



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: IIC4

Title: Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for the St. Charles Public Library and St. Mark's Lutheran Church (1 S. 6th Avenue & 101 S. 6th Avenue)

Presenter: Russell Colby

Meeting: City Council Date: January 21, 2020

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

Executive Summary (if not budgeted please explain):

On 11/11/19, the P&D Committee recommended approval of a Special Use for Planned Unit Development and PUD Preliminary for the St. Charles Public Library renovation and expansion project.

The Committee placed four conditions upon approval. The conditions have been satisfied on a revised plan submittal. The conditions are listed below with the resolution noted in italics:

1. Preserve existing trees at the north end of the site as much as possible.
Three additional Elm trees will be preserved along Main St., including the two trees located between the sidewalk and Main St.
2. Provide ADA accessible sidewalk along Illinois Ave. on the southeast portion of the property near the detention area.
The sidewalk has been added to the plans. Construction of the sidewalk will require a retaining wall (under 4 ft.) along the detention pond. A portion of the retaining wall is proposed in City ROW which will require approval of a license agreement between the City and Library.
3. Configuration of St. Mark's Illinois Ave. access to be right-out only.
The access has been modified to right-out only.
4. Move the sidewalk along Main St., adjacent to the northern building addition, to the south as much as possible for pedestrian safety while preserving the landscaping shown on the plan.
The sidewalk has been shifted 2-3 feet to the south, up to the Library property line, leaving a minimum of 4.5 ft. separation from the street and 5 ft. for landscaping along the building.

Attachments (please list):

PUD Ordinance

Recommendation/Suggested Action (briefly explain):

Motion to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for the St. Charles Public Library and St. Mark's Lutheran Church (1 S. 6th Avenue & 101 S. 6th Avenue).

City of St. Charles, Illinois
Ordinance No. 2020-Z-

**An Ordinance Granting Approval of a Special Use for Planned Unit
Development and PUD Preliminary Plan for the St. Charles Public Library
and St. Mark's Lutheran Church
(1 S. 6th Avenue & 101 S. 6th Avenue)**

WHEREAS, on or about September 24, 2019, St. Charles Public Library District (the "Applicant"), filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan both for the real estate commonly known as 1 S. 6th Avenue (St. Charles Public Library) and 101 S. 6th Avenue (St. Mark's Lutheran Church), and legally described in Exhibit "A" (the "Subject Property"), said Exhibit being attached hereto and made a part hereof; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about October 7, 2019 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 October 22, 2019 on said petition for Special Use in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said petitions for Special Use for Planned Unit Development and PUD Preliminary Plan on or about October 22, 2019; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about November 22, 2019; and,

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

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

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

2. That passage of this Ordinance shall constitute approval of a Special Use for 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 “B”, which is attached hereto and incorporated herein.

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

- Design Development Plans; Sheehan Nagle Hartray Architects; dated 9/26/2019, sheet revisions dated 12/17/2019 and 1/15/2020.
- Preliminary Plat of Subdivision; V3 Engineers Scientists Surveyors; revisions dated 12/9/2019.

4. 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. The Subject Property shall be subject to the requirements of the CBD-2 Mixed Use Business Zoning 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 “D”.
- b. The Applicant shall furnish the City with a copy of an agreement between the St. Charles Public Library and St. Mark’s Lutheran Church pertaining to shared parking and maintenance of the parking lot prior to issuance of building permit.
- c. The City shall initiate the process of vacating the portions of Walnut Ave. and 6th Ave. through the Subject Property upon submittal of an application for Final Plat of Subdivision.
- d. A Right-Of-Way License Agreement between the City and the Applicant will be required to permit the retaining wall near the southeast corner of the Subject Property to be constructed within City Right-Of-Way as depicted on the PUD Preliminary Plan.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of January 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 21st day of January 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,
Illinois this 21st day of January 2020.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

St. Charles Public Library Property:

PARCEL ONE: LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 9 OF THE ORIGINAL TOWN OF ST. CHARLES (EXCEPT THAT PART OF SAID LOTS 4 AND 5 LYING WESTERLY OF THE EAST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT 1723758 AND ALSO EXCEPT THAT PART OF SAID LOT 4 LYING WESTERLY OF THE EAST LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT 96K038592); THE NORTH HALF OF VACATED WALNUT AVENUE LYING BETWEEN FIFTH AVENUE SOUTH AND SIXTH AVENUE SOUTH (EXCEPT THE WESTERLY 3.0 FEET THEREOF); VACATED SIXTH AVENUE SOUTH LYING SOUTHERLY OF THE NORTHERLY LINE EXTENDED EASTERLY OF BLOCK 9 IN SAID ORIGINAL TOWN OF ST. CHARLES AND NORTHERLY OF THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 9, AND ALSO; LOTS 1, 2, 3, 4, 5,6 ,7 8 AND 9 IN BLOCK 15 OF MINARD, FERSON AND HUNT'S ADDITION TO ST. CHARELS (EXCEPT THAT PART OF LOT 1 LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED BY DOCUMENT 96K042195), ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN BLOCK 16 OF MINARD, FERSON AND HUNT'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

St. Mark's Lutheran Church Property:

PARCEL ONE: LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN BLOCK 14 IN THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: THAT PART OF WALNUT STREET LYING SOUTHERLY OF THE CENTER LINE THEREOF IN THE ORIGINAL TOWN OF ST. CHARLES LYING EASTERLY OF THE WESTERLY LINE EXTENDED SOUTHERLY OF BLOCK 9 AND WESTERLY OF THE EASTERLY LINE EXTENDED SOUTHERLY OF BLOCK 9 (EXCEPT THE WESTERLY 3 FEET THEREOF) ALL IN THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

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:

The proposed PUD advances the following purposes:

1. It creatively approaches site improvements by engaging St. Mark's Lutheran Church in site design to create a best-use site design for the entire block. The building design will re-integrate the historic, original Carnegie Library into daily library activities and improve the library's civic presence within the community.
2. The public library promotes social interaction through its programming, which will expand as a result of this project. Proposed site improvements will make the site more walkable and pedestrian friendly. The project includes a new outdoor courtyard that will add a safe place for outdoor children's programming.
3. As a unique land use, the library contributes positively to a harmonious mix of land uses.
4. Proposed site improvements promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

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.**

The two items of relief requested are for building gross floor area and parking:

Based on underlying zoning, there is an aggregate parking requirement for St. Charles Library together with St. Mark's Church of 241 cars. The PUD proposes 215 cars, which is 25 more than existing aggregate parking on the site (190 cars). The increase in parking is more than proportional to proposed building additions, so the PUD represents a net improvement to existing conditions.

