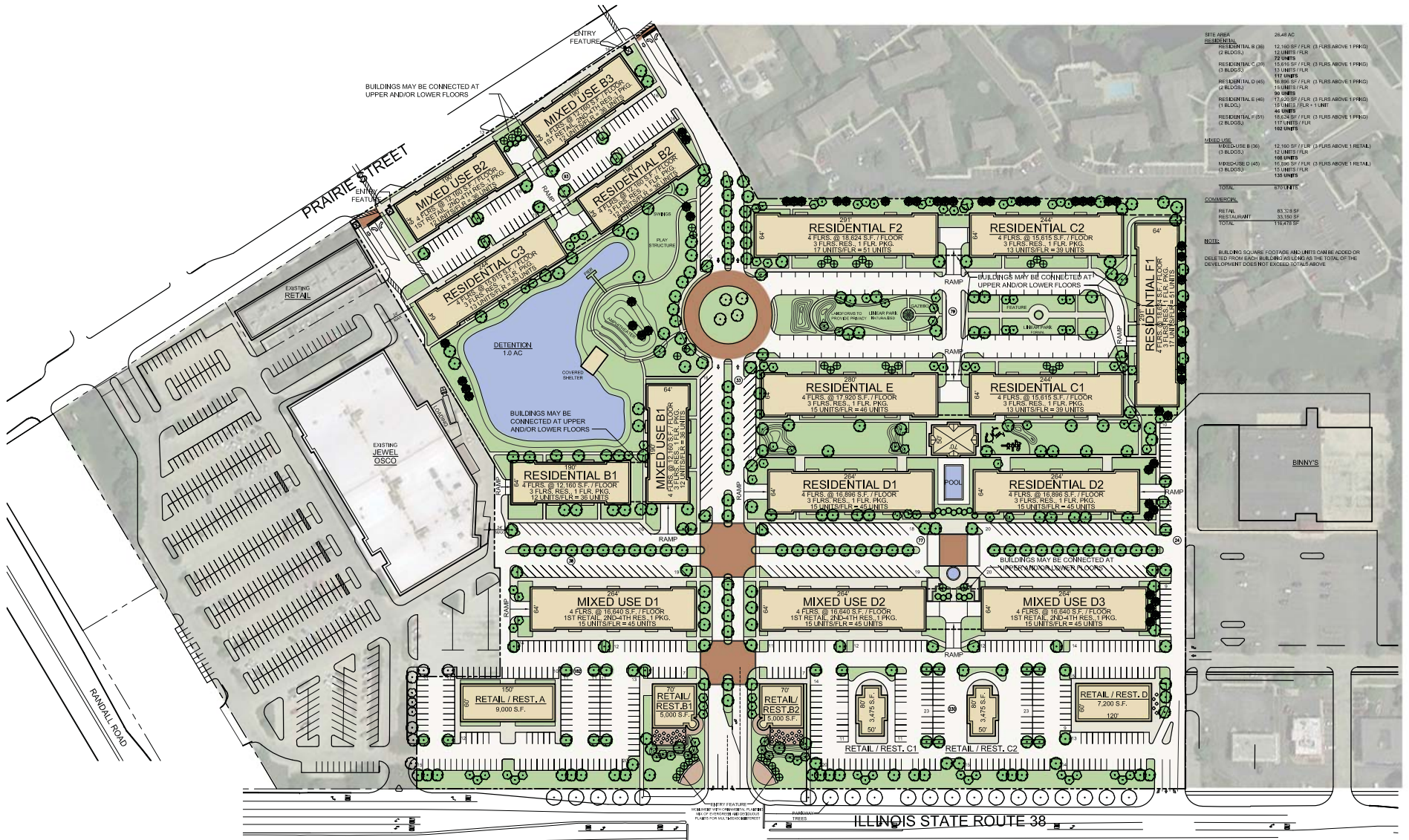
The Subject property has been vacant and underutilized for many years, and does not contribute sufficiently to the City's tax base. The proposed Special Use for PUD will allowed this property to be placed into economically beneficially use for the City and its residents.

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

The proposed Special Use for PUD conforms to the purposes and intents of the Comprehensive Plan.

Exhibit “C”

Prairie Centre PUD Site Plan



SITE AREA 28.48 AC

RESIDENTIAL	RESIDENTIAL B (38) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PKG.)	12 UNITS / FLR
	RESIDENTIAL C (31) (3 BLDGS.)	12,616 SF / FLR (3 FLRS ABOVE 1 PKG.)	72 UNITS / FLR
	RESIDENTIAL D (45) (4 BLDGS.)	16,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	15 UNITS / FLR
	RESIDENTIAL E (40) (1 BLDG.)	17,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	30 UNITS
	RESIDENTIAL F (51) (2 BLDGS.)	18,236 SF / FLR (3 FLRS ABOVE 1 PKG.)	44 UNITS
			15 UNITS / FLR
			192 UNITS

MIXED USE

MIXED-USE B (38) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR
MIXED-USE D (45) (2 BLDGS.)	16,800 SF / FLR (3 FLRS ABOVE 1 RETAIL)	15 UNITS / FLR
		133 UNITS

TOTAL 670 UNITS

RESIDENTIAL	192 UNITS
MIXED-USE	133 UNITS
TOTAL	325 UNITS

COMMERCIAL

RETAIL	83,724 SF
RESTAURANT	33,300 SF
TOTAL	117,024 SF

NOTE: BUILDING SQUARE FOOTAGE AMOUNTS CAN BE ADDED OR DEDUCTED FROM EACH BUILDING AS LONG AS THE TOTAL OF THE DEVELOPMENT DOES NOT EXCEED 10% ABOVE.

OKW ARCHITECTS
600 W. JACKSON, SUITE 250
CHICAGO, IL 60661

SITE PLAN
SCALE: 1"=150'

SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois

A-01

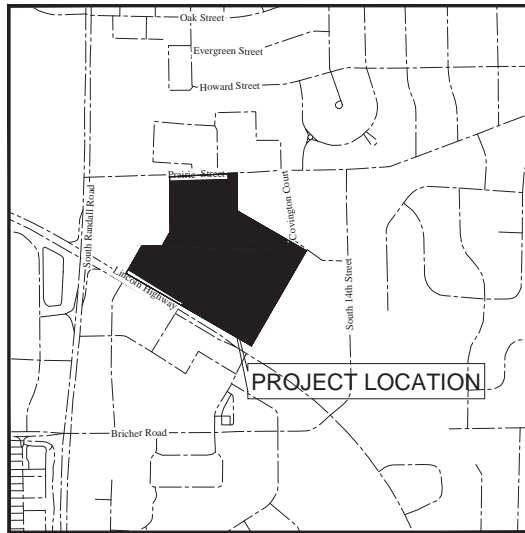
February 7, 2017 Project #: 16033

Exhibit "D"

Additional Approved Preliminary PUD Plans

PRELIMINARY ENGINEERING PLANS FOR **PRAIRIE CENTRE** IL ROUTE 38 & EAST OF RANDALL ROAD ST CHARLES, ILLINOIS

Sheet Number	Sheet Title
1	Cover Sheet
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS 1
4	EXISTING CONDITIONS 2
5	EXISTING CONDITIONS 3
6	EXISTING CONDITIONS 4
7	GEOMETRIC DESIGN 1
8	GEOMETRIC DESIGN 2
9	GEOMETRIC DESIGN 3
10	GEOMETRIC DESIGN 4
11	GEOMETRIC DESIGN 5
12	UTILITY DESIGN 1
13	UTILITY DESIGN 2
14	UTILITY DESIGN 3
15	UTILITY DESIGN 4
16	UTILITY DESIGN 5
17	GRADING 1
18	GRADING 2
19	GRADING 3
20	GRADING 4
21	GRADING 5
22	DETAIL 1



VICINITY MAP
NO SCALE

NOTES:

- THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY CONDUCTED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ESM CIVIL SOLUTIONS AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- ESM CIVIL SOLUTIONS MAKES NO CLAIMS AS TO THE ACCURACY OF THE EXISTING CONDITIONS REPRESENTED BY THE TOPOGRAPHIC DATA PREPARED BY OTHERS.

ESM CIVIL SOLUTIONS LLC. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

LEGEND

<ul style="list-style-type: none"> ● FOUND TOP G.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT) ■ CONCRETE MONUMENT ■ CROSS IN CONCRETE ■ MANKOLE ■ STONE STRUCTURE ■ SANITARY MANHOLE ■ VALVE YIELD ■ FIRE HYDRANT ■ FLARED END SECTION ■ UTILITY POLE ■ GUY POLE ■ OVERHEAD TRAFFIC SIGNAL ■ TRAFFIC SIGNAL MANHOLE ■ OVERHEAD WIRES ■ ELECTRIC METER ■ GAS METER ■ TRANSFORMER PAD ■ TELEPHONE PEDESTAL ■ ELECTRIC PEDESTAL ■ TELEPHONE MANHOLE ■ CABLE TELEVISION PEDESTAL ■ ELECTRIC MANHOLE ■ VALVE BOX ■ SIGN ■ ROLLAND POLE ■ LIGHT POLE ■ HANGAR POLE ■ MAILBOX ■ GAS MANHOLE ■ ELECTRIC MARKER 	<ul style="list-style-type: none"> ⊙ TELEPHONE MARKER ⊙ WATER MARKER ⊙ SANITARY SEWER ⊙ STORM SEWER ⊙ WATER MAIN ⊙ GAS MAIN ⊙ ELECTRIC LINE ⊙ TELEPHONE LINE ⊙ CONIFEROUS TREE ⊙ SHRUBBING ⊙ DECIDUOUS TREE ⊙ APPROX. DIAMETER ⊙ SIGNAL SYSTEM (ORIP LINE SHOWS IS APPROXIMATE) ⊙ ELEVATION ⊙ RETAINMENT SURFACE ⊙ CONCRETE SURFACE ⊙ GRAVEL SURFACE ⊙ EASEMENT ⊙ LANDSCAPE AREA ⊙ STONE SURFACE ⊙ DETECTABLE TACTILE SURFACING SURFACE ⊙ WOOD FENCE ⊙ CHAINLINK FENCE ⊙ METAL GUARDRAIL ⊙ OVERHEAD TRAFFIC SIGNAL 	<p>ABBREVIATIONS</p> <ul style="list-style-type: none"> O.D.I.P. = OUTSIDE DIAMETER IRON PIPE T.P. = TOP OF FOUNDATION FF = FINISHED FLOOR FES = FLARED END SECTION VDP = VITRIFIED GLASS PIPE DIP = DUCTILE IRON PIPE P.C. = POLYETHYLENE GLASS REINFORCED CONCRETE PIPE CRP = CORRUGATED METAL PIPE RI = RECORD BEARING OR DISTANCE RI = MEASURED BEARING OR DISTANCE CI = CALCULATED BEARING OR DISTANCE CI = CALCULATED BEARING OR DISTANCE CS = CHORD BEARING CS = CHORD BEARING B.S. = BEARING SETBACK LINE U.L. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT P.U.L. = PUBLIC UTILITY EASEMENT P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT BC = BACK OF CURB BC = BACK OF DEPRESSION F.L. = FLOOR LINE C = CONCRETE P = PAVEMENT G = GRAVEL TR = TOP OF ROAD TR = TOP OF WALL TR = TOP OF PIPE U = INVERT ELEVATION SL = PROPOSED LEVEL SP = SQUARE FEET 	<p>LINE LEGEND</p> <ul style="list-style-type: none"> — LIMITS OF LAND PER LEGAL DESCRIPTION — ADJACENT LAND PARCEL LINE — EASEMENT LINE — CENTERLINE — BUILDING SETBACK LINE — SECTION LINE — 400' RADIUS FROM HYDRANT
--	---	---	---



BENCHMARKS:

- CUT SQUARE ON TRANSFORMER PAD, NORTH SIDE OF BRICHER ROAD, CORNER OF BRICHER AND AMACO STATION (WEST SIDE)
ELEV = 786.38 (DATUM = NAVD 88)
- PIN IN CONCRETE MONUMENT AT MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER UNIT NO.9
ELEV = 786.56

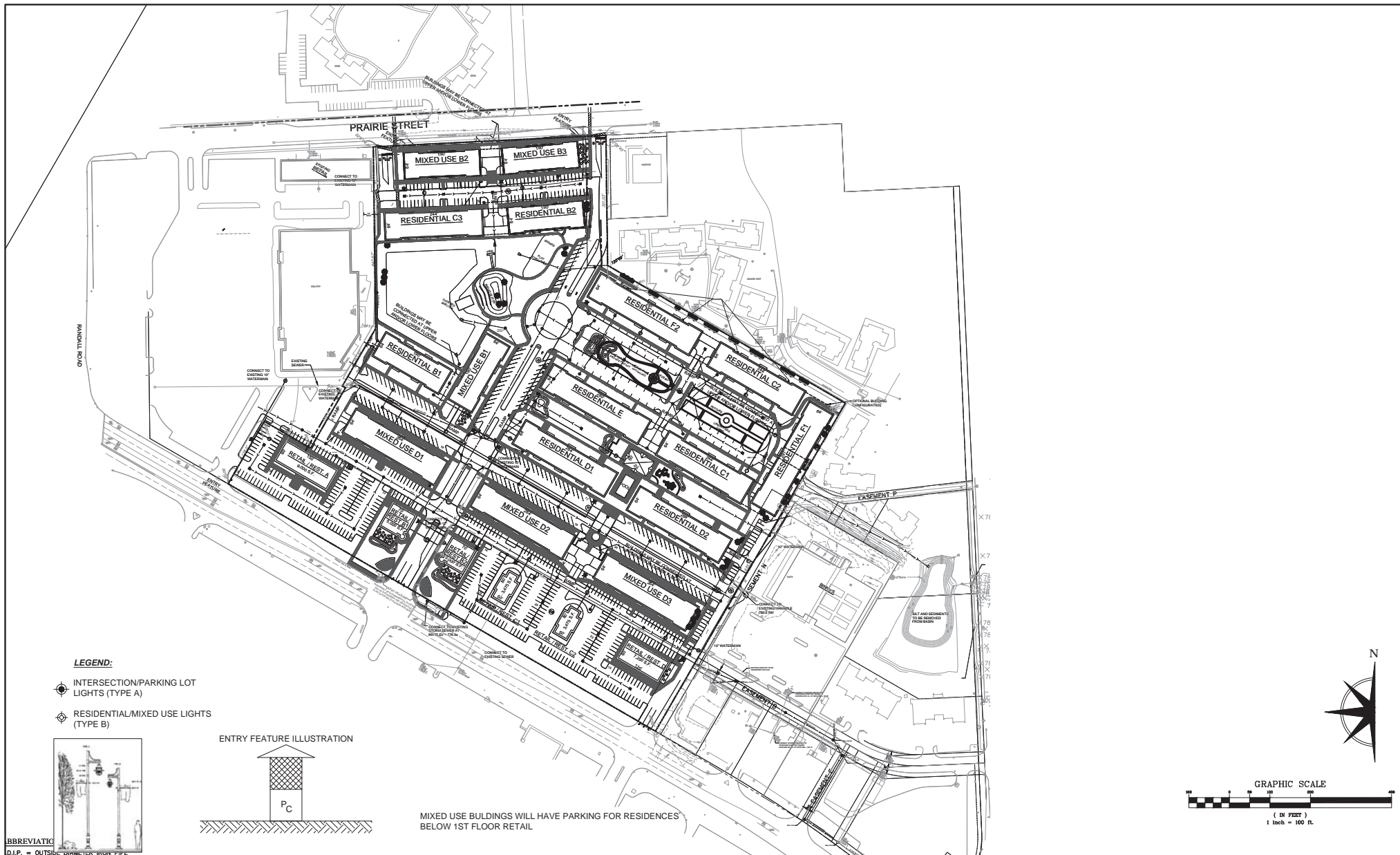


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SHODEEN, INC.
77 NORTH FIRST STREET
GENEVA, IL 60134

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Civil Engineering - Land Entitlement - Project Feasibility
1515 Mason Drive - Suite 205 Naperville Illinois 60564
c: 630-300-0553 f: 630-424-0520

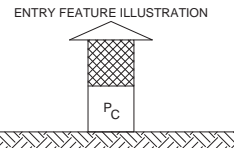
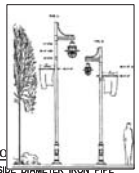
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			NO.	DATE	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	8	03-02-17	REVISED PER CITY DEVELOPMENT ENGINEERING REVIEW
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	LETTER DATED 02-27-17
5	12-20-16	REVISED SITE PLAN PER CITY COMMENTS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
7	02-16-17	REVISED PER WBK REVIEW LETTER DATED 02-14-2017	---	---	---

COVER SHEET					
PRAIRIE CENTRE					
FILE NAME:	DSGN BY:	JOB NO.:	F.L.D. BK.:	SHEET NO.	
---	ESM	16033	---	1 of 22	
DISC NUM.:	DRN BY:	DATE:	SCALE:	---	
---	MCA	5-13-16	NA	---	



LEGEND:

- ◉ INTERSECTION/PARKING LOT LIGHTS (TYPE A)
- ◉ RESIDENTIAL/MIXED USE LIGHTS (TYPE B)



