



## AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title:

Motion to approve a Resolution Authorizing the Mayor and City Council to Enter into a Certain Annexation Agreement (Bricher Commons PUD – Fourth Amendment – Prairie Winds of St. Charles)

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

Presenter:

Rita Tungare

Meeting: City Council

Date: April 17, 2017

Proposed Cost:

Budgeted Amount: N/A

Not Budgeted: ☐

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

At the April 10, 2017 meeting, the Planning & Development Committee recommended approval of a Map Amendment for Prairie Winds by a vote of 6-0, and approval of the Prairie Winds PUD by a vote of 4-2, subject to resolution of three outstanding items. Staff offers the following updates regarding the outstanding items:

1. Bricher Road is under the jurisdiction of the City of Geneva. Access locations on Bricher Rd. are subject to an Intergovernmental Agreement between St. Charles and Geneva. Two full access intersections are permitted along the north side of Bricher Rd. to access the property, subject to the review of a traffic impact study by both cities. After reviewing the initial Traffic Impact Study and plans, Geneva requested protected right turn lanes at both site entrances. Since then, the plans were revised to include a right-turn lane into the main site entrance. Staff has provided Geneva with the revised plans and updated Traffic Impact Study. Staff has not yet received a response from Geneva regarding their review of the revised submittals.
2. Park District Land-Cash Contribution:
  - a. Private Recreational Amenities – The applicant has requested a credit for private recreational amenities in lieu of public park land to be provided within the development. The Park Board of Commissioners reviewed this request on 4/11/17 and provided a response letter dated 4/13/17 (attached). The Park Board recommended the private amenities not be accepted as a credit in lieu of park land.  
  
Section 16.10.180 states, “At the option of the City Council, a portion of the public park site requirement may be provided in the form of private recreation areas. The extent of the same shall be determined by the City Council, based upon the needs of the projected residents, the extent to which the private recreation areas are available for use by the residents of the subdivision, and available park land in the general area.”
  - b. Per-Acre Land Value – The applicant has submitted an objection to the per-acre land value set in Section 16.10.090 of the City Code. Prior to the P&D Committee meeting, the City Attorney determined the appraisal submitted is not sufficient to support the request for a reduction in the per-acre land value, since the appraisal did not show the fair market value of *improved* land. On Thursday afternoon, the applicant submitted supplemental information to the appraisal. The information included a listing of single-family residential lots for sale in the area. After a cursory review by staff, it appears that a majority of the properties are unincorporated and do not meet the City’s definition of improved land, as they are not connected to public utilities. Staff is working with the City Attorney to review this information.

### Attachments (please list):

Letter from Park District dated 4/13/17; Objection to Per Acre Land Value; Supplement to Appraisal; Annexation Agreement w/ PUD Ordinance

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

Staff recommends a vote on the Prairie Winds project to be postponed to a future City Council meeting until the above outstanding items are resolved. The PUD Ordinance is in incomplete form because of the unresolved items, which are highlighted in yellow. This ordinance is an attachment to the Annexation Agreement.

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

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

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

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

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

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about March 6, 2017 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about March 21, 2017 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

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

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about April 10, 2017; and,

WHEREAS, the City Council of the City of St. Charles has received the

recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

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

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

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the BR Regional Business District to the RM-3 General Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.

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

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

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

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

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

**b. Bricher Road Improvements:**

- i. A right-turn lane shall be provided into the main/eastern development access, as shown on the attached Site Plan.
- ii. Public sidewalk shall be installed along Bricher Road, extending from the east property line of the Subject Property to the secondary/western access, as shown on the attached Site Plan.

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

- c. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property.
- d. Inclusionary Housing: The Applicant shall provide a one-time and non-recurring fee in-lieu of Affordable Units in the amount of \$5,000.00 per required Affordable Unit (determined to be 25 Affordable Units), resulting in a one-time payment of \$125,000.00, in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time (“Title 19”). Payment of the \$125,000.00 one-time fee forever, fully and finally satisfies the requirements of Title 19 with respect to any required Affordable Units provided that the Applicant does not, following the adoption of this Ordinance, increase the number of housing units proposed to be constructed by Applicant within the Site Plan
- e. School Contributions: The Applicant shall provide a one-time and non-recurring cash payment in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time (“Title 16”). The total one-time cash payment in lieu of land contribution is \$\_\_\_\_\_. Payment of the one-time cash payment forever, fully and finally satisfies the requirements of Title 16 with respect to any required payment or land contribution to the School District provided that the Applicant does not, following the adoption of this Ordinance, increase the number of housing units proposed to be constructed by Applicant within the Site Plan.
- f. Park Contributions:** The Applicant shall provide a one-time and non-recurring cash payment in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from



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

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

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

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

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

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

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

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of April, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of April, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of April, 2017.

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Raymond P. Rogina, Mayor

Attest:

\_\_\_\_\_  
Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

DATE: \_\_\_\_\_

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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

## **EXHIBIT “B”**

### **FINDINGS OF FACT FOR MAP AMENDMENT**

#### **1. The existing uses and zoning of nearby property.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

None.

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

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

## **EXHIBIT “C”**

### **CRITERIA FOR PLANNED UNIT DEVELOPMENTS**

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Charles.

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

Not Applicable.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**EXHIBIT “D”**  
**PUD PRELIMINARY PLAN**  
**(18 pages)**





PRELIMINARY ENGINEERING PLANS  
FOR  
**PRAIRIE WINDS**  
ST. CHARLES, ILLINOIS

**PROJECT TEAM**

OWNER/DEVELOPER

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

ENGINEER

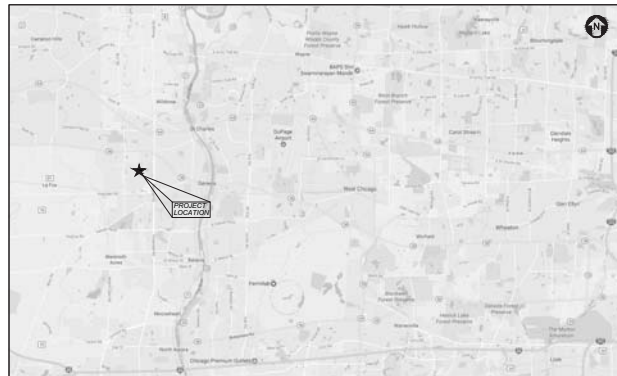
V3 Companies of Illinois, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200  
Project Manager: Bryan C. Rieger, P.E.  
Project Engineer: Mathew T. Brolley, P.E., CFM

ARCHITECT

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



LOCATION MAP  
NO SCALE



VICINITY MAP  
NO SCALE

**INDEX OF DRAWINGS**

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

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

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

BENCHMARK NOTES:

THE ELEVATIONS WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

REVISIONS				BENCHMARKS		DRAWING NO.
NO.	DATE	DESCRIPTION	SHEETS REVISED	REV. BY	SOURCE	
1	03-31-17	REVISED PER AGENCY REVIEW			STATION DESIGNATION: A32016 ESTABLISHED BY: NGS DATE: 06-27-12 ELEVATION: 141.1 (PUBLISHED AND FIELD) DATUM: NAVD83	0.0
2	04-14-17	REVISED PER AGENCY REVIEW			DESCRIPTION: STAINLESS STEEL ROD IN SLEEVE LOCATED 0.25 MI SOUTH OF & 81 ST 36.16 FT EAST OF CENTERLINE OF ROCK ROAD 0.12 MI SOUTH OF ENTRANCE TO KANE COUNTY JUDICIAL CENTER 174 FT SOUTH OF POWER POLE (PP) 98 FT SOUTHEAST OF PP 92 FT NORTHEAST OF PP 61 FT NORTHEAST OF 12 IN STEEL CULVERT, AND 2 FT WEST OF ORANGE FIBERGLASS WITNESS POST.	
					SITE: STATION DESIGNATION: SEM #1 ESTABLISHED BY: V3 DATE: 10-13-16 ELEVATION: 794.50 (MEASURED) DATUM: NAVD83 DESCRIPTION: NORTH RIM OF STORM MFL NORTHWESTERLY FROM LOWE'S HOME IMPROVEMENT BUILDING, 99% NORTHERLY FROM CORNER OF CURB	0.0
					STATION DESIGNATION: SEM #2 ESTABLISHED BY: V3 DATE: 10-13-16 ELEVATION: 788.33 (MEASURED) DATUM: NAVD83 DESCRIPTION: SQUARE CUT IN NORTH SIDE OF LIGHT BASE, ON SOUTH SIDE OF BRIDGER RD. WEST FROM CAMDEN ST (ENTRANCE TO LINCOLN SQUARE)	
ORIGINAL ISSUE DATE : MARCH 01, 2017						