Based on underlying zoning, there is a maximum gross floor area requirement of 10,000 SF. The existing gross floor area of the library is 58,000 SF and the proposed gross floor area is 67,000 SF. St. Charles Public Library District's purpose is public service. The accumulation of facility limitations together with ever-evolving trends in library services require facility improvements first identified a decade ago. After consideration of a

design option with a larger addition, analysis led to the decision to build smaller, strategic additions in order to provide a functional and fiscally responsible way for the Library to continue to furnish excellent services

Factors for consideration include:

- a. St. Charles Library is a significant community amenity by its very nature.
- b. The PUD includes the addition of a new landscaped courtyard that will be used for children's programming.
- c. Proposed additions offer high quality architectural design that will be a worthy complement to the historic Carnegie Library.
- d. The PUD preserves the historic Carnegie Library and will increase its relevance in daily library activities.
- e. The PUD improves pedestrian safety through the redesign of parking lots.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

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

St. Charles Public Library is a public convenience by its nature.

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

Sufficient infrastructure has been and will be provided.

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 a detriment in any way to other property in the vicinity.

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

The Special Use will not negatively affect surrounding property and will improve the property of its nearest neighbor, St. Mark's Church.

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 Special Use offers only benefits 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 Special Use conforms with all codes.

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

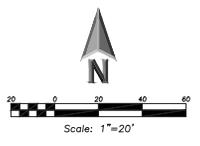
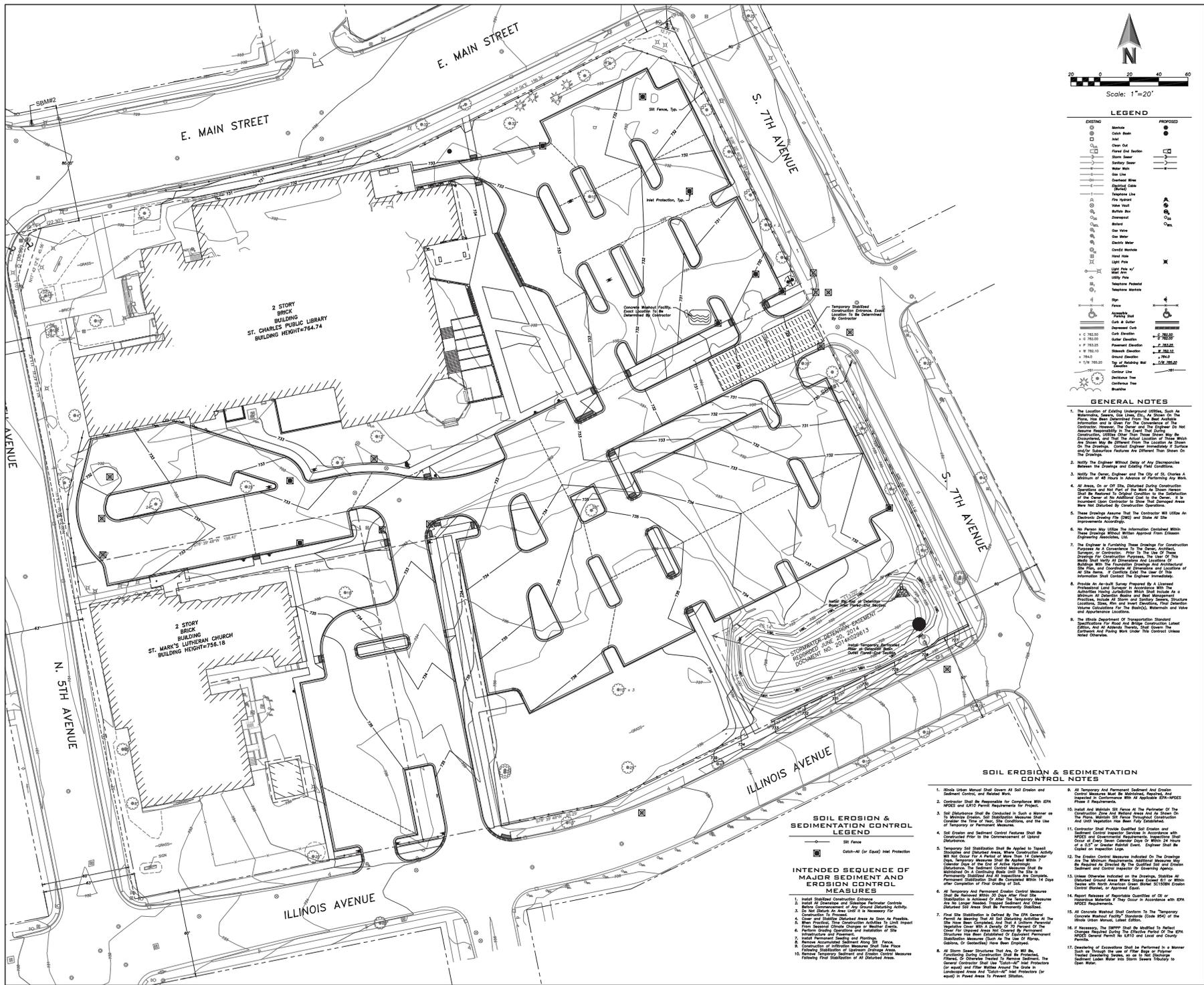
The architecture and site design of the proposed PUD will benefit the physical development of the City. As a significant public amenity, the Library contributes indirectly to the economic well-being of the City.

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

St. Charles Public Library is integrated into the Comprehensive Plan.

