CITY OF ST. CHARLES ILLINOIS • 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Kiddie Academy – Pine Ridge Park PUD		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING		**MEETING 3/30/2021**	X
APPLICATION:		PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Preliminary Plans		
Application		Excerpt from PUD Ordinance		

SUMMARY:

The subject property is Lot 4 of the Pine Ridge Park PUD, located at the southwest corner of Woodward Dr. and Oak St., north of Aldi.

Woodmont Land Company has filed an application for PUD Preliminary Plan proposing to develop the property with a day care center called Kiddie Academy.

Details of the proposal are as follows:

- 10,011 sf single-story building facing Oak St.
- Parking lot with 35 stalls in front of the building.
- Two-way access points from Woodward Dr. and southern private drive.
- Public sidewalk along street frontages.

SUGGESTED ACTION:

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete. The plans have the ability to be in conformance with the applicable PUD and Zoning Ordinance requirements upon resolution of the comments noted in the Staff Report.

INFO / PROCEDURE ON APPLICATION:

<u>PUD PRELIMINARY PLAN</u>

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.)
  - Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community and Economic Development
Community Development Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

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

FROM: Ellen Johnson, Planner

RE: Kiddie Academy – Pine Ridge Park PUD, Lot 4

DATE: March 26, 2021

I. APPLICATION INFORMATION:

Project Name: Kiddie Academy

Applicant: Woodmont Land Company

Purpose: Develop a Day Care Center on the property

General Information:

Site Information	
Location	**SW corner of Woodward Dr. and Oak St. in Ridge Park, north of Aldi**
Acres	47,757 sf / 1.096 acres

Applications	**PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2006-Z-4

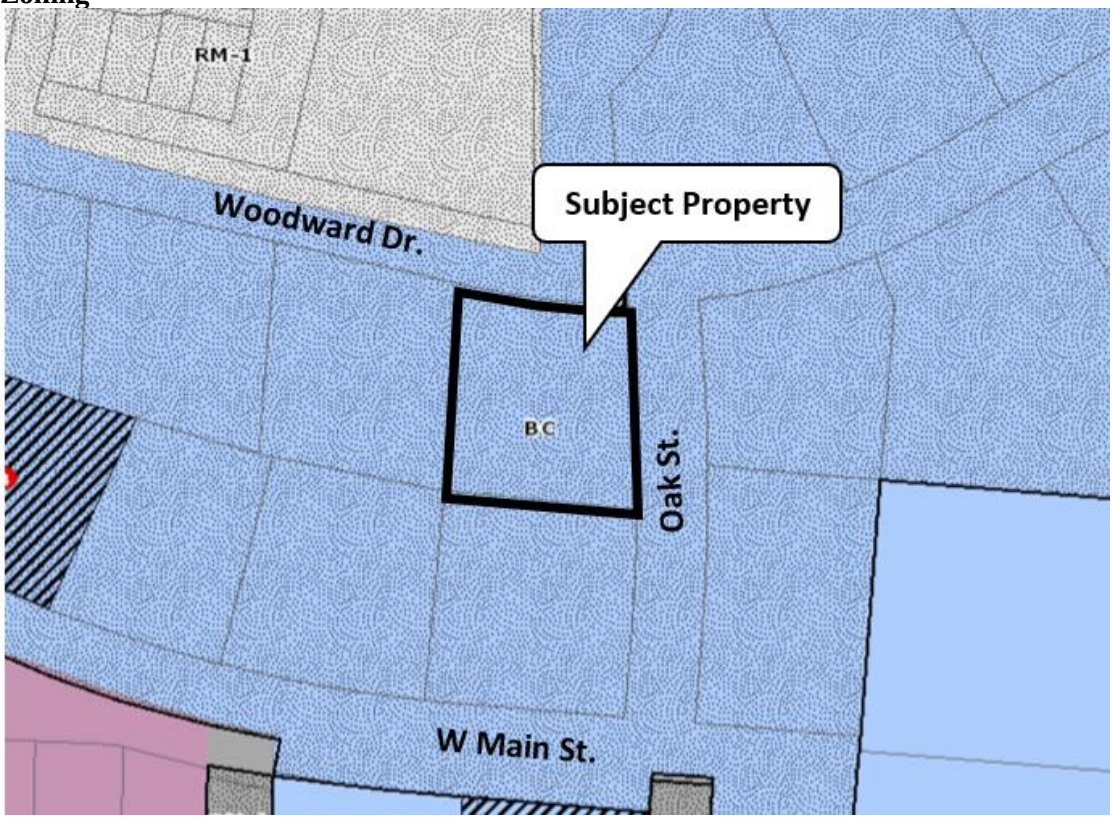
Existing Conditions	
Land Use	Vacant
Zoning	BC Community Business (PUD)

