



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Fiore Salon Suites – Tyler & 64 Business Park PUD		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 7/17/18	X	MEETING 7/17/18	X

APPLICATION: Special Use (PUD Amendment)

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Floor plan
Application	PUD Ordinances

SUMMARY:

The subject property is part of Lot 2 of the Tyler and 64 Business Park PUD, approved by Ordinance 2004-Z-14. In 2017, a PUD Preliminary Plan for the property was approved for development of a single-story medical clinic. The building shell has been constructed per the approved plan. The build-out and exterior have not been finished.

Vincent Fiore, property owner, has filed an application for Special Use requesting an amendment to the Tyler and 64 Business Park PUD to add “Personal Services, Limited” as a permitted use on the subject property.

The applicant is proposing to finish the building as a “salon suites” facility. Details of the proposed use are as follows:

- The building will contain 16 suites available for lease by individual business owners offering beauty salon type services, such as hair styling, tanning, nails, skin care, etc.
- Common hallway, restrooms, laundry room and reception areas.

SUGGESTED ACTION:

Conduct the public hearing on the Special Use and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

INFO / PROCEDURE – SPECIAL USE FOR PUD

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Community and Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
 And the Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Fiore Salon Suites – Tyler & 64 Business Park PUD, Lot 2

DATE: July 13, 2018

I. APPLICATION INFORMATION:

Project Name: Fiore Salon Suites

Applicant: Vincent Fiore

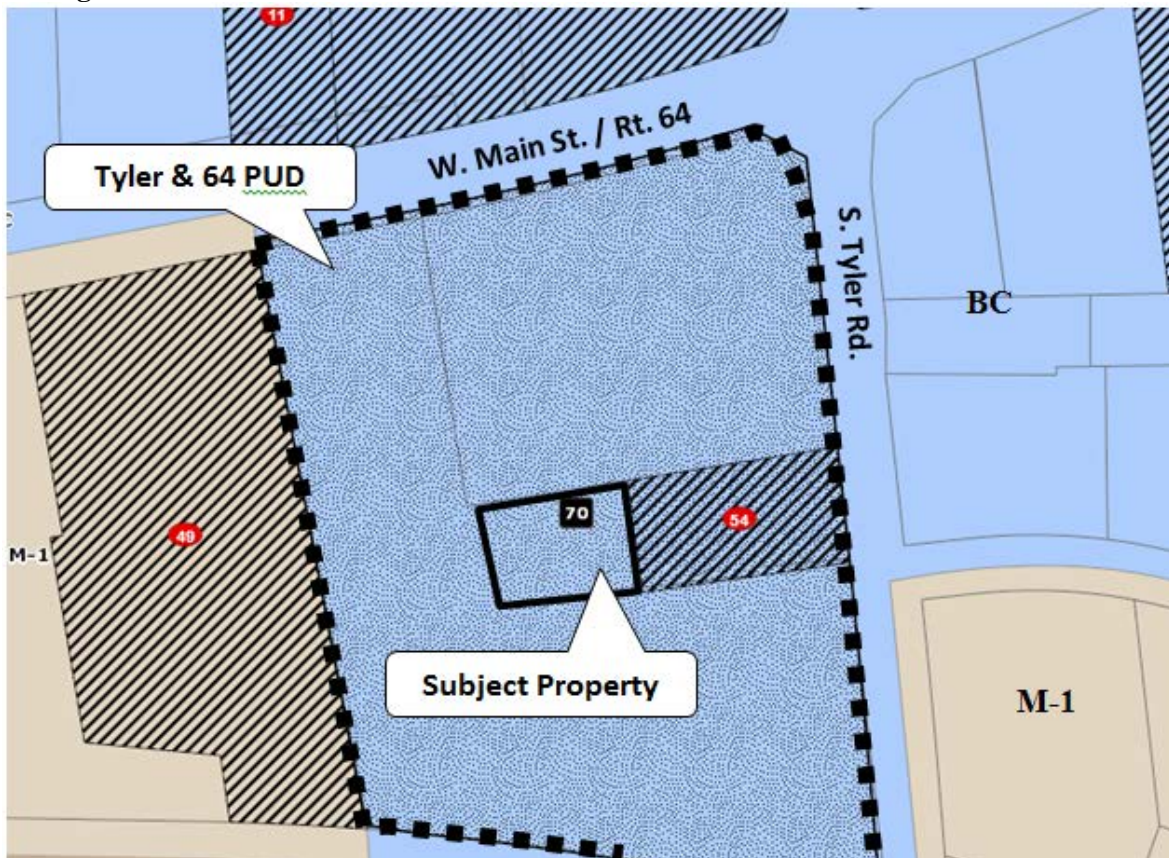
Purpose: Allow a salon suites business to occupy the building

General Information:		
Site Information		
Location	Unit 2 of Lot 2 in the Tyler & 64 Business Park at the southwest corner of Tyler Rd. and Rt. 64	
Acres	2.23 acres	
Application	Special Use (PUD Amendment)	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.30 Definitions Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)” Ordinance 2017-Z-12 “An Ordinance Granting Approval of a PUD Preliminary Plan for Generation Rescue (Part of Lot 2, Tyler & 64 Business Park PUD)”	
Existing Conditions		
Land Use	Building under construction	
Zoning	BC- Community Business (PUD)	
Zoning Summary		
North	BC- Community Business (PUD)	Chrysler dealership
East	BC- Community Business (PUD)	Children of American daycare
South	BC- Community Business (PUD)	Stormwater detention area
West	BC- Community Business (PUD)	Office buildings
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is part of Lot 2 of the Tyler and 64 Business Park PUD, approved by Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)”.

The PUD includes two lots. Lot 1 was designated for development of the St. Charles Chrysler dealership, which was constructed in 2005. Lot 2 was approved for four office buildings and a stormwater retention facility. Buildings #1 and #2 which are multi-tenant office buildings were constructed in 2006, along with the infrastructure for the property. Building #4 was constructed as a Children of American day care in 2012.

In 2017, a PUD Preliminary Plan for Building #3 was approved for development of a single-story medical clinic. The building shell has been constructed per the approved plan. The build-out and exterior have not been finished.

B. PROPOSAL

Vincent Fiore, property owner, has filed an application for Special Use requesting an amendment to the Tyler and 64 Business Park PUD in order to add “Personal Services, Limited” as a permitted use on the subject portion of Lot 2. The applicant is proposing to finish Building #3 as a “salon suites” facility. Details of the proposed use are as follows:

- The building will contain 16 suites available for lease by individual business owners offering beauty salon type services, such as hair styling, tanning, nails, skin care, etc.
- Common hallway, restrooms, laundry room and reception areas.

A floor plan has been submitted illustrating the layout of the suites and common areas.

In addition, the applicant has filed an application for Minor Change to PUD Preliminary Plan. Plan Commission does not review applications for Minor Change. These applications are reviewed by Planning & Development Committee only, followed by City Council vote. The Minor Change was advanced to P&D Committee ahead of the public hearing for the PUD Amendment to enable the applicant to complete the exterior of the building. P&D Committee reviewed the Minor Change on 7/9/18 and recommended approval, with City Council approval expected on 7/16/18. The following changes to the exterior of the building and site are proposed as part of the Minor Change:

- Use of fiber cement siding instead of brick as the exterior wall material.
- Removal of doors on the east, north, and west elevations.
- Addition of a door on the east elevation.
- Change in design of the entrance columns.
- Elimination of plantings along the northern building wall.

III. ANALYSIS

A. PROPOSED USE

Permitted uses in the Tyler and 64 Business Park PUD are listed in Exhibit III of Ordinance 2004-Z-14. The list was taken from the M-1 Limited Manufacturing District chapter of the City’s previous zoning ordinance. No personal service related uses are included.

The applicant is requesting “Personal Services, Limited” be added as a permitted use on the subject property. This use is defined in the Zoning Ordinance as follows:

Personal Services, Limited. A subset of the Personal Services use category limited to barber shops and beauty salons (including: hair treatments, facial treatments, pedicures, and finger nail treatments, tanning salons). All limitations of the Personal Services use category shall also apply to Personal Services, Limited.

The “Personal Services” use is more general and allows a greater variety of uses. It is defined in the Zoning Ordinance as follows:

Personal Services. An establishment where personal services are provided directly to the customer. This use includes, but is not limited to, barber shops, beauty parlors, laundry and dry cleaning establishments, funeral homes/mortuaries, tanning salons, tailors, domestic pet grooming, shoe repair shops, and the like. This use may include incidental retail sales of goods. Tattoo Parlors, Currency Exchanges, Motor Vehicle Rental and Adult Uses are not permitted as Personal Services establishments.

Personal Services, Limited was added to the Zoning Ordinance in 2013 as a more limited version of the Personal Services use. It is identified as a permitted use in the O/R District, while general Personal Services is not. There is an existing salon suites business in the O/R District that meets the Personal Services, Limited definition called, InStyle Salon & Spa Suites, located at 457 Dunham Road in the Courtyards of St. Charles business park.

The underlying zoning of the subject property is BC Community Business District. Personal Services is a permitted use in the BC District. Personal Services, Limited is not listed in the use table for the commercial zoning districts; the Personal Services category encompasses the Personal Services, Limited use.

Staff Comment:

- The applicant indicated in the submitted materials that massage therapy is one of the types of services that may be offered by tenants of the suites. The Personal Services, Limited use category does not permit massage therapy, so this type of business may not locate in the building.

B. PARKING

Under the Tyler & 64 PUD, parking for the business park is shared among the four buildings on Lot 2. The PUD ordinance contemplates a total of 188 shared parking spaces. Per the ordinance, this parking count would accommodate 45,560 sf total net floor area of professional/office uses, with no more than 37,600 sf net floor area for medical uses.