EXHIBIT “C”

**PUD PRELIMINARY PLAN
(31 pages)**



LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Catch Basin	Catch Basin
Open Cut	Open Cut
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Electric Cable	Electric Cable
Telephone Cable	Telephone Cable
Fire Hydrant	Fire Hydrant
Valve Vault	Valve Vault
Barber Box	Barber Box
Manhole	Manhole
Gas Valve	Gas Valve
Electric Meter	Electric Meter
Conduit Entrance	Conduit Entrance
Street Light	Street Light
Light Pole	Light Pole
Utility Pole	Utility Pole
Telephone Pole	Telephone Pole
Telephone Station	Telephone Station
Sign	Sign
Fence	Fence
Proposed Footing	Proposed Footing
Proposed Wall	Proposed Wall
Proposed Column	Proposed Column
Proposed Slab	Proposed Slab
Proposed Deck	Proposed Deck
Proposed Roof	Proposed Roof
Proposed Floor	Proposed Floor
Proposed Ceiling	Proposed Ceiling
Proposed Partition	Proposed Partition
Proposed Stair	Proposed Stair
Proposed Elevation	Proposed Elevation
Proposed Section	Proposed Section
Proposed Detail	Proposed Detail
Proposed Note	Proposed Note

- GENERAL NOTES**
- The Location of Existing Underground Utilities, Such as Waterlines, Gas, Oil, Sewer, or Storm, or Electric Lines, Shall Be Determined by the Contractor. The Contractor Shall Be Responsible for the Location of the Utilities. The Contractor Shall Be Responsible for the Location of the Utilities. The Contractor Shall Be Responsible for the Location of the Utilities.
 - Verify the Owner, Engineer and the City of St. Charles A. Minimum of 48 Hours in Advance of Performing Any Work.
 - At Areas On or Off Site, Disturbed During Construction Operations, and the Part of the Site on Which the Construction of the Owner of the Additional Cost to the Owner is to be Determined by the Contractor. The Contractor Shall Be Responsible for the Location of the Utilities.
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SOIL EROSION & SEDIMENTATION CONTROL MEASURES

1. Erosion Control Measures Shall Be Installed Before Any Earth Excavation or Filling Operations.
2. Erosion Control Measures Shall Be Installed Before Any Earth Excavation or Filling Operations.
3. Erosion Control Measures Shall Be Installed Before Any Earth Excavation or Filling Operations.
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19. Erosion Control Measures Shall Be Installed Before Any Earth Excavation or Filling Operations.
20. Erosion Control Measures Shall Be Installed Before Any Earth Excavation or Filling Operations.

OWNER

 ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVENUE
 ST. CHARLES, ILLINOIS 60174

ARCHITECT

 SHEEHAN NAGLE HARTRAY ARCHITECTS
 130 EAST RANDOLPH STREET, SUITE 1700
 CHICAGO, IL 60601

MEP TECHNOLOGY ENGINEER

 IMEG CORPORATION
 1100 WASHINGTON ROAD, SUITE 400W
 NAPERVILLE, IL 60563

STRUCTURAL ENGINEER

 GRAEF
 322 SOUTH MICHIGAN AVENUE, SUITE 1400
 CHICAGO, IL 60604

CIVIL ENGINEER

 ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GARDENAS, IL 60140

PROGRESS SET
 NOT FOR CONSTRUCTION

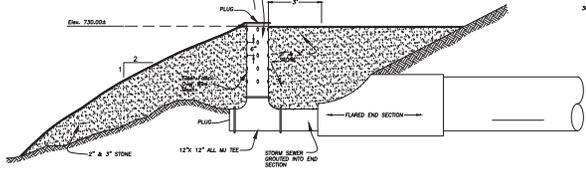
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ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVENUE
 ST. CHARLES, IL 60174

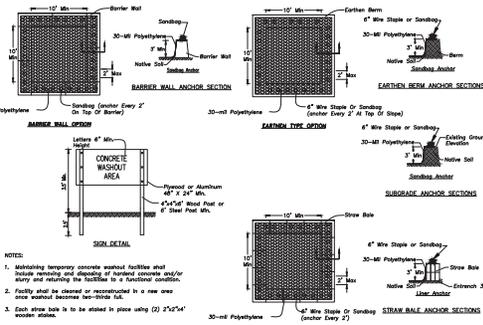
CONSTRUCTION DOCUMENTS

SOIL EROSION & SEDIMENT CONTROL PLAN

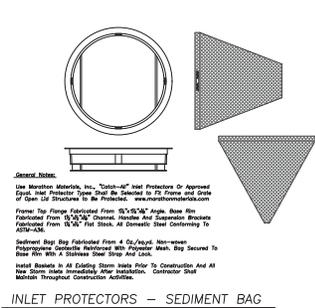
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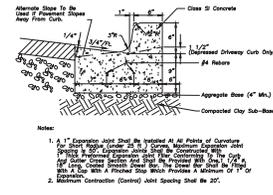
OUTLET STRUCTURE - PERFORATED RISER



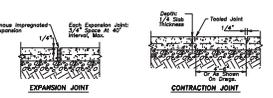
CONCRETE/MORTAR WASHOUT FACILITY



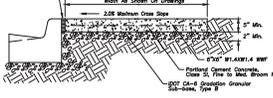
INLET PROTECTORS - SEDIMENT BAG



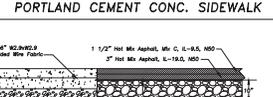
B-6.12 CURB & GUTTER



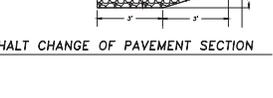
EXPANSION JOINT CONTRACTION JOINT



WALK ADJACENT TO BUILDING



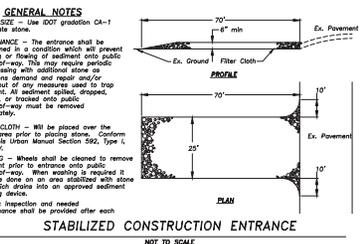
PORTLAND CEMENT CONC. SIDEWALK



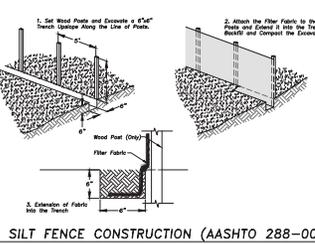
CONCRETE TO ASPHALT CHANGE OF PAVEMENT SECTION