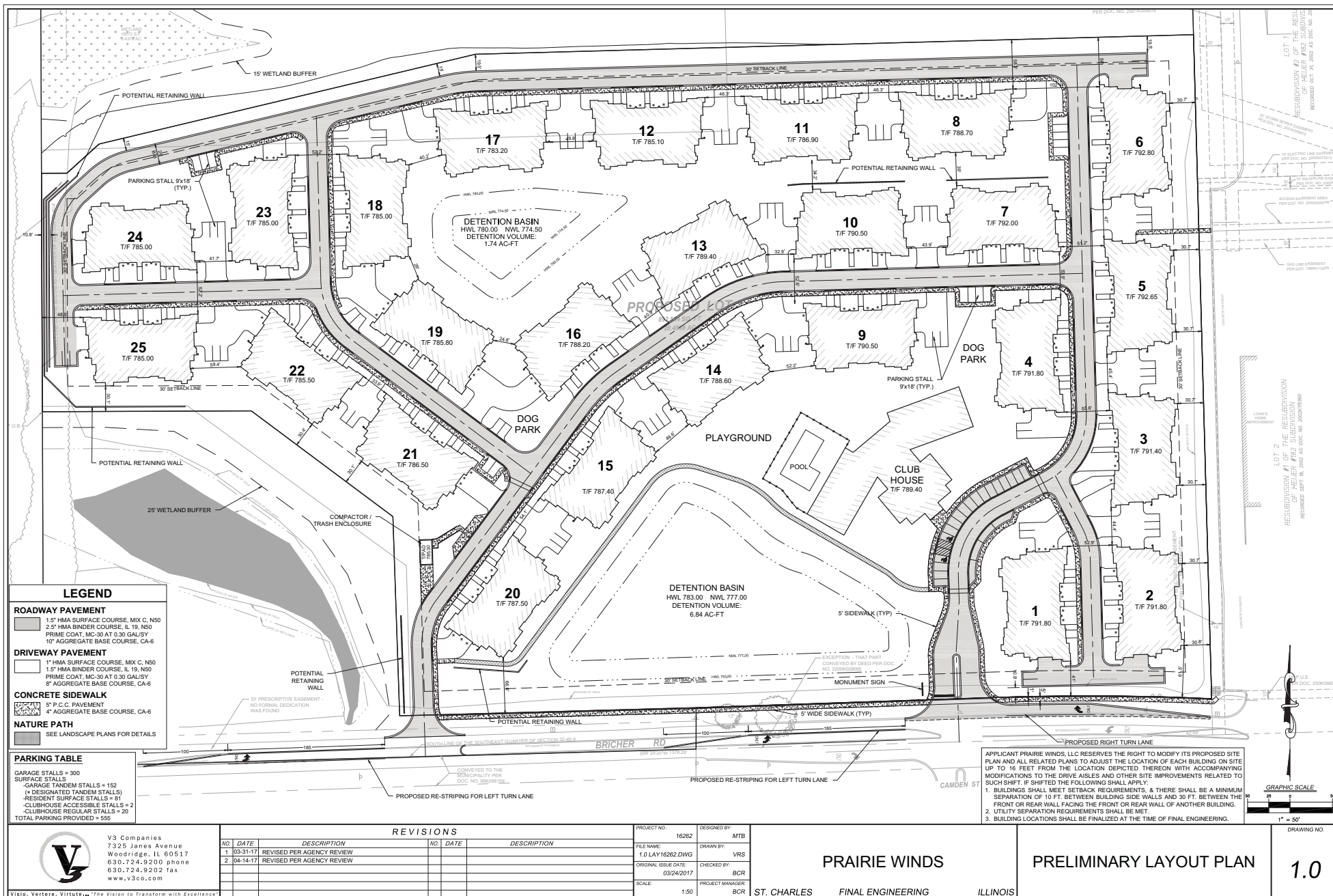
V3 Companies  
7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
630.724.9202 fax  
www.v3co.com

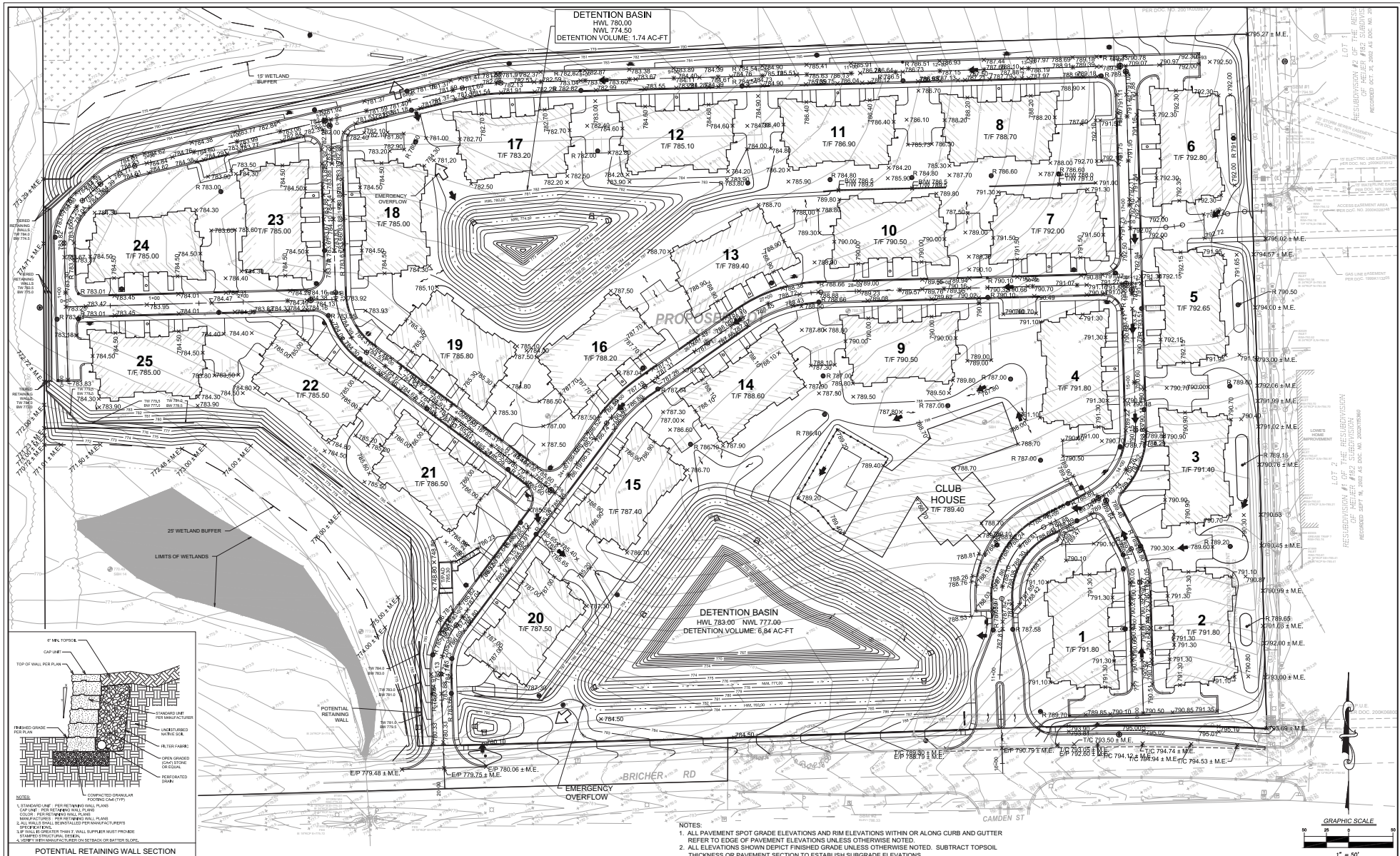


Joint  
Utility  
Locating  
Information  
for  
Excavators

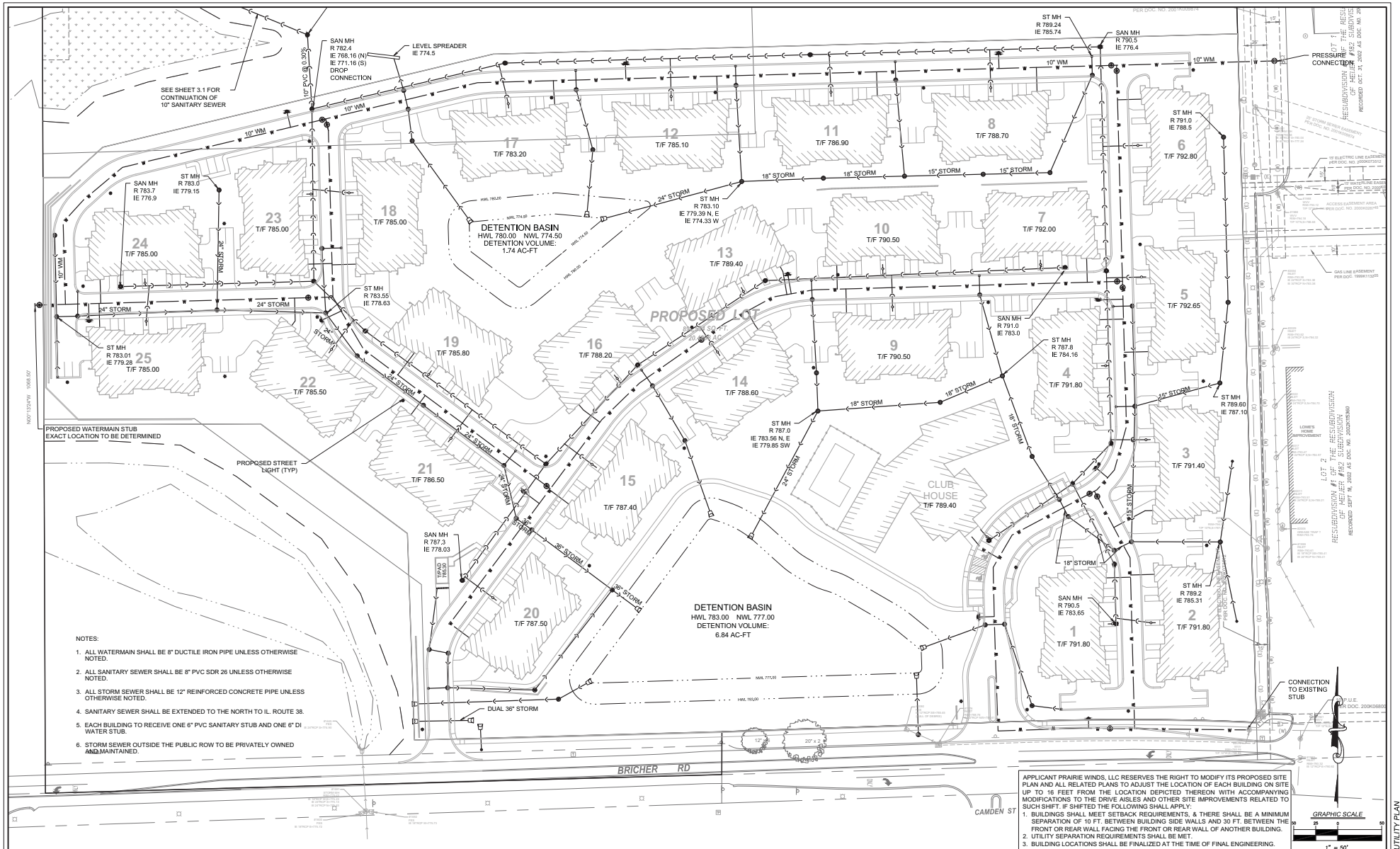
Call 48 hours before you dig














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

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

PROJECT NO.: 16262  
DESIGNED BY: MTB  
FILE NAME: 3.0 UTILITY 16262.DWG  
DRAWN BY: VRS  
ORIGINAL ISSUE DATE: 03/24/2017  
CHECKED BY: BCR  
SCALE: 1:50  
PROJECT MANAGER: BCR