The parking requirement for a professional/business office is 4 spaces per 1,000 sf of net floor area. Personal service uses have the same parking requirement as office. Medical uses require 5 spaces per 1,000 sf of net floor area.

The proposed net floor area of the building is 4,355 sf for a required parking count of 17 spaces. The previously approved medical use required 22 spaces.

Based on the current uses of the buildings in the business park and the proposed personal services use, the parking requirement for the park is 163 spaces. 171 spaces currently exist, resulting in 8 spaces in excess of the parking requirement.

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



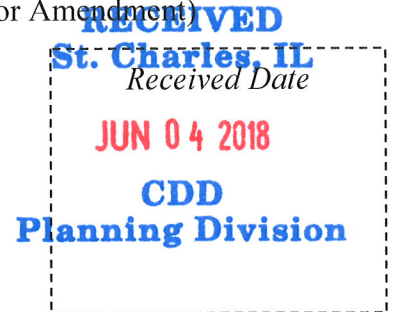
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	TYLER + 64 Lot 2
Project Number:	2017 -PR- 008
Application Number:	2018 -AP- 022



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	157 SOUTH TYLER ROAD ST CHARLES 60175	
	Parcel Number (s):	09-26-328-046-0000	
	Proposed Name:	FORE SALON Suites	
2. Applicant Information:	Name	VINCENT FIORE	Phone 312-969-9373
	Address	P.O BOX 193 BARRINGTON IL 60011	Fax 630-855-5803
			Email homes@fiorebuilders.net
3. Record Owner Information:	Name	JV CONSTRUCTION ENTERPRISES LLC	Phone
	Address		Fax SAME
		SAME	Email

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2004-2-14
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):** _____
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood commercial

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? BC / PUD

What is the property currently used for? New Construction

If the proposed Special Use is approved, what improvements or construction are planned?
Completion of interior units. The structure is 50% complete

For Special Use Amendments only:

Why is the proposed change necessary?
The approved use does NOT conform to our company's business model

What are the proposed amendments? (Attach proposed language if necessary)
To add the use category, "Personal Services Limited" as a permitted use on this lot.

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

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

❑ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

❑ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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

✓ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

✓ PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

❑ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

❑ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

❑ **TRAFFIC STUDY:** If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

❑ **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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

Vent Fari (JV Construction) 5/4/2018
 Record Owner Date

Vent Fari 5/4/2018
 Applicant or Authorized Agent Date

JV CONSTRUCTION ENTERPRISES LLC.
PO. Box 193
Barrington Illinois 60011
homes@fiorebuilders.net
312-969-9373

June 4th, 2018

City of St. Charles
Two East Main Street
St. Charles, Illinois 60174

Ellen Johnson, City Planner

Re: Fiore Salon Suites, 157 South Tyler, St. Charles 60174

Dear Ellen,

This letter serves as a description of the intended use for Fiore Salon Suites. The opening date is scheduled for August 15th 2018.

The building consists of 16 handicap accessible suites with a common hallway each designed to provide service for individual entrepreneurs running their own business. The plan includes 11 double and 5 single suites with a 10' ceiling height. Each perimeter unit has at least one operable window. There will be a common laundry facility and break room. The units are being marketed to stylists, massage therapy, tanning, nails, skin care and any other beauty industry trends. Please let me know if you require additional details.

Sincerely,

Vincent Fiore

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

Tyler & 64 Business Park
PUD Name

6.20.2018
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

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

Items 1-7 either all or in part, apply to this use and development. The standalone building adds residential character for which it was intended.

The feedback from surrounding neighbors has been positive and encouraging. The new use provides a positive alternative to an obsolete use that was becoming an eyesore in the community.

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

The revised PUD complies with the previous approvals. The development will have a positive impact on the community and conforms to many of the factors listed above.

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.

Fiore Salon Suites provides services for all areas of the beauty industry. It conforms to similar uses in the area and is a similar concept to the previous approvals.

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

The infrastructure has not changed from its previous use. There are 24 spaces allocated for the building. Drainage was approved as part of the original development.

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 revised use will enhance the surrounding businesses. It fits well with neighboring businesses. Customers will view this development as a convenience.

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.

Surrounding property owners should see an increase in exposure because of this development.

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

The Development will be well lit and will include security cameras. The entrances are to have electronic locking systems.

- 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 building conforms to State, Federal and Local Legislation; All tenants will be required to provide copies of any government licensing.

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

The Development will be an asset to the community. Fiore Salon Suites will attract residents from surrounding towns and cities. It will also provide a service to local residents who might normally search for this service elsewhere.

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

The plan does conform to the Comprehensive Plan and has been approved by the Owners Association.

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

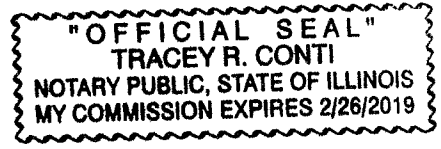
I, Vincent Fiore, being first duly sworn on oath depose and say that I am
Manager of JV Construction Enterprises LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

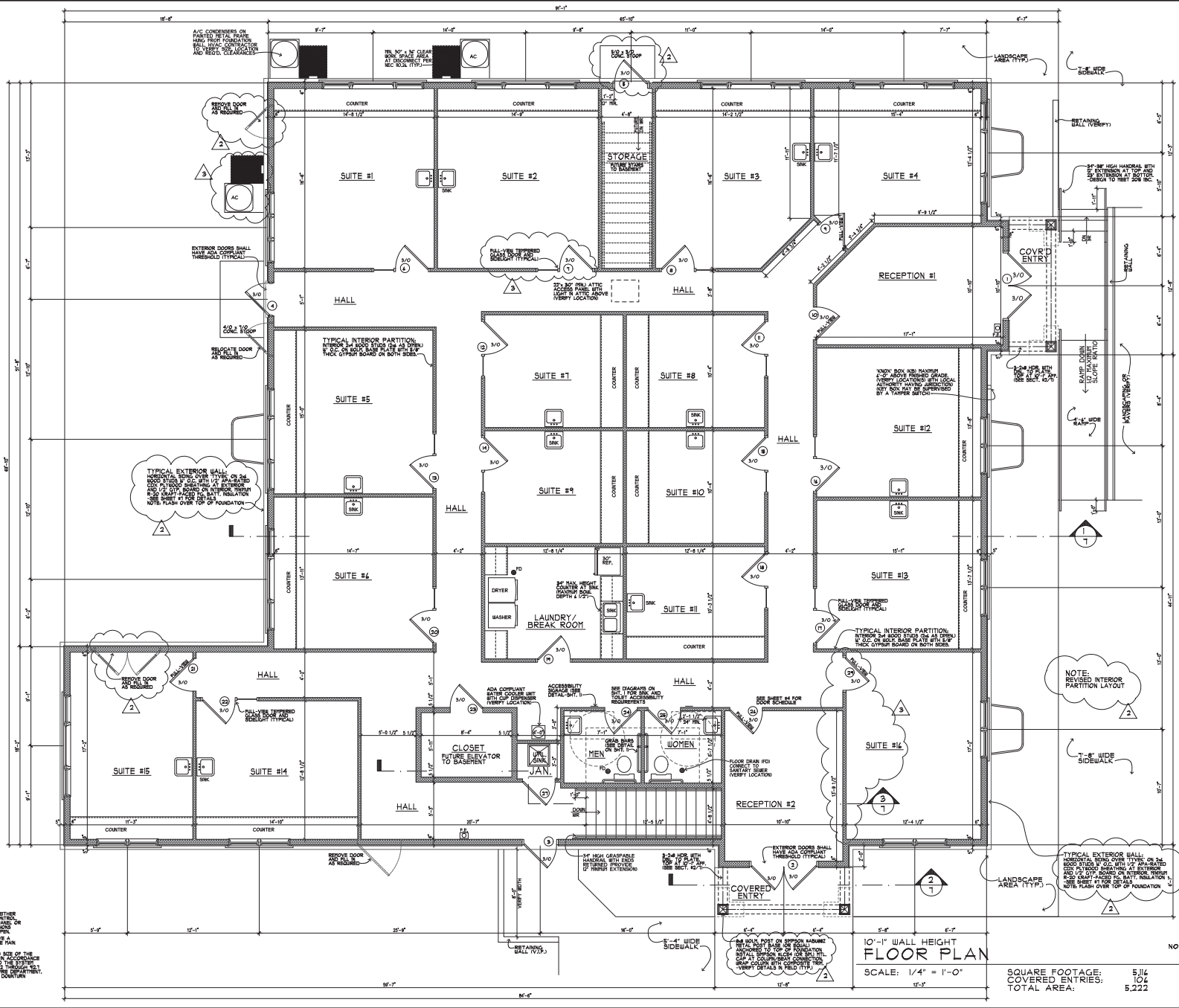
<u>Vincent Fiore</u>	<u>Managing Member</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Vincent Fiore, Manager

Subscribed and Sworn before me this June 4th day of
2018

Tracey R. Conti
Notary Public





NOTE: SERVICE DISCONNECTS PROVIDE SERVICE DISCONNECTING TRIM AS EITHER LOCATED OR THE TRIM SHALL BE IN SERVICE CONTROL LOCATED AT THE MAIN SERVICE CONTROL PANEL OR OTHER APPROVED LOCATION WITH PROVISION TO ALLOW THE SERVICE TO BE LOCATED OPEN. EACH BEARING TRIM SPACE SHALL HAVE A SERVICE DISCONNECT IDENTIFICATION WITH THE MAIN DISTRIBUTION PANEL. REAR THE SPACE.