MIXED USE BUILDINGS WILL HAVE PARKING FOR RESIDENCES BELOW 1ST FLOOR RETAIL

ABBREVIATIC
D.I.P. = OUTSIDE DOWNCAST DUCT ROOM TYPE

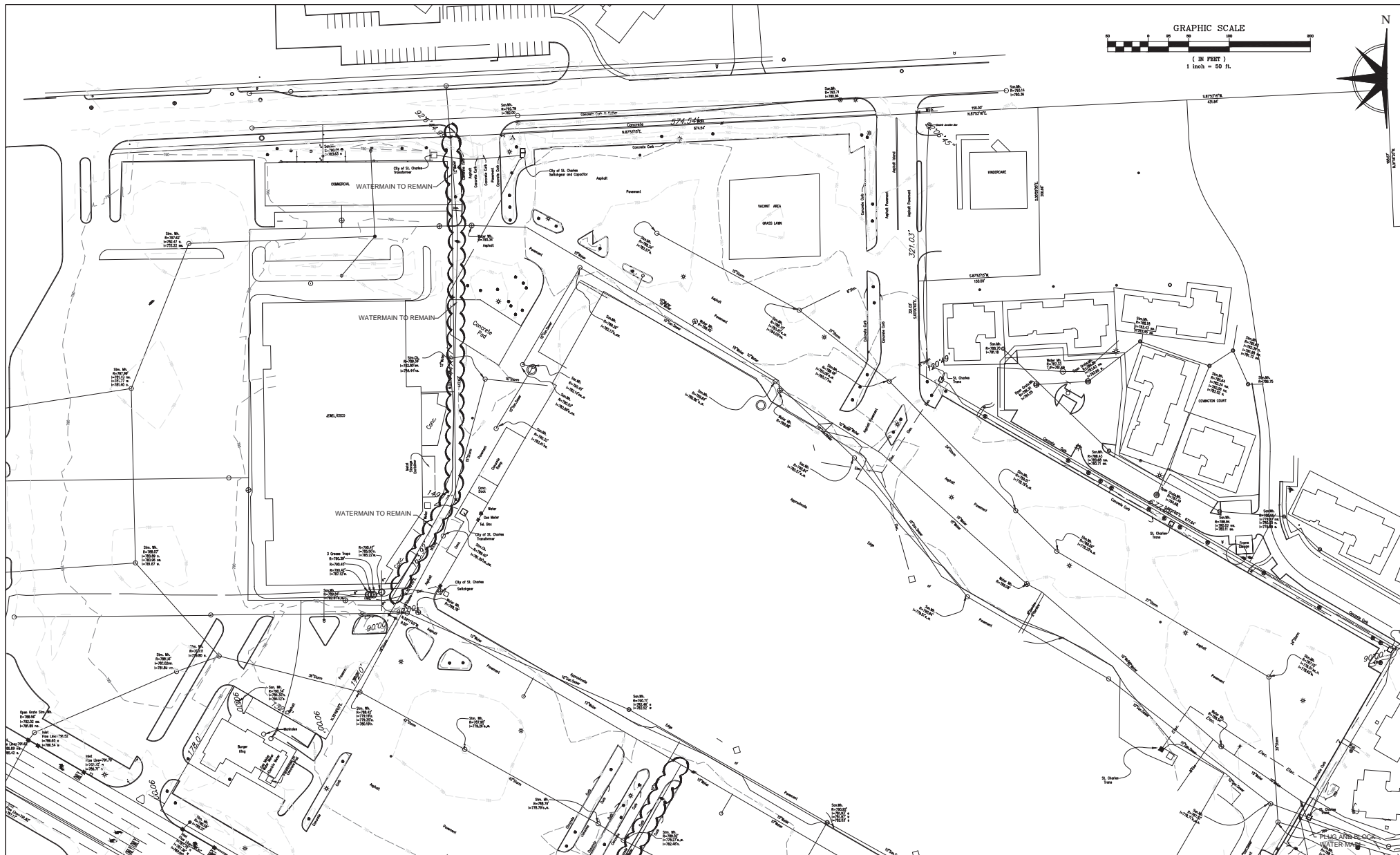
PREPARED FOR:
SHODEEN, INC
77 NORTH FIRST STREET
GENEVA, IL 60134

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
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o: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
1	6-29-16		ADDED HYDRANTS & RELOCATED VALVE VAULT PER CITY	6	01-32-17			REVISED PER CITY PLANNING & ENGINEERING REVIEW
2	07-05-16		REVISED SIDEWALK AND ADDED STREET LIGHTS					
3	7-22-16		REVISED PER CITY PLANNING & ENG REVIEW					
4	10-17-16		REVISED PER CITY PLANNING & ENG REVIEW					

OVERALL SITE PLAN
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO.:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=100'	2 of 22



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 77 NORTH FIRST STREET
 GENEVA, IL 60134

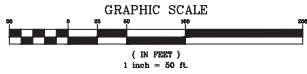


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REVISIONS		
NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW
8	03-02-17	REVISED EM AND SEWER TO BE REMOVED ALONG E-W BLVD

EXISTING CONDITIONS 1
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	3 of 22



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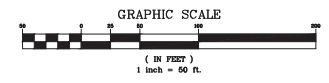
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			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

EXISTING CONDITIONS 2

PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	4 of 22



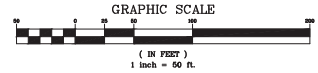
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REVISIONS		
NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW

EXISTING CONDITIONS 3
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO. 22
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	5 of 22



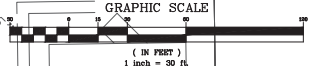
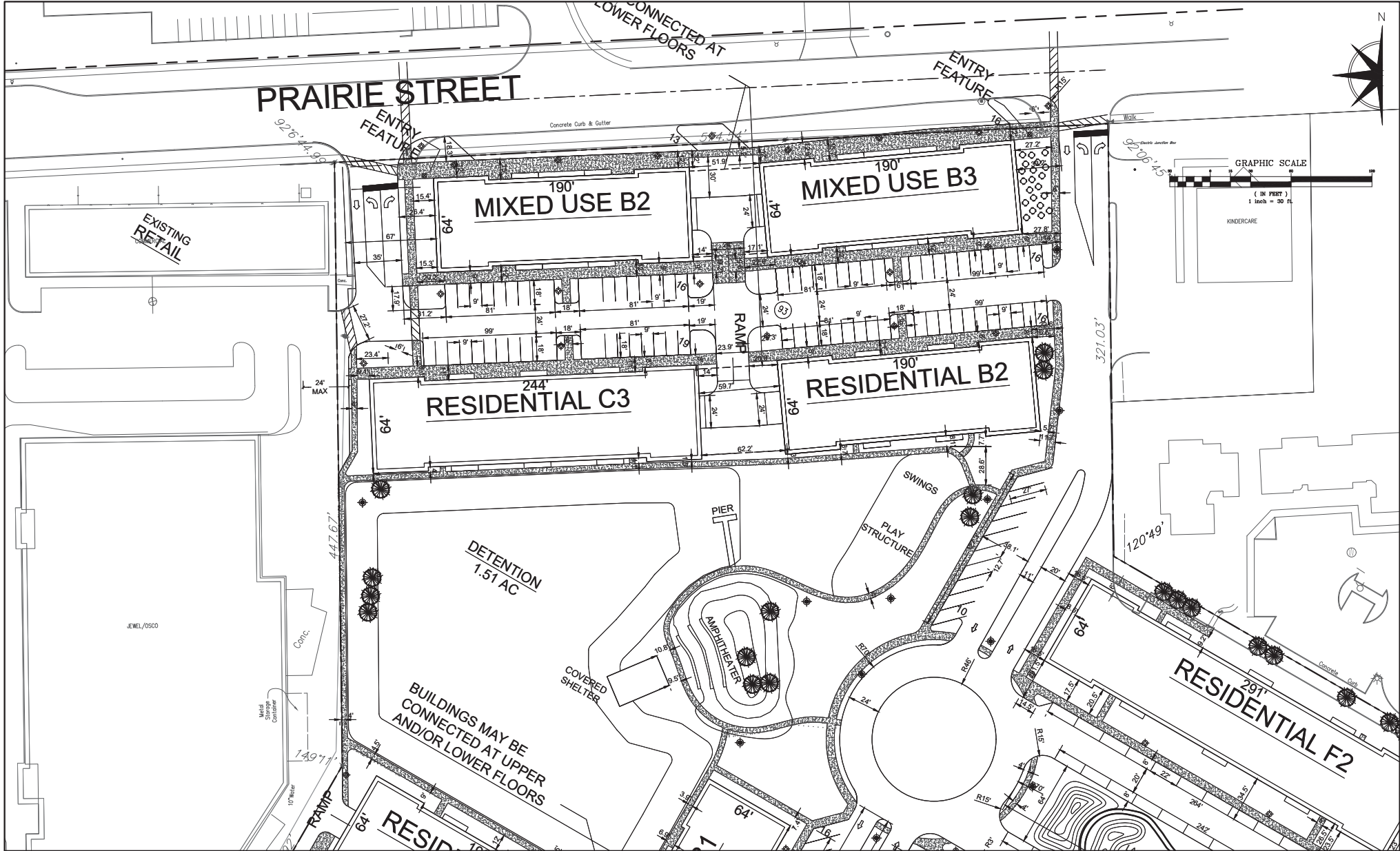
PREPARED FOR:
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NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
3	7-08-16		REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
4	10-17-16		REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
6	01-31-17		REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---

EXISTING CONDITIONS 4
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	FILE NO.:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	SHEET NO.:



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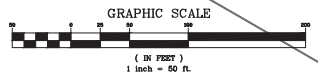
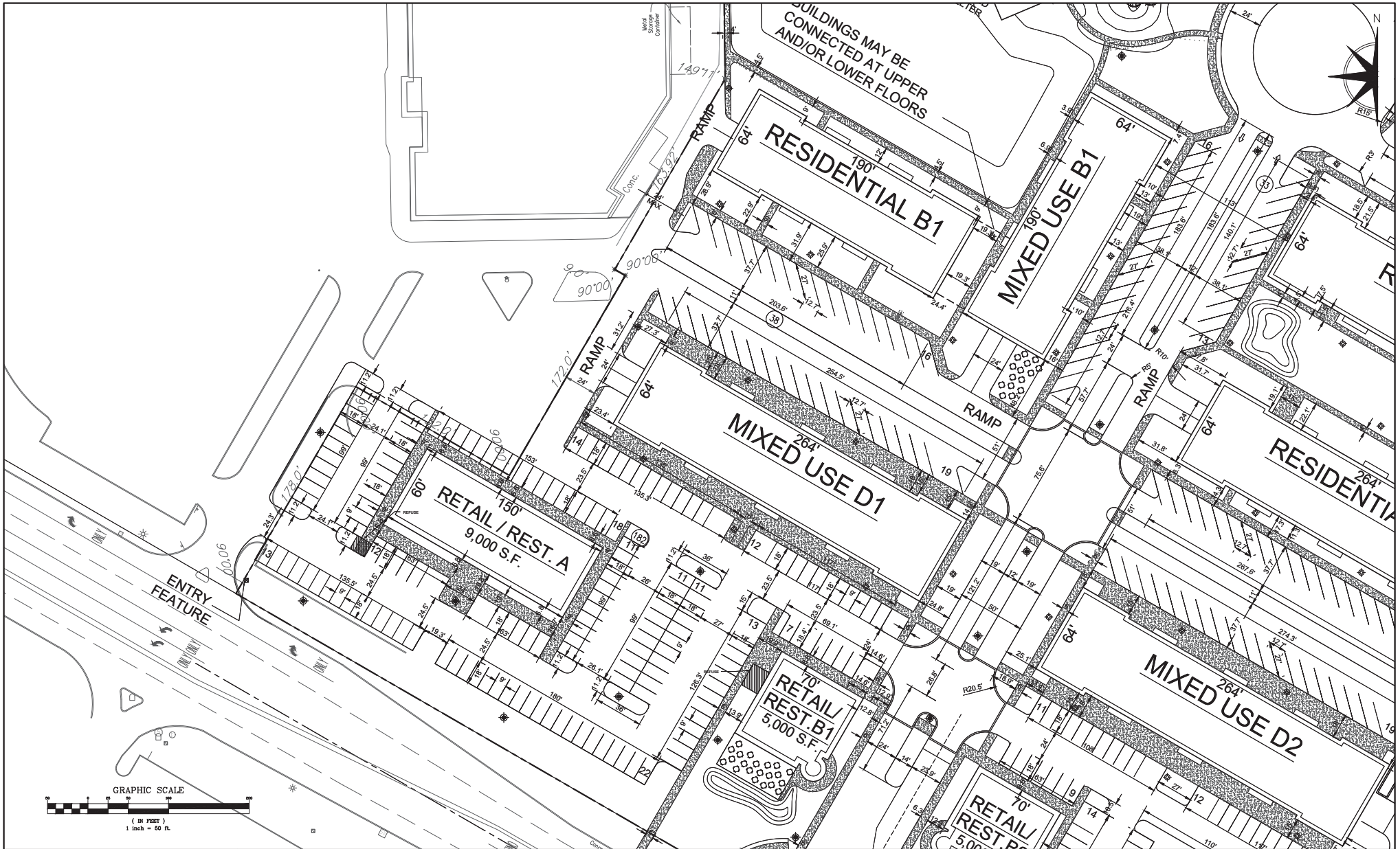


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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

GEOMETRIC DESIGN 1
PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	7 of 22



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77 NORTH FIRST STREET
GENEVA, IL 60134

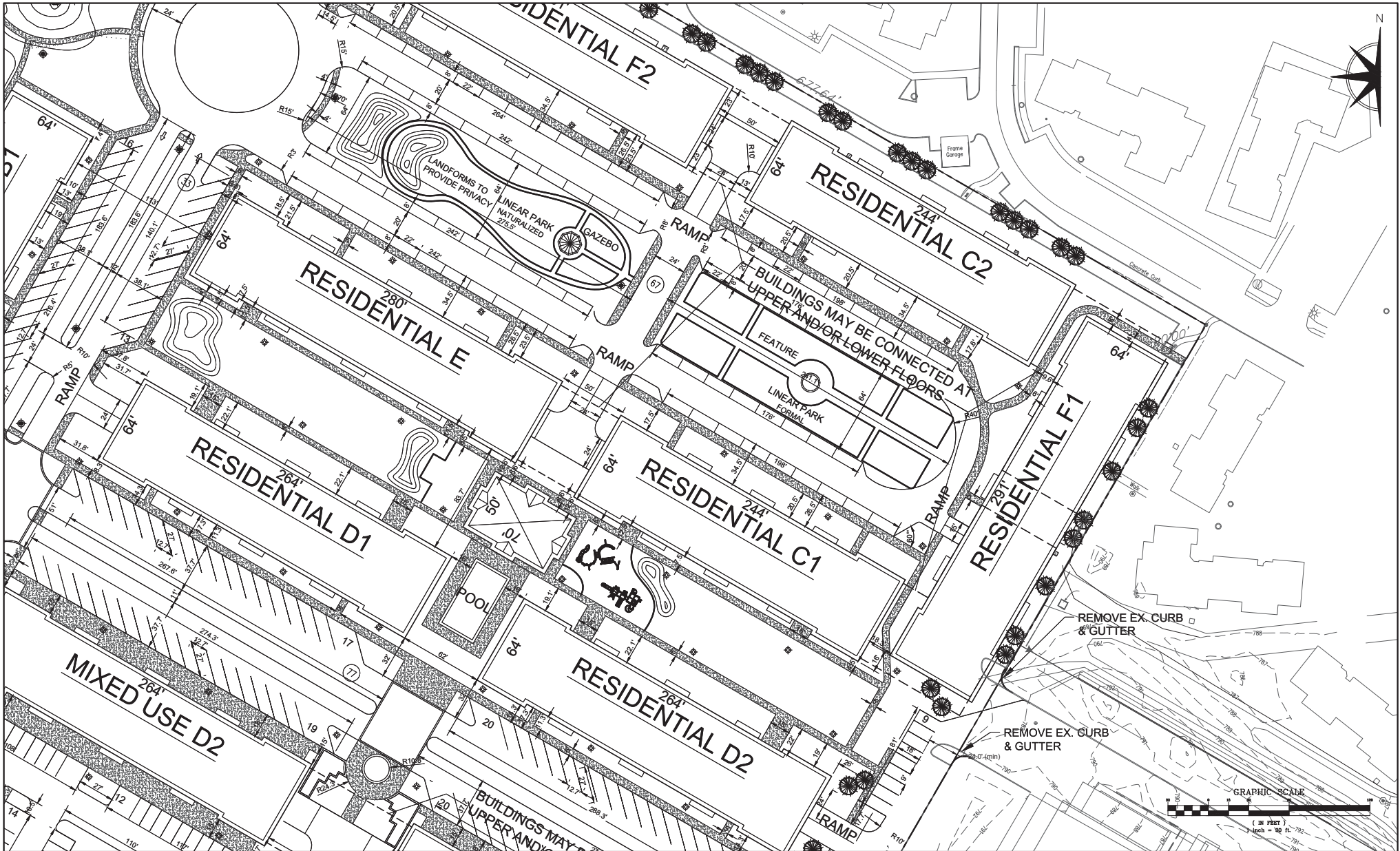
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NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
3		7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
4		10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
6		01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---

GEOMETRIC DESIGN 2

PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	8 of 22



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 77 NORTH FIRST STREET
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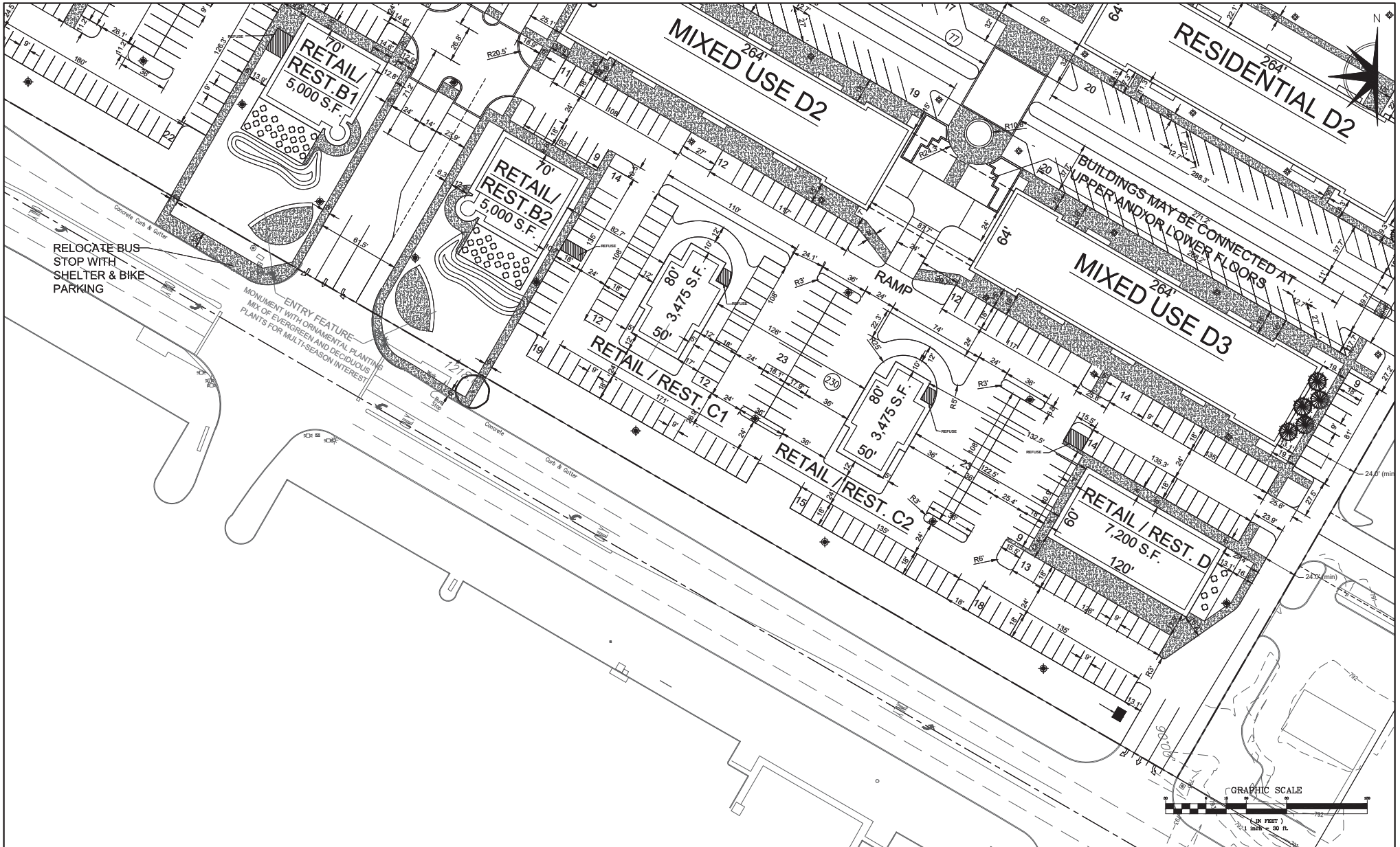
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NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---
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GEOMETRIC DESIGN 3