**PRAIRIE WINDS**

ST. CHARLES FINAL ENGINEERING ILLINOIS

**PRELIMINARY UTILITY PLAN**

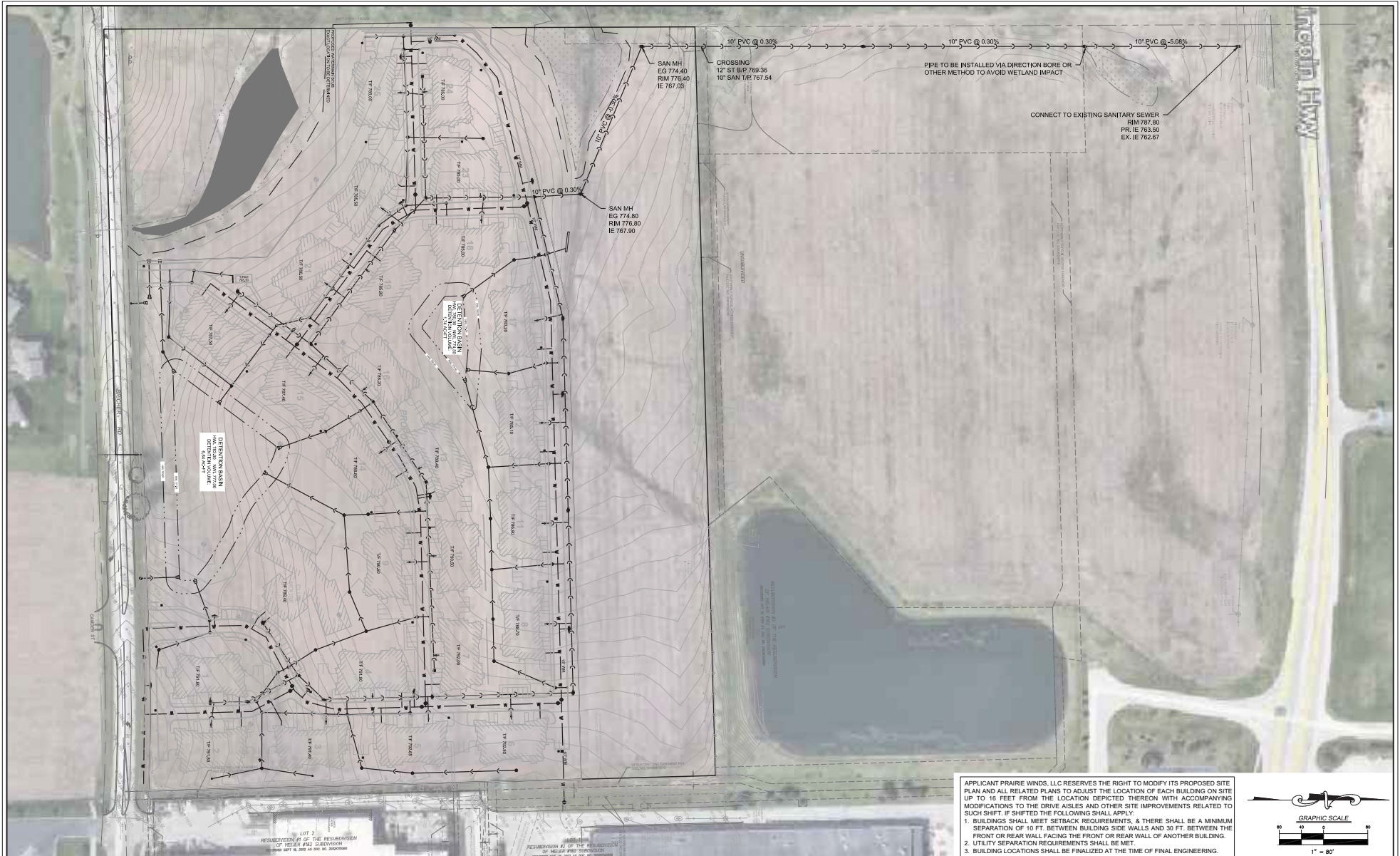
**3.0**

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

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

GRAPHIC SCALE  
1" = 50'

DRAWING NO.



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

Visio, Vertere, Virtute... The Vision to Transform with Excellence

#### REVISIONS

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

PROJECT NO:	16262	DESIGNED BY:	MTB
FILE NAME:	3.0 UTL16262.DWG	DRAWN BY:	VRS
ORIGINAL ISSUE DATE:	03/24/2017	CHECKED BY:	BCR
SCALE:	1" = 80'	PROJECT MANAGER:	BCR

PRAIRIE WINDS

ST. CHARLES FINAL ENGINEERING

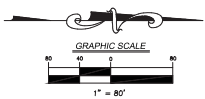
PRELIMINARY OFFSITE UTILITY  
PLAN

ILLINOIS

3.1

DRAWING NO.

APPLICANT PRAIRIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 16 FEET FROM THE LOCATION DEPICTED THEREON WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE AISLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT, IF SHIFTED THE FOLLOWING SHALL APPLY:  
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2. UTILITY SEPARATION REQUIREMENTS SHALL BE MET.  
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16262 - PRELIMINARY OFFSITE UTILITY PLAN

3.0 UTL16262.DWG - 4/14/2017 3:38 PM



MATCH LINE A SEE L-12

MATCH LINE A SEE L-12

MATCH LINE B SEE L-13

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

MATCH LINE B SEE L-13

MATCH LINE B SEE L-13

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

PROPOSED EVERGREEN  
TREE (TYP.)

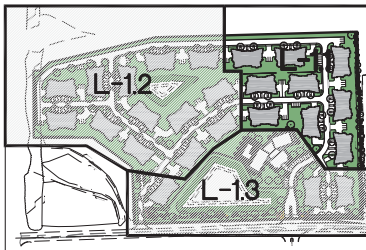
EXISTING LANDSCAPE  
BUFFER TO REMAIN  
(TYP.)

PROPOSED ORNAMENTAL  
TREE (TYP.)

PROPOSED SHADE  
TREE (TYP.)

TURF AREA (TYP.)

## LANDSCAPE PLAN KEY



### NOTES:

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



LANDSCAPE PLAN  
DESIGNED BY  
KENNETH M. PRICE, RLA



30 0 15 30 60 120

**PRELIMINARY NE  
LANDSCAPE PLAN**

NO.	REVISIONS	DATE
1	PREPARED FOR PRAIRIE WINDS	03/30/17
2	FOR STAFF REVIEW COMMENTS	05/29/17
3	NO REVISIONS	06/13/17

Prepared For:

Executive Affiliate, Inc.  
47W210 US Hwy. 30  
Big Rock, IL 60011  
**PRAIRIE WINDS - ST. CHARLES**  
NWC Bricker Rd. and Randall Rd.  
St. Charles, Illinois

Prepared By:



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

L-1.1

PRELIMINARY NE LANDSCAPE PLAN

# NOTES

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

TURF AREA (TYP.)  
PROPOSED SHADE TREES (TYP.)

MATCH LINE A SEE L-11

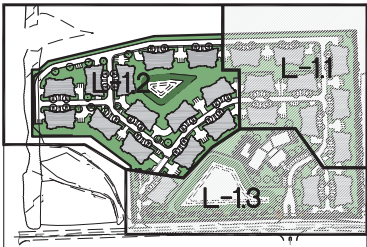
MATCH LINE A SEE L-11

MATCH LINE C SEE L-13

MATCH LINE C SEE L-13

DETENTION BASIN  
NATIVE PLANTINGS

## LANDSCAPE PLAN KEY



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



LANDSCAPE PLAN  
DESIGNED BY  
KENNETH M. PRICE, RLA



0 15 30 60 120

PRELIMINARY NW  
LANDSCAPE PLAN

DATE	REVISIONS
03/20/17	1
03/20/17	2
03/20/17	3
03/20/17	4
03/20/17	5
03/20/17	6
03/20/17	7
03/20/17	8
03/20/17	9
03/20/17	10

Prepared For:

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

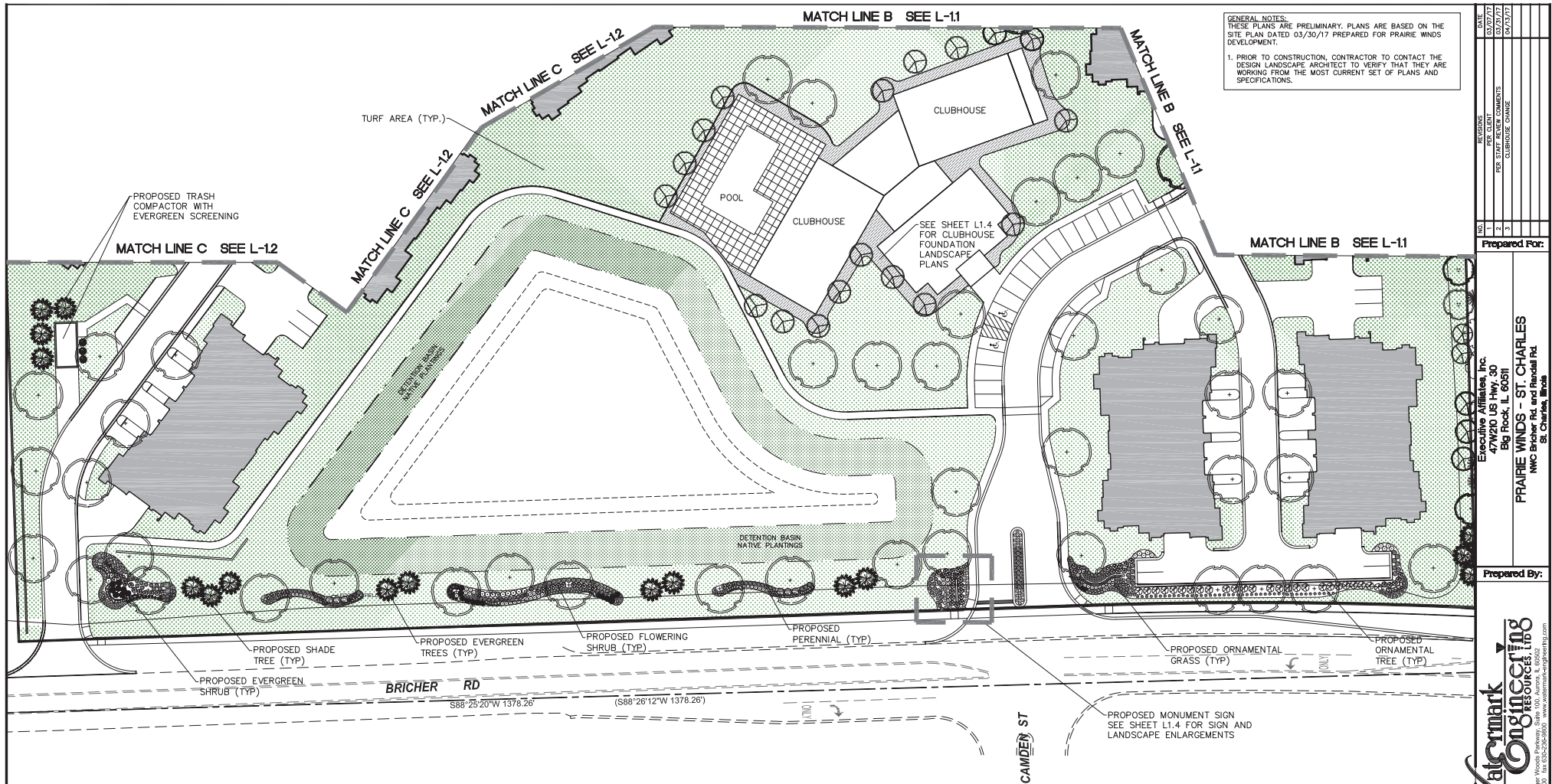
Prepared By:

**Watermark Engineering**  
RESOURCES, LLC  
3811 Glenview Ave.  
Suite 100  
Naperville, IL 60563  
Phone: 630-315-1800 Fax: 630-315-1803  
www.watermark-engineering.com

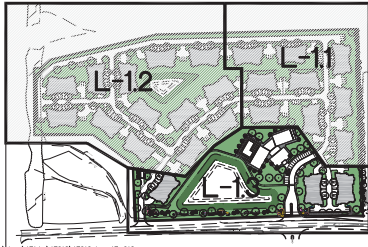
CHECKED BY: J. MILLER  
DESIGN BY: KMP / D.O.  
DRAWN BY: KMP / D.O.  
DATE: FEBRUARY 27, 2017  
SCALE: 1" = 30'  
PROJECT NO.: 17-012

L-1.2





## LANDSCAPE PLAN KEY

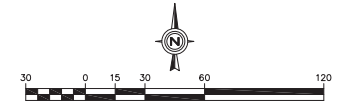


### NOTES:

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LANDSCAPE PLAN  
 DESIGNED BY  
 KENNETH M. PRICE, RLA



## PRELIMINARY SOUTH LANDSCAPE PLAN

DATE	REVISIONS	NO.	DESCRIPTION
03/30/17	1	PREPARED FOR PRAIRIE WINDS DEVELOPMENT	
05/27/17	2	FOR STAFF & GEN. COMMENTS	
06/13/17	3	CLUBHOUSE CHANGE	
06/13/17	4	CLUBHOUSE CHANGE	
06/13/17	5	CLUBHOUSE CHANGE	
06/13/17	6	CLUBHOUSE CHANGE	
06/13/17	7	CLUBHOUSE CHANGE	
06/13/17	8	CLUBHOUSE CHANGE	
06/13/17	9	CLUBHOUSE CHANGE	
06/13/17	10	CLUBHOUSE CHANGE	
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06/13/17	99	CLUBHOUSE CHANGE	
06/13/17	100	CLUBHOUSE CHANGE	

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

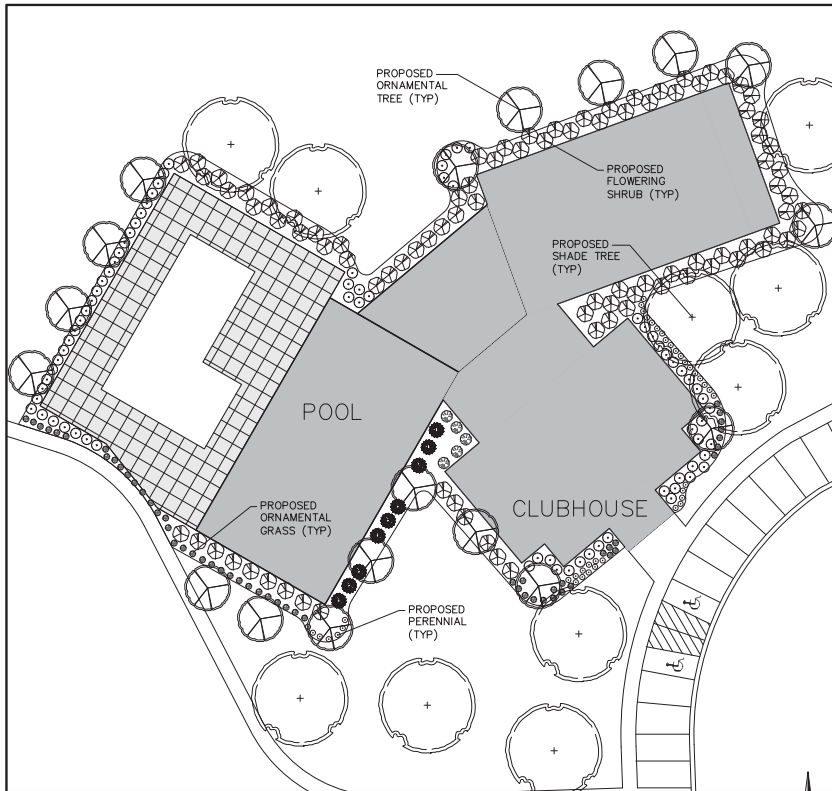
Prepared By:

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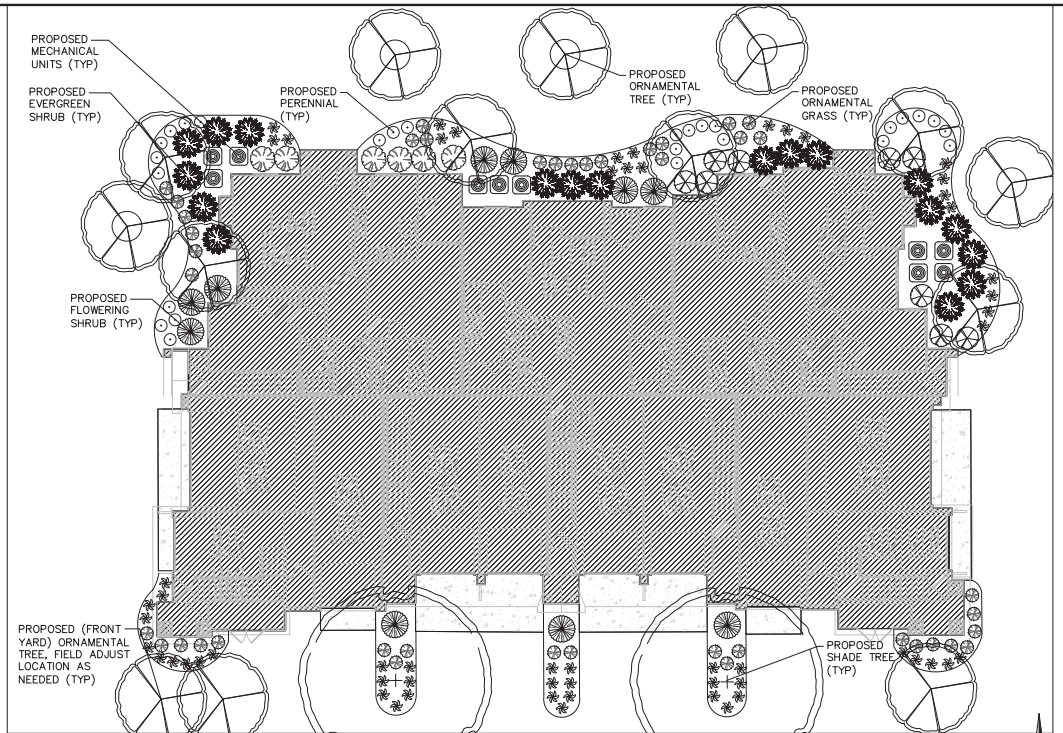
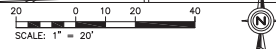
CHECKED BY: J. MILLER  
 DESIGN BY: KMP / D.O.  
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 DATE: FEBRUARY 27, 2017  
 SCALE: 1" = 30'  
 PROJECT NO.: 17-012

L-13

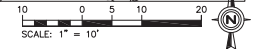
PRELIMINARY SOUTH LANDSCAPE PLAN



CLUBHOUSE FOUNDATION LANDSCAPE PLAN



TYPICAL RESIDENTIAL BUILDING FOUNDATION LANDSCAPE PLAN

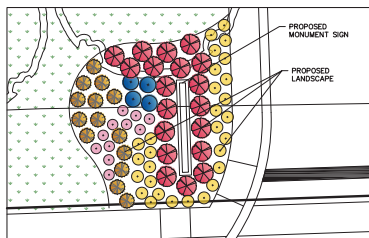


CLUBHOUSE FOUNDATION LANDSCAPE CALCULATION				
BUILDING ELEVATION	FOUNDATION TREE REQUIREMENT	FOUNDATION SHRUBS AND PERENNIALS REQUIREMENT	FOUNDATION TREES PROVIDED	FOUNDATION SHRUBS AND PERENNIALS PROVIDED
FRONT ELEVATION	5 TREES	48 SHRUBS & PERENNIALS	5 TREES	48 SHRUBS & PERENNIALS
REMAINING ELEVATIONS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

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

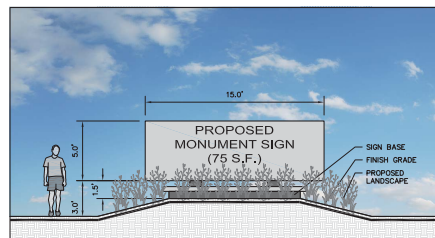
\* DUE TO ARCHITECTURAL STYLE AND DRIVEWAY LOCATIONS, THE REQUIRED TREES AND SHRUBS SHALL BE FIELD ADJUSTED AS NEEDED FOR SPECIFIC SITE CONDITIONS.