NOTE: THE TYPE, SPACING OF STUDY AND SIZE OF THE TRIM SHALL BE APPROVED BY THE ARCHITECT WITH THE TRIM APPROVED BY THE ARCHITECT. THE TRIM SHALL BE APPROVED BY THE ARCHITECT. THE TRIM SHALL BE APPROVED BY THE ARCHITECT. THE TRIM SHALL BE APPROVED BY THE ARCHITECT.

10'-0" WALL HEIGHT
FLOOR PLAN

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

SQUARE FOOTAGE: 5,114
 COVERED ENTRIES: 104
 TOTAL AREA: 5,222

JUNE 19, 2018 - REVISED PERMIT/CONSTRUCTION SET
 PLOTTED: 6/19/2018



STATE OF ILLINOIS
 DESIGN FROM
 REGISTRATION NUMBER
 18007611

PROPOSED NEW OFFICE BUILDING FOR:
FIORE SALON SUITES GENERALLY KNOWN AS
 181 SOUTH TYLER ROAD, ST. CHARLES, ILLINOIS 60114
 FORE BUILDERS, INC.

Revisions:

1	PERMIT/CLIENT REV. 4-2-2017
2	CLIENT & FIELD REV. 4-1-2018
3	CLIENT & FIELD REV. 4-19-2018

Commission: 2551
 Issue Date: 5-8-2017
 Drawn By: CDZ
 FLOOR PLAN

Sheet:
3
 of: 8

EXHIBIT "III"

MANUFACTURING DISTRICTS
CHAPTER 17.34 OF ZONING ORDINANCE

Chapter 17.36

M-1 LIMITED MANUFACTURING DISTRICT**Sections:**

- 17.36.010 Permitted uses
- 17.36.020 Special uses
- 17.36.030 Floor area ratio
- 17.36.040 Yards
- 17.36.050 Signs, marquees and awnings
- 17.36.060 Off-street loading
- 17.36.070 Off-street parking

17.36.010 Permitted uses.

Permitted uses in an M1 district shall be as follows:

A. The following uses are permitted, provided they conform with regulations set forth in Chapter 17.20; when specifically required by the city council, they shall conform with applicable requirements set forth in general requirements of Chapter 17.34:

1. Accessory uses;
2. Animal hospitals;
3. Building material sales, with outside storage;
4. Business and professional offices;
5. Computer and data processing centers;
6. Contractors' shops, with outside storage;
7. Currency exchanges;
8. Frozen food lockers;
9. Fuel and ice sales, retail only with outside storage;
10. Greenhouses, wholesale, without restriction as to gross floor area; provided, heating plant operations conform with applicable performance standards set forth under the general requirements of Chapter 17.34;
11. Heliports, provided they conform with applicable federal, state, and other local governmental regulations;
12. Laboratories, offices and other facilities for engineering, testing, research and development;

13. Machinery and equipment sales and service;
14. Medical and dental offices and clinics;
15. Monument sales,
16. Motor vehicle service;
17. Outdoor sales areas;
18. Parking lots, commercial;
19. Parks and playgrounds;
20. Printing and publishing establishments;
21. Public utility and public service uses including:
 - a. Electric substations and distribution stations;
 - b. Railroad rights-of-way;
 - c. Telephone exchanges and telephone transmission equipment buildings;
 - d. Public transportation facilities, including shelters, terminals, parking areas, and service buildings;
 - e. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public;
 - f. Fire stations.
 - g. Communication antennas.
22. Radio, television, and recording studios;
23. Vehicle Service Facilities;
24. Warehousing and distribution facilities, except motor freight terminals;
25. Wholesale establishments, specifically excluding the sale of goods to the general public.

(Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 2.)

B. Manufacturing, fabricating, storing, cleaning, testing, assembling, repairing, or servicing establishments as determined by operations conforming with performance standards for M1 districts and other regulations as set forth in general requirements of Chapter 17.34.

(Ord. 1994-Z-7 § 1, 2; 1993-Z-19 § 5; Ord. 1987-Z-16 § 1; Ord. 1966-33 § 2; Ord. 1960-16 §

IX(B)(1.)

17.36.020 Special uses.

Special uses in an M1 district shall be as follows:

A. Automobile laundries

B. Motor vehicle sales

C. Boat, camper, and recreational vehicle sales and service;

D. Nursery schools and day care centers; (Ord. 1993-Z-4 § 1F.)

E. Mini-warehouses (self-storage);

F. Motels;

G. Motor freight terminals;

H. Planned unit developments;

I. Portland cement concrete mixing plants;

J. Private, membership only sport health clubs;

K. Public or private college, junior colleges, universities, professional training centers and trade, business, commercial and technical schools, not including dormitories;

L. Restaurants, but only within a building containing a permitted use or uses; the maximum floor area of any such restaurant shall be 25 percent (25%) of the floor area of the building;

M. The sale of goods and products to the general public as an accessory use to a manufacturing, wholesaling, or distribution use; the floor area devoted to such sales shall be limited to a maximum of 2,000 square feet or ten percent of the floor area of the building, whichever is less; customer parking for such retail use shall be provided in conformance with the off-street parking requirements for retail uses as set forth in this Title;

N. Dog Obedience Schools.

O. Open Sales Lots.

P. Communication towers.

Q. Churches.

R. Schools, elementary (non-boarding)

S. Auction facilities for the sale at auction of wholesale, secondhand, or retail goods. An auction facility may also include non-auction sales, which shall be limited to not more than 40% of the floor area of the auction facility. Parking and loading facilities shall be provided based on the

floor area of each allowable use within an auction facility (i.e., auction room, retail, storage). No building containing an auction facility shall be located within 300 feet of a property zoned for residential use.

Outdoor storage that would be visible from nearby residential or business uses or from public streets may be restricted by screening or by limiting its location within the site.

T. Indoor paintball marking facilities.

(Ord. 2003-Z-1 § 1; Ord. 1999-Z-8 § 1; Ord. 1997-Z-28 § 1; Ord. 1996-Z-12 § 14; Ord. 1995-Z-14 § 3; Ord. 1994-Z-17 § 1; Ord. 1994-Z-7 § 3; 1993-Z-1 § 1; Ord. 1987-Z-16 § 2; Ord. 1967-14(part); Ord. 1960-16 § IX(B)(2).)

17.36.030 Floor area ratio.

The floor area ratio in an M1 district shall not exceed 0.8. (Ord. 1960-16 § IX(B)(3).)

17.36.040 Yards.

Yard requirements in an M1 district shall be as follows:

A. Front Yard. The front yard shall not be less than forty feet in depth.

B. Side Yards. Side yards shall not be less than twenty feet in width; except, a side yard abutting a street shall be not less than forty feet in depth.

C. Rear Yard. The rear yard shall not be less than twenty feet in depth; except, a rear yard abutting an alley or railroad right-of-way may be reduced to ten feet in depth.

(Ord. 1960-16 § IX(B)(4).)

17.36.050 Signs, marquees and awnings.

Sign, marquee, and awning requirements in an M1 district shall be as in the B4 district. (Ord. 1968-32; Ord. 1960-16 § IX(B)(5).)

17.36.060 Off-street loading.

Off-street loading requirements in an M1 district shall be as follows: loading berths in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(6).)

17.36.070 Off-street parking.

Parking spaces shall be required in an M1 district in accordance with provisions set forth in Chapter 17.38. (Ord. 1960-16 § IX(B)(7).)

City of St. Charles, Illinois

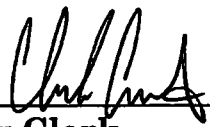
Refer to:	
Minutes	5-15-17
Page	

Ordinance No. 2017-Z-12

**Ordinance Granting Approval of a PUD Preliminary
Plan for Generation Rescue (Part of Lot 2, Tyler & 64
Business Park PUD).**

**Adopted by the
City Council
of the
City of St. Charles
May 15, 2017**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, May 22, 2017**



City Clerk



(SEAL)

**City of St. Charles, Illinois
Ordinance No. 2017-Z- 12**

**An Ordinance Granting Approval of a PUD Preliminary Plan for Generation
Rescue
(Part of Lot 2, Tyler & 64 Business Park PUD)**

WHEREAS, on or about April 19, 2017, Vincent Fiore (the "Applicant") filed an application for PUD Preliminary Plan for part of Lot 2 of the Tyler & 64 Business Park PUD, said realty being legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Realty"); and,

WHEREAS, the Plan Commission recommended approval of the PUD Preliminary Plan on or about May 2, 2017; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of the PUD Preliminary Plan on or about May 8, 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 PUD Preliminary Plan, incorporated herein as Exhibit "B", 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:

- Site Improvement Plans, Taurus Engineering LLC, dated 4/18/17
- Floor Plan, Marshall Architects, 4/20/17
- Landscape Plan, Land Shapers, dated 4/10/17
- Architectural Plans, Marshall Architects, dated 4/19/17

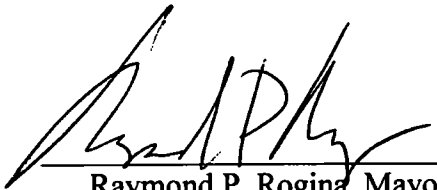
3. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

4. 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.

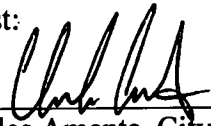
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of May, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of May, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of May, 2017.