Zoning Summary		
North	RM-1 Medium Density Residential (PUD) & BC Community Business (PUD)	Regency Estates (SF subdivision); Vacant
East	BC Community Business (PUD)	Vacant
South	BC Community Business (PUD)	Aldi
West	BC Community Business (PUD)	Vacant

Comprehensive Plan Designation
Industrial/Business Park

Aerial

Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is located at the southwest corner of Woodward Dr. and Oak St., north of Aldi. The property is Lot 4 of the Pine Ridge Park PUD, established in 2006 under Ordinance 2006-Z-4. Details of the PUD Ordinance are as follows:

- Permits a variety of commercial and office uses.
- A Final Plat of Subdivision was approved creating 19 lots for future commercial development. 5 lots front on Main St. with the remainder along Woodward Dr. east and west of Oak St.
- Road, utility, and stormwater infrastructure have been constructed.
- Each commercial lot is required to have a PUD Preliminary Plan reviewed by Plan Commission and approved by City Council as the lots are developed.
- Specific standards were adopted for bulk requirements, architectural design, landscaping, and signage.

B. PROPOSAL

Woodmont Land Company has filed a PUD Preliminary Plan application and plans proposing to develop a day care center on the subject property. Details of the proposal are as follows:

- 10,011 sf single-story building facing Oak St.
- Parking lot with 35 stalls in front of the building.
- Two-way access points from Woodward Dr. and southern private drive.
- Public sidewalk along street frontages.

The following application has been submitted to facilitate this project:

1. **PUD Preliminary Plan** – To approve site layout, engineering, landscaping, and building architecture for the subject property to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has analyzed the submitted plans for conformance with the standards established in the Pine Ridge Park PUD Ordinance and the Zoning Ordinance, Title 17 of the City Code.

A. PROPOSED USE

The proposed use of the property is “Day Care Center”. The Pine Ridge Park PUD Ordinance lists “nursery schools and day care centers” as a permitted use in the PUD.

B. ZONING BULK STANDARDS / SITE PLAN

The table below compares the proposed plans with the applicable requirements of the Pine Ridge Park PUD and the underlying BC zoning district. The plan meets all applicable standards.

Category	PUD or Zoning Ordinance Standard	Proposed
Floor Area Ratio	0.40	0.21
Building Height	3 stories or 40 ft.	32 ft.
Building Setbacks:		
Front (Woodward Dr.)	40 ft.	55 ft.
Exterior Side (Oak St.)	40 ft.	92 ft.
Interior Side (west)	10 ft.	31 ft.
Rear (south)	10 ft.	30 ft.
Parking Setbacks:		
Front (Woodward Dr.)	20 ft.	20 ft.
Exterior Side (Oak St.)	20 ft.	20 ft.
Interior Side (west)	0 ft.	44 ft.
Rear (north)	0 ft.	31 ft.
Parking Requirement	Day Care Center: 3.5 spaces per 1,000 sf @ 11,011 sf = 35 spaces required	35 spaces

Staff Comments

- The eastern row of parking stalls may be reduced to 16 ft. in depth with a 2 ft. bumper overhang to reduce the amount of impervious surface on site. This will also allow for the foundation landscape beds to be widened as required (see Landscaping section below).
- It is suggested the developer consider flipping the parking lot and the building so that the building is along Oak St. with parking behind, which would allow for better traffic circulation. Staff recognizes this may not be feasible based on the intended use of the building.
- A sidewalk connection to the building should be provided. This may be from the proposed sidewalk along the south, or from Woodward Dr. With residential development located west on Woodward Dr., a pedestrian connection from Woodward may be more useful.
- A crosswalk should be striped across the private drive.