PAVE. COURSE	THICKNESS	A	B	C	D	E	F	G	H	PERIOD
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2	18	180	180	180	180	180	180	180	180	18A
3	18	180	180	180	180	180	180	180	180	18A
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6	18	180	180	180	180	180	180	180	180	18A
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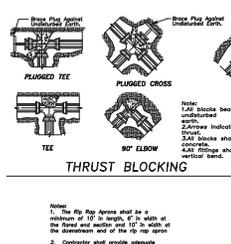
PRECAST REINFORCED CONCRETE FLARED END SECTION



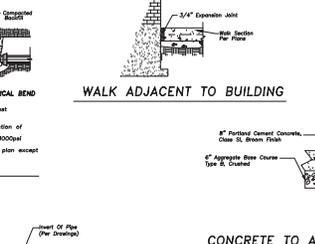
STABILIZED CONSTRUCTION ENTRANCE



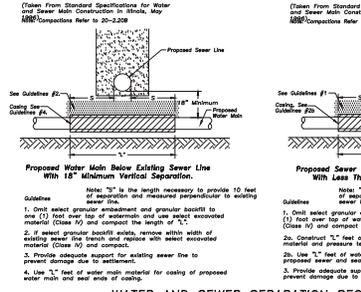
SILTY FENCE CONSTRUCTION (ASHTO 288-00)



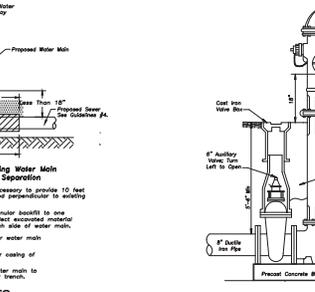
THRUST BLOCKING



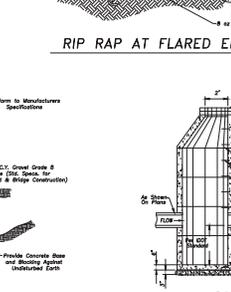
RIP RAP AT FLARED END SECTION



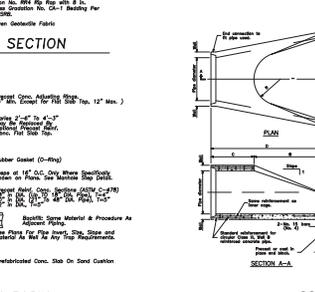
WATER AND SEWER SEPARATION REQUIREMENTS



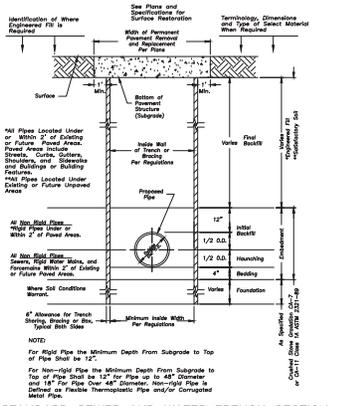
HYDRANT INSTALLATION



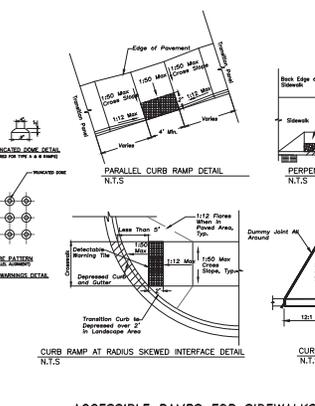
CATCH BASIN



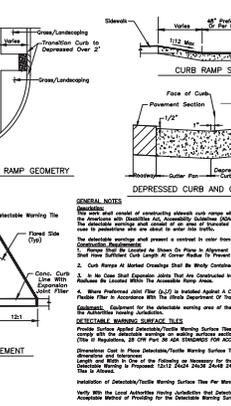
PRECAST REINFORCED CONCRETE FLARED END SECTION



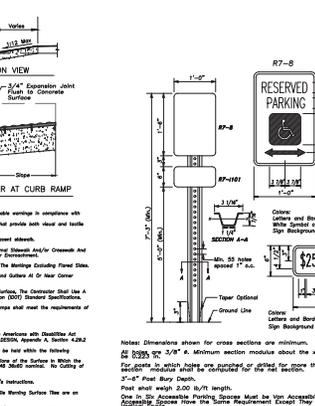
STANDARD SEWER AND WATER TRENCH SECTION



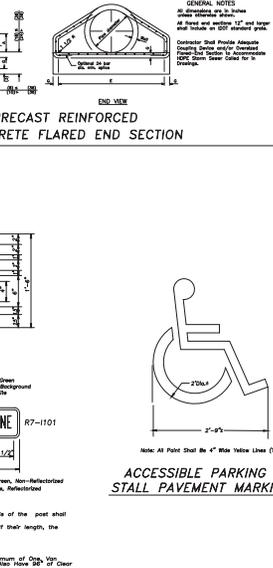
ACCESSIBLE RAMPS FOR SIDEWALKS



CURB RAMP SECTION VIEW



ACCESSIBLE PARKING SIGN



ACCESSIBLE PARKING STALL PAVEMENT MARKING

OWNER

 ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVENUE
 ST. CHARLES, ILLINOIS 60174