Raymond P. Rogina, Mayor

Attest:


Charles Amenta, City Clerk

Vote:

Ayes: 10

Nays: 0

Absent: 0

Abstain: 0

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____



EXHIBIT "A"

LEGAL DESCRIPTION

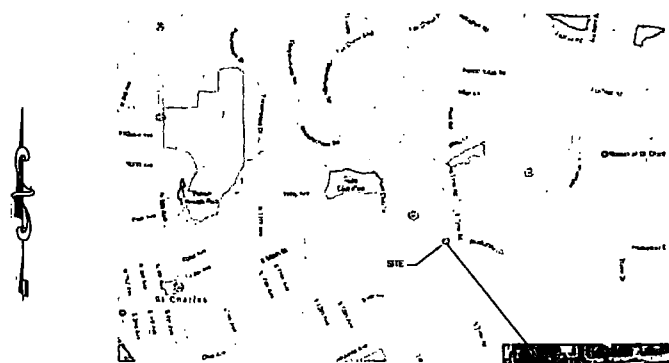
THAT PART OF LOT 2 IN TYLER & 64 BUSINESS PARK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 2004 AS DOCUMENT NUMBER 2004K115417, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID TYLER & 64 BUSINESS PARK ALSO BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 06 DEGREES 36 MINUTES 22 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 133.57 FEET; THENCE SOUTH 82 DEGREES, 52 MINUTES 06 SECONDS WEST, 109.28 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 12.55 FEET, A CHORD BEARING OF SOUTH 53 DEGREES 08 MINUTES 50 SECONDS WEST, A CHORD LENGTH OF 11.59 FEET, AN ARC LENGTH OF 12.04 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81 DEGREES 45 MINUTES 35 SECONDS WEST, 136.33 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY HAVING A RADIUS OF 11.67 FEET, A CHORD BEARING OF NORTH 54 DEGREES 07 MINUTES 12 SECONDS WEST, A CHORD LENGTH OF 16.25 FEET, AN ARC LENGTH OF 17.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS WEST, 125.01 FEET TO A NORTH LINE OF AFORESAID LOT 2; THENCE NORTH 81 DEGREES 40 MINUTES 06 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 221.45 FEET TO A POINT ON SAID NORTH LINE OF LOT 2 THAT IS 259.51 FEET WESTERLY OF, MEASURED ALONG SAID NORTH LINE, THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 08 DEGREES 12 MINUTES 49 SECONDS EAST, 136.54 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

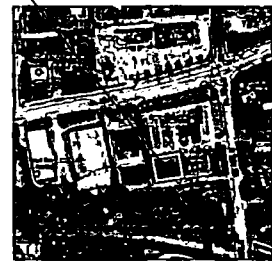
**PUD PRELIMINARY PLAN
(11 pages)**

Site Improvement Plans Generation Rescue St. Charles, IL

SITE BENCHMARK
Benchmark #1
"1" cut in back of curb at
southeast corner of site.
Elev=740.77 (NAVD 88)



LOCATION MAP
NTS

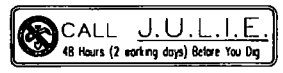


INDEX OF SHEETS

1. Cover Sheet
2. General Notes and Specifications
3. Existing Conditions/Erosion Control
4. Site Geometry/Grading Plan
5. Construction Details

LEGEND

Existing	Proposed	
		Manhole
		Catchbasin
		Storm Inlet
		Curb Inlet
		Water Valve Vault
		Fire Hydrant
		Watermain
		Sanitary Sewer
		Storm Sewer
		Flared End Sec.
		Concourse
		Drainage Flow
		Street Light



State of Illinois)
)SS
County of Kane)

I, Raymond G. Ulrich, do hereby certify that to the best of my knowledge and belief, that these plans have been prepared in accordance with the requirements of the City of St. Charles

Dated at St. Charles, Illinois this 18th day of April, 2017

Raymond G. Ulrich, E. Licensed Professional
Engineer No. 062-040213, Expires 11/30/2017



TOPOGRAPHIC SURVEY BY:
Taurus Engineering LLC

Date: April 18, 2017

DATE	REVISION

PREPARED FOR:
JV Construction Enterprises
P.O. Box 193
Barrington, IL 60011
(815) 889-8373

PREPARED BY:
TAURUS ENGINEERING L.L.C.
34655 E. Laura Ingalls Wilder Road
St. Charles, IL 60175
(630) 377-3887
tauruseng@tauruseng.com

LAYOUT, PART 1

1. The Contractor shall maintain the site and shall notify the engineer of any change. The contractor shall maintain the drainage pattern shown in the plans and shall retain all utility lines as shown unless specifically noted otherwise.

GENERAL

- 1. All work shall be performed in accordance with the current edition of the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction."
2. Movement, earth and other structure, and storm water...
3. The Contractor shall be responsible for grading, soils and established working conditions throughout the construction of the proposed improvements.
4. The Contractor will be responsible for notifying each of the utility companies before any work is done...
5. The Engineer will be given 48 hours (72 hours notice for any existing site) to be done...
6. The construction of ground disturbance shall commence prior to pre-construction meeting...
7. The Contractor is responsible for water main construction, sanitary sewer construction and drainage improvements...
8. The contractor shall be responsible to place on grade and coordinate with other Contractors...
9. The Owner will furnish the Contractor with final and grade necessary in the proper preparation and control of the work...
10. Contractors shall keep posted about personnel signs of dirt and debris and when necessary, clean permeable on a daily basis.
11. Debris/Runoffers to provide free flow of all property corners.

SOIL EROSION AND SEDIMENTATION SPECIFICATIONS

A) STANDARD

- 1) THE FOLLOWING STANDARD SHALL APPLY TO ALL CONSTRUCTION PROJECTS...
2) THE PROPOSER AND CONTRACTOR SHALL PROVIDE AND MAINTAIN...
3) THE PROPOSER AND CONTRACTOR SHALL MAINTAIN...
4) CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED...
5) THE CITY SHALL BE ADVISED ON EACH PAGE TO THE COMMENCEMENT...
6) A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN...
7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN...
8) EROSION AND SEDIMENT CONTROL SERVICES SHALL BE...
9) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL...
10) THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN...
11) IF THE COMMUNITY OF THE LOCATION OF THE EROSION CONTROL...
12) EROSION CONTROL SERVICE SHALL BE...
13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN...
14) EROSION CONTROL SERVICE SHALL BE...
15) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN...
16) EROSION CONTROL SERVICE SHALL BE...
17) EROSION CONTROL SERVICE SHALL BE...
18) EROSION CONTROL SERVICE SHALL BE...
19) AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLACE...
20) EROSION CONTROL SERVICE SHALL BE...

PROTECTION OF UNDER MAIN AND WATER SERVICE LINES

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, catchment basins, house sewer service connections and other as follows:

- A. Water Table
B. Horizontal separation
C. Water mains shall be laid at least 18" (18") horizontally from any existing or proposed drain, storm sewer, sanitary sewer, catchment basin or sewer service connection.
D. Water mains may be laid closer than 18" (18") to a sewer line when
1. Lateral conditions present a lateral separation of the line.
2. The water main is at least 18" (18") above the crown of the sewer.
E. The water main to enter in a separate trench or in the same trench
1. When it is impossible to meet (A) or (D) above, the water main and drain or sewer shall be constructed of aluminum or reinforced plastic pipe.
2. Both the water main and drain or sewer shall be constructed of 6" (6") reinforced plastic pipe or equivalent of PVC pipe...
F. Vertical Separation
1. A water main shall be laid so that the height is 18" (18") above the crown of the sewer or sewer catchment basin...
G. Water Service Lines
1. The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, catchment basins or any drain or sewer service connection, shall be the same as water main separation described in (A) above.
2. Water pipes described in (A) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.
H. Special conditions
I. Water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
J. Water mains and water service lines shall be protected against damage by hydroponics through effluent through any material used in construction of the line.

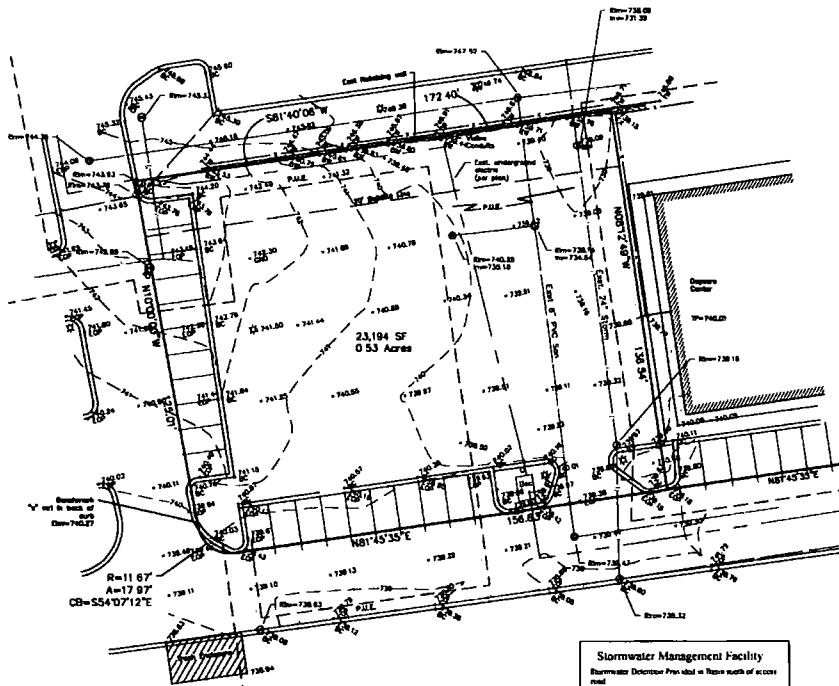
SANITARY SEWER, STORM SEWER, WATER MAIN

- 1. All sanitary sewer and water table shall be constructed in accordance with the latest edition of the applicable codes...
2. The Contractor shall notify of utility companies prior to construction to verify in the field of existing and underground utilities...
3. The Contractor shall ensure of potential conflicts with existing utilities...
4. The Contractor shall provide to the Engineer, as-built locations of all water and sewer service, with 1/4" on the sheet and/or proper filing.
5. Any existing field drains shall be identified on these plans...
6. Where shown on the plans or directed by the engineer, existing drainage structures and utilities shall be removed, altered and replaced as necessary to ensure adequate capacity of the structures...
7. Sanitary sewers and water table shall have a minimum of 8.0' (8') head of cover over and shall be laid in straight alignment unless specifically shown on the plans...
8. Connections to the existing sanitary, storm and water systems shall be considered incidental to the contract.
9. All existing utilities or improvements, including water, sewer, drainage and telephone, shall be protected and preserved...
10. Sanitary sewers and water table shall have a minimum of 8.0' (8') head of cover over and shall be laid in straight alignment unless specifically shown on the plans...
11. All utility structures under proposed or existing improved surfaces shall be water table or otherwise protected.
12. Sanitary trunk lines, CS-20 shall be used in all locations where the proposed underground utility is to be constructed...
13. All manholes, valve wells, or catch basins (collectors) of drains shall be made with precast concrete...
14. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
15. Water service lines shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
16. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
17. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
18. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
19. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
20. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
21. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
22. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
23. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
24. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").
25. All water mains shall be supported from depths below, spaced Bents and support bents by a minimum of 24" (24").