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



MONUMENT SIGN LANDSCAPE PLAN

SCALE: 1" = 10'



MONUMENT SIGN ELEVATION

SCALE: 1" = 5'



FOUNDATION LANDSCAPE PLANS

DATE	10/27/21	REVISIONS	1	FOR STAFF REVIEW COMMENTS
DATE	03/07/22	REVISIONS	2	FOR STAFF REVIEW COMMENTS
DATE	04/13/22	REVISIONS	3	FOR STAFF REVIEW COMMENTS
CLUBHOUSE CHANGE				
Prepared For:				
Executive Affiliate, Inc. 47W210 US Hwy. 30 Big Rock, IL 60011				
PRAIRIE WINDS - ST. CHARLES				
NWC Bricker Rd. and Randall Rd. St. Charles, Illinois				
Prepared By:				
 3811 Glenview Road Suite 100 Glenview, IL 60045 Phone: 847-254-2800 Fax: 847-254-2801 www.watermark-engineering.com				
CHECKED BY: J. MILLER	DESIGN BY: MMF / D.O.	DRAWN BY: MMF / D.O.	DATE: FEBRUARY 27, 2017	SCALE: AS NOTED
PROJECT NO.: 17-012				



## LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE CROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS OF A LARGER SIZE THAN LISTED SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LISTING PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
6. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF-PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
7. SOIL MIX PM35 BY MOWSET TRADING COMPANY OR EQUAL SHALL BE ROTOILLING INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOILLING WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
8. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
9. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE (AFTER SETTLING) SHALL BE 1" BELOW FINISHED GRADE.
10. ALL TURF AREAS ARE TO BE A MINIMUM OF 4" FIVE WAYS BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLATIONS UNTIL THEY ARE ESTABLISHED. IF TURF SEED AND SOO OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
11. AREAS TO BE SOOED SHALL BE WITH AN "APPROVED TURFGRESS SOO" OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN TO LOCAL TO THE PROJECT SITE. SOO MUST BE MATURED FOR 3 FULL GROWING SEASONS PRIOR TO HARVEST. SOO SHALL BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECT AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (°) NOR LESS THAN 55 DEGREES (°). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOO THICKNESS (1.5" OF SOO IS DESIRED). SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOO SHALL BE Laid IN STAGGERED STRAIGHT LINES TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL USED ON ALL SLOPES.
12. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
13. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
14. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
16. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
17. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
18. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
19. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
20. ALL EXISTING ON-SITE PLANT MATERIAL, NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
21. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
22. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE AVALANCHE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS-BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL PROVIDE THE OWNER AN AS-BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
23. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS-BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
24. PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:  
A. 4" MINIMUM IN GRASS OR SOO AREAS  
B. 6" MINIMUM IN PLANTING AREAS  
C. 12" MINIMUM IN LANDSCAPE ISLANDS

## NATIVE PLANTING SPECIFICATIONS FOR STORMWATER BMPs

### DEFINITION AND GENERAL REQUIREMENTS

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

### SEEDS, PLUGS AND PLANTS

12. ALL SEEDS, PLUGS AND PLANTS SHALL BE GUARANTEED TO BE TRUE TO BOTANICAL NAME AND VARIETIES.
13. SEED MIX PERCENTAGES SHALL MATCH SEED COUNT AND PERCENTAGES SPECIFIED.
14. SEED MIX PERCENTAGES/ QUANTITY INDICATED PER ACRE SHALL MEAN THE TOTAL AMOUNT OF PLS (PURE LIVE SEED) PER ACRE FOR ALL SPECIES EXCLUDING FLOWS.
15. SEED MIXTURES TAGS SHALL BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO SEEDING TIME FOR APPROVAL BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.
16. ALL SEEDS SHALL BE GUARANTEED TO BE FREE OF DORMANCY FOR ANY PLANTING TO OCCUR OTHER THAN FALL PLANTING.
17. LEGUMES SHALL BE SOOED/COATED WITH THE PROPER RAZOR AS NECESSARY FOR SCHEDULED PLANTING TIME.
18. IF NOT ALREADY INCLUDED IN THE SEED MIX, PLANT A TEMPORARY COVER CROP ALONG WITH THE SEED TO STABILIZE THE SOIL WHILE THE PERMANENT NATIVE SPECIES GERMINATE AND BECOME ESTABLISHED, ESPECIALLY IN HIGHLY ERODIBLE AREAS.
19. SEEDS AND PLUGS SHALL BE FROM A SOURCE WITHIN A MAXIMUM OF 200 MILES FROM THE PROJECT LOCATION.
20. ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.

### INSTALLATION

21. CONSTRUCTION REQUIREMENTS AND TIMELINES SHALL BE SCHEDULED WITH THE GENERAL CONTRACTOR.
22. NOW ANY EXCESS EXISTING VEGETATION SCHEDULED TO REMAIN TO A HEIGHT OF 6" MAXIMUM.
23. APPLY BROAD SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT. HERBICIDE APPLICATION MUST BE PERFORMED BY A LICENSED PESTICIDE APPLICATOR/CONTRACTOR TO VERIFY EXISTING TOPSOIL PH AND ORGANIC MATTER.
24. SOIL PH SHALL BE MONITORED AND ADJUSTED AS NEEDED FOR VIGOROUS PLANT HEALTH.
25. CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND LABOR FOR ANNUAL SOIL TESTS AND AS NEEDED TO DIAGNOSE ANY PROBLEMS WITH THE SOIL.
26. CONTRACTOR TO VERIFY WITH SEED SOURCE FOR APPROPRIATE PLANTING TIMES AND CONDITIONS AS NEEDED.
27. CONTRACTOR SHALL AVOID THE USE OF HEAVY EQUIPMENT AND ANY OTHER ACTIVITY THAT WILL RESULT IN OVER COMPACTION OF THE AREAS TO BE PLANTED.
28. WHEN APPLICABLE, CONTRACTOR SHALL INSTALL THE AMENDED SOIL MIX PER PLANT MATERIALS MAKING UP AMENDED SOIL BLENDED AND SHOWN IN THE PLANS. TOPSOIL SHALL BE FREE OF DEBRIS, CLODS, STONES, ROOTS, STICKS, WASHOUTS, CRUSTING/ CAKING, WITH PLS PARTICLES NOT TO EXCEED 2" IN DIAMETER. A TEMPORARY COVER CROP WILL BE REQUIRED TO BE ESTABLISHED AFTER THE FIRST FULL GROWING SEASON FOR PLANS.
29. IF BROADCAST SEEDING IS DORMANCY, INSTALL WHEN THE EVENING TEMPERATURES DROP BELOW FREEZING. USE APPROPRIATE EROSION CONTROL MEASURES TO PROVIDE STABILIZATION UNTIL THE FOLLOWING GROWING SEASON.
30. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING AND IMPLEMENTING THE MEANS AND METHODS NECESSARY FOR THE SAFE AND SUCCESSFUL EXECUTION OF THE APPROVED PLANS. THIS INCLUDES BUT IS NOT LIMITED TO:  
A. SEED INSTALLATION METHODS AND EQUIPMENT, PROTECTION OF PLANT MATERIAL/SEED FROM WILDLIFE AND OTHER ENVIRONMENTAL FACTORS DURING ESTABLISHMENT, APPROPRIATE MAINTENANCE, TINGING AND TECHNIQUES ETC.  
B. THIS SHALL BE DONE IN ACCORDANCE WITH THE PROVIDED DETAILS, SPECIFICATIONS AND PERFORMANCE STANDARDS WHICH ARE INTEGRAL TO THE APPROVED PLANS.
31. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.