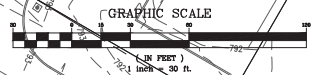
PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	9 of 22



RELOCATE BUS STOP WITH SHELTER & BIKE PARKING

ENTRY FEATURE
MONUMENT WITH ORNAMENTAL PLANTING
MIX OF EVERGREEN AND DECIDUOUS
PLANTS FOR MULTI-SEASON INTEREST



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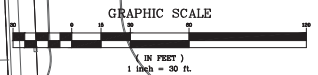
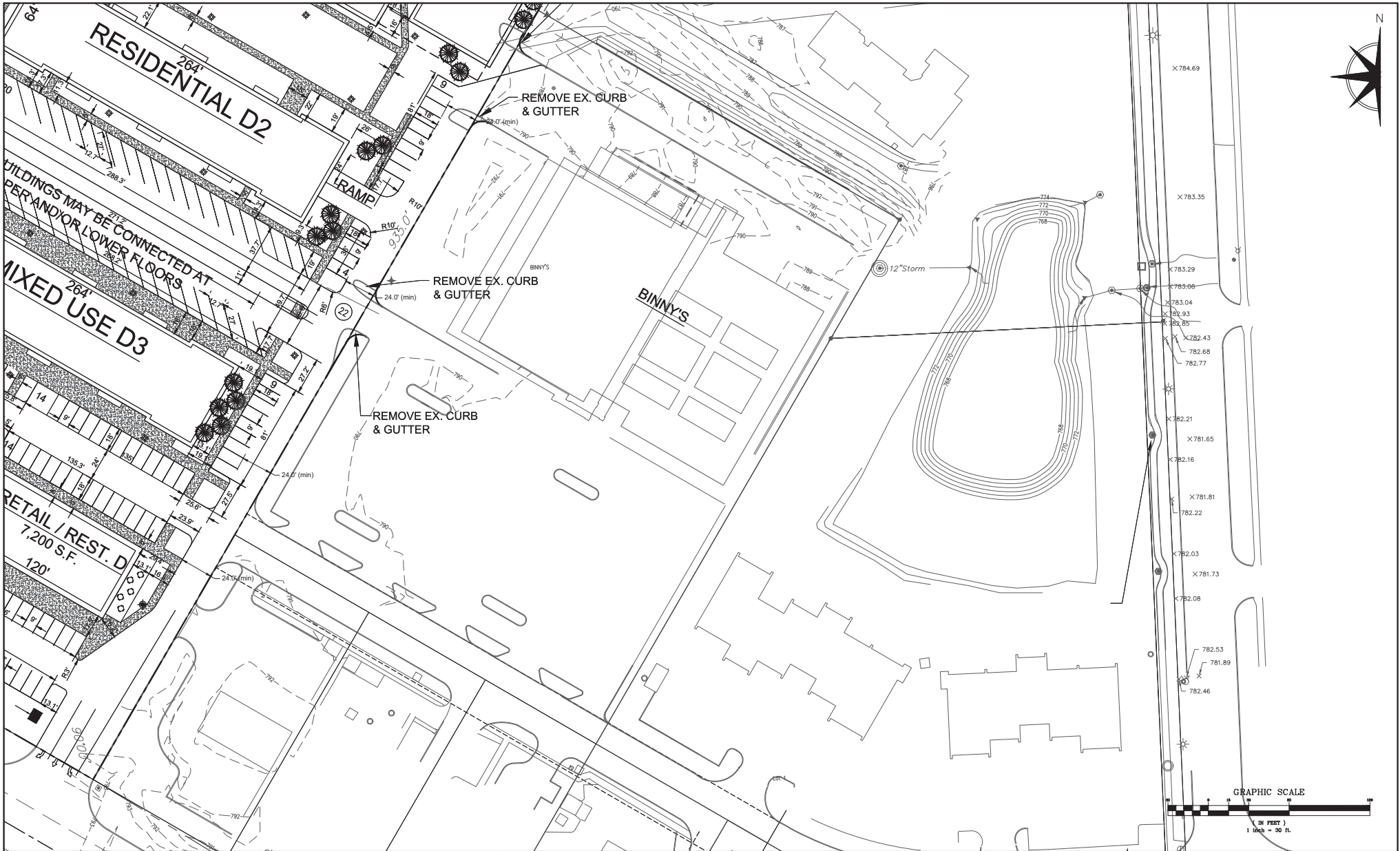
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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

GEOMETRIC DESIGN 4

PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	10 of 22



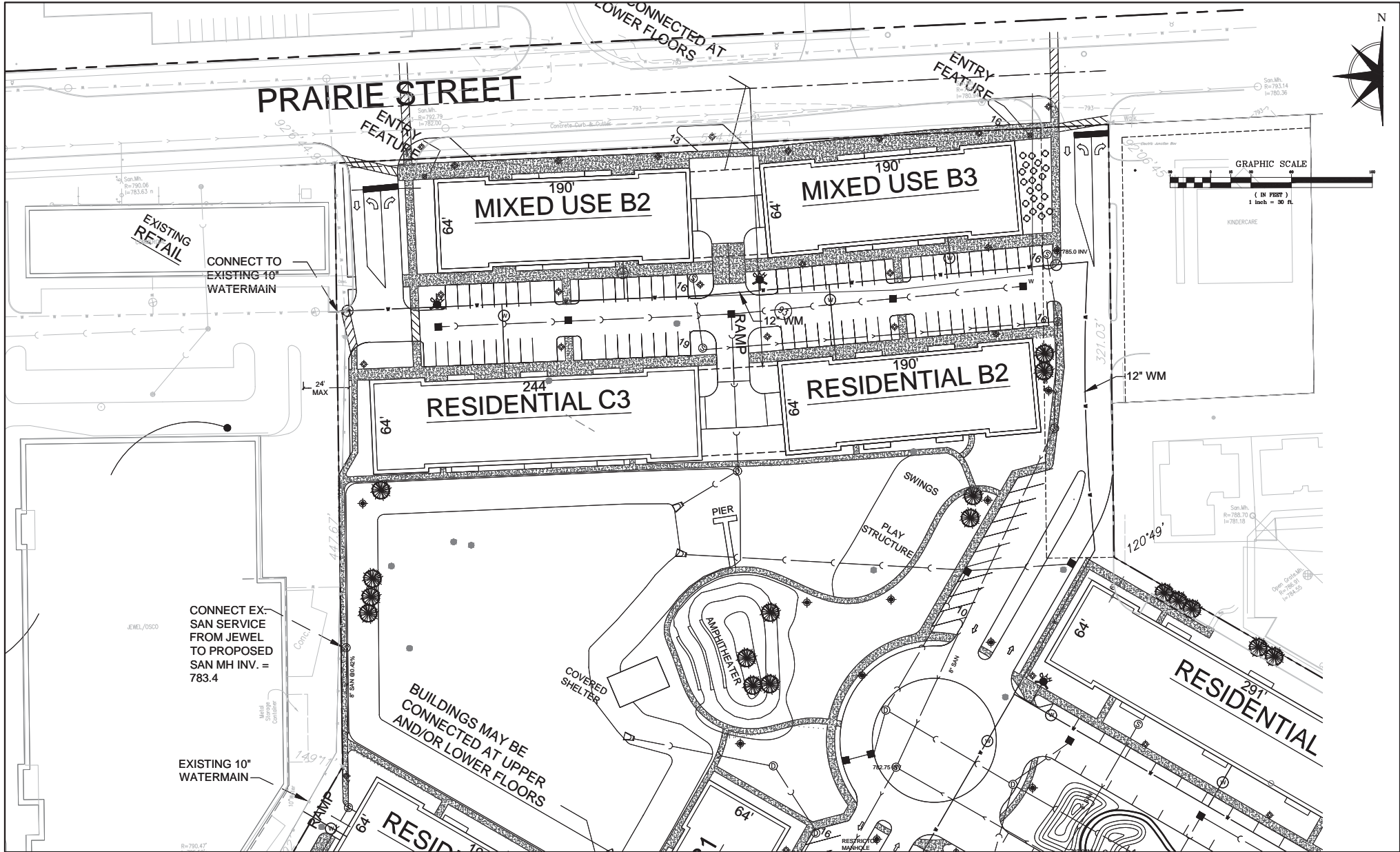
PREPARED FOR:
SHODEEN, INC
 77 NORTH FIRST STREET
 GENEVA, IL 60134

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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

GEOMETRIC DESIGN 5
PRAIRIE CENTRE

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	11 of 22



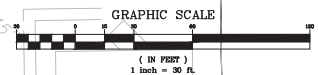
EXISTING RETAIL

CONNECT TO EXISTING 10" WATERMAIN

CONNECT EX-SAN SERVICE FROM JEWEL TO PROPOSED SAN MH INV. = 783.4

EXISTING 10" WATERMAIN

BUILDINGS MAY BE CONNECTED AT UPPER AND/OR LOWER FLOORS

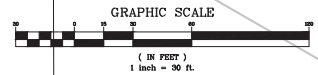
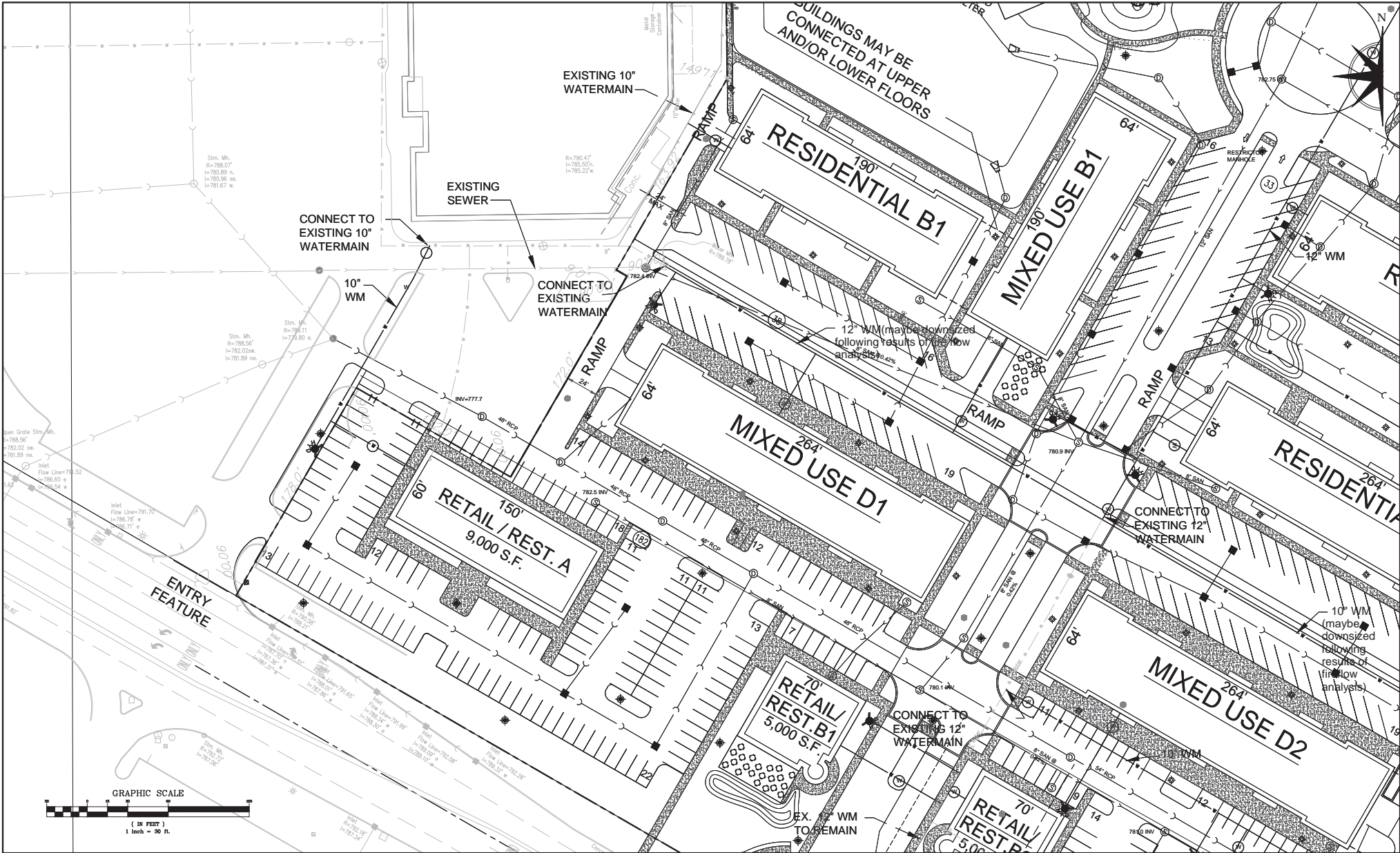


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77 NORTH FIRST STREET
GENEVA, IL 60134

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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

UTILITY DESIGN 1		PRAIRIE CENTRE		FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	F.LD. BK: ---	SHEET NO:
				DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	12 of 22



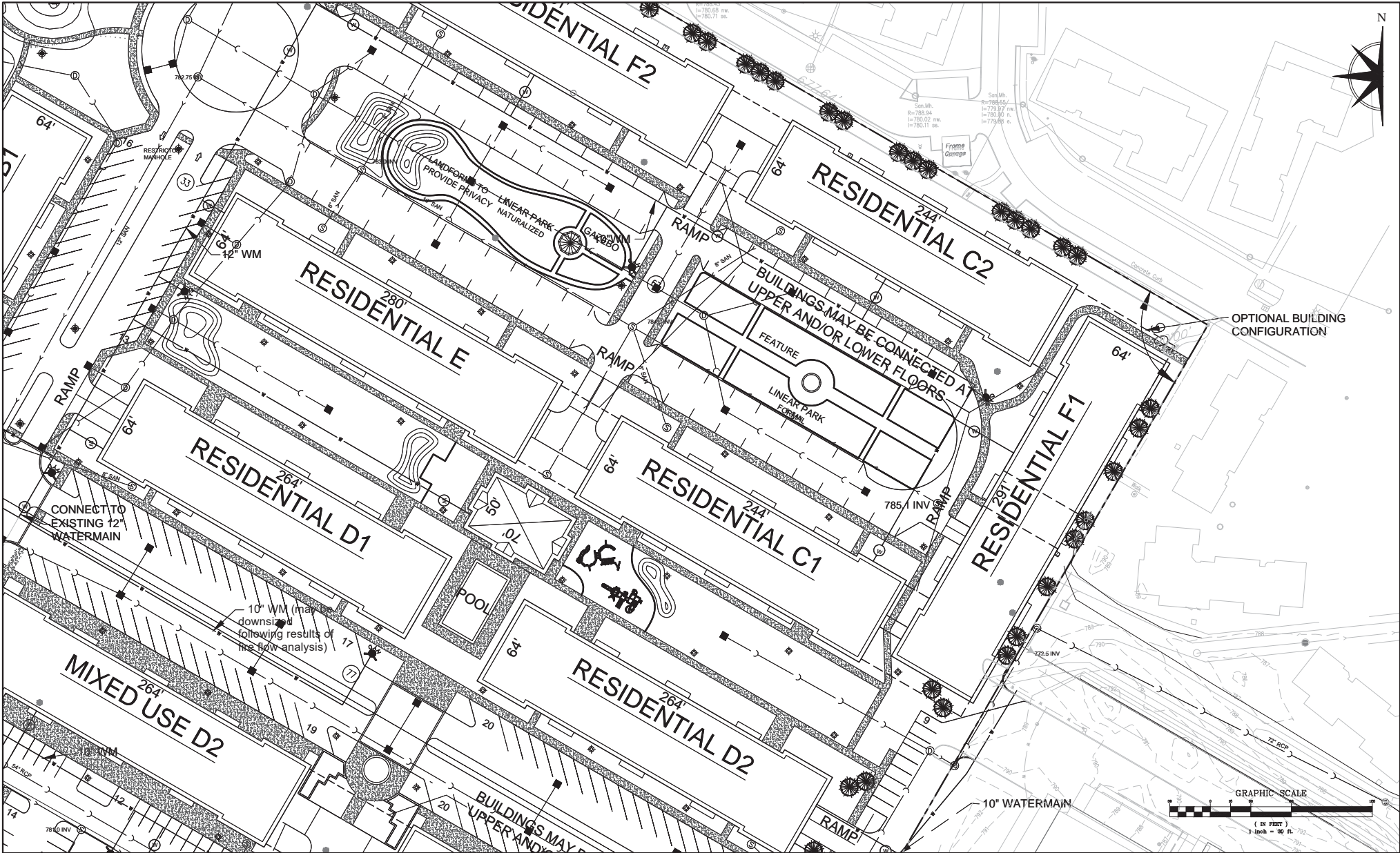
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NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

UTILITY DESIGN 2			
PRAIRIE CENTRE			
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			SHEET NO. 13 of 22