ARCHITECT

 SHEEHAN NAGLE HARTRAY ARCHITECTS
 110 EAST RANDOLPH STREET, SUITE 1100
 CHICAGO, IL 60601
 MEP TECHNOLOGY ENGINEER

 IMEG CORPORATION
 1100 WASHINGTON ROAD, SUITE 4000
 NAPERVILLE, IL 60563
 STRUCTURAL ENGINEER

 GRAEF
 222 SOUTH MICHIGAN AVENUE, SUITE 1400
 CHICAGO, IL 60604
 CIVIL ENGINEER

 ERIKSSON ENGINEERING ASSOCIATES, LTD
 145 COMMERCIAL DRIVE, SUITE A
 GROUNDWATER, IL 60039

PROGRESS SET
 NOT FOR CONSTRUCTION

ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVE
 ST. CHARLES, IL 60174

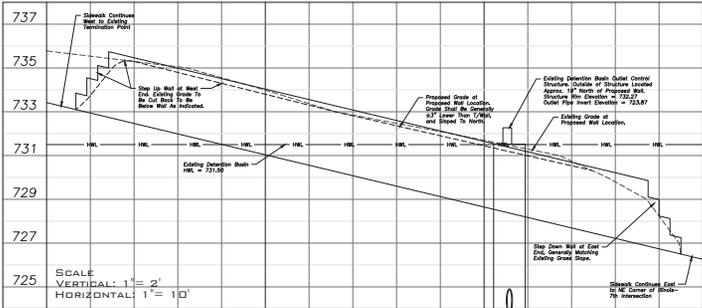
DESIGN DEVELOPMENT

SITE WORK DETAILS

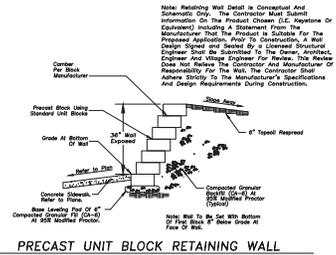
C601

SCALE: AS NOTED

© 2018 SHEEHAN NAGLE HARTRAY ARCHITECTS, LTD.



ILLINOIS AVE. SIDEWALK/RETAINING WALL PROFILE



PRECAST UNIT BLOCK RETAINING WALL

OWNER
SC PD
 ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVENUE
 ST. CHARLES, ILLINOIS 60174

ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
 110 EAST WASHINGTON STREET, SUITE 1100
 CHICAGO, IL 60601
 MEP TECHNOLOGY ENGINEER

IMEG
 IMEG CORPORATION
 1100 WASHINGTON ROAD, SUITE 400N
 NAPERVILLE, IL 60563
 STRUCTURAL ENGINEER

GRAEF
 GRAEF
 332 SOUTH MICHIGAN AVENUE, SUITE 1400
 CHICAGO, IL 60604
 CIVIL ENGINEER

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, IL 60030

PROGRESS SET
 NOT FOR CONSTRUCTION

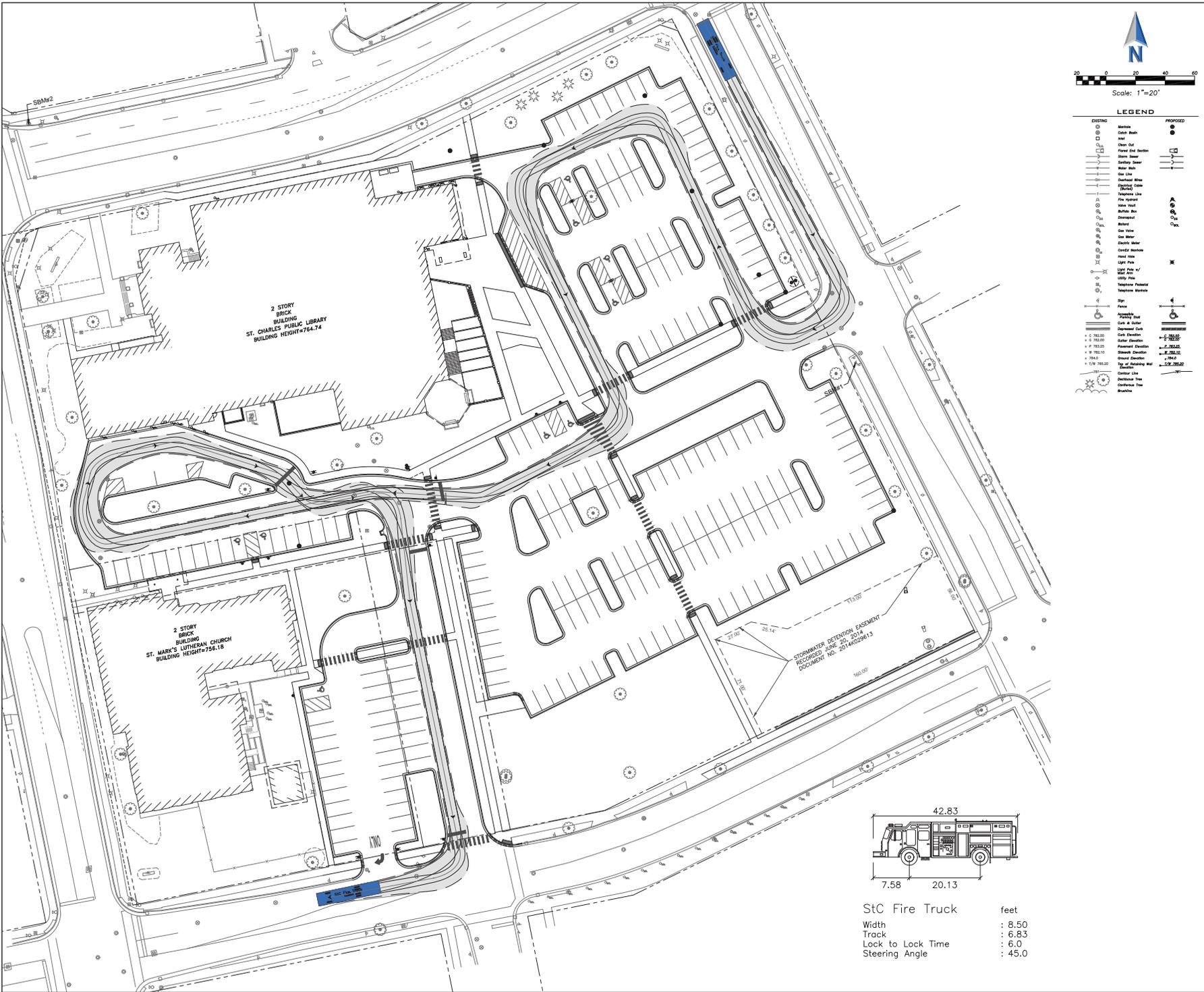
No.	Description	Date
1	ISSUED FOR CONSTRUCTION DEVELOPMENT	05/26/2010
2	ISSUED FOR CONSTRUCTION DEVELOPMENT	05/26/2010
3	ISSUED FOR CONSTRUCTION DEVELOPMENT	05/26/2010
4	ISSUED TO CITY OF ST. CHARLES	03/11/2010

ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVE
 ST. CHARLES, IL 60174

DESIGN DEVELOPMENT

RETAINING WALL DETAILS

C603



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED
Manhole	Manhole
Curb Mark	Curb Mark
Open Cut	Open Cut
Final Cut Marker	Final Cut Marker
Storm Sewer	Storm Sewer
Sanitary Sewer	Sanitary Sewer
Water Main	Water Main
Gas Line	Gas Line
Electric Main	Electric Main
Telephone Cable	Telephone Cable
Fire Hydrant	Fire Hydrant
Water Valve	Water Valve
Sanitary Box	Sanitary Box
Storm Sewer	Storm Sewer
Water	Water
Gas Valve	Gas Valve
Gas Meter	Gas Meter
Electric Meter	Electric Meter
Conduit Manhole	Conduit Manhole
Street Light	Street Light
Light Pole	Light Pole
Light Pole / Utility Pole	Light Pole / Utility Pole
Telephone Pole	Telephone Pole
Telephone Manhole	Telephone Manhole
Sign	Sign
Proposed Sign	Proposed Sign
Curb & Sill	Curb & Sill
Detention Curb	Detention Curb
Curb Elevation	Curb Elevation
Center Elevation	Center Elevation
Storm Elevation	Storm Elevation
Ground Elevation	Ground Elevation
Top of Existing Wall	Top of Existing Wall
Center Line	Center Line
Detention Tree	Detention Tree
Boundary	Boundary

OWNER
StC PD
 ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVENUE
 ST. CHARLES, ILLINOIS 60174

ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
 130 EAST RANDOLPH STREET, SUITE 1100
 CHICAGO, IL 60601
 ARCHITECT
MEP TECHNOLOGY ENGINEER
IMEG
 IMEG CORPORATION
 1100 WASHINGTON ROAD, SUITE 400W
 NAPERVILLE, IL 60563
 STRUCTURAL ENGINEER
GRAEF
 GRAEF
 333 SOUTH MICHIGAN AVENUE, SUITE 1400
 CHICAGO, IL 60604
 CIVIL ENGINEER
ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, IL 60030

PROGRESS SET
 NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUED TO CITY OF ST. CHARLES	11/11/2019
2	ISSUED FOR CHECKING AND DEVELOPMENT	05/26/2019
3	ISSUED FOR CONSTRUCTION DESIGN	05/26/2019
4	ISSUED FOR CONSTRUCTION DESIGN	11/11/2019

ST. CHARLES PUBLIC LIBRARY
 ONE SOUTH 6TH AVE
 ST. CHARLES, IL 60174

DESIGN DEVELOPMENT

FIRE TRUCK TURNING MOVEMENT EXHIBIT

EX101

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Big Bluestem	6.00	1100
<i>Andropogon furcatus</i>	Sea Oat Grass	9.00	875
<i>Andropogon scoparius</i>	Prairie Dog Grass	1.00	840
<i>Andropogon scoparius</i>	Common Lake Sedge	2.00	458
<i>Andropogon scoparius</i>	Prairie Dog Grass	2.00	2856
<i>Andropogon scoparius</i>	Little Bluestem	2.00	800
<i>Andropogon scoparius</i>	Little Bluestem	12.00	816
Total		67.00	15,98

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Common Cat	300.00	1,035
<i>Andropogon scoparius</i>	Annual Ryegrass	100.00	1,400
Total		400.00	2,435

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Common Cat	300.00	815
<i>Andropogon scoparius</i>	Annual Ryegrass	100.00	1,400
Total		400.00	2,215

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Common Cat	300.00	815
<i>Andropogon scoparius</i>	Annual Ryegrass	100.00	1,400
Total		400.00	2,215

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Big Bluestem	4.00	818
<i>Andropogon scoparius</i>	Common Cat	2.00	4183
<i>Andropogon scoparius</i>	Common Lake Sedge	2.00	5800
<i>Andropogon scoparius</i>	Common Lake Sedge	2.00	1000
<i>Andropogon scoparius</i>	Common Lake Sedge	8.00	3842
<i>Andropogon scoparius</i>	Common Lake Sedge	4.00	12000
<i>Andropogon scoparius</i>	Common Lake Sedge	1.00	475
<i>Andropogon scoparius</i>	Common Lake Sedge	2.00	2856
<i>Andropogon scoparius</i>	Common Lake Sedge	1.00	1000
<i>Andropogon scoparius</i>	Common Lake Sedge	2.00	8160
<i>Andropogon scoparius</i>	Common Lake Sedge	1.00	66500
<i>Andropogon scoparius</i>	Common Lake Sedge	1.00	1070
Total		40.00	61,74

Botanical Name	Common Name	Quantity	Notes
<i>Andropogon scoparius</i>	Common Cat	300.00	815
<i>Andropogon scoparius</i>	Annual Ryegrass	100.00	1,400
Total		400.00	2,215

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<i>Andropogon scoparius</i>	Annual Ryegrass	100.00	1,400
Total		400.00	2,215

LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PLANTING BED
- EMERGENT WETLAND PLANTING ZONE
- SEDGE MEADOW PLANTING ZONE
- PRairie PLANTING ZONE
- SOIL RESTORATION
- SPECIALTY PLANTS
- SHRUBS/PERENNIALS/ORNAMENTAL GRASSES
- BIKE RADDS
- STONE BOULDERS