C. LANDSCAPING

Exhibit IV-A of the PUD Ordinance established general landscape standards for the development. Staff has reviewed the landscape plan against these standards as well as Ch. 17.26 of the Zoning Ordinance which contains more specific planting standards, as detailed in the table below. Items marked in ***bold italics*** are discussed further in the staff comments below the table.

Category	Zoning Ordinance Or PUD Standard	Proposed
Overall Landscape Area	15%	35%
Public Street Frontage Landscaping	1 tree / 50 ft. of street frontage (Oak St.: 5 trees Woodward Dr.: 4 trees) 75% of street frontage	***Oak St: 4 trees; 1 add'l tree required*** Woodward Dr: 4 trees Meets 75% requirement
Parking Lot Screening	50% of parking lot to height of 30"	Meets requirement
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	Meets requirement
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	***Add 1 tree and additional plantings***
Building Foundation Landscaping		
Foundation Planting Beds	50% of total building walls; 50% of walls facing a public street (Oak St. & Woodward Dr.) 6 ft. wide planting beds	Meets percentage requirement; ***5 ft. planting beds***
Foundation Plantings	20 shrubs/bushes/perennials per 50 ft. of planting bed	Meets requirement
Foundation Trees	2 trees per 50 ft. of planting bed	***Additional trees needed***
Monument Sign Landscaping	3 ft. around sign	Meets requirement (sign to be relocated- see Signage section)
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	***Rendering needed***

Staff Comments:

- A total of 5 trees are needed along Oak St. (on the subject property, not the parkway); 4 trees are proposed.
- Add a shade tree to the landscape island at the north end of the western row of parking, if there is adequate width to do so.
- All rows of parking must terminate in a planted landscape island. The north end of the eastern row of parking terminates in landscape area. A landscape bed with a variety of plantings is needed in this location.
- The Pine Ridge PUD requires 6 ft. wide planting beds; 5 ft. beds are proposed. Along the south side of the building, beds are only 3 ft. due to the retaining wall. Additional planting area should be added south of the retaining wall.
- Trees are required within the foundation planting beds: 3 trees along the north side of the building; 3 trees along the east side; 3 trees along the south side (1 provided). Large shrubs may be counted as required trees should it be deemed that planting of trees would be impractical based on the site plan.
- A rendering of the dumpster enclosure is needed. Materials should match the building.
- A 4' fence is proposed around three sides of the building with a 5 ft. fence around the rear play area. Renderings of the fencing is needed.
- A greater variety of plantings should be incorporated within the street frontage and foundation planting beds. Native species should be incorporated wherever feasible as recommended in the PUD Ordinance.

D. BUILDING ARCHITECTURE

Exterior building elevations have been submitted proposing a single-story, 20 ft. building with a 32 ft. entry overhang facing Oak St. The primary façade material is fiber-cement siding with a stone veneer water table. The proposed elevations meet the design standards for commercial buildings contained in Ch. 17.06.

Additional architectural guidelines are incorporated in the Pine Ridge Park PUD Ordinance. Item H in the Architectural Guidelines section requires "Compatibility within the Development". The section states:

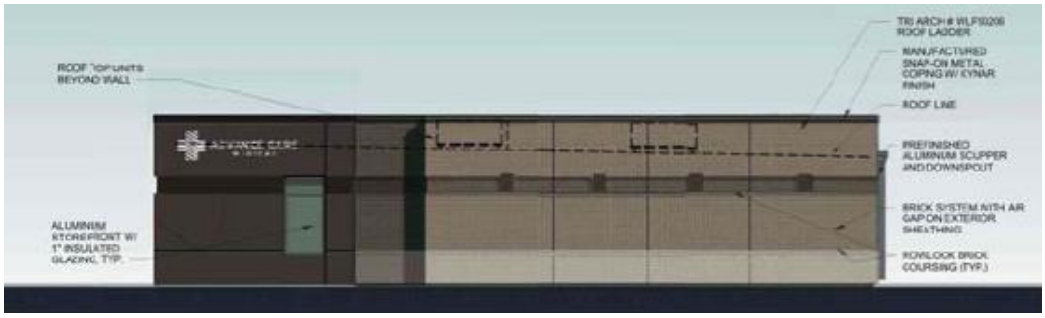
> *The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others.* ***Buildings shall be considered compatible if at least three of the following five design elements are similar****, as determined by the City Council, when comparing any proposed building with the previously approved buildings:*
>
> *a. Type of materials (brick, stone, wood, metal, etc.)*
> *b. Colors and textures of exterior surfaces*
> *c. Architectural scale (size and height of buildings, both actual and perceived)*
> *d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.*

It is the opinion of Staff that the proposed design has three similar design elements: b, c, and d, which meets the compatibility requirement. However, Plan Commission may determine whether the proposed design is compatible. The proposed design should be compared to the three other buildings that have been constructed or approved in the PUD. Aldi is located south of the subject property, with Advanced Care Medical and PetSuites fronting Main St. west of Aldi.

Aldi (constructed)

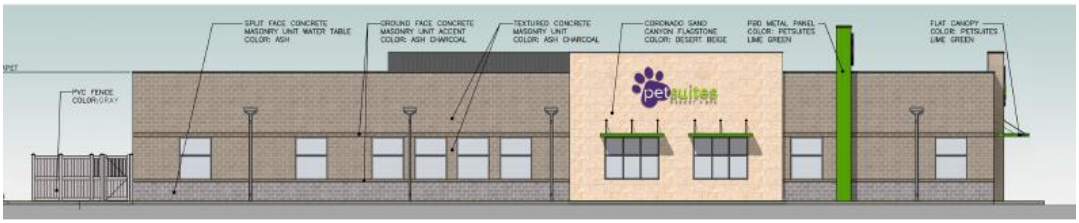
Advanced Care Medical (approved, not yet constructed)

South (Main St.) elevation



East elevation

PetSuites (approved, not yet constructed)



South (Main St.) elevation

East elevation

Staff Comments:

- A band of stucco is proposed near the top of the building under the cornice. Stucco is an approved material, however EIFS is not permitted.

E. <u>SIGNAGE</u>

Sign requirements are provided in Exhibit IV-A of the PUD Ordinance. There is no limitation on the number of wall signs. Wall sign area is limited to 1.5 sf per linear foot of building wall. One wall sign is proposed on each street-facing elevation.

One freestanding sign with a maximum sign face of 32 sf is permitted. A 6'8" monument sign with stone veneer to match the building is proposed at the corner of Oak St. and the southern private drive.

Staff Comments:

- Monument signs must be set back 10 ft. from the property line.
- A 20 ft. Site Triangle is required at intersections to avoid obstructed views of motorists. The proposed monument sign is located within the required Site Triangle and will need to be shifted back. This may conflict with the parking lot. An alternate location for the sign may need to be identified.

F. LIGHTING

A photometric plan has not been submitted. A photometric plan in accordance with the standards contained in Section 17.22.040 "Site Lighting" will be required prior to City Council approval.

G. ENGINEERING REVIEW

Engineering plans are under staff review. Because the lot is already established and stormwater detention has been provided off-site, any engineering comments are expected to be minor in nature. Any comments will need to be addressed prior to City Council approval.

H. FIRE DEPT. REVIEW

Plans are under review by the Fire Dept. The parking lot geometry may need to be adjusted to accommodate Fire access, if needed. Any comments will need to be addressed prior to City Council approval.