### MAINTENANCE AND MANAGEMENT

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

## NATIVE PLANTING PERFORMANCE STANDARDS

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

## PLANT PALETTE

### SHADE, ORNAMENTAL AND CONIFEROUS TREES

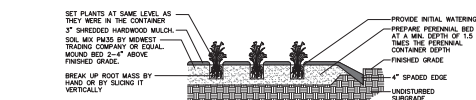
ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
SSM	Acer japonica 'Morton'	State Street Miyabe Maple	2 1/2" Cal.
OMM	Acer saccharinum 'Green Mountain'	Green Mountain Sugar Maple	2 1/2" Cal.
ABM	Acer x freemanii 'Jefferson'	Autum Blaze Maple	2 1/2" Cal.
CHB	Celtis occidentalis 'Chicagoled'	Chicagoled Hackberry	2 1/2" Cal.
SLH	Gleditsia 'Hibernica' var. 'Hermis Skyline'	Skyline Honeylocust	2 1/2" Cal.
KCT	Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.
TLT	Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.
SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
ESE	Ulmus propinqua 'JFS-Bielebein'	Emerald Sunshipe Elm	2 1/2" Cal.
AMS	Amenanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6"
SMB	Magnolia stellata	Star Magnolia	6"
PRC	Mauius 'Profrusum'	Profrusum Crab	6"
RJC	Malus 'Red Jewel'	Red Jewel Crabapple	6"
JTL	Syringa reticulata	Japanese Tree Lilac	6"
BHS	Picea glauca var. densata	Black Hills Spruce	6"
CBS	Picea pungens var. glauca	Colorado Blue Spruce	6"
VMP	Pinus banksia 'Vanderwolf's Pyramid'	Vanderwolf's Pine	6"
DGF	Pseudotsuga menziesii	Douglas Fir	6"

### FLOWERING AND EVERGREEN SHRUBS

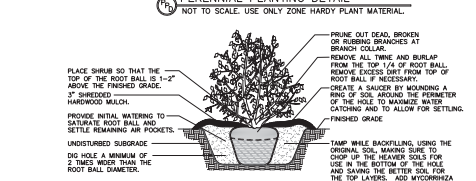
ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
IBB	Anemone melanocarpa 'Morton'	Huskie Beauty Black Chokeberry	5 Gal.
LBB	Buddleia davidii 'Pink Delight'	Pink Delight Butterfly Bush	5 Gal.
DHS	Berberis sessilifolia 'LPDC Pandoras'	Pink Delight Coral Spillash	5 Gal.
DHB	Euconymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal.
GLS	Rhus aromatica 'Glow-Low'	Glow-Low Sumac	5 Gal.
DKR	Rosa 'Racine'	Double Knock Out Rose	5 Gal.
WPR	Rosa 'Rachelle'	White Out Rose	3 Gal.
WOR	Rosa var. 'NOA160898'	Pink Supreme Carpet Rose	3 Gal.
ACH	Rosa var. 'NOA16040A'	Amber Carpet Rose	3 Gal.
DHW	Wickstroemia 'Dark Horse'	Dark Horse Weigela	3 Gal.
KCY	Juniperus x pfitzeriana 'Kallia's Compact'	Compact Compact Juniper	5 Gal.
DNJ	Taxus x media 'Densiformis Yew'	Densiformis Yew	5 Gal.
BHH	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	5 Gal.
BSH	Celtis occidentalis 'Ruby Spice'	Ruby Spice Summerweet	5 Gal.
VHM	Hamelis vernalis	Vernal Witch-Hazel	5'
LDN	Physocarpus opulifolius 'Little Devil'	Little Devil Nibbleak	5 Gal.
MJB	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.
XVB	Viburnum x	Judd Viburnum	36"
DVB	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.
CJJ	Juniperus procumbens 'Nana'	Dwarf Jaggerd Juniper	5 Gal.

### PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

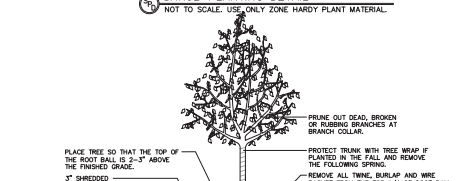
ABBV.	BOTANICAL NAME	COMMON NAME	SIZE
SPY	Asplenium platyneuron 'Strawberry Seduction'	Strawberry Seduction Yarrow	1 Gal.
FRG	Calamagrostis brachytricha	Korean Feather Reed Grass	1 Gal.
NFO	Calamagrostis latifolia	Northern Sea Oats	1 Gal.
JTC	Cenopodium latifolium	Jatiro Tulip Cenopodium	1 Gal.
PHS	Echinacea 'Candy Cane Z'	Pink Meadowbells Coneflower	1 Gal.
GEC	Echinacea 'Green Envy'	Green Envy Coneflower	1 Gal.
SPC	Echinacea purpurea 'Prairie Splendor'	Prairie Splendor Coneflower	1 Gal.
PLG	Eragrostis spectabilis	Purple Lovegrass	1 Gal.
LJT	Eupatorium dubium 'Little Joe'	Little Joe Dwarf Joe Pye Weed	1 Gal.
GFB	Gallardia grandiflora 'Goblin'	Goblin Blanket Flower	1 Gal.
PRM	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
RMD	Hemerocallis 'Rosa Returns'	Rosa Returns Daylily	1 Gal.
SMD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal.
BCD	Leucanthemum x superbum 'Banana Cream'	Banana Cream Shasta Daisy	1 Gal.
WLG	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	1 Gal.
BSC	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 Gal.
SPF	Papaver nudicaule 'Summer Breeze Breeze'	Island Poppy	1 Gal.
DHP	Penstemon alpestris 'Hansel'	Dwarf Hameln Fountain Grass	1 Gal.
LTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
LAS	Perovskia atrorubra 'Usualit'	Lacey Blue Sage	1 Gal.
LSS	Perovskia atrorubra 'Little Spire'	Little Spire Russian Sage	1 Gal.
LSB	Rudbeckia fulgida 'Viete's Little Suzy'	Little Suzy Black Eyed Susan	1 Gal.
RH1	Rudbeckia hirta	Black Eyed Susan	1 Gal.
RNI	Salvia nemorosa 'Husmanian'	Marcus Sakis	1 Gal.
AFS	Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	1 Gal.
OSA	Symphoricarpos octandrus	October Sky Anemone Aster	1 Gal.
KFL	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
KPF	Penstemon alpestris 'Little Bunny'	Little Bunny Fountain Grass	1 Gal.
BHS	Schizanthus scoparius 'Mimibluva'	Blue Heaven Little Bluestem	1 Gal.
PDS	Sporobolus heterolepis	Prairie Droopseed	1 Gal.



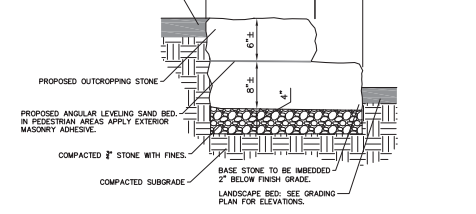
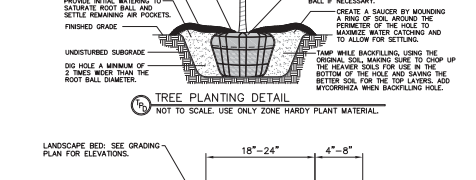
### PERENNIAL PLANTING DETAIL



### SHRUB PLANTING DETAIL



### TREE PLANTING DETAIL



### 'CHILTON SPLIT EDGE' OUTCROPPING STONE DETAIL

### NOTES:

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



LANDSCAPE PLAN  
DESIGNED BY  
KENNETH M. PRICE, RLA

## LANDSCAPE DETAILS AND SPECIFICATIONS

L-15

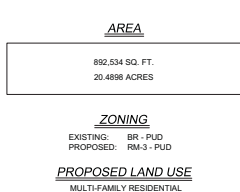
Executive Affiliates, Inc.  
47W20 US Hwy. 30  
Big Rock, IL 60011  
PRAIRIE WINDS - ST. CHARLES  
NWC Bricker Rd. and Randall Rd.  
St. Charles, Illinois

Prepared By:

Watermark Engineering Resources, LLC  
9811 Glenview  
Phone: 630-352-1800 Fax: 630-352-1801  
www.watermark-engineering.com

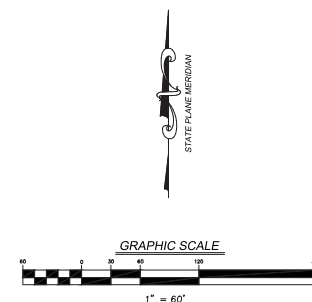
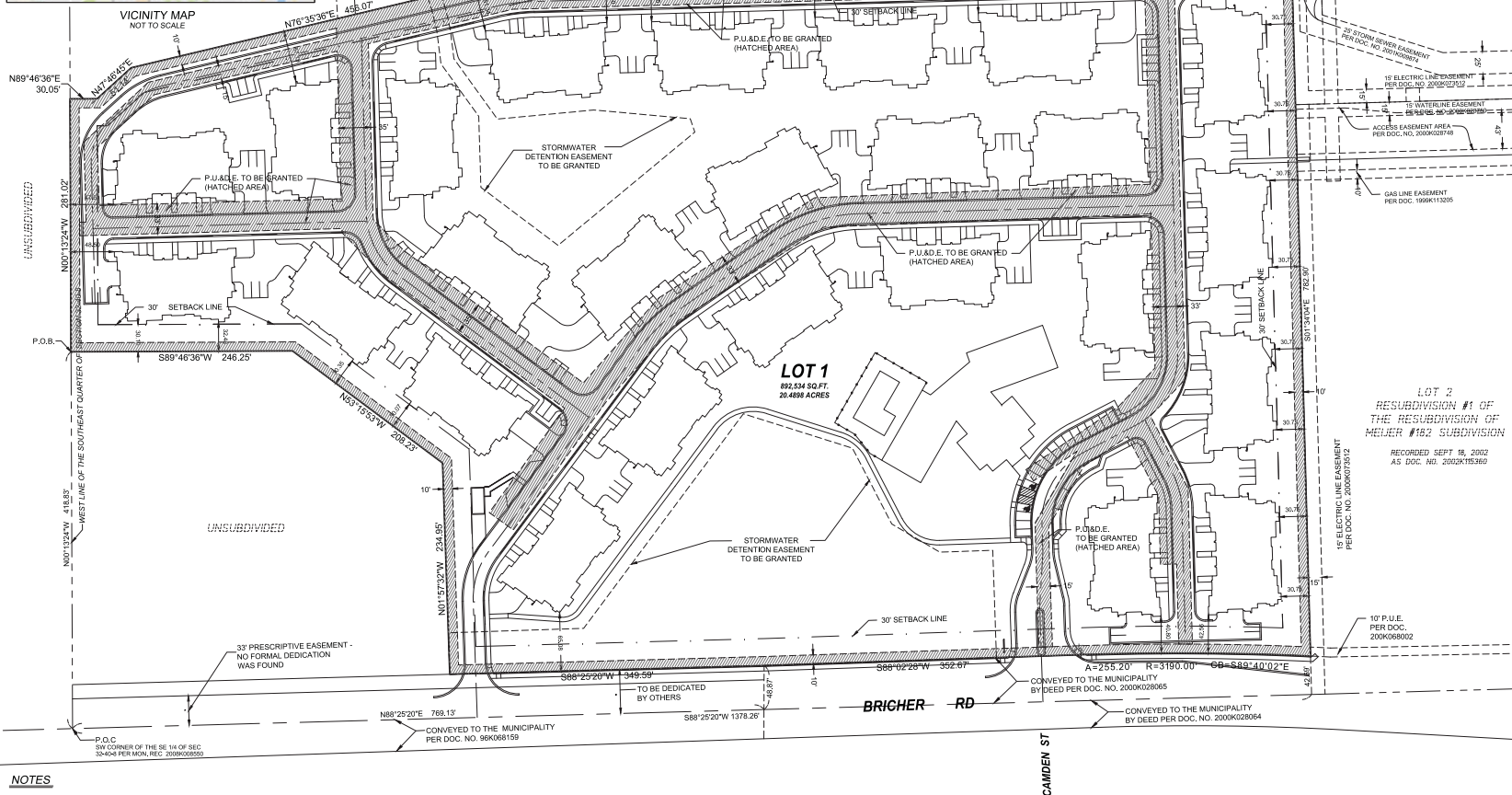
CHECKED BY: R. MILLER  
DESIGN BY: KMP / D.O.  
DRAWN BY: KMP / D.O.  
DATE: FEBRUARY 27, 2017  
SCALE: NTS  
PROJECT NO.: 17-012