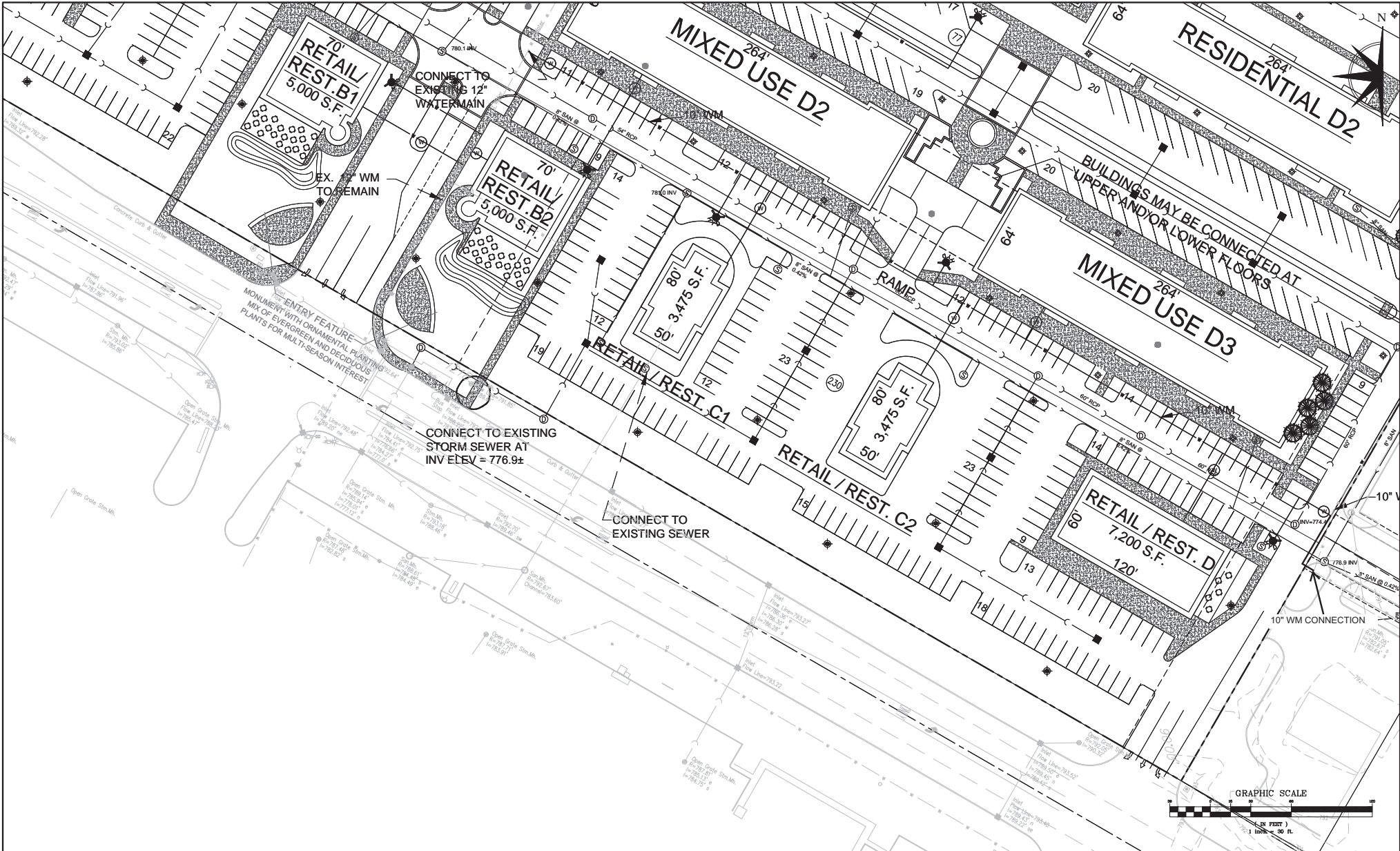
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NO.	DATE	DESCRIPTION	REVISIONS		
			NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

UTILITY DESIGN 3				
PRAIRIE CENTRE				
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	14 of 22



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 77 NORTH FIRST STREET
 GENEVA, IL 60134

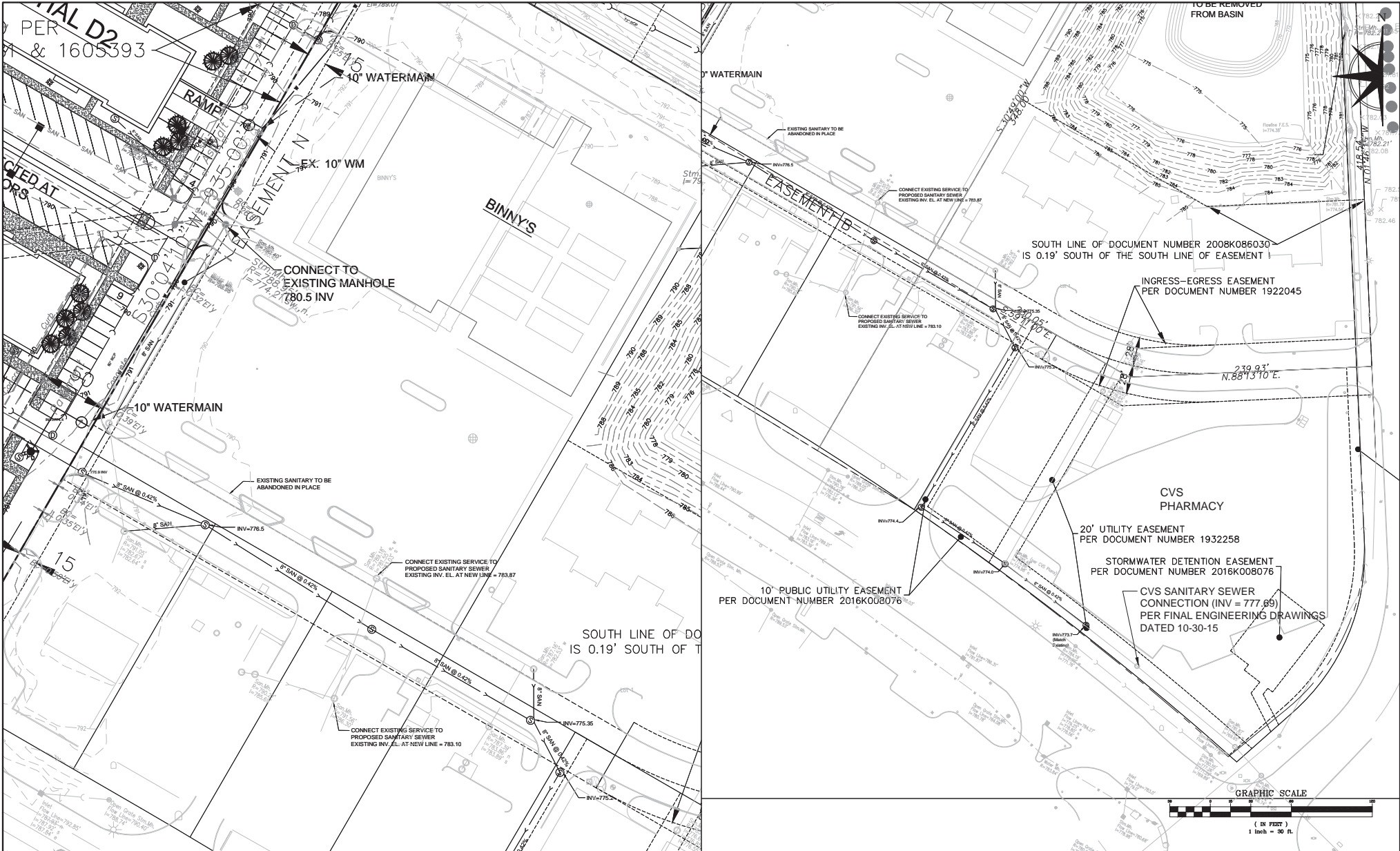


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NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

UTILITY DESIGN 4
PRAIRIE CENTRE

FILE NAME: _____ DSGN BY: CAD JOB NO: 16033 FLD BKC: _____ SHEET NO:
 DISC NUM: _____ DRN BY: MCA DATE: 5-13-16 SCALE: 1"=30' 15 of 22



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 77 NORTH FIRST STREET
 GENEVA, IL 60134

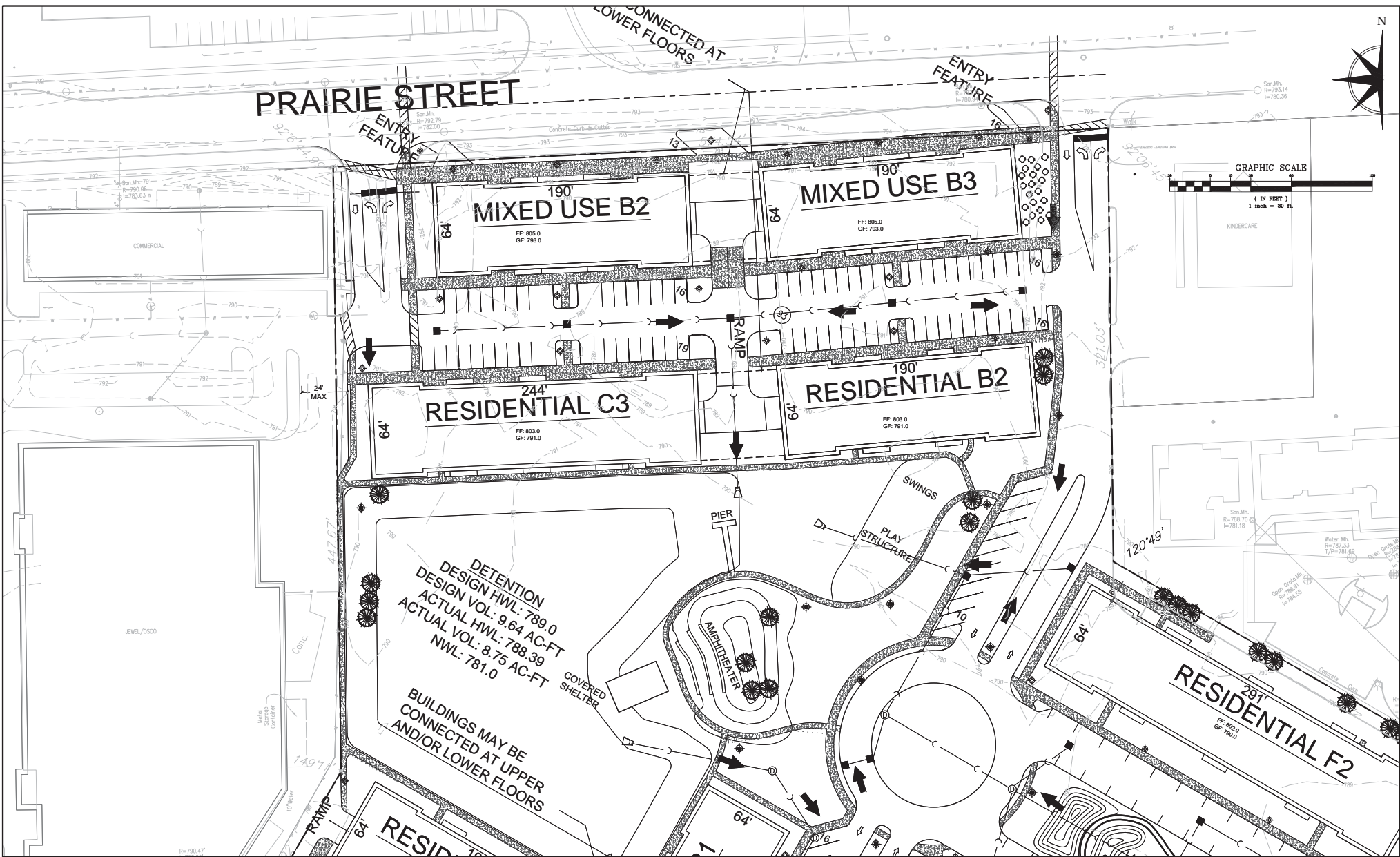
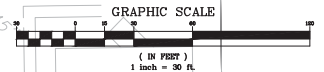
PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Macom Drive - Suite 205 Naperville Illinois 60564
 o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

UTILITY DESIGN 5
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	16 of 22

PRAIRIE STREET



DETECTION
 DESIGN HWL: 789.0
 ACTUAL VOL: 9.64 AC-FT
 ACTUAL HWL: 788.39
 NWL: 781.0

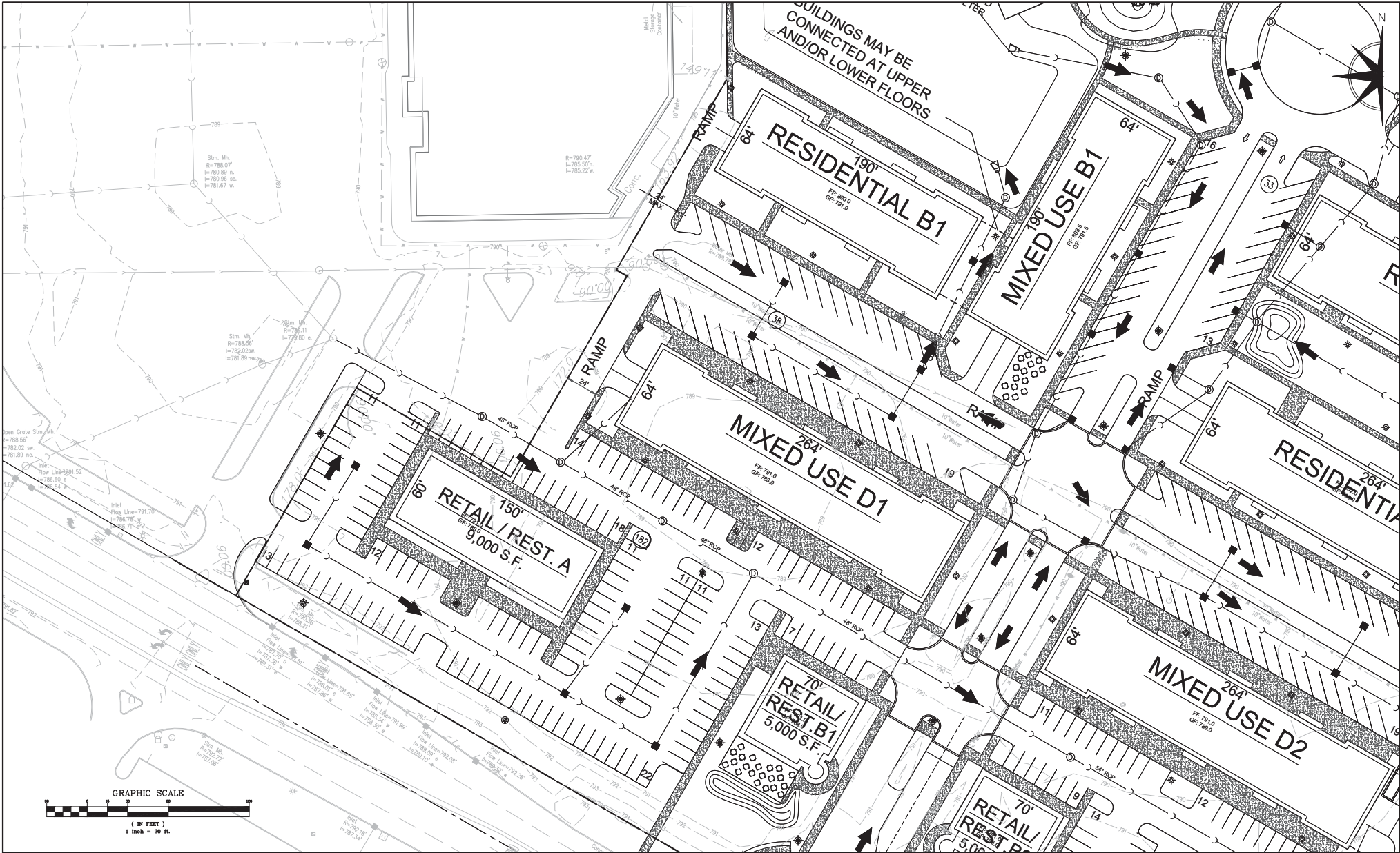
BUILDINGS MAY BE
 CONNECTED AT UPPER
 AND/OR LOWER FLOORS

PREPARED FOR:
 SHODEEN, INC.
 17 NORTH FIRST STREET
 GENEVA, IL 60134

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Macom Drive - Suite 205 Naperville Illinois 60564
 o: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW			

GRADING 1			
PRAIRIE CENTRE			
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	F.L.D. BK: ---
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'
			SHEET NO. 17 of 22



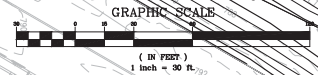
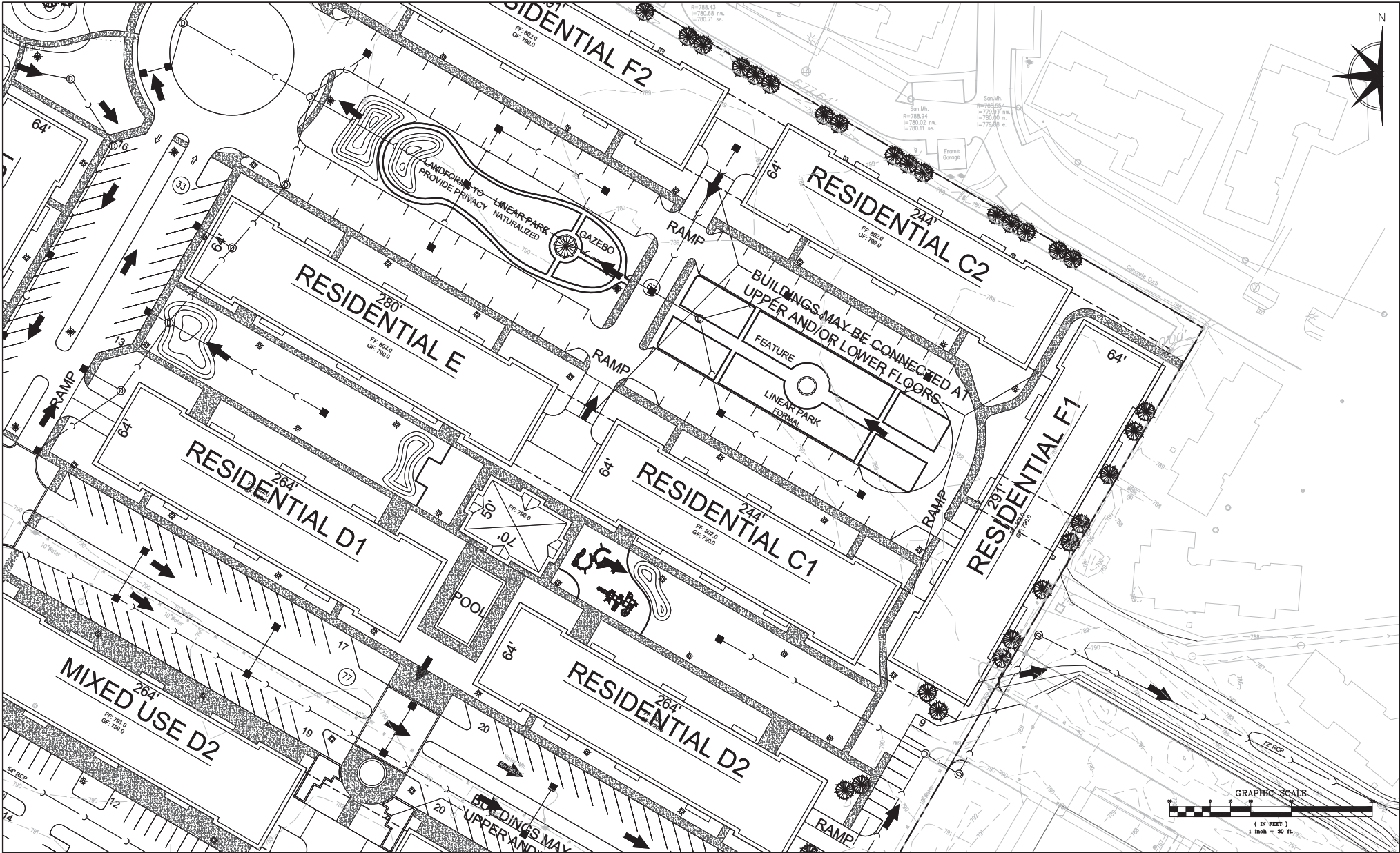
PREPARED FOR:
SHODEEN, INC.
17 NORTH FIRST STREET
GENEVA, IL 60134



PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
1315 Macom Drive - Suite 205 Naperville Illinois 60564
o: 630-300-0933 c: 630-624-0520

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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---	---	---	---	---	---
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FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO.
DISC. NUM. ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	18 of 22