Table with 4 columns: NO., DATE, DESCRIPTION, BY. The table is mostly empty with some faint markings.

SEE REVISIONS
 Elevation of
 "V" set in back of curb at
 southeast corner of site
 Elev=745.87 (DAND 88)

Existing Conditions

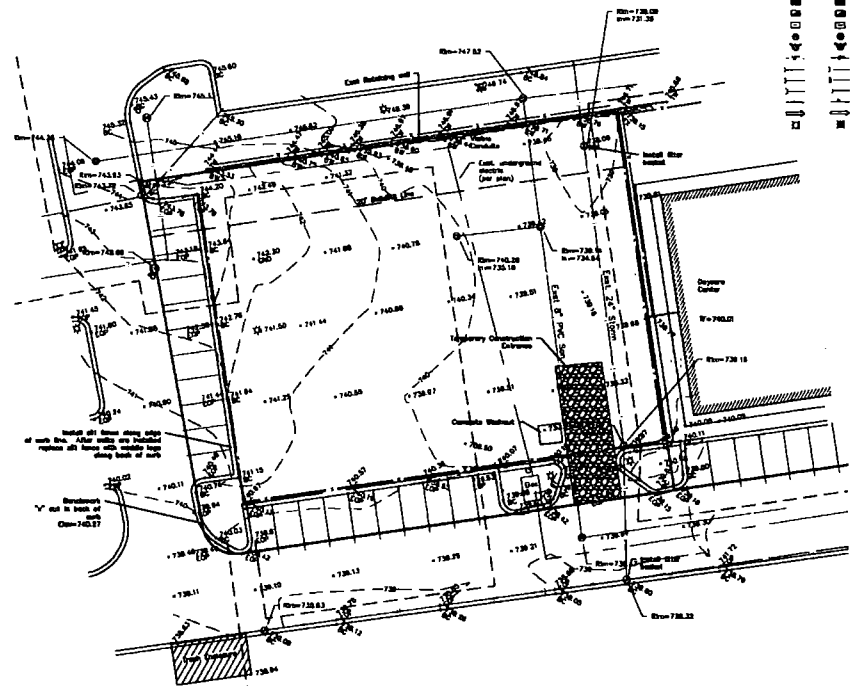


Stormwater Management Facility
 Stormwater Detention Provided in Basin south of access road
 Detention Volume: 22.31 Ac-Ft
 Normal Water = 720.0
 High Water = 716.1

LEGEND

- | Existing | Proposed | Description |
|----------|----------|---------------------|
| ○ | ○ | Manhole |
| ○ | ○ | Catchbasin |
| ○ | ○ | Storm Inlet |
| ○ | ○ | Curb Inlet |
| ○ | ○ | High Catchbasin |
| ○ | ○ | Curb Manhole |
| ○ | ○ | Pipe Manhole |
| ○ | ○ | Pipe Hydro. Manhole |
| ○ | ○ | Manhole |
| ○ | ○ | Manhole Box |
| ○ | ○ | Manhole Box Inlet |
| ○ | ○ | Manhole |
| ○ | ○ | Stormwater Flow |
| ○ | ○ | Storm Light |

Erosion Control



Erosion Control Notes
 1. Erosion control shall be installed on all open grass within the vicinity of the work area.
 2. Any disturbed areas shall be seeded and blanketed or mulched.

GRAPHIC SCALE



Existing Conditions & Erosion Control Plan

Generation Rescue

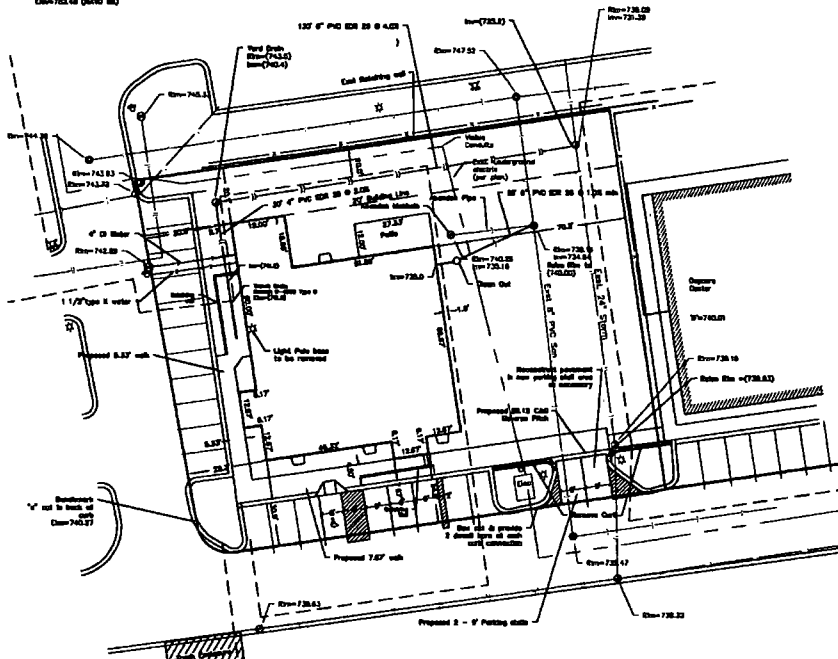
DATE: 4-18-2017

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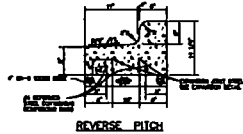
SHEET NUMBER 3 OF 5

Utility & Geometry Plan

ST. LOUIS, MISSOURI
 Department of Public Works
 Division of Engineering
 Office of Civil Engineering



Circle Number
 12 circular manhole with steel box
 21 rectangular parking slabs
 1 horizontal slab



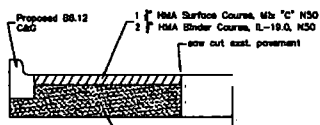
REVERSE PITCH

NOTE:

1. SET CURB AND GUTTER AT ALL CURB, PAV. PAV. FEET OR OTHER TYPE OF ART. PAVEMENT, AND AT 1/2" INTERVALS.
2. SAW OUT CONTRACTOR SETS FULL FACE AND TOP, AT LEAST 8 INCHES IN DEPTH, AND AT 12' SPACING INTERVALS WITHIN 24 HOURS OF POURING.
3. CURBS COMPOUND REQUIRED.

B6.12 CURB & GUTTER

Stormwater Management Facility
 Stormwater Detention Provided in Basin south of access road.
 Detention Volume: 27 1/2 AL-FT
 Normal Water = 720.8
 High Water = 726.7