LANDSCAPE DETAILS AND SPECIFICATIONS



PRELIMINARY PLAT OF SUBDIVISION  
OF  
PRAIRIE WINDS

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



THE BASIS OF BEARINGS IS THE STATE PLANNED  
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE  
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT  
LATITUDE 41-53-59.24320 N  
LONGITUDE 88-20-40.78507 W  
ELLIPSOIDAL HEIGHT: 693.586 SFT  
GROUND SCALE FACTOR 1.0000580664  
ALL MEASUREMENTS ARE ON THE GROUND

OWNER / DEVELOPER

**Executive Capital Corporation**  
47W210 US highway 30  
Big Rock, IL 60511  
630.556.2721


ENGINEER/SURVEYOR

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

**LEGEND**

\_\_\_\_\_ PROPERTY LINE  
 \_\_\_\_\_ EXISTING RIGHT-OF-WAY LINE  
 \_\_\_\_\_ PROPOSED RIGHT-OF-WAY LINE  
 \_\_\_\_\_ EXISTING LOT LINE  
 \_\_\_\_\_ PROPOSED LOT LINE  
 - - - - - EXISTING CENTERLINE  
 - - - - - EXISTING EASEMENT LINE  
 - - - - - PROPOSED EASEMENT LINE  
 . . . . . BUILDING SETBACK LINE  
 - - - - - SECTION LINE

## ABBREVIATIONS

N NORTH  
S SOUTH  
E EAST  
W WEST  
CB CHORD BEARING  
A ARC LENGTH  
R RADIUS  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
 PROPOSED EASEMENT TO BE GRANTED

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. SEE PROPOSED ENGINEERING PLANS PREPARED BY V3 COMPANIES FOR PROPOSED UTILITIES AND GRADING INFORMATION.
3. APPLICANT PRARIE WINDS, LLC RESERVES THE RIGHT TO MODIFY ITS PROPOSED SITE PLAN AND ALL RELATED PLANS TO ADJUST THE LOCATION OF EACH BUILDING ON SITE UP TO 16 FEET FROM THE LOCATION DEPICTED THEREON, WITH ACCOMPANYING MODIFICATIONS TO THE DRIVE AISLES AND OTHER SITE IMPROVEMENTS RELATED TO SUCH SHIFT



Engineers  
Scientists  
Surveyors

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

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

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

## PRELIMINARY PLAT OF SUBDIVISION

PRAIRIE WINDS

DRAFTING COMPLETED:	02-28-17	DRAWN BY:	MLP	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 60'

Project No:	16262
Group No:	VP04.1

OB	SHEET NO.
	1 of

PRELIMINARY PLAT OF SUBDIVISION  
OF  
PRAIRIE WINDS

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

PLAN COMMISSION CERTIFICATE

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

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS  
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST.  
CHARLES, KANE COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D. 20\_\_\_\_  
BY: \_\_\_\_\_ MAYOR  
ATTEST: \_\_\_\_\_ CITY CLERK

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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

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

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

STORMWATER DETENTION EASEMENT PROVISIONS

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

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT  
THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID  
CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO  
FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE, TO THE FIRST NATIONAL BANK OF  
GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640 AS RECORDED IN DOCUMENT NO.  
1884216; THENCE NORTH 00 DEGREES, 13 MINUTES 24 SECONDS WEST, ALONG THE  
WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 418.83 FEET TO A PLACE OF  
BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 13 MINUTES 24 SECONDS  
WEST, ALONG SAID WEST LINE, 281.02 FEET; THENCE NORTH 89 DEGREES 46 MINUTES  
36 SECONDS EAST, 30.05 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 45 SECONDS  
EAST, 51.14 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 36 SECONDS EAST, 456.07  
FEET; THENCE NORTH 86 DEGREES 25 MINUTES 56 SECONDS EAST, 846.63 FEET TO  
THE WEST LINE OF LOT 1 IN RESUBDIVISION # 2 OF THE RESUBDIVISION OF MEUER  
#182 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2002  
AS DOCUMENT NUMBER 2002K140586; THENCE SOUTH 01 DEGREES 34 MINUTES 54  
SECONDS EAST ALONG SAID WEST LINE AND ALONG WEST LINE OF LOT 2 IN  
RESUBDIVISION # 1 OF THE RESUBDIVISION OF MEUER #182 SUBDIVISION,  
ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2002 AS DOCUMENT  
NUMBER 2002K115360, A DISTANCE OF 782.90 FEET TO THE NORTHEAST CORNER OF  
PROPERTY CONVEYED TO THE CITY OF GENEVA BY DEED DOCUMENT RECORDED AS  
2000K028065; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG  
THE NORTH LINE OF SAID CONVEYED PROPERTY: 1) WESTERLY ALONG A CURVE  
CONCAVE SOUTHERLY, HAVING A RADIUS OF 3160.00 FEET, HAVING A CHORD  
BEARING NORTH 89 DEGREES 40 MINUTES 02 SECOND WEST, FOR AN ARC LENGTH OF  
255.20 FEET TO A POINT OF TANGENCY; 2) SOUTH 88 DEGREES 02 MINUTES 28  
SECONDS WEST, 352.67 FEET TO THE NORTHWEST CORNER OF SAID CONVEYED  
PROPERTY; THENCE SOUTH 88 DEGREES 25 MINUTES 20 SECOND WEST ALONG LINE  
48.85 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST  
QUARTER OF SECTION 32, A DISTANCE OF 349.50 FEET; THENCE NORTH 01 DEGREES  
57 MINUTES 32 SECONDS WEST, 234.95 FEET; THENCE NORTH 53 DEGREES 15  
MINUTES 53 SECONDS WEST, 209.23 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES  
36 SECONDS WEST, 246.25 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY,  
ILLINOIS.

SURVEYOR'S CERTIFICATE

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

OWNER / DEVELOPER

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

ENGINEER/SURVEYOR

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

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

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

PRELIMINARY PLAT OF SUBDIVISION

PRAIRIE WINDS

DRAFTING COMPLETED: 02-28-17  
FIELD WORK COMPLETED: N/A

DRAWN BY: MLP  
CHECKED BY: COB

PROJECT MANAGER: COB  
SCALE: 1" = N/A

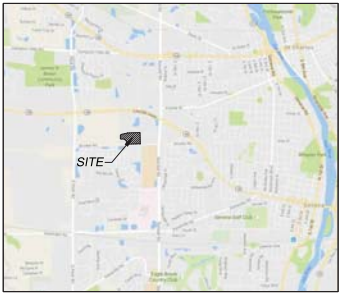
Project No: 16262  
Group No: VP04.1  
SHEET NO.  
2 of 2



Engineers  
Scientists  
Surveyors

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





VICINITY MAP  
NOT TO SCALE

#### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

\_\_\_\_\_  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

#### NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THIS PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

#### KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF KANE ) SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF KANE COUNTY AFORESAID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

\_\_\_\_\_  
KANE COUNTY RECORDER

#### OWNER / DEVELOPER

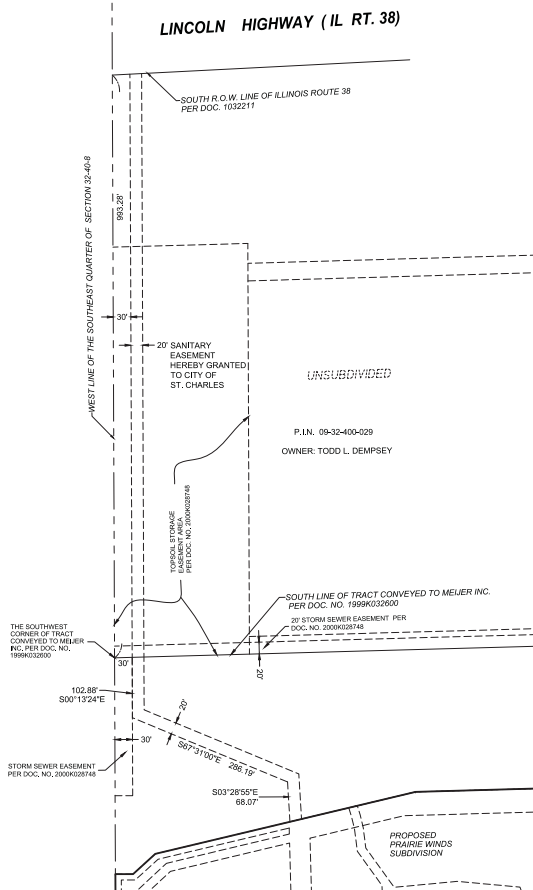
Executive Capital Corporation  
47W210 US Highway 30  
Big Rock, IL 60511  
630-556-3731

#### ENGINEER/SURVEYOR

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

## PLAT OF EASEMENT FOR SANITARY SEWER

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

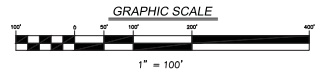


#### LEGEND

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

#### ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41°53'59.2430"N LONGITUDE 88°20'40.78507"W ELLIPSOIDAL HEIGHT 693.586 SFT GROUND SCALE FACTOR 1.000580864 ALL MEASUREMENTS ARE ON THE GROUND.