OWNER
ST. CHARLES PUBLIC LIBRARY
ONE SOUTH 6TH AVENUE
ST. CHARLES, ILLINOIS 60174

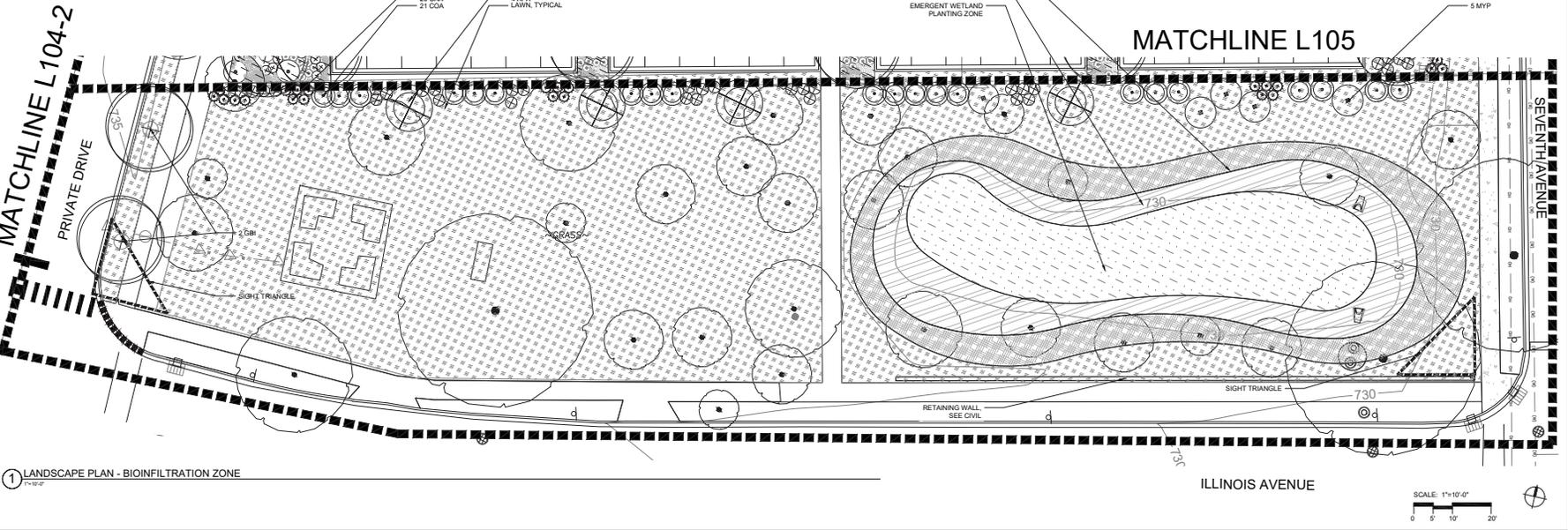
ARCHITECT
SHEEHAN NAGLE HARTRAY ARCHITECTS
130 EAST WASHINGTON STREET, SUITE 3100
CHICAGO, IL 60601

MEP TECHNOLOGY ENGINEER
IMEG CORPORATION
1100 WASHINGTON ROAD, SUITE 400W
NAPERVILLE, IL 60563

STRUCTURAL ENGINEER
GRAEF
322 SOUTH MICHIGAN AVENUE, SUITE 1400
CHICAGO, IL 60604

CIVIL ENGINEER
ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRANDVIEW, IL 60030

LANDSCAPE ARCHITECT
Altamano Inc.
landscape architecture + urban design + planning
ALTAMANO INC.
1700 W. BURNING WOOD ROAD, SUITE 202
CHICAGO, IL 60613



PROGRESS SET NOT FOR CONSTRUCTION

No.	PLANTING PLAN APP Description	Date

ST. CHARLES PUBLIC LIBRARY
ONE SOUTH 6TH AVENUE
ST. CHARLES, IL 60174

PLANTING PLAN

L107

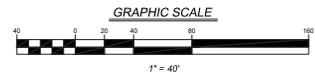
SCALE: AS NOTED
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VICINITY MAP
NOT TO SCALE