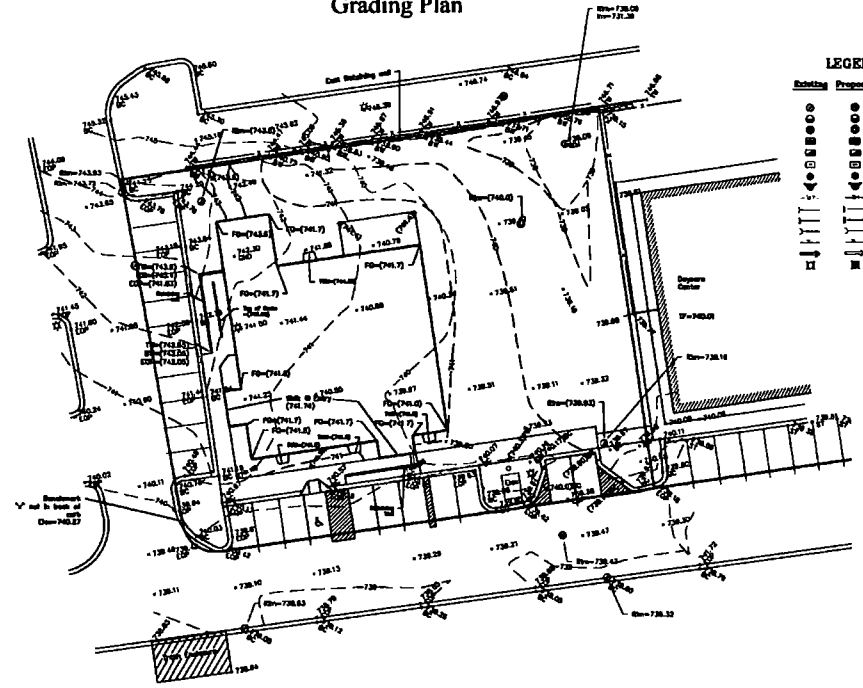


Pavement Section

GRAPHIC SCALE

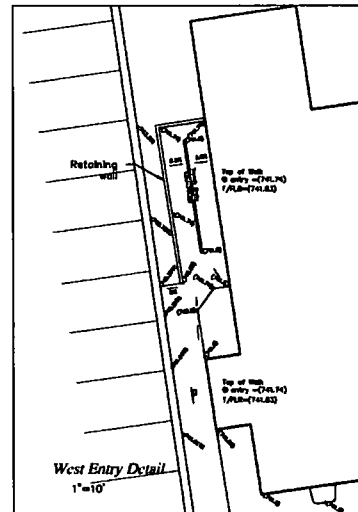


Grading Plan

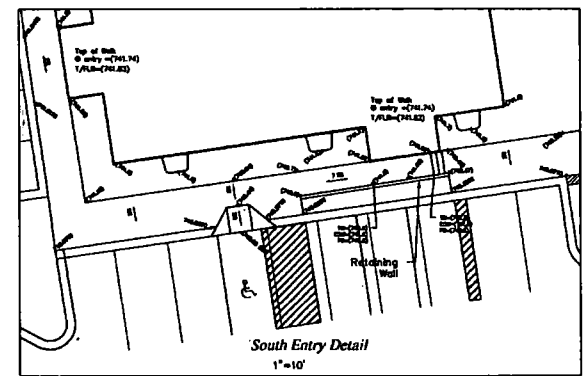


LEGEND

Existing	Proposed	Description
(Symbol)	(Symbol)	Subgrade
(Symbol)	(Symbol)	Gravel Subgrade
(Symbol)	(Symbol)	Dark Asphalt
(Symbol)	(Symbol)	Dark Cobblestone
(Symbol)	(Symbol)	Dark Asphalt
(Symbol)	(Symbol)	Water Table Drop
(Symbol)	(Symbol)	Fire Hydrant
(Symbol)	(Symbol)	Watermeter
(Symbol)	(Symbol)	Watermeter
(Symbol)	(Symbol)	Storm Sewer
(Symbol)	(Symbol)	Storm Sewer
(Symbol)	(Symbol)	Storm Sewer
(Symbol)	(Symbol)	Water Table
(Symbol)	(Symbol)	Water Table
(Symbol)	(Symbol)	Water Table



West Entry Detail
1"=10'



South Entry Detail
1"=10'

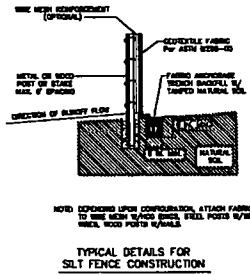
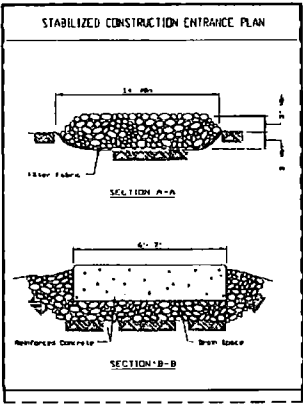
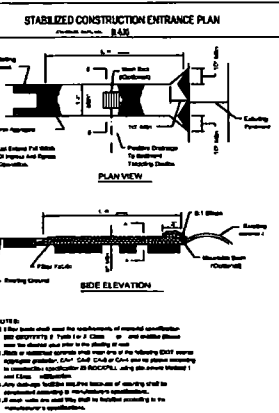
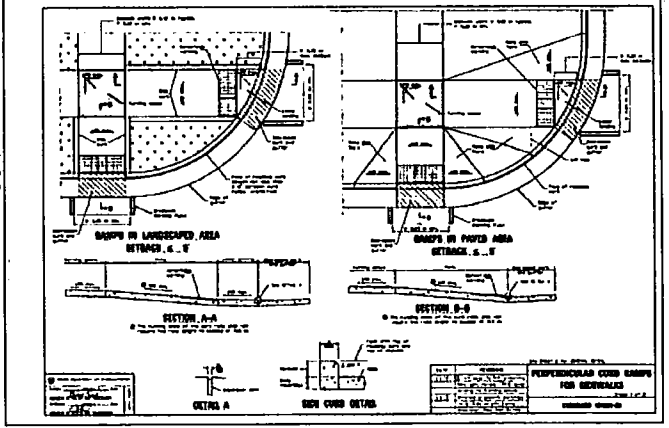
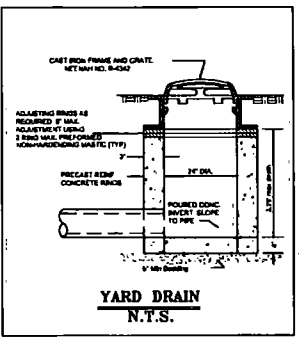
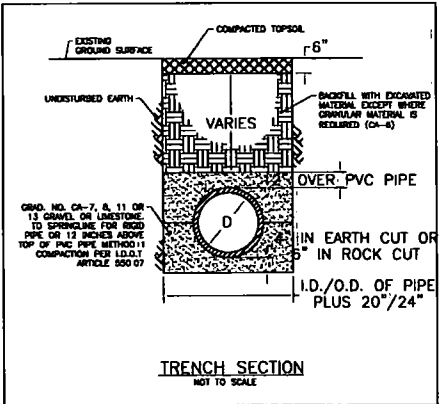
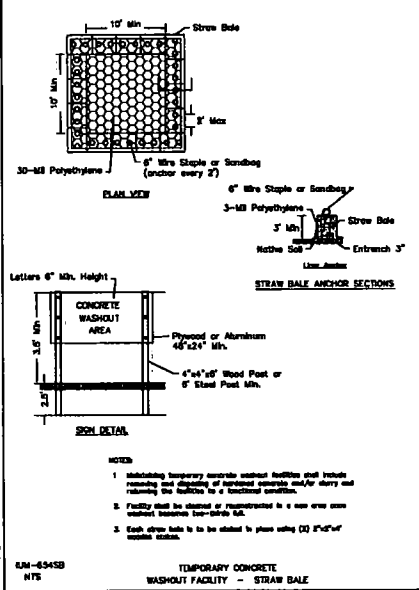
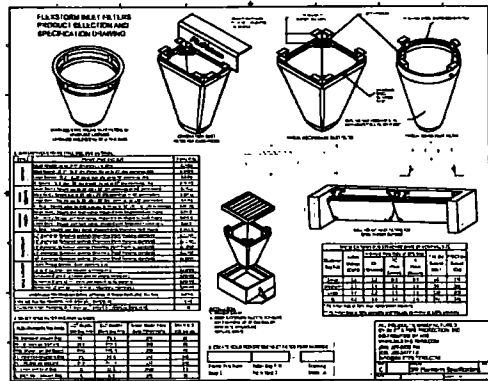
Utility & Grading Plan

Generation Rescue

DATE: 4-18-2017

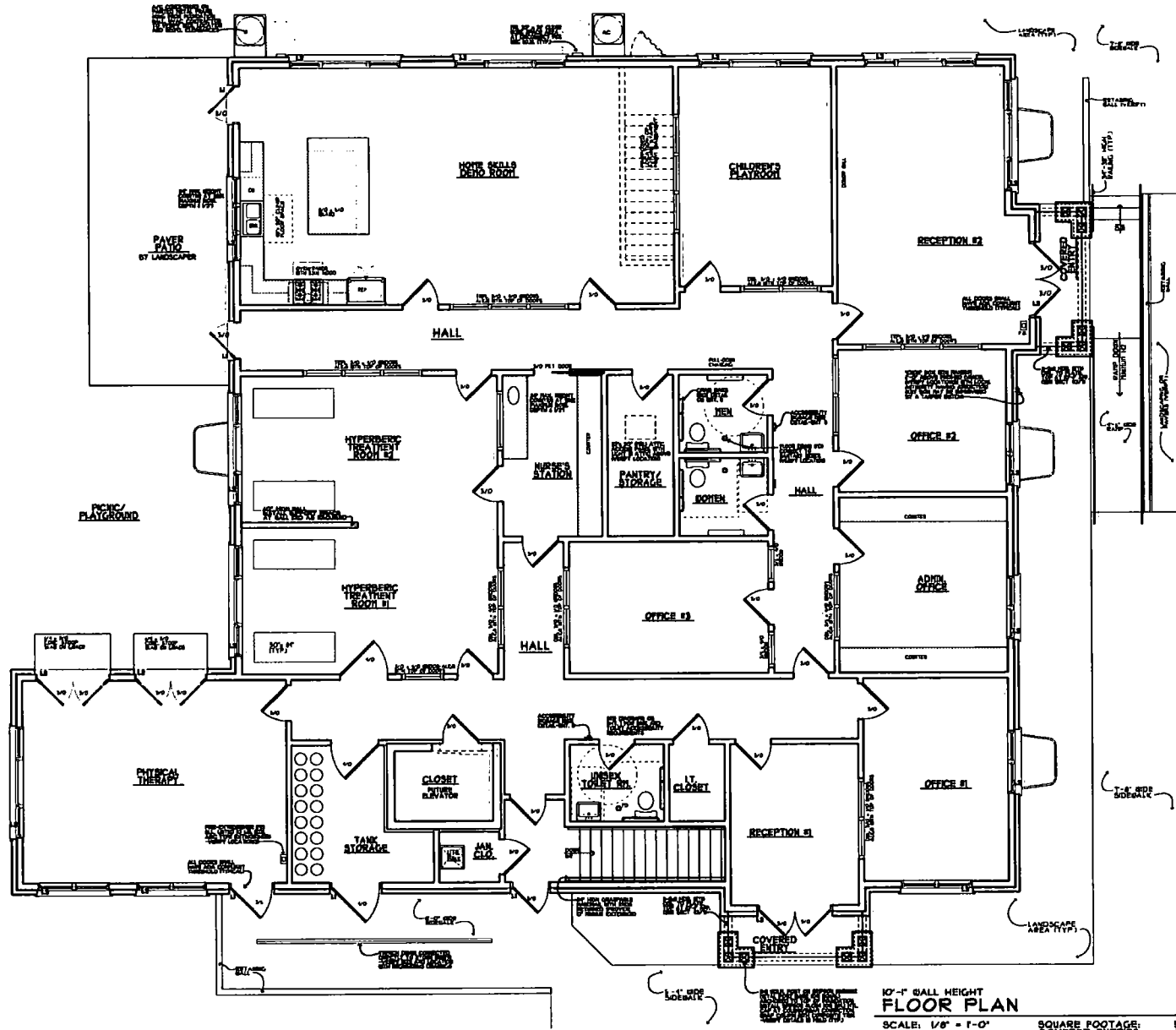
SCALE: NTS

SHEET NUMBER 4 OF 5



Construction Details	
Generation Rescue	
DATE: 4-18-2017	SHEET NUMBER: 5 OF 5
SCALE: NTS	