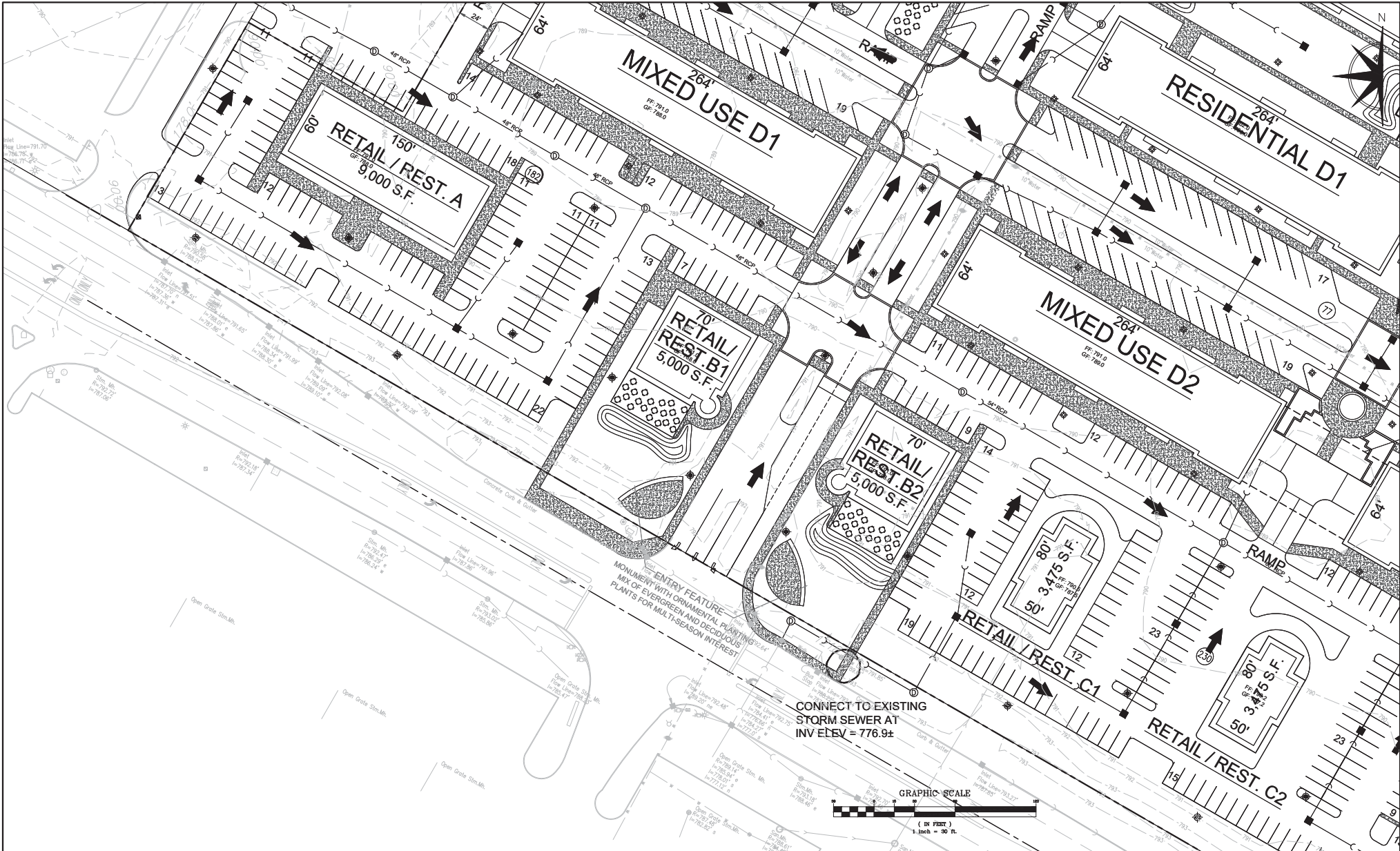
PREPARED FOR:
SHODEEN, INC.
 17 NORTH FIRST STREET
 GENEVA, IL 60134

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Macom Drive - Suite 205 Naperville Illinois 60564
 o: 630-300-0933 c: 630-624-0520

NO.	DATE	DESCRIPTION	REVISIONS		DESCRIPTION
			NO.	DATE	
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

GRADING 3
PRAIRIE CENTRE

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	F.L.D. B.K: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	19 of 22



PREPARED FOR:
SHODEEN, INC.
 17 NORTH FIRST STREET
 GENEVA, IL 60134

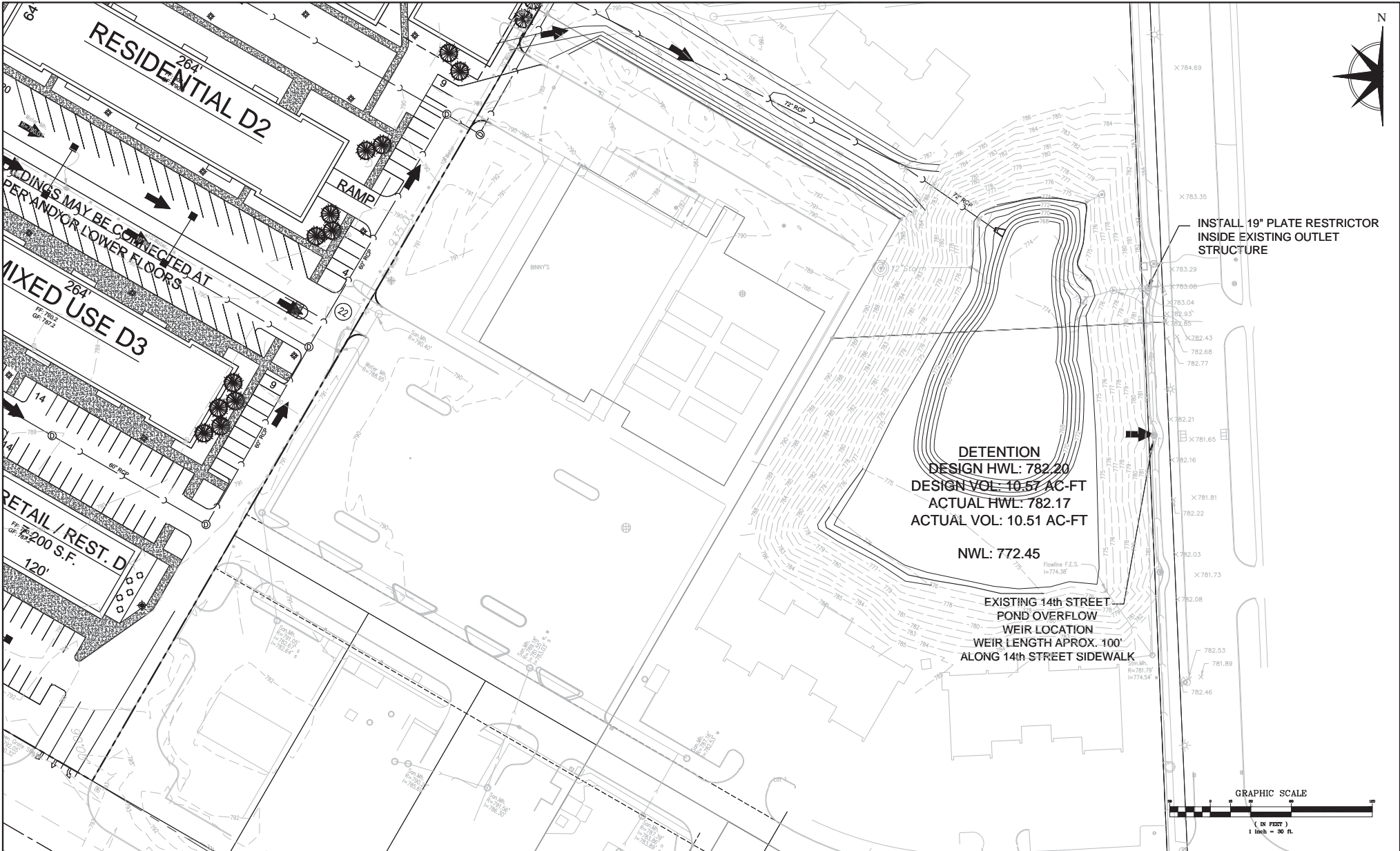


PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Macom Drive - Suite 205 Naperville Illinois 60564
 ☎ 630-300-0933 ☎ 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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---	---	---	---	---	---

GRADING 4
PRAIRIE CENTRE

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. Bk: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	20 of 22



PREPARED FOR:
SHODEEN, INC.
17 NORTH FIRST STREET
GENEVA, IL 60134

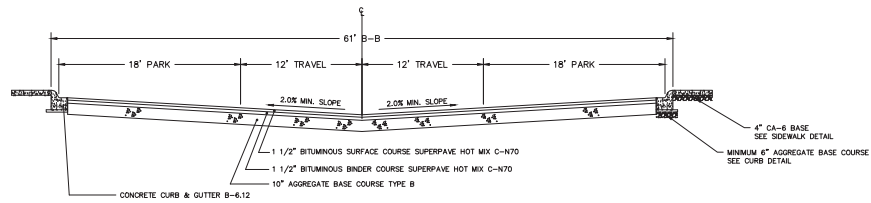


PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
1315 Macom Drive - Suite 205 Naperville Illinois 60564
o: 630-300-0933 c: 630-624-0520

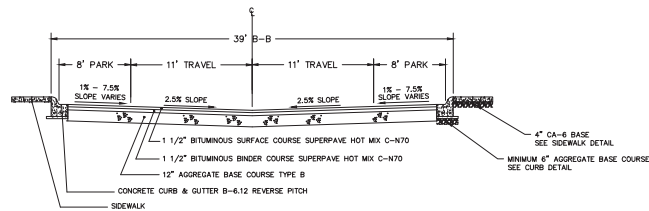
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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7	02-16-17	REVISED PER WBK REVIEW LETTER DATED 02-14-17	---	---	---
---	---	---	---	---	---

GRADING 5
PRAIRIE CENTRE

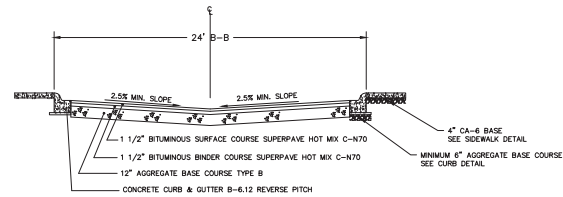
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	F.L.D. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	21 of 22



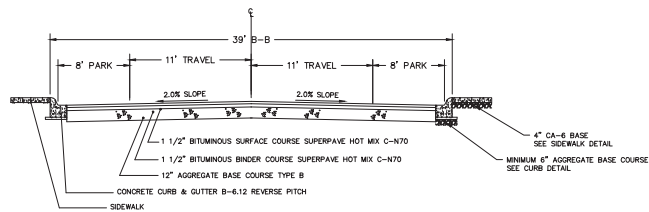
PARKING LOT WITH PERPENDICULAR PARKING
N.T.S.



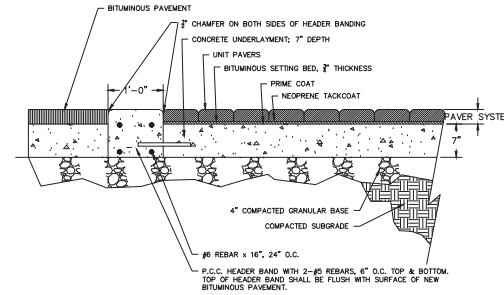
PRIVATE DRIVE WITH PARALLEL PARKING
N.T.S.



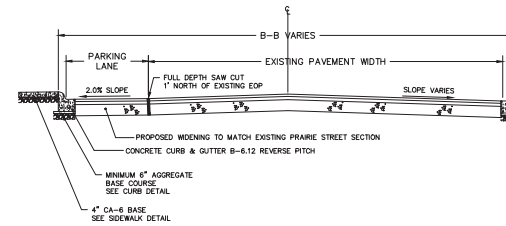
PRIVATE DRIVE WITHOUT PARKING
N.T.S.



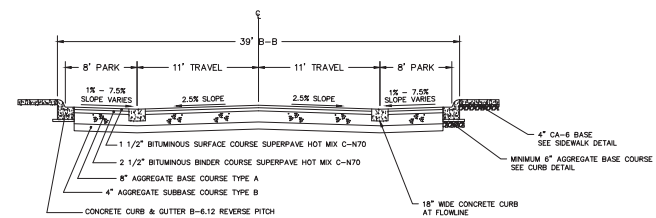
PRIVATE DRIVE WITH PARALLEL PARKING
N.T.S.



CROSSWALK SECTION
N.T.S.



PRAIRIE STREET
N.T.S.



PRIVATE DRIVE SECTION
N.T.S.

PREPARED FOR:
SHODEEN, INC
77 NORTH FIRST STREET
GENEVA, IL 60134



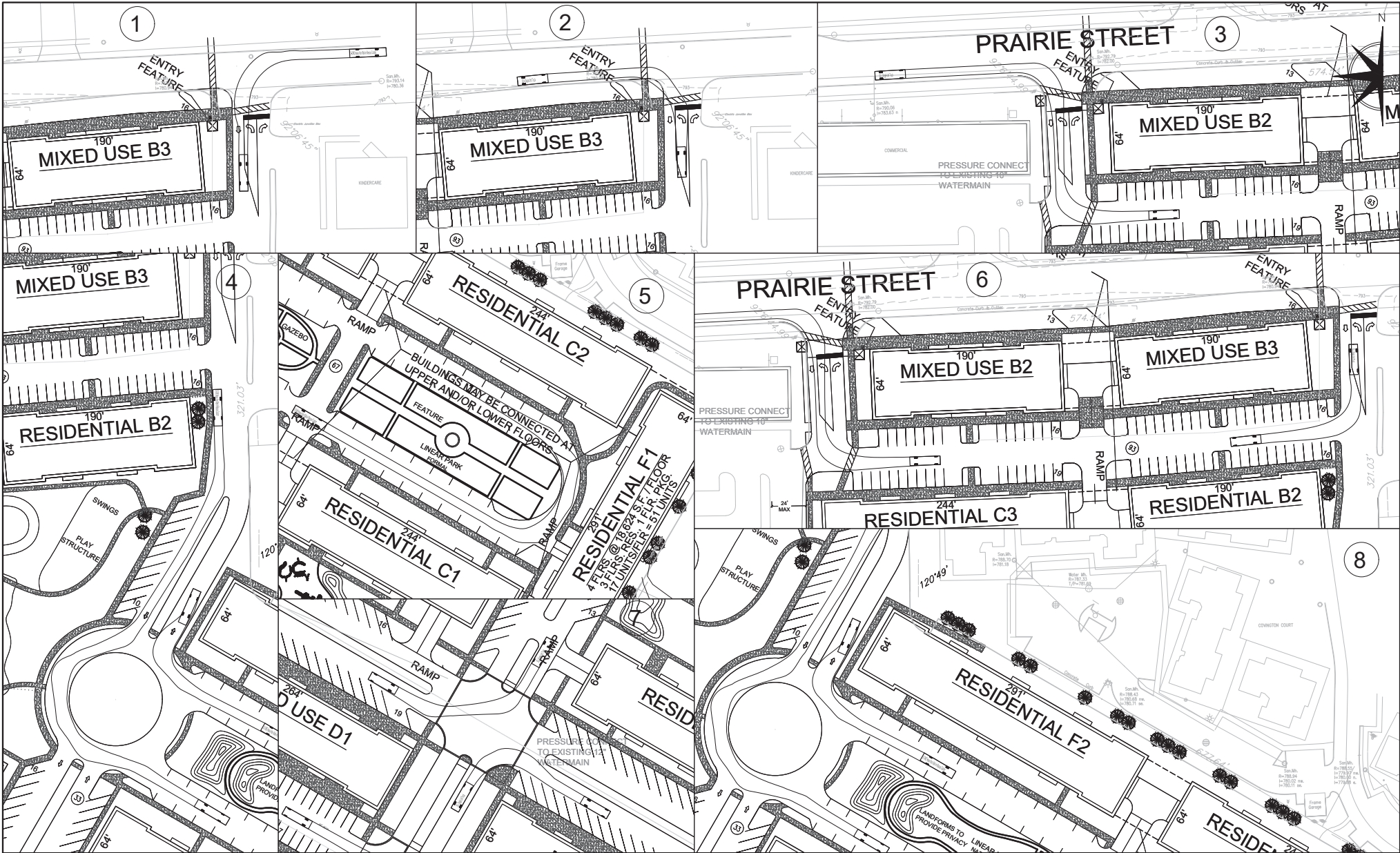
PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering - Land Entitlement - Project Feasibility
183 Macomb Drive - Suite 205 Naperville, IL 60563
cell: 630-300-0933; fax: 630-624-0320

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
8	03-01-17	REVISED ALL ROAD SECTIONS AS PRIVATE			

DETAIL 1

PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.L.D. BK: ----	SHEET NO.
DISC NUM: ----	DRN BY: MCA	DATE: 5-13-16	SCALE: NA	21 of 24