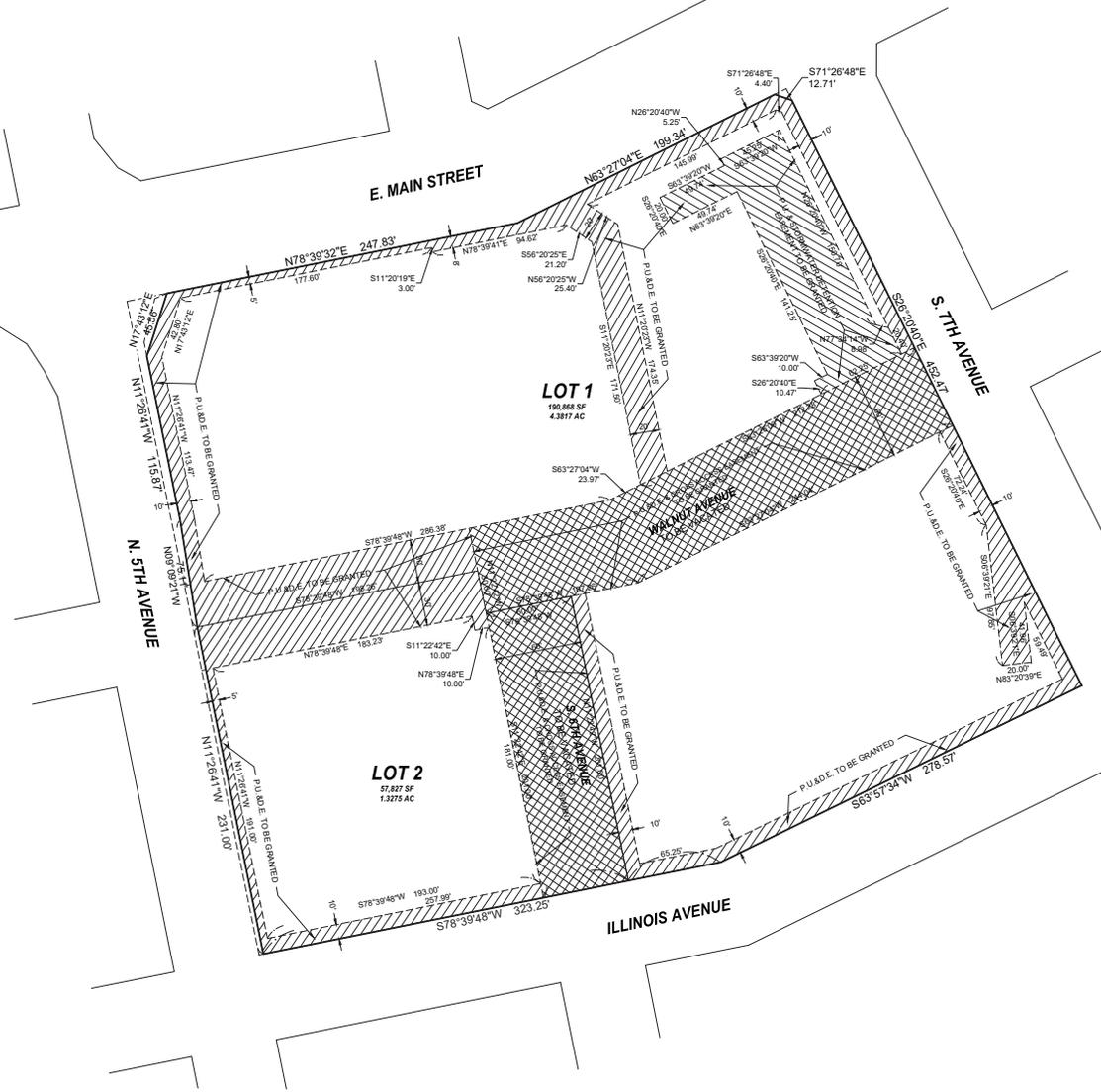
PRELIMINARY PLAT OF SUBDIVISION OF ST. CHARLES LIBRARY DISTRICT

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41°54'49.41861" N LONGITUDE: 89°19'27.42688" W ELLIPSOIDAL HEIGHT: 631.327 SFT GROUND SCALE FACTOR: 1.000050704 ALL MEASUREMENTS ARE ON THE GROUND.



OWNER
St. Charles Public Library
1 S. 6th Avenue
St. Charles, IL 60174

St. Mark's Lutheran Church
101 S. 6th Avenue
St. Charles, IL 60174

ENGINEER
Eriksson Engineering Associates, Ltd.
145 Commerce Drive, Suite A
Grayslake, IL 60030

SURVEYOR
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, IL 60517
630-724-9200
Project Manager : Anthony J. Strickland
tstrickland@v3co.com

LEGEND			
—	PROPERTY LINE	⊠	FOUND DISK IN CONCRETE
—	EXISTING RIGHT-OF-WAY LINE	⊙	FOUND BRASS DISC
—	PROPOSED RIGHT-OF-WAY LINE	⊙	FOUND IRON ROD
—	EXISTING LOT LINE	⊙	FOUND IRON ROD
—	PROPOSED LOT LINE	⊙	FOUND IRON ROD
—	EX & PRO. CENTERLINE	⊙	FOUND PK NAIL
—	EXISTING EASEMENT LINE	⊙	FOUND MAG NAIL
—	PROPOSED EASEMENT LINE	⊙	FOUND CUT CROSS
—	EX & PRO. BUILDING SETBACK LINE	⊙	FOUND IRON PIPE
—	SECTION LINE	⊙	FOUND IRON BAR
▨	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT	⊙	FOUND TRVERSE POINT
▨	PROPOSED PUBLIC UTILITY EASEMENT	⊙	SET PK NAIL
▨	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT	⊙	SET MAG NAIL
▨	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT	⊙	SET IRON PIPE
▨	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT	⊙	SET CONCRETE MONUMENT WITH BRASS DISC
▨	PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT	⊙	SET CONCRETE MONUMENT WITH IRON PIPE

ABBREVIATIONS			
N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	POC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(RC)	RECORD DATUM
A	ARC LENGTH	MEAS	MEASURED DATUM
R	RADIUS	(CALC)	CALCULATED DATUM
P.U.	PUBLIC UTILITY EASEMENT	-DEED-	INFORMATION TAKEN FROM DEED
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT	EX	EXISTING
		PRO	PROPOSED

REVISIONS			
NO.	DATE	DESCRIPTION	
1.	12-09-19	REVISED PER CITY COMMENTS	

PRELIMINARY PLAT OF SUBDIVISION			
ST. CHARLES LIBRARY DISTRICT			
DRAFTING COMPLETED:	10/04/19	DRAWN BY: SPK, MLP	PROJECT MANAGER: AJS
FIELD WORK COMPLETED:	N/A	CHECKED BY: AJS	SCALE: 1" = 40'
Project No:	19188	Group No:	VP04.1
SHEET NO.		A-001B	

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.9384 fax
v3co.com

PREPARED FOR:
Shales McNutt
425 Renner Drive
Elgin, IL 60123
847.622.1214

PRELIMINARY PLAT OF SUBDIVISION
OF
ST. CHARLES LIBRARY DISTRICT

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

P.L.N.# 09-27-466-010
09-27-467-008
09-27-467-009
09-27-467-012
09-27-467-013
09-27-471-002
09-27-471-004
09-27-471-005
09-27-471-006
09-27-472-001
09-27-472-002
09-27-472-003
09-27-472-004
09-27-472-005
09-27-472-006
09-27-472-007
09-27-472-008
09-27-472-009

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 NICOR 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 GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, 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 GRANTEEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF ST. CHARLES, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ST. CHARLES, KANE COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D. 20____

CHAIRMAN _____

SECRETARY _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

I, ANTHONY J. STRICKLAND, 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____

ANTHONY J. STRICKLAND
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3437
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
ast@ckland@v3co.com



Engineers
Scientists
Surveyors

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

PREPARED FOR:
Shales McNutt
425 Renner Drive
Elgin, IL 60123
847.622.1214

NO.		DATE	DESCRIPTION	REVISIONS	
NO.		DATE	DESCRIPTION	NO.	DATE
1.	12-09-19		REVISED PER CITY COMMENTS		

PRELIMINARY PLAT OF SUBDIVISION

ST. CHARLES LIBRARY DISTRICT

DRAFTING COMPLETED: 10/04/19 DRAWN BY: SPK PROJECT MANAGER: AJS
FIELD WORK COMPLETED: NA CHECKED BY: AJS SCALE: 1" = NA

Project No: 19188
Group No: VP04.1
SHEET NO. A-001C

EXHIBIT “D”

PUD DEVIATIONS

Section 17.14.030 Bulk Regulations; Table 17.14-2	
Maximum Gross Floor Area per Building	Deviation granted to allow a gross floor area of approximately 66,000 square feet, as depicted on the PUD Preliminary Plan.
Section 17.24.140 Required Off-Street Parking Spaces; Table 17.24-3	
Required Off-Street Parking	A total of 221 spaces are proposed for the Subject Property (including the St. Charles Public Library and St. Mark’s Lutheran Church properties). A total of 255 spaces are required. Shared parking shall be permitted between the uses and the proposed parking count of 221 as depicted on the PUD Preliminary Plan is hereby approved.