#### SANITARY SEWER UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES (HEREIN REFERRED TO AS "GRANTEE"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "SANITARY SEWER UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING SANITARY SEWERS AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

#### NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

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

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CHRISTOPHER D. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-5189  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.



Engineers  
Scientists  
Surveyors

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

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

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

#### PLAT OF EASEMENT

##### PRAIRIE WINDS

DRAFTING COMPLETED:	03-09-17	DRAWN BY:	SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 100'

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



FRONT ELEVATION

LEFT ELEVATION



REAR ELEVATION

RIGHT ELEVATION

SCALE: 1/8"=1'-0" (24"x36" SHEET)


## BUILDING TYPE II ELEVATIONS

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







Schedule				
Symbol	Label	Qty		
	A	18		
	B	18		

Statistics									
Count	Symbol	Qty	Max	Min	Max/Min	Qty/Min	Qty/Max		
Count: 1	A	18	1	1	1.00	18.00	18.00		

Landscape Locations									
No.	Label	X	Y	Area	Orientation	Size			
1	A	100.00	100.00	1.00	0.00	1.00			
2	A	100.00	100.00	1.00	0.00	1.00			
3	A	100.00	100.00	1.00	0.00	1.00			
4	A	100.00	100.00	1.00	0.00	1.00			
5	A	100.00	100.00	1.00	0.00	1.00			
6	A	100.00	100.00	1.00	0.00	1.00			
7	A	100.00	100.00	1.00	0.00	1.00			
8	A	100.00	100.00	1.00	0.00	1.00			
9	A	100.00	100.00	1.00	0.00	1.00			
10	A	100.00	100.00	1.00	0.00	1.00			
11	A	100.00	100.00	1.00	0.00	1.00			
12	A	100.00	100.00	1.00	0.00	1.00			
13	A	100.00	100.00	1.00	0.00	1.00			
14	A	100.00	100.00	1.00	0.00	1.00			
15	A	100.00	100.00	1.00	0.00	1.00			
16	A	100.00	100.00	1.00	0.00	1.00			
17	A	100.00	100.00	1.00	0.00	1.00			
18	A	100.00	100.00	1.00	0.00	1.00			
19	A	100.00	100.00	1.00	0.00	1.00			
20	A	100.00	100.00	1.00	0.00	1.00			
21	A	100.00	100.00	1.00	0.00	1.00			
22	A	100.00	100.00	1.00	0.00	1.00			
23	A	100.00	100.00	1.00	0.00	1.00			
24	A	100.00	100.00	1.00	0.00	1.00			
25	A	100.00	100.00	1.00	0.00	1.00			
26	A	100.00	100.00	1.00	0.00	1.00			
27	A	100.00	100.00	1.00	0.00	1.00			
28	A	100.00	100.00	1.00	0.00	1.00			
29	A	100.00	100.00	1.00	0.00	1.00			
30	A	100.00	100.00	1.00	0.00	1.00			
31	A	100.00	100.00	1.00	0.00	1.00			
32	A	100.00	100.00	1.00	0.00	1.00			
33	A	100.00	100.00	1.00	0.00	1.00			
34	A	100.00	100.00	1.00	0.00	1.00			
35	A	100.00	100.00	1.00	0.00	1.00			
36	A	100.00	100.00	1.00	0.00	1.00			
37	A	100.00	100.00	1.00	0.00	1.00			
38	A	100.00	100.00	1.00	0.00	1.00			
39	A	100.00	100.00	1.00	0.00	1.00			
40	A	100.00	100.00	1.00	0.00	1.00			
41	A	100.00	100.00	1.00	0.00	1.00			
42	A	100.00	100.00	1.00	0.00	1.00			
43	A	100.00	100.00	1.00	0.00	1.00			
44	A	100.00	100.00	1.00	0.00	1.00			
45	A	100.00	100.00	1.00	0.00	1.00			
46	A	100.00	100.00	1.00	0.00	1.00			
47	A	100.00	100.00	1.00	0.00	1.00			
48	A	100.00	100.00	1.00	0.00	1.00			
49	A	100.00	100.00	1.00	0.00	1.00			
50	A	100.00	100.00	1.00	0.00	1.00			
51	A	100.00	100.00	1.00	0.00	1.00			
52	A	100.00	100.00	1.00	0.00	1.00			
53	A	100.00	100.00	1.00	0.00	1.00			
54	A	100.00	100.00	1.00	0.00	1.00			
55	A	100.00	100.00	1.00	0.00	1.00			
56	A	100.00	100.00	1.00	0.00	1.00			
57	A	100.00	100.00	1.00	0.00	1.00			
58	A	100.00	100.00	1.00	0.00	1.00			
59	A	100.00	100.00	1.00	0.00	1.00			
60	A	100.00	100.00	1.00	0.00	1.00			
61	A	100.00	100.00	1.00	0.00	1.00			
62	A	100.00	100.00	1.00	0.00	1.00			
63	A	100.00	100.00	1.00	0.00	1.00			
64	A	100.00	100.00	1.00	0.00	1.00			
65	A	100.00	100.00	1.00	0.00	1.00			
66	A	100.00	100.00	1.00	0.00	1.00			
67	A	100.00	100.00	1.00	0.00	1.00			
68	A	100.00	100.00	1.00	0.00	1.00			
69	A	100.00	100.00	1.00	0.00	1.00			
70	A	100.00	100.00	1.00	0.00	1.00			
71	A	100.00	100.00	1.00	0.00	1.00			
72	A	100.00	100.00	1.00	0.00	1.00			
73	A	100.00	100.00	1.00	0.00	1.00			
74	A	100.00	100.00	1.00	0.00	1.00			
75	A	100.00	100.00	1.00	0.00	1.00			
76	A	100.00	100.00	1.00	0.00	1.00			
77	A	100.00	100.00	1.00	0.00	1.00			
78	A	100.00	100.00	1.00	0.00	1.00			
79	A	100.00	100.00	1.00	0.00	1.00			
80	A	100.00	100.00	1.00	0.00	1.00			
81	A	100.00	100.00	1.00	0.00	1.00			
82	A	100.00	100.00	1.00	0.00	1.00			
83	A	100.00	100.00	1.00	0.00	1.00			
84	A	100.00	100.00	1.00	0.00	1.00			
85	A	100.00	100.00	1.00	0.00	1.00			
86	A	100.00	100.00	1.00	0.00	1.00			
87	A	100.00	100.00	1.00	0.00	1.00			
88	A	100.00	100.00	1.00	0.00	1.00			
89	A	100.00	100.00	1.00	0.00	1.00			
90	A	100.00	100.00	1.00	0.00	1.00			
91	A	100.00	100.00	1.00	0.00	1.00			
92	A	100.00	100.00	1.00	0.00	1.00			
93	A	100.00	100.00	1.00	0.00	1.00			
94	A	100.00	100.00	1.00	0.00	1.00			
95	A	100.00	100.00	1.00	0.00	1.00			
96	A	100.00	100.00	1.00	0.00	1.00			
97	A	100.00	100.00	1.00	0.00	1.00			
98	A	100.00	100.00	1.00	0.00	1.00			
99	A	100.00	100.00	1.00	0.00	1.00			
100	A	100.00	100.00	1.00	0.00	1.00			





**EXHIBIT “E”**  
**CONDITIONS, CORRECTIONS AND MODIFICATIONS**

## Fire Department

# Memo

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

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

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

## Public Works Department

Phone: (630) 443-3677

Fax: (630) 377-4062



# Memo

Date: April 14, 2017

To: Ellen Johnson  
Chris Bong

From: Karen Young, P.E., CFM

RE: Prairie Winds

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

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

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

### **Electric:**

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

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

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

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

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

**Engineering:**

1. No comments.

**Sanitary:**

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

### **Water**

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

### **Public Services**

1. No comments.

**EXHIBIT “F”**  
**PUD DEVIATIONS**

<b>Ch. 17.04 – Administration</b>	
<b>17.04.430.C Authorized Administrative Changes</b>	<ol style="list-style-type: none"> <li>1) Adjustment of building locations up to 16 ft. from the locations depicted on the PUD Preliminary Plan with accompanying modifications to the locations of drive-aisles and other related site improvements shall be considered an Administrative Change, subject to conformance with all applicable zoning requirements and utility separation standards. The locations of all buildings, drive aisles, and other site improvements shall be finalized upon approval of Final Engineering plans.</li> <li>2) Increase in building height up to a total height of 42 ft. shall be considered an Administrative Change. The height of all buildings shall be finalized upon approval of Final Architectural plans.</li> </ol>
<b>Ch. 17.22 – General Provisions</b>	
<b>17.22.010.A.1 Number of Buildings on a Lot</b>	More than one principal building shall be permitted per lot as depicted on the Preliminary Plat of Subdivision.
<b>Chapter 17.24 – Off-Street Parking , Loading &amp; Access</b>	
<b>17.24.070.A.2.a Parking facilities within yard setbacks</b>	Parking facilities may be located within the front, side, and rear yards as depicted on the PUD Preliminary Plan.
<b>17.24.070.B Parking space width for multi-family dwellings</b>	Parking spaces shall have a minimum width of 9 ft.
<b>Chapter 17.26 – Landscaping and Screening</b>	
<b>17.26.080.B.3 Building Foundation Planting Bed Distance</b>	Building foundation planting beds may be located more than 16 ft. from the nearest building wall for the clubhouse building. Foundation landscaping for the clubhouse shall be provided as shown on the PUD Preliminary Plan.
<b>17.26.080.C.4 Building Foundation Planting Bed Width</b>	Building foundation planting beds may be less than 8 ft. in width. Foundation landscaping for the residential buildings and the clubhouse shall be provided as shown on the PUD Preliminary Plan.
<b>17.26.110.C Retaining Wall Terracing</b>	Retaining walls over four (4) feet in height shall not be required to be terraced or stepped back to create a planting area.