PREPARED FOR:
SHODEEN, INC
 77 NORTH FIRST STREET
 GENEVA, IL 60134

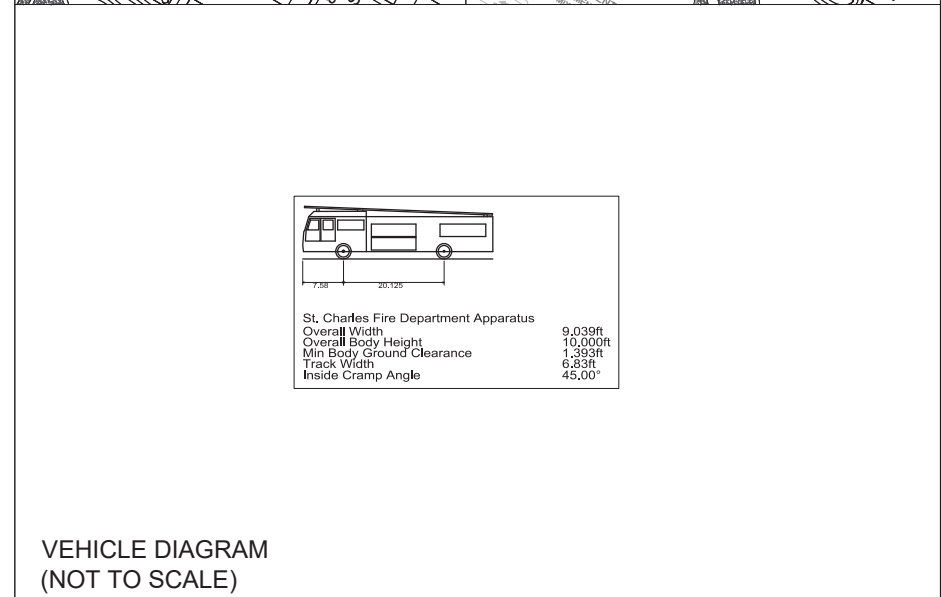
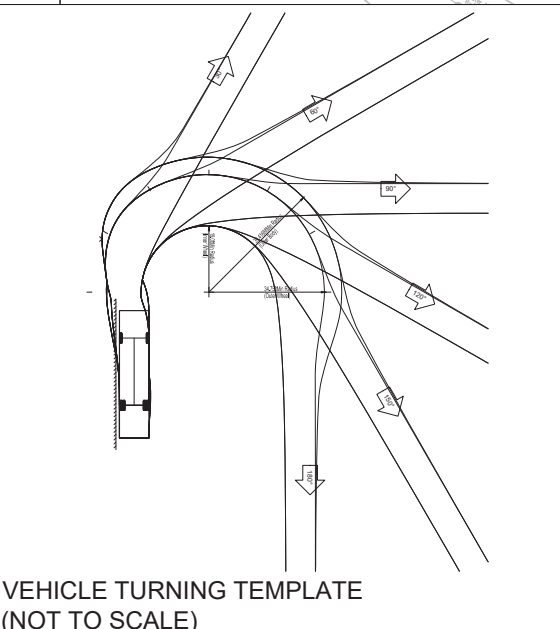
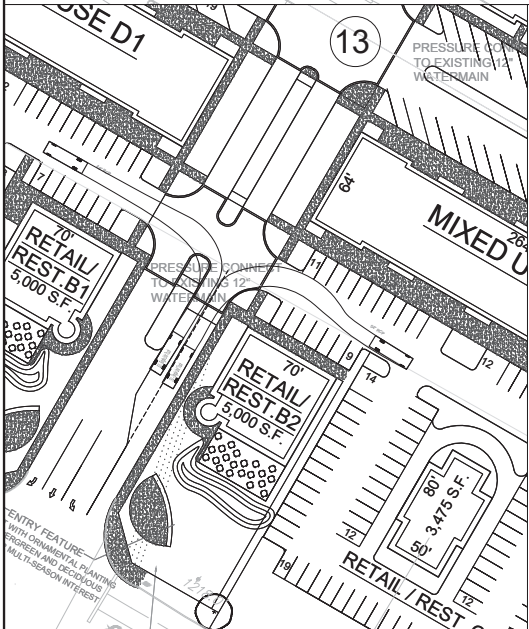
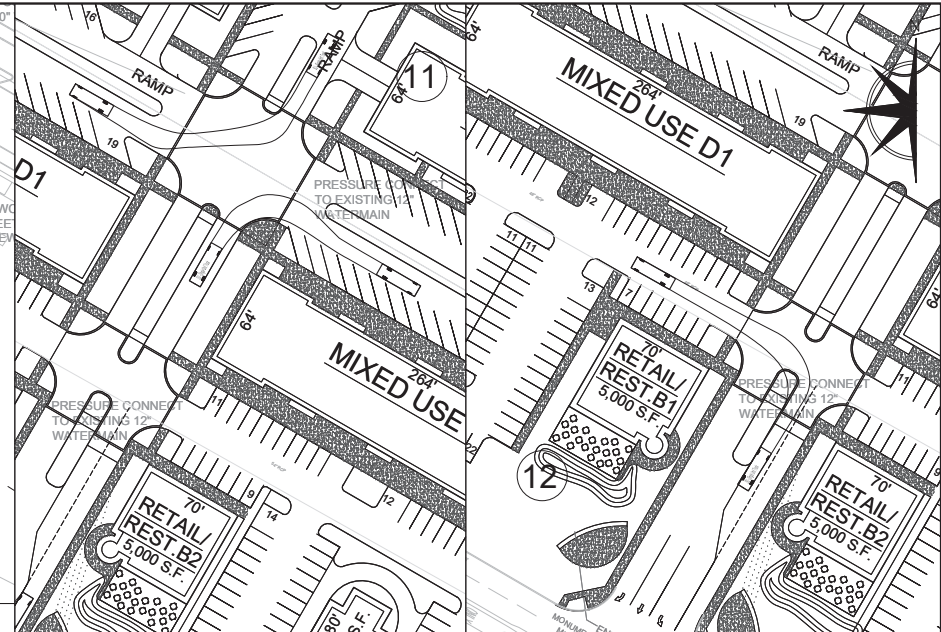
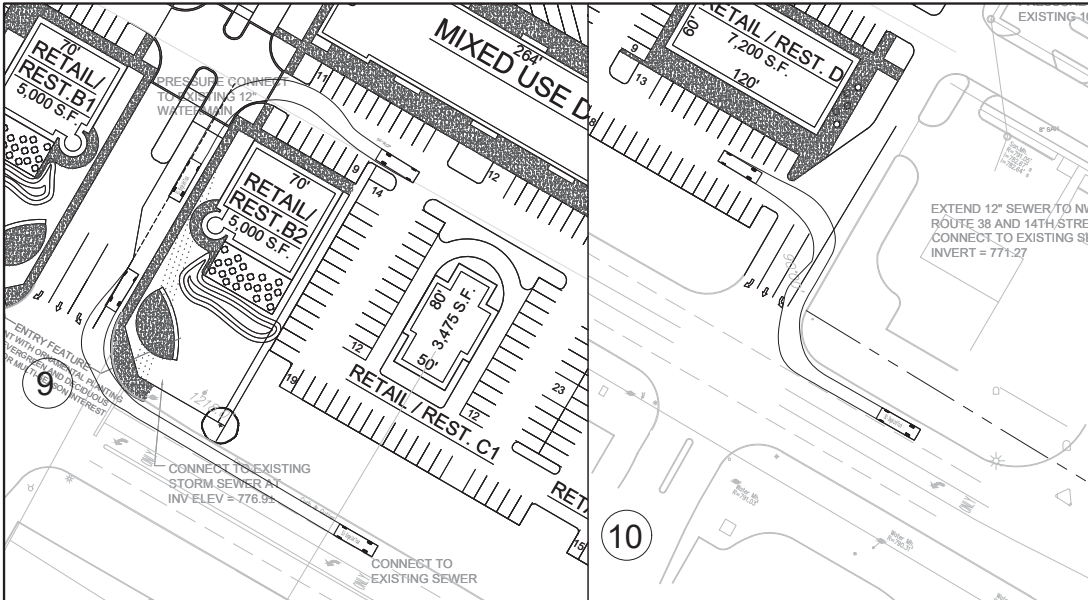
PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Mason Drive - Suite 205 Naperville Illinois 60564
 o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4, 5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
---	---	---	---	---	---
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---	---	---	---	---	---

VEHICLE TURN TEMPLATES 1

PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	1 of 2



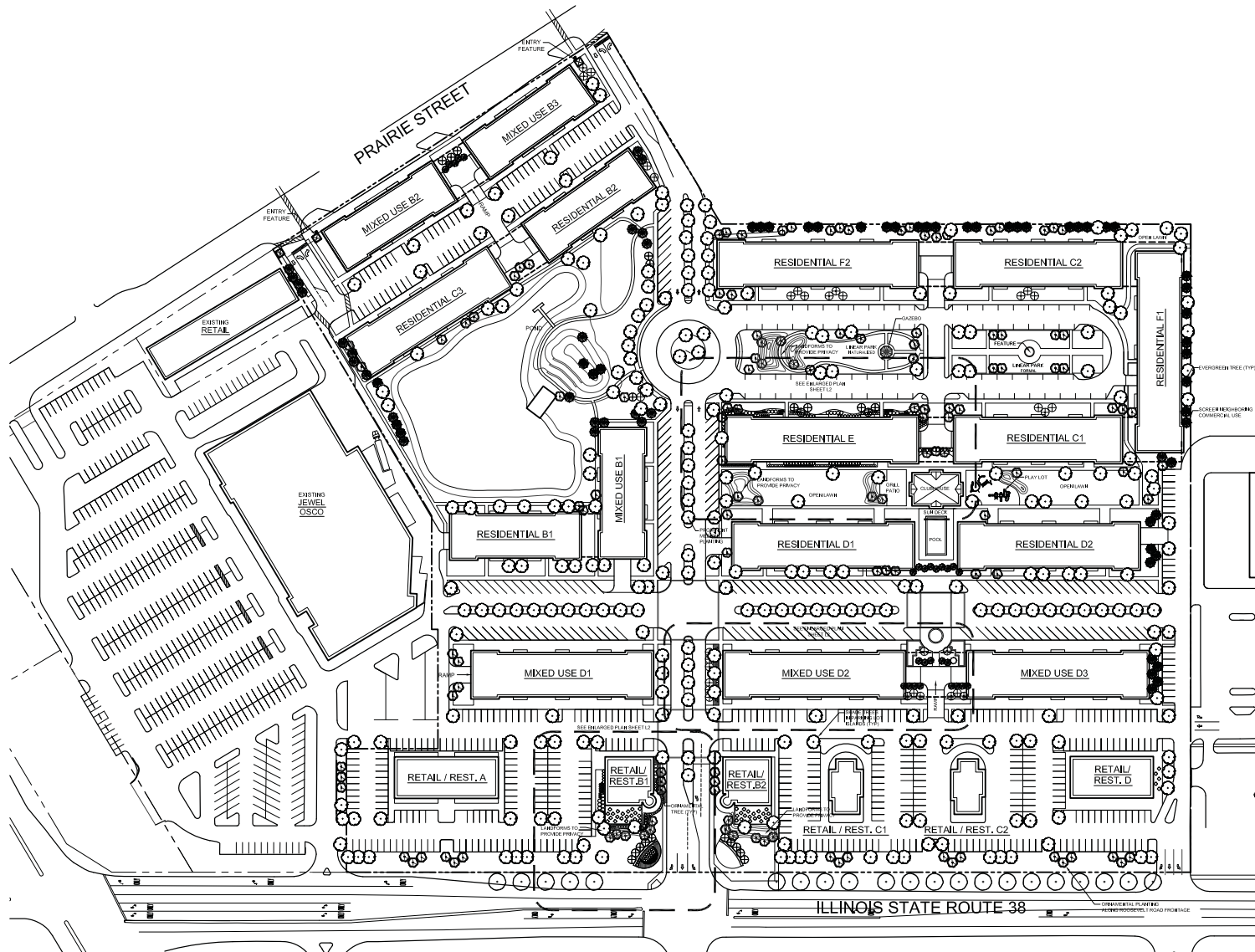
PREPARED FOR:
SHODEEN, INC
 77 NORTH FIRST STREET
 GENEVA, IL 60134

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
 Civil Engineering - Land Entitlement - Project Feasibility
 1315 Macom Drive - Suite 205 Naperville Illinois 60564
 o: 630-300-0933 c: 630-624-0520

NO.		DATE		DESCRIPTION	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4.5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
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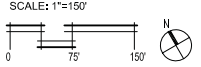
VEHICLE TURN TEMPLATES 2				
PRAIRIE CENTRE				
FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	2 of 2

Symbol	Quantity	Botanical Name	Common Name	Size
Shade Trees				
AFN		ACER XFREEMANI	FREEMAN'S MAPLE	3" BB
AFM		ACER XFREEMANI MARMO	MARMO FREEMAN MAPLE	3" BB
AEH		AESCULUS HIPPOCASTANUM	HORSE CHESTNUT	3" BB
CAB		CARPINUS BETULUS	EUROPEAN HORNBEAM	3" BB
CEO		CELTIS OCCIDENTALIS	HACKBERRY	3" BB
FAS		FAGUS SYLVATICA	EUROPEAN BEECH	3" BB
OBI		QINQOO BILOBA	QINQOO	3" BB
GTI		OLEOSTIA TRIACANTHOS F. NERMIS	THORNLESS HONEYLOCUST	3" BB
UT		LIRIODENDRON TULIFERA	TULIP TREE	3" BB
NYS		NYSSA SYLVATICA	BLACK TUPelo	3" BB
PLA		PLATANUS X ACERIFOLIA MORTON CIRCLE	EXCLAMATION LONDON PLANE TREE	3" BB
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
QMA		QUERCUS MACROCARPA	BUR OAK	3" BB
TRR		TILIA AMERICANA REDMOND	REDMOND AMERICAN LINDEN	3" BB
UMP		ULMUS AMERICANA PRINCETON	PRINCETON elm	3" BB
Evergreen Trees				
ACC		ABIES CONCOLOR	WHITE FIR	8" BB
PSM		PICEA MARMORA	HERBES SPRUCE	8" BB
PSU		PICEA PUNGENS	COLORADO SPRUCE	8" BB
PN		PINUS STROBUS	EASTERN WHITE PINE	8" BB
PSU		PSEUDOTSUGA MENZIESI	DOUGLAS FIR	8" BB
TOT		THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8" BB
TBU		TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB
Ornamental Trees				
AP		ACER PALMATUM VAR DISSECTUM	JAPANESE MAPLE	4" BB
AE		AESCULUS PAVIA	RED BUCKEYE	8" BB
AC		AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8" BB
AG		AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	8" BB
CC		CERCIS CANADENSIS	EASTERN REDBUD	8" BB
CV		CHIONANTHUS VIRGINICUS	WHITE FRINGEE TREE	8" BB
CA		CORNUS ALTERNIFOLIA	PAONDA DOGWOOD	8" BB
CF		CORNUS FLORIDA	FLORENCE DOGWOOD	8" BB
CM		CORNUS MAS	CORNELIANCHERRY DOGWOOD	8" BB
CC		CORATAEUS CRUSGALLI VAR INERMIS	THORNLESS HAW THORN	8" BB
HV		HAMAMELIS VIRGINIANA	COBWEB WITCHHAZEL	8" BB
MO		MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB
MY		MAGNOLIA VIRGINIANA	SWEE BAY MAGNOLIA	8" BB
MA		MALUS ADAMI	CRABAPPLE	8" BB
MD		MALUS DONALD WYMAN	CRABAPPLE	8" BB
MF		MALUS FLORIBUNDA	CRABAPPLE	8" BB
MP		MALUS 'PRAIRIE FIRE'	CRABAPPLE	8" BB
MS		MALUS SARACENT	SARGENT CRABAPPLE	8" BB
OV		OSTRYA VIRGINIANA	ROWAN	8" BB
SP		SYRINGA PEKINENSIS MORTON	CHINA SNOW PEKING LIAC	8" BB
SR		SYRINGA RETICULATA 'VORY SILK'	IVORY SILK TREE LIAC	8" BB
Evergreen Shrubs				
BC		BUXUS 'CHICAGO LAND GREEN'	BOWWOOD	18" BB
IS		ILEX GLABRA	HXBERRY	24" BB
TD		TAXUS X MEDIA DENSE	DENSE YEW	24" BB
TH		TAXUS X MEDIA 'HICKSIF'	HICKS YEW	24" BB
Deciduous Shrubs				
AP		AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	4" BB
AA		ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	24" BB
AM		ARONIA MELANOCARPA 'WOODS BEAUTY'	WOODS BEAUTY BLACK CHOKEBERRY	24" BB
CA		CLETHRA ALPINA 'HAMBURGERS'	HAMBURGERS CLETHRA	5" GAL
CS		CORNUS SERICEA 'SAINT'	SAINT RED TWIG DOGWOOD	24" BB
EA		EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	30" BB
FO		FORSYTHIA X INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	24" BB
FV		FORSYTHIA VIRIDISSIMA 'BRONCHENSIS'	BRONX FORSYTHIA	5" GAL
FO		FOTHERGILLIA GARDNERI	DWARF FOTHERGILLIA	24" BB
HV		HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	40" BB
HJ		HEPTACODUM ACONIODES	SEVENSON FLOWER	8" BB
HS		HIBISCUS SYRIACUS	ROSE OF SHARON	8" BB
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5" GAL
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30" BB
RA		ROSA 'ARIZONA GOLD LOW'	GOLD LOW ROSE	5" GAL
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	3" GAL
SS		SOPHARIA SORBIFOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB
VD		VEIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD	48" BB
VJ		VEIBURNUM X JUDDI	JUDD VEIBURNUM	30" BB
VO		VEIBURNUM OPULIFOLIUM 'COMPACTUM'	DWARF EUROPEAN CRANBERRY	24" BB
Groundcover				
EF		EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTTS



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

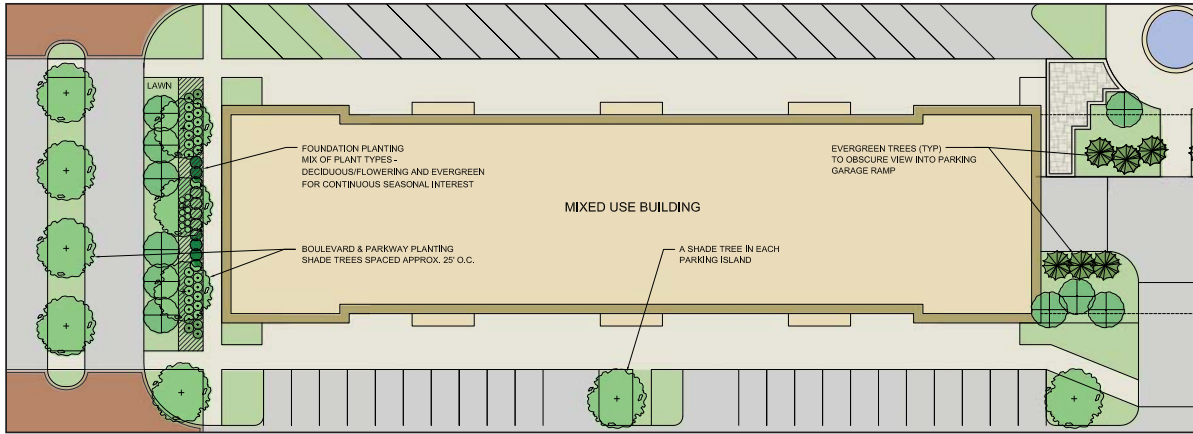
CONCEPTUAL LANDSCAPE PLAN



SHODEEN

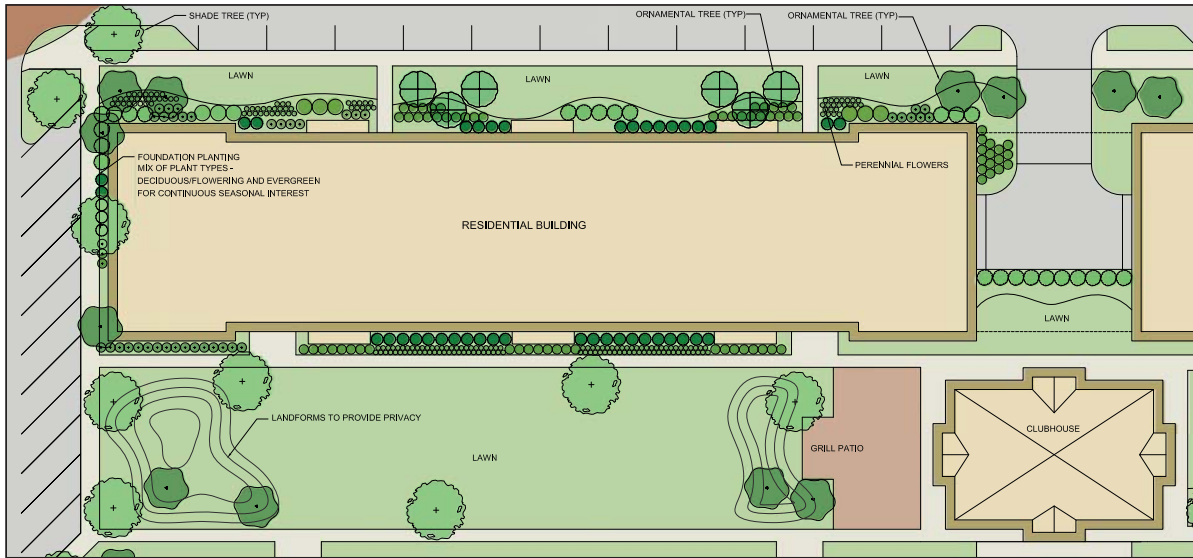
PRAIRIE CENTRE
St. Charles, Illinois
February 7, 2017 Project #: 16033