LINTEL SCHEDULE	
NO.	DESCRIPTION
1	1" x 4" x 8" LINTEL
2	2" x 4" x 8" LINTEL
3	3" x 4" x 8" LINTEL
4	4" x 4" x 8" LINTEL
5	5" x 4" x 8" LINTEL
6	6" x 4" x 8" LINTEL
7	7" x 4" x 8" LINTEL
8	8" x 4" x 8" LINTEL
9	9" x 4" x 8" LINTEL
10	10" x 4" x 8" LINTEL
11	11" x 4" x 8" LINTEL
12	12" x 4" x 8" LINTEL
13	13" x 4" x 8" LINTEL
14	14" x 4" x 8" LINTEL
15	15" x 4" x 8" LINTEL
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18	18" x 4" x 8" LINTEL
19	19" x 4" x 8" LINTEL
20	20" x 4" x 8" LINTEL
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22	22" x 4" x 8" LINTEL
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27	27" x 4" x 8" LINTEL
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97	97" x 4" x 8" LINTEL
98	98" x 4" x 8" LINTEL
99	99" x 4" x 8" LINTEL
100	100" x 4" x 8" LINTEL

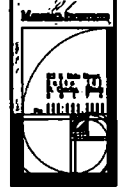


10'-0" GALL HEIGHT
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE:
 COVERED ENTRIES: 684
 TOTAL AREA: 5,222



APR. 20, 2017 - BID/REVIEW SET - NOT FOR CONSTRUCTION



STATE OF ILLINOIS
 DEPARTMENT OF PROFESSIONAL REGULATION
 LICENSE NO. 000000000

PROPOSED NEW OFFICE BUILDING FOR:
GENERATION RESCUE
 ST. CHARLES, ILLINOIS 60174

Revised: _____

Contractor: JEB
 Invt. Drawn:
 Drawn By: CDK
 FLOOR PLAN

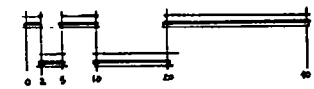
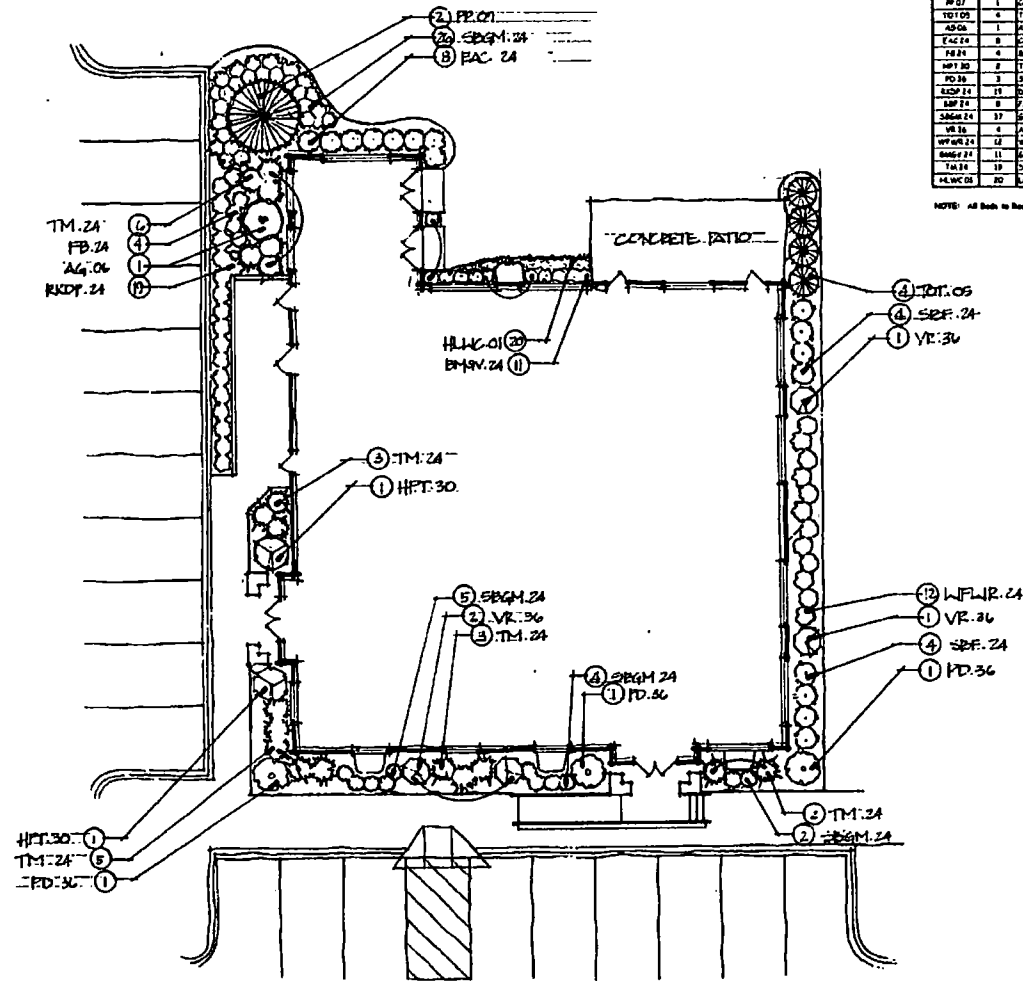
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3
 of 8

PROJECT: GENERATION RESCUE
ST. CHARLES, FL
TITLE: LANDSCAPE PLAN

PLANT LIST

CODE	QTY	MATERIAL	SIZE
FP.01	1	Colorado Spruce	7'
TD.02	4	Common Anemone	3"
AD.04	1	Apple Sarcocolla	6"
EAC.24	8	Comp. 1 Burning Bush	24"
FB.24	4	Braun Fern	24"
HPT.30	2	Tortoise Head	30"
PD.36	3	Summer Wine	36"
LSDP.24	19	Double Pink Specter Rose	24"
SMP.24	8	French Spruce	24"
SBSM.24	37	Redwood Spruce	24"
VR.36	4	Allegany Leatherleaf Mahonia	36"
WFLR.24	12	White & Snow Nymphs	24"
SMG.24	11	Green Velvet Begonia	24"
TA.36	19	Swiss Vine	24"
HLWC.03	20	Lynx Wire Cup Begonia	1.6ft

NOTE: All Beds to Receive a 4-6 Layer of Premium Shredded Hardwood Mulch



2017
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LAND SHAPERS, INC.
1000 N. W. 10th St.



306 E. 3rd STREET
ST. CHARLES, FL 30118
PH: 817-551-0853
FX: 817-551-4854
WWW.LANDSHAPERSINC.COM

DATE:
4-10-17
SHEET NO:

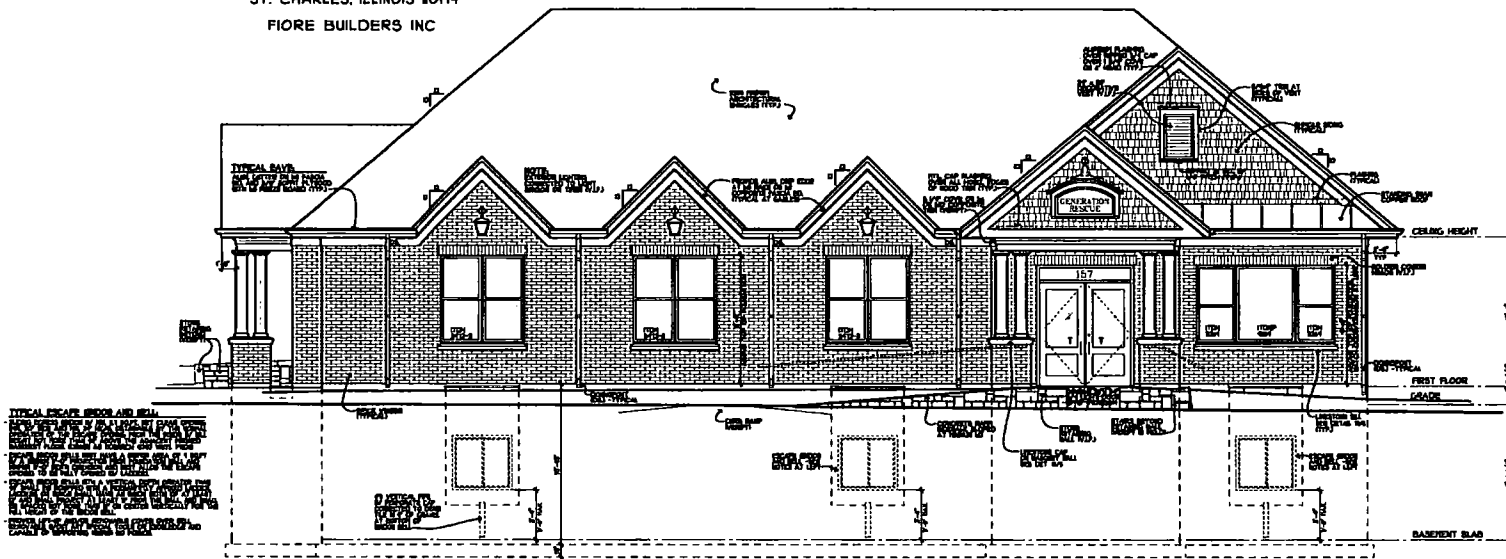
L-1

PROPOSED NEW OFFICE BUILDING:
GENERATION RESCUE

PLOTTED: 4/11/2011

ST. CHARLES, ILLINOIS 60114

FIORE BUILDERS INC



SOUTH ELEVATION

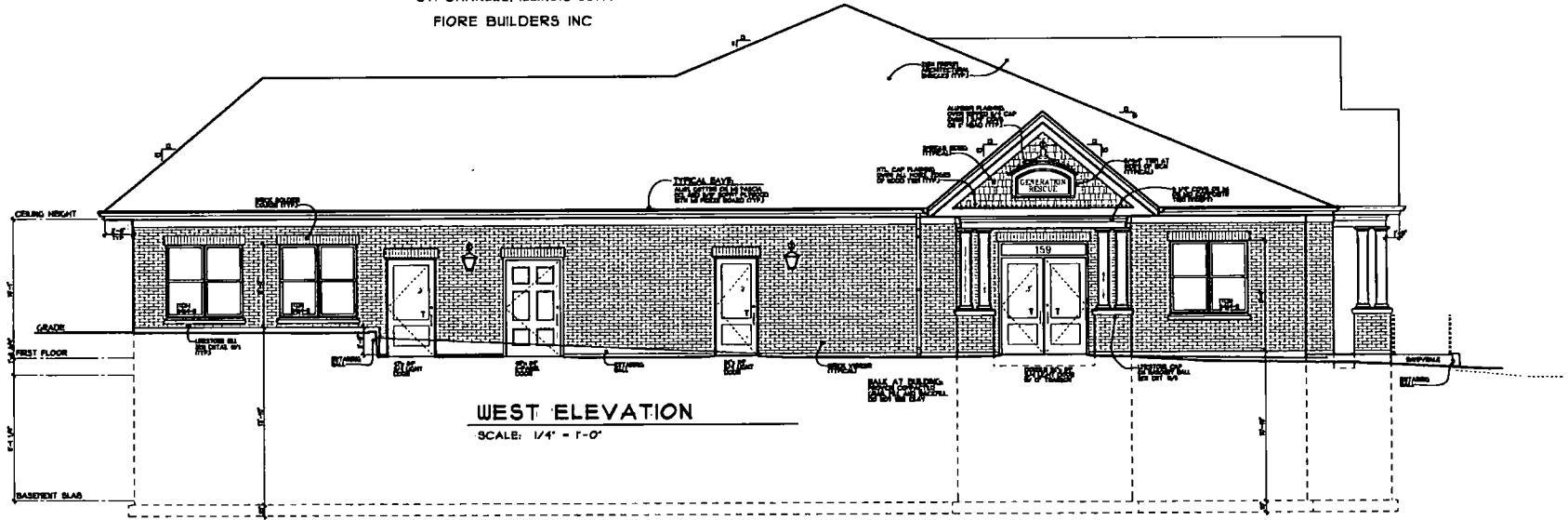
SCALE: 1/4" = 1'-0"

PROPOSED NEW OFFICE BUILDING:
GENERATION RESCUE

PLOTTED: 4/18/2011

ST. CHARLES, ILLINOIS 60114

FIORE BUILDERS INC

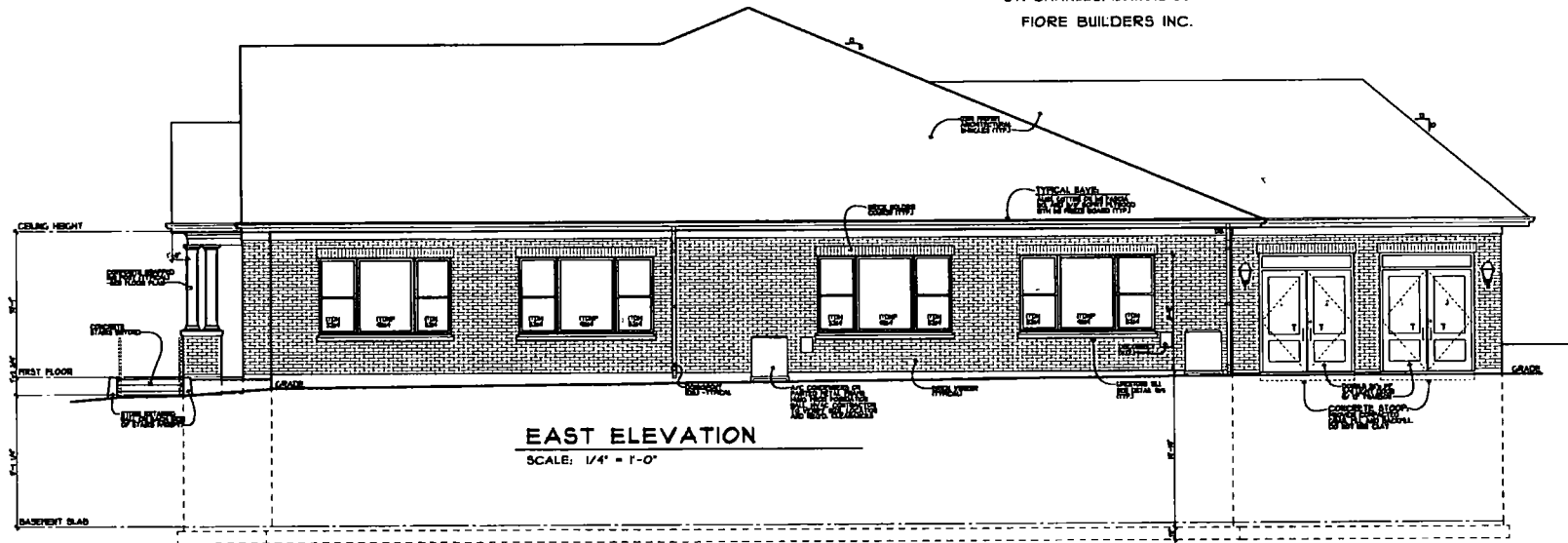


PROPOSED NEW OFFICE BUILDING.
GENERATION RESCUE

PLOTTED: 4/19/2011

ST. CHARLES, ILLINOIS 60114

FIORE BUILDERS INC.



EAST ELEVATION

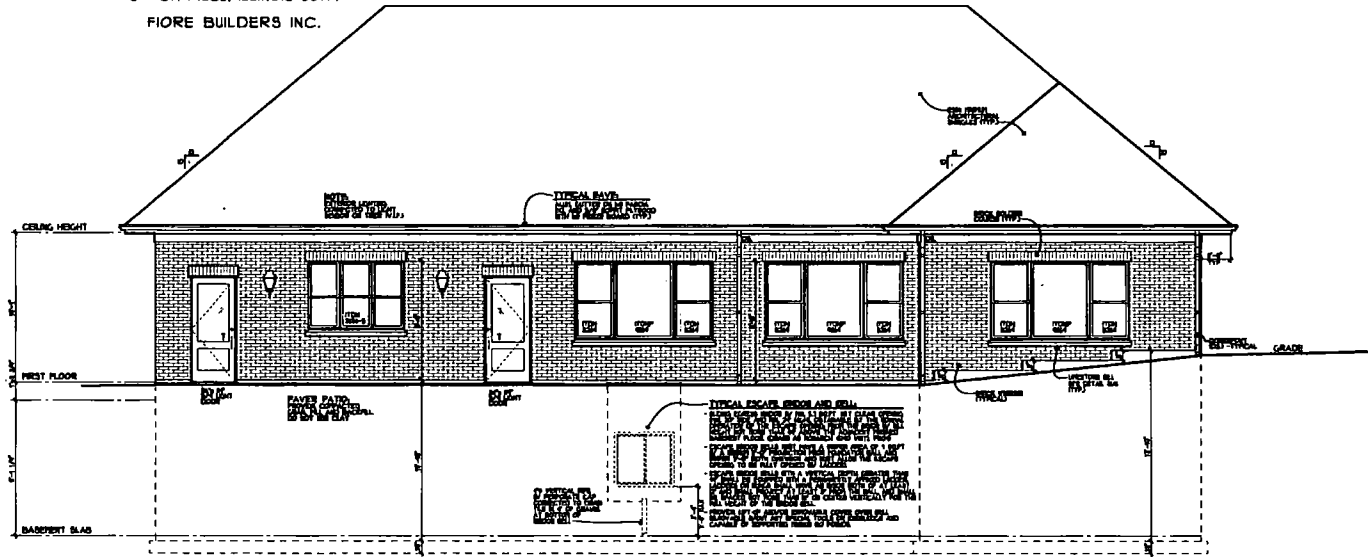
SCALE: 1/4" = 1'-0"

PROPOSED NEW OFFICE BUILDING:
GENERATION RESCUE

FLOTTED 4/19/2011

ST CHARLES, ILLINOIS 60114

FIGURE BUILDERS INC.



NORTH ELEVATION

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

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

Certificate

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

I further certify that on May 15, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-12, entitled

"Ordinance Granting Approval of a PUD Preliminary Plan for Generation Rescue (Part of Lot 2, Tyler & 64 Business Park PUD)."

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

The pamphlet form of Ordinance No. 2017-Z-12, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on May 22, 2017, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 15th day of May, 2017.




Municipal Clerk