L-01



TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'



TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'

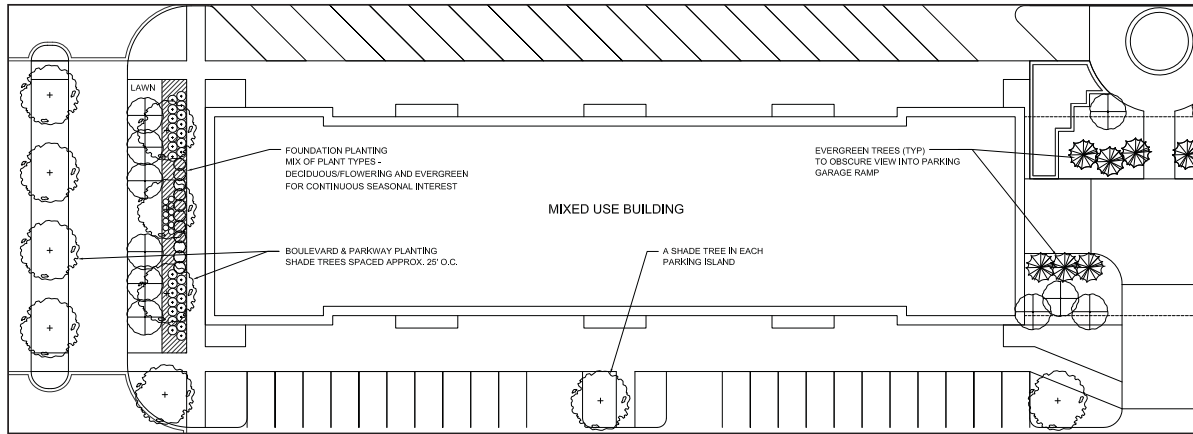


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SHODEEN

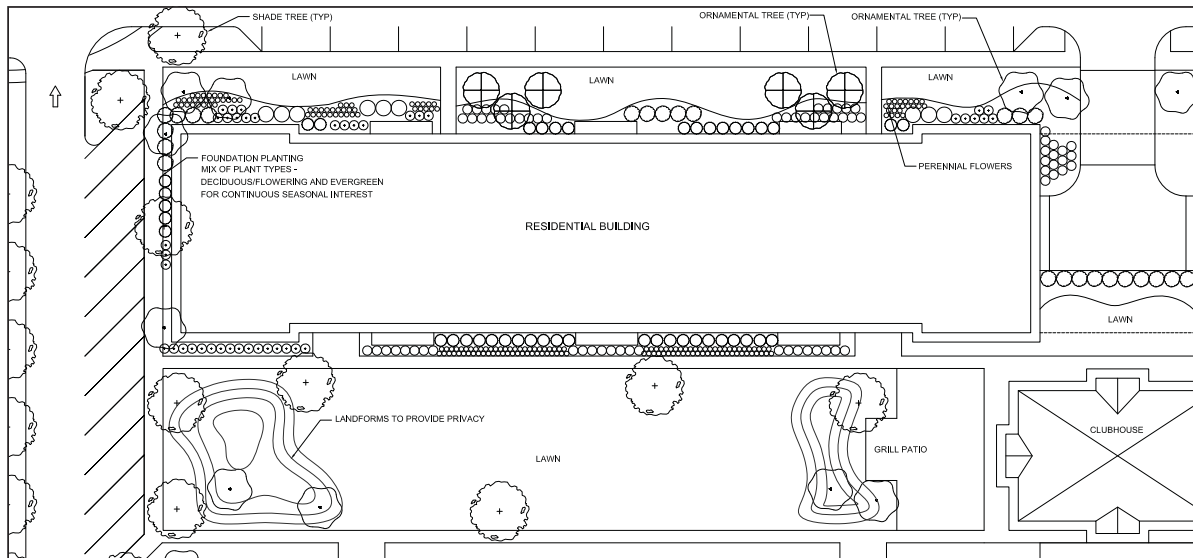
PRAIRIE CENTRE
St. Charles, Illinois
February 7, 2017 Project #: 16033

L-02



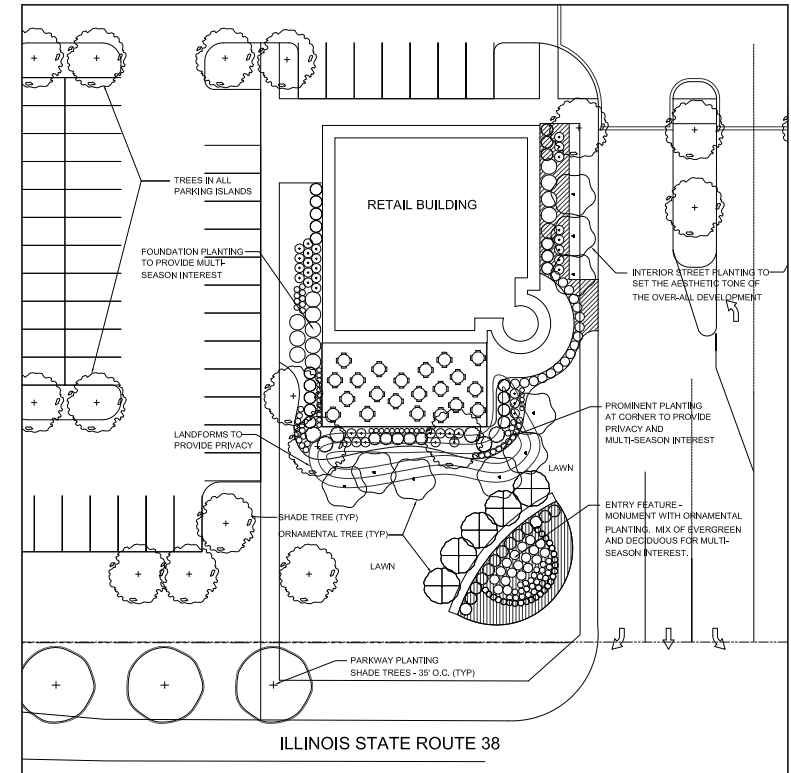
TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'



TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois
February 7, 2017 Project #: 16033

L-03

MIXED-USE
SIDE ELEVATION



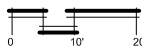
MIXED-USE
FRONT ELEVATION



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

BUILDING ELEVATIONS

SCALE: 1"=20' @ 11"x17"



SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-02

RESIDENTIAL
SIDE ELEVATION



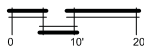
RESIDENTIAL
FRONT ELEVATION



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

BUILDING ELEVATIONS

SCALE: 1"=20' @ 11"X17"

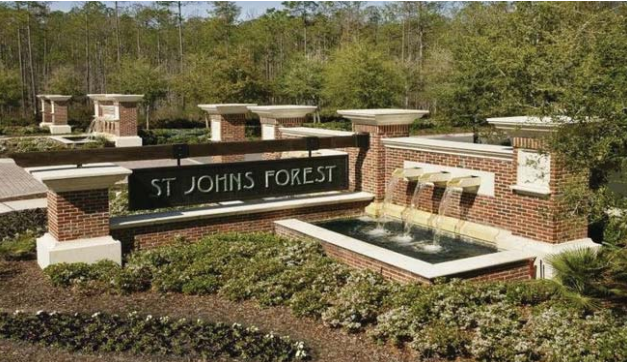


SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-03



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

INSPIRATION IMAGES

SHODEEN

PRAIRIE CENTRE
St. Charles, Illinois
February 7, 2017 Project #: 16033

A-04

Exhibit “E”

PUD Standards-Departures and Deviations and Other Approvals

Uses

1. The total number of residential dwelling units may include up to 609 dwelling units plus a density bonus of up to Sixty-one (61) units (10%) for dwelling units that are constructed and that meet the definition of “Affordable Units” in the Inclusionary Housing Ordinance. In no event shall the aggregate number of dwelling units exceed 670, and in no event shall the dwelling units not qualifying as “Affordable Units” exceed 609.
2. First floor multi-family residential shall be permitted in all of the buildings shown on the PUD Site Plan except for (i) those abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 and D, and (ii) those buildings labeled Mixed Use D1, D2 and D3.
3. Multi-family residential units may be established on the second and higher floors of all buildings shown on the PUD Plan except for buildings abutting State Route 38, and labelled as “Retail / Restaurant buildings A, B1, B2, C1, C2 and D”.
4. Senior living facilities of all types (i.e., independent, assisted, skilled nursing and memory care) and Affordable Housing Units facilities shall be permitted where residential use is permitted herein, with Affordable Housing Units to be constructed as provided in the Affordable Housing Agreement to be entered into between the City and the Applicant.
5. Private outdoor recreation to accommodate a private swimming pool and other water-features as shown on the PUD Site Plan shall be allowed. Swimming pools and exercise facilities are permitted within any building.
6. Multi-family dwellings shall be permitted either as apartment buildings for rent and/or condominium buildings for sale.
7. Drive-Through Facilities shall be permitted uses for buildings abutting State Route 38, labelled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D, subject to the requirements applicable to Drive-Through Facilities in the Municipal Code.
8. Mixed Use Buildings B1, B2, and/or B3 may or may not, all at the discretion of the Developer, include first floor commercial space, based upon market demand for additional commercial space or lack thereof. For the first 36 (36) months after the enactment of this Ordinance, the Developer shall endeavor to find commercial users for, and build out first floor commercial space, within said buildings. After the thirty-sixth (36th) month, the Developer may declare, by written notice to the City, any one (1) of these three buildings to be all-residential. After the forty-eighth (48th) month, the Developer may declare, by written notice to the City, any two (2) of these three buildings to be all-residential. After the sixtieth (60th) month, the Developer may declare, by written notice to the City, all three (3) of these three buildings to be all-residential. Any of such buildings constructed without provision for commercial space on the ground level may be constructed as a 100% “residential” building, in the same style and scale as other all-residential buildings otherwise permitted by the PUD Plan (such as building D1) may be constructed.
9. The Developer may make other changes to the Approved Preliminary PUD Plans as provided in Section 5 of this Ordinance, Such changes shall not result in additional departures or deviations not otherwise identified or allowed in this Ordinance.

10. The combination (connection) of two or more buildings shown on the PUD Site Plan at any one or more of their floors into one building, or the separation of any one building shown on the PUD Plan into two buildings, shall be permitted.
11. The Developer may increase or decrease the number of retail buildings and associated square footage with respect to those buildings shown on the PUD Site Plan as abutting Illinois State Route 38 (now labeled as Retail/Restaurant buildings A, B1, B2, C1, C2 or D), it being agreed and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer, provided, however, that residential may not be included in any of these buildings abutting State Route 38.

Subdivision and Phasing

12. The Prairie Centre PUD will be initially platted and developed as a one-lot subdivision, with multiple buildings on this single lot as shown on the PUD Site Plan. No internal streets (whether public or private) need be established within the one-lot subdivision but, instead, a permanent blanket cross-access easement shall be established over the entire subdivision as shown on the Preliminary Plat of Subdivision; provided, however, that such blanket cross-access easement shall not include (and shall be deemed to be released from) areas where buildings are hereafter constructed and where private drives to garages are provided as allowed by the Approved Preliminary PUD Plans. The blanket cross-access easement shall provide access between all buildings to the adjacent public streets of Illinois State Route 38 on the south, and Prairie Street on the north, and to the east and west property lines at locations where cross access connections to adjacent properties are shown on the PUD Site Plan.
13. The single-lot may, at the discretion of the Owner/Developer, later be resubdivided into one or more additional lots (each an “**Additional Lot**”), and such resubdivision shall be deemed a change subject to Administrative Change to the PUD; provided, however, that the plat of resubdivision, itself, shall require processing and approval as provided in Title 16 of the St. Charles Municipal Code. As to any one or more Lots created by the initial plat of subdivision of any plats of resubdivision that may be established with respect to the Prairie Centre Project, the following shall apply:
 - a. No internal streets (whether public or private) need be established within the one-lot subdivision or any further re-subdivisions thereof, provided a blanket cross access easement over the entire site has been established as provided in item 11 above;
 - b. There shall be no restriction requiring not more than one principal building per lot;
 - c. There shall be no minimum lot area;
 - d. There will be no minimum lot width;
 - e. There will be no maximum building coverage area;
 - f. There will be no maximum gross floor area per building provided that each building footprint shall be in substantial accordance with the PUD Site Plan (subject, however, to the provision that buildings shown on the PUD Site Plan may be connected or divided.)
14. There shall be no maximum block length.
15. Lots need not be rectangular in shape.
16. Double-frontage lots abutting internal access easements shall be permitted as shown on the Approved PUD Site Plan.
17. No perimeter utility easement shall be required with respect to any lot or Additional Lot provided a blanket utility easement has been provided, as shown on the Preliminary Plat of Subdivision. Such blanket easement shall not include areas where buildings are to be constructed as shown on the approved PUD Site Plan.

18. Notwithstanding the provisions of Section 16.04.120 of the Municipal Code, the Developer shall be entitled to construct in phases the Prairie Centre Project as approved by the Approved Preliminary PUD Plans, with such phased construction of buildings to be based on market demand. In connection with such phased construction and build-out, the Developer shall only be required to construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the public improvements and other Land Improvements contemplated by the Approved Preliminary PUD Plans which, in the reasonable judgment of the City's engineer, are required to (i) support the buildings being constructed and / or (ii) to assure the safety of the occupants of said buildings.
19. Irrespective of the order in which buildings are constructed, the Developer shall construct, and provide security (by way of bond, letter of credit or cash) for (and to provide a completion guaranty with respect to) the following improvements contemplated by the Approved Preliminary PUD Plans concurrent with the first phase of construction:
 - a. Disconnection of the sanitary sewer at the property line of the Covington Court Subdivision and construction of a new sanitary sewer line connecting the sanitary sewer system located on the site to an existing sanitary sewer located along Illinois State Route 38 near 14th Street, all as depicted on the Preliminary Engineering Plans.
 - b. Installation of the on-site stormwater detention basin as depicted on the Preliminary Engineering Plans. Installation of the stormwater detention system may be phased provided that at each phase, the developer can demonstrate that the project is in compliance with the requirements of the City's Stormwater Management Ordinance, Title 18 of the Municipal Code. The total detention volume within the off-site 14th Street detention basin shall be based upon the actual volume as determined by survey information.
 - c. Installation of the north-south boulevard from Illinois State Route 38 to Prairie Street as shown on the PUD Site Plan; provided, however, that (i) installation of the section located between Prairie Street and the roundabout may be deferred in order to accommodate construction of Residential Buildings C3, B2, F2 and E, and (ii) installation of the final surface may be deferred as reasonably required to avoid damage due to anticipated construction.

Setbacks

20. There will be no parking or building setbacks from interior lot lines.
21. The setbacks from the Prairie Street right-of-way and the Illinois State right-of-way shall be as follows:
 - a. 10 feet building setback from Prairie Street;
 - b. 25 feet building setback from Route 38
 - c. 0 feet parking setback from Prairie Street if on-street parking is provided, otherwise 10 feet
 - d. 25 foot parking setback from Route 38
22. Only side yard requirements shall be from the east and west outside property lines on the entire project, as follows:
 - a. 10 feet building setback for residential Building F1 from the east property line, otherwise 15 feet along the east property line;
 - b. 15 feet building setback along the north east property line (for residential Buildings F2 and C2);
 - c. 10 feet building setback line from the west property line with respect to Retail Restaurant A, otherwise 15 feet along the west property line

- d. 0 parking setback from both the east and west outside project lot lines.

Landscaping

23. No Landscape Buffer Yard, as defined in the Municipal Code, shall be required anywhere within the Project.
24. Landscaping for the Project shall be deemed satisfied by the landscaping shown in the Approved Preliminary PUD Site Plans, subject to the following:
 - a. Notwithstanding the provisions of Section 17.26.080 of the Municipal Code, building foundation landscaping would not be required along mixed-use buildings and retail/residential buildings, but shall be provided along residential buildings where shown on the Approved Preliminary PUD Site Plans.
 - b. Notwithstanding the provisions of Section 17.26.090.A of the Municipal Code, public street frontage landscaping would not be required along Prairie Street (but would be required along Illinois Route 38).
 - c. Notwithstanding the provisions of Section 17.26.090.C of the Municipal Code, the landscape plans which are submitted as part of the approved Preliminary PUD Plans shall satisfy/replace the 10% internal landscape area requirement contained in the Municipal Code.

Building Design

25. The maximum building height for a mixed-use building with a flat roof and a residential building with a pitched roof shall be 52 feet in height, and the maximum height for the retail buildings that abut Illinois State Route 38 shall be 40 feet in height. Mixed use buildings with a pitched roof have a maximum height of 64 feet, with such height to be measured from the average grade around the perimeter of the foundation to the average ridge height.
26. Building architecture deviations and departures are approved as follows:
 - a. The residential and mixed-use building architecture is approved notwithstanding the requirements of Section 17.06.030.A.1 of the Municipal Code;
 - b. Architecture for the retail/restaurant buildings shall be submitted for review as a PUD Preliminary Plan under Section 17.04.410.F of the Municipal Code.
27. The use of the following exterior building materials is hereby permitted: masonry; precast; glass; cement fiber siding and trim; aluminum fascia; aluminum soffits; aluminum gutters; aluminum storefront; vinyl windows.
28. For any Mixed Use or Residential buildings that are connected together as depicted on the PUD Site Plan, in order to reduce the apparent mass and monotony of the buildings, the connection between the buildings shall 1) be set back from the adjacent front and rear elevations for a sufficient distance to provide a clear visual break in the wall plane of the building and 2) incorporate design elements that contrast from the design of the remainder of the elevation. Examples of contrasting elements include varying façade materials or patterns, fenestration, or rooflines.

Signs

29. Signage shall be permitted per Exhibit "H" and shall be reviewed as an Authorized Administrative Change.

Parking

30. A parking deviation is hereby approved so as to provide for the calculation of required parking spaces using the methodology and “Spaces Required” for each type of use as shown on Exhibit F attached hereto (with the parking spaces required though the use of Exhibit F being called the “PUD Parking Requirements”). At the time of each building permit application by the Developer, the City shall require that the Developer have (or to then put) in place only the parking spaces required to serve (i) the previously built buildings and (ii) those new buildings as to which the building permit pertains. Although the Approved Preliminary PUD Plans show that the project could provide as many as 1,426 parking spaces (on and below grade), the Developer shall only be required to provide the number of parking spaces equal to that number produced by calculation made pursuant to the methodology contained in Exhibit “F”, and then only incrementally as necessary to serve the project as the PUD project is being incrementally constructed. Notwithstanding the foregoing, the City may hereafter allow (as an Authorized Administrative Change) an increase in the “Reduction for Shared Parking” showing on Exhibit “F” (with a corresponding reduction in the PUD Parking Requirements) if the Developer can establish to the reasonable satisfaction of the City’s administration that less on-site parking is necessary due to any of the following: (i) ride sharing arrangements; (ii) the advent and common use of driverless cars; (iii) additional public transportation being provided in the area; (iv) demonstration by the Developer that historic parking requirements within the Prairie Centre Project have been less than projected; and / or (v) other factors not previously considered and deemed persuasive by the City’s administration.

Other Approvals and Agreements

- A. The submission by the Owner or the Developer or its / their successors of any one or more of the buildings constructed pursuant to this Ordinance, including any portion or all of the Subject Property, to the provisions of the Illinois Condominium Property Act, shall not in any way be prohibited, or be deemed to be an actionable zoning change of any sort.
- B. There shall be no roadway impact fee imposed or collected by the City as to this Prairie Centre PUD project.
- C. The Developer shall construct/complete the following off-site road improvements prior to, or concurrently with, the development phase that exceeds 50% of the project build out. For purposes of this section, 50% build out shall be based upon the total building square footage constructed as a portion of the total building square footage shown on the PUD Site Plan.
 - a. Modification of the traffic signal at Illinois Route 38 and the West Mall Entrance to add northbound and southbound left turn phases, subject to the approval of the Illinois Department of Transportation.
 - b. Other improvements to Illinois Route 38 as required by the Illinois Department of Transportation.
 - c. Following completion of all traffic signal modifications at Illinois Route 38 and the West Mall entrance, in cooperation with the Kane County Department of Transportation, a traffic signal

re-optimization study shall be conducted for the interconnected system serving the following intersections: Randall/Oak, Randall/Prairie, Randall/Rt. 38, Randall/Bricher, Rt. 38/West Mall Entrance, and Rt. 38/14th Street/Bricher.

- D. There shall be no off-site storm water improvements required by the City as to the Prairie Centre PUD project. The expansion of the 14th Street storm water detention basin, as depicted in the PUD Preliminary Plans, is considered part of the project and not an off-site improvement.
- E. There shall be no requirement by the City that the Developer replace or install off-site water mains not otherwise shown on the PUD Preliminary Plans. The City agrees to reimburse the developer for 50% of the actual construction cost of replacing existing watermains shown on Exhibit “I”, attached hereto. During the Final Engineering review and prior to issuance of any building permits, a Water System Modeling Study shall be performed to determine the adequacy of fire flows to meet the applicable Fire Prevention and Building Code standards. The developer shall be responsible for any additional watermains necessary to meet the Fire Prevention or Building Codes.
- F. There shall be no requirement by the City that the Developer make off-site electrical improvements.
- G. The Developer shall be entitled to tie into the City’s existing sanitary sewer mains and existing water mains as shown on the Supplemental PUD Plans. The Developer shall pay the City’s customary sanitary sewer and water connection fees, subject to a fair and equitable credit in favor of the Developer for buildings that had been previously located in the Subject Property and connected to the City’s sanitary sewer and water systems, but later demolished (and the prior connection / impact fees paid with respect thereto). This fee is calculated based on a flow provided by the City of St. Charles of .11 CFS (cubic feet per second). For the absence of doubt, the Developer shall be entitled to a fair and equitable credit against all City sewer and water connection and impact fees for all prior connection and impact fees paid with respect to prior development that had occurred on this site, with the amount of such credit to be Two Hundred Ninety-five Thousand Dollars (\$295,000.00). This credit shall be applied to the sanitary sewer and water connection fees due at the time of building permit.
- H. The Developer shall contribute its equitable share (as hereafter defined) of the actual cost incurred by the City to implement a single expansion in the capacity of the downstream sanitary sewer main (“**Downstream Sewer Improvements**”). The Developer’s “**equitable share**” shall be as specified below.
 - a. With respect to the improvements previously completed by the City generally along Gray Street, the Developer shall pay its Equitable Share, said sum being Eighteen Thousand Five Hundred Thirty-Four Dollars (\$18,534.00), upon the date of the issuance of the first building permit in the Prairie Centre Project.
 - b. With respect to the future improvements identified in the WBK Sanitary Sewer Evaluation dated August 28, 2016, generally along Elm Street, Roosevelt Street and IL Route 31, the Developer shall pay its Equitable Share, said sum being Twenty-Seven Thousand Four Hundred Seven Dollars (\$27,407.00), in two (2) equal installments of Thirteen Thousand Seven Hundred Three and 50/100 Dollars (\$13,703.50) upon the following: (A) the issuance of the first building permit in the Prairie Centre Project; and (B) December 31, 2022.

- c. The dollar amount to be contributed by the Developer for Downstream Sewer Improvements pursuant to this paragraph is herein called the “**Developer’s Downstream Sewer Main Contribution**”, and is subject to the provisions below regarding the possible City TIF Reimbursement for Sanitary Sewer.
- I. The Subject Property is in the City’s St. Charles Mall redevelopment project area (hereafter, the “**St. Charles Mall TIF District**”) created by the City in 2000 pursuant to the Illinois Tax Increment Allocation Redevelopment Act (the “**TIF Act**”). In 2002 the City issued bonds to fund the demolition of the then-existing buildings on the Subject Property (the “**St. Charles Mall TIF Bonds**”). The City hereby agrees that all incremental tax revenues received by the City from and over the remaining life of the St. Charles Mall TIF District, as same may be extended (hereafter “**St. Charles Mall TIF Increment**”) shall be used and applied by the City in the following order:
 - (i) First, to pay the amounts, if any, due to any library district and / or to any school district as required by the TIF Act;
 - (ii) Next, to repay amounts that the City has had to advance (loan) for prior shortfalls of incremental revenue and debt service payments;
 - (iii) Next, to retire the St. Charles Mall TIF Bonds as they come due; and
 - (iv) To reimburse the Developer fifty (50%) of the aggregate of (i) the Developer’s Downstream Sewer Main Contribution otherwise required to be paid by the Developer under Section H above and (ii) the design, permitting and constructions costs incurred by the Developer as to any other off-site sanitary sewer improvements made to serve the Prairie Centre PUD (with such reimbursement being herein called the “**TIF Reimbursement for Sanitary Sewer**”). The Developer shall not be entitled to receive any repayments under this subsection (iv) until the priorities in subsections (i), (ii) and (iii) above have first been satisfied; provided, however, if, based on reasonable projections of future TIF revenues, the City concludes in its reasonable judgment, that there will be generated TIF revenues in excess of the amounts required to be first used to satisfy the requirements of subsections (i), (ii) and (iii) above (“**Available TIF Increment**”), then the City shall next apply such Available TIF Increment to annually reimburse the Developer under this clause (iv).
 - J. The Developer shall be entitled to tie into the City’s existing electricity and transformer system. The Developer shall pay the City’s customary electricity and transformer system connection fee, subject to a credit in favor of the Developer for electrical equipment components existing on the subject property. This connection fee credit shall be in the amount of Fifty-One Thousand Five Hundred Twenty-Six Dollars (\$51,526) as calculated per Section 13.08.062 of the Municipal Code entitled “Existing transformer upgrade.”
 - K. The City shall not require the Developer to make any other off-site improvements not otherwise shown on the approved Supplemental PUD Plans.
 - L. All easements previously held by the City upon the Subject Property shall be promptly released by the City at the Developer’s request, to be replaced only with those easements in favor of the City as shown in or contemplated by the approved Supplemental PUD Plans.
 - M. The Developer shall demolish the former Colonial Ice Cream building (having an address of 2036

Lincoln Highway / IL Rt. 38, St. Charles, IL), at the time of construction of the first phase of the development, along with any and all buildings and other structures located on the Subject Property at the time of adoption of this Ordinance, subject to the issuance of demolition permit from the City. Notwithstanding the foregoing, the Developer may preserve and re-purpose the former Burger King building (having an address of 2076 Lincoln Highway / IL Rt. 38, St. Charles, IL) provided the Developer does so within twenty-four (24) months from the date of adoption of this Ordinance, and otherwise, the Developer shall thereafter, upon demand by the City, demolish same.

- N. With respect to the watermain replacement identified under Section E. above, the developer agrees to pay, and to contractually obligate and cause any and all general contractors and subcontractors to pay the prevailing wages as established by the City, from time to time. With respect to the remainder of the Prairie Center PUD project, the City acknowledges and agrees that the Illinois Prevailing Wage Act is not applicable. Without limiting the generality of the preceding sentence, the Developer shall not be required to provide payroll reports for any portion of the project other than the watermain replacement required under Section E.
- O. The City agrees that it shall promptly review all plans and permit applications submitted to the City by the Developer and shall not unreasonably withhold, condition or delay its review and approval of same.
- P. The entitlements and obligations created by this Ordinance shall run with the Subject Property and, as such, shall be binding upon the Owner and the Developer and their respective successors.
- Q. Prior to the complete build out of the project, and as a courtesy to the City, the Developer shall endeavor to provide notice to the City of any sale or transfer of any portion of the Subject Property (other than an Exempt Transfer, as hereafter defined); it being understood, however, that the failure by the Developer to give such notice shall not be deemed to be a breach or default by the Developer hereunder). Any such notice given to the City shall be via U.S. Certified or Registered Mail to:

City of St. Charles
Attn: City Administrator
Two East Main Street
St. Charles, Illinois 60174
Attention: City Administrator
Fax No. (630) 377-4440
email: cao@stcharlesil.gov

As used herein, the term “Exempt Transfer” shall include any sale or transfer of any portion of the Subject Property to (i) the current members of the Owner (Towne Centre Equities, L.L.C.), (ii) to any trust or other entity owned or controlled by one or more of such members, (iii) to any affiliate of Towne Centre Equities, L.L.C.; (iv) to the Developer or the Developer’s affiliate(s); or (v) to any trust or other entity owned or controlled by Kent Shodeen or any member of his family.

Exhibit "F"**Parking Calculations**

<u>Required Parking*</u>						
<u>Use</u>	<u>Qty*</u>	<u>Unit</u>	<u>Spaces Required</u>	<u>per</u>	<u>unit</u>	<u>Line Total Required</u>
Residential 1 Bedroom	280	Unit	1.2		Unit	336.00
Residential 2 Bedroom	315	Unit	1.7		Unit	535.50
Senior Independent Living	<u>75</u>	Unit	0.25		Unit	18.75
Sub-Total	670	Units				
Personal services (salon)	20,000	GSF	3	1000	GSF	60.00
Health and fitness	5,000	GSF	5	1000	GSF	25.00
Retail, indoor recreation, amuse	52,000	GSF	4	1000	GSF	208.00
Medical, dental, office	6,000	GSF	4	1000	GSF	24.00
Coffee or Tea Room	6,000	GSF	5	1000	GSF	30.00
Restaurant, Tavern/bar	<u>33,150</u>	GSF	10	1000	GSF	<u>331.5</u>
Sub-Total	120,318	GSF				1568.75
15% Reduction for Shared Parking						-235.31
Required Parking						<u>1333</u>
*Use actual quantities						

Exhibit “G”
Affordable Housing Agreement

Affordable Housing Agreement

This Agreement, dated as of this ___ day of _____, 2017, between Shodeen Group, L.L.C., a Delaware limited liability company (“**Applicant**”), Towne Centre Equities, L.L.C., a Delaware limited liability company (“**Owner**”), and the City of St. Charles, Illinois, an Illinois municipal corporation (“**City**”).

DEFINITIONS

- A. “**Inclusionary Housing Ordinance**” shall mean the City’s ordinance bearing said name and contained in Title 19 of the City’s Municipal Code.
- B. “**Project**” means the Prairie Centre Project, as approved by the City under the Specified Zoning Ordinance.
- C. “**Specified Zoning Ordinance**” means the City’s ordinance number 2017-Z-_____, pertaining to the Project.
- D. “**Senior Affordable Project**” means a building or buildings comprised of residential units where the occupancy is restricted to residents age 55 or older, and the units meet the definition of an affordable unit in the Inclusionary Housing Ordinance.

RECITALS

WHEREAS, the Owner and Applicant petitioned the City for its approval of the Project; and

WHEREAS, in addition to the City’s Plan Commission holding public hearings as to the Project, the City’s Housing Commission did receive and consider at a public meeting the Applicant’s Inclusionary Housing Worksheet submitted by the Applicant pursuant to the City’s Inclusionary Housing Ordinance, Chapter 19.02, and recommended approval of a variance to Section 19.02.100 “Location, Phasing and Design” to allow the Developer, at its discretion, to place the affordable units to be provided in one or more buildings instead of being dispersed among the market rate dwelling units as required by Section 19.02.100.A, and

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

NOW, THEREFORE, as part of the City’s approval of the Specified Zoning Ordinance, and as a condition thereof, it is agreed as follows:

AGREEMENT

Pursuant to Section 6f of the Specified Zoning Ordinance, and to the requirements of the Inclusionary Housing Ordinance, the City and the Applicant do hereby agree as follows. Capitalized terms used but not otherwise defined herein shall have the meanings as set forth in the Inclusionary Housing Ordinance.

- 1. For a period of three (3) years from and after the date of passage of the Specified Zoning Ordinance (the “**3-Year Period**”), the Developer shall reserve buildings C3 and B2 on the PUD Site Plan for use only as a Senior Affordable Project containing not less than the lesser of (i) minimum number of Affordable Units required to comply with the requirements of the City’s Inclusionary Housing

Ordinance as in effect as of the expiration of the 3-Year Period or (ii) ten percent (10%) of the non-“affordable” residential units constructed by the Developer. For the absence of doubt, recognizing that a Senior Affordable Project requires special financing often involving publicly awarded tax credits, and that the Developer does not normally engage in such projects, the Developer shall not be expected to itself develop and construct such a Senior Affordable Project, but may instead use good faith efforts to find a third-party developer for same. In the event that, as of the expiration of the 3-Year Period, the Developer has been unable to cause a third party to commit to develop the Senior Affordable Project at the aforesaid location, then the Developer may request that the City Council review an alternate proposal to comply with the Inclusionary Housing Ordinance then in effect. The City Council shall review the developer’s proposal and may, at its sole discretion, agree to amend this Affordable Housing Agreement.

2. As a variation to the requirements of Section 19.02.100.A of the Inclusionary Housing Ordinance, “Location of Affordable Units.” if Affordable Units are constructed on the Subject Property, those Affordable Units may, at the election of the Applicant, (A) be grouped together in a Senior Affordable Project or otherwise (B) shall be dispersed within multiple buildings within the Project. The Developer shall not be required to include Affordable Units within any buildings constructed during the 3 Year Period referenced under Item 1.
3. During the 3-year Period referenced under Item 1, the project shall not be subject to Section 19.02.100.B of the Inclusionary Housing Ordinance, “Phasing of Permits.” Thereafter, the project shall comply with the following:

Percentage of Units Constructed after the 3 year period (out of the total units remaining to be constructed)	Required Percentage of Affordable Units to be Constructed (based on the requirement for the entire project)
Up to 50%	At least 30%
Up to 75%	At least 60%
Up to 100%	100%

4. As provided in Section 19.02.110 of the Inclusionary Housing Ordinance, with respect to the pricing of Affordable Units, it is agreed that such Affordable Units may be offered either “for sale” or “for lease”, and will be priced for sale or lease in accordance with Section 19.02.110.
5. As provided in Section 19.02.120 of the Inclusionary Housing Ordinance, the Affordable Units shall only be sold or leased by the Applicant to, and occupied by Eligible Households.
6. As provided in Section 19.02.090 of the Inclusionary Housing Ordinance, Affordable Units constructed on the subject property shall be entitled to the Development Cost Offsets identified in said section, including waiver of all building permit, demolition, and plan review fees required by Title 15 of the St. Charles Municipal Code, sewer and water connection fees required by Title 13 of the St. Charles Municipal Code, and cash contributions (when required in lieu of park and school land dedications) as required by Title 16 of the St. Charles Municipal Code, but only relative to the required Affordable Units constructed within the Residential Development.

7. It is further agreed that:

- (a) Notwithstanding the provision of Section 19.02.130(3) of the Inclusionary Housing Ordinance, no marketing plan separate and distinct from the marketing plan to be used by the Applicant for the market-rate units within the Project shall be required;
- (b) No “alternative affordable housing plan”, as otherwise contemplated by Section 19.02.130(5) of the Inclusionary Housing Ordinance, has been requested by the Applicant and none is being hereby approved.

8. This Agreement, and the rights and obligations of the parties hereto, shall be binding upon the parties and their respective grantees, successors and assigns.

Dated this ____ day of _____, 2017

SHODEEN GROUP, L.L.C.

CITY OF ST. CHARLES

By: _____
David A. Patzelt, Senior Vice President

By: _____
Raymond P. Rogina, Mayor

Attest:

City Clerk

**Exhibit “H”
Sign Requirements**

Type	Number/Location	Setback from ROW	Maximum Area	Maximum Height	Other requirements
Development Identification Sign	Two at central entrance from Rt. 38 One at each other entrance from a public street One at each public street entrance, (2 signs on Prairie St., 4 on Rt. 38)	5 ft.	Area 75 sf	8 ft.	Monument sign only, cannot be internally lit, must display development name and/or logo only
Shopping Center Signs	Two permitted along Rt. 38	10 ft.	1 st sign: 225 sf 2 nd sign: 100 sf	1 st sign: 30 ft. 2 nd sign: 15 ft.	
Freestanding Signs for Retail/ Restaurant Buildings	One per building	10 ft.	50 sf.	8 ft.	Monument sign only
Wall Signs	Mixed Use buildings: One per business on each wall/frontage of the business Retail/Restaurant Buildings: -For single tenant buildings, 1 per wall -For multi-tenant buildings, 1 per business on each wall/frontage of the business		1.5 sf times the linear width of the wall		
Awnings/ Canopies	1 per business on each wall/frontage of the business		Lettering = 1 sf per linear ft. frontage of awning/canopy		Awnings shall be made of cloth. Backlit awnings are prohibited.
Projecting Signs	1 per business		18 sf		Maximum 4 ft. projection from wall
Banners on freestanding poles	Permitted on all light poles	5 ft.	18 sf		

Exhibit "I"
Existing Watermain Replacement

Remove and Replace approximately 400 feet of 12" watermain

Remove and Replace approximately 350 feet of 10" watermain.

Eliminate existing 8" watermain

Remove 8" watermain. Install approximately 550 feet of new 10" watermain. Shift east away from F1.

Watermain Removal for Cost Split
New Watermain for Cost Split

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ENTRY FEATURE ILLUSTRATION