IV. SUGGESTED ACTION

Review the PUD Preliminary Plan.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for PUD Preliminary Plan; received 3/24/2021
- Preliminary Plans
- Ord. 2006-Z-4 – Exhibit IV-A

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT DIVISION PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use
Project Name: Kiddie Academy - Pine Ridge PUD
Project Number: 2021 -PR- 009
Cityview Project Number: PLPUD202100013

Received Date
RECEIVED
MAR 24 2021
City of St. Charles
Community Development

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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: SW Corner of Oak Street & Woodward Drive in St. Charles, IL 60175	
	Parcel Number (s): Parcel 1, Lot 4	
	Proposed PUD Name: Pine Ridge Park Subdivision	
2. Applicant Information:	Name Woodmont Land Company, its successor and assigns	Phone 817.732.4000
	Address 2100 West 7th Street, Fort Worth TX 76107	Fax 817.735.4738
		Email jtindel@woodmont.com
3. Record Owner Information:	Name Pine Ridge 8 LLC	Phone 847.432.5020
	Address 2490 Skokie Valley Highway, Highland Park IL 60035	Fax N/A
		Email chris@semerskyent.com

Please check the type of application:

- ☐ **New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- ☑ **Existing PUD-Planned Unit Development**
  - ☐ PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- ☐ Proposed lot has already been platted and a new subdivision is not required.
- ☐ New subdivision of property required:
  - ☐ Final Plat of Subdivision Application filed concurrently
  - ☐ Final Plat of Subdivision Application to be filed later

Attachment Checklist:

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

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

☑ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. ($500)

☑ **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 ½ 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.

☑ **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.

☑ **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 for non-residential projects OR Twelve (12) full size copies for residential projects; 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/ENGINEERING PLAN:**

PRELIMINARY ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
    - Location, height, intensity and fixture type of all proposed exterior lighting
    - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

☐ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

☑ **ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

☐ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

☑ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

☐ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

☐ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

- ☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

  A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

- ☐ **SCHEDULE:** Construction schedule indicating:

  a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

  b. Approximate dates for beginning and completion of each phase.

  c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

  For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- ☐ **INCLUSIONARY HOUSING SUMMARY**

  For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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.

Trustee 3-22-21

Record Owner — Date

Pine Ridge 8, LLC
By: its sole member and manager
Ernie D. Semersky, as Trustee of the Ernie D. Semersky Declaration of Trust

Stephen Cook 3-23-2021

Applicant or Authorized Agent — Date

Woodmont Land Company, its successors and assigns

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

State of Illinois)
) SS.
Kane County)

I, Ernie D. Semersky as Trustee of the Ernie D. Semersky Declaration of Trust, being first duly sworn on oath depose and say that I am

Manager of Pine Ridge 8, 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.:

Ernie D. Semersky, as Trustee of the	Trustee
Ernie D. Semersky Declaration of Trust	

By: Ernie D. Semersky, as Trustee of the Ernie D. Semersky Declaration of Trust.

Subscribed and Sworn before me this 22 day of March, 2021.

Ada Yost
Notary Public

OFFICIAL SEAL
AMANDA YOST
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 10, 2024

PINE RIDGE 8, LLC
2490 Skokie Valley Highway
Highland Park, Illinois 60035

March 19, 2021

Ms. Ellen Johnson

Planner - Community & Economic Development

Community development Division

City of St. Charles

Two East Main Street

St. Charles, IL 60174-1984

RE: Letter of Authorization

Pine Ridge Park Subdivision

Parcel 1, Lot4

SW Corner of Oak Street & Woodward Drive, St Charles, IL 60175

PUD Preliminary Plan Application

Dear Ms. Johnson,

I am the record owner of the above referenced property and allow Woodmont Land Company, its successors and assigns to apply for the PUD Preliminary Plan approval for the Kiddie Academy development for this site.

Sincerely,

Pine Ridge 8, LLC

By: its sole member and manager

Ernie D. Semersky, as Trustee of the Ernie D. Semersky Declaration of Trust

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 4 IN PINE RIDGE PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3RD 2008 AS DOCUMENT NUMBER 2008K011887, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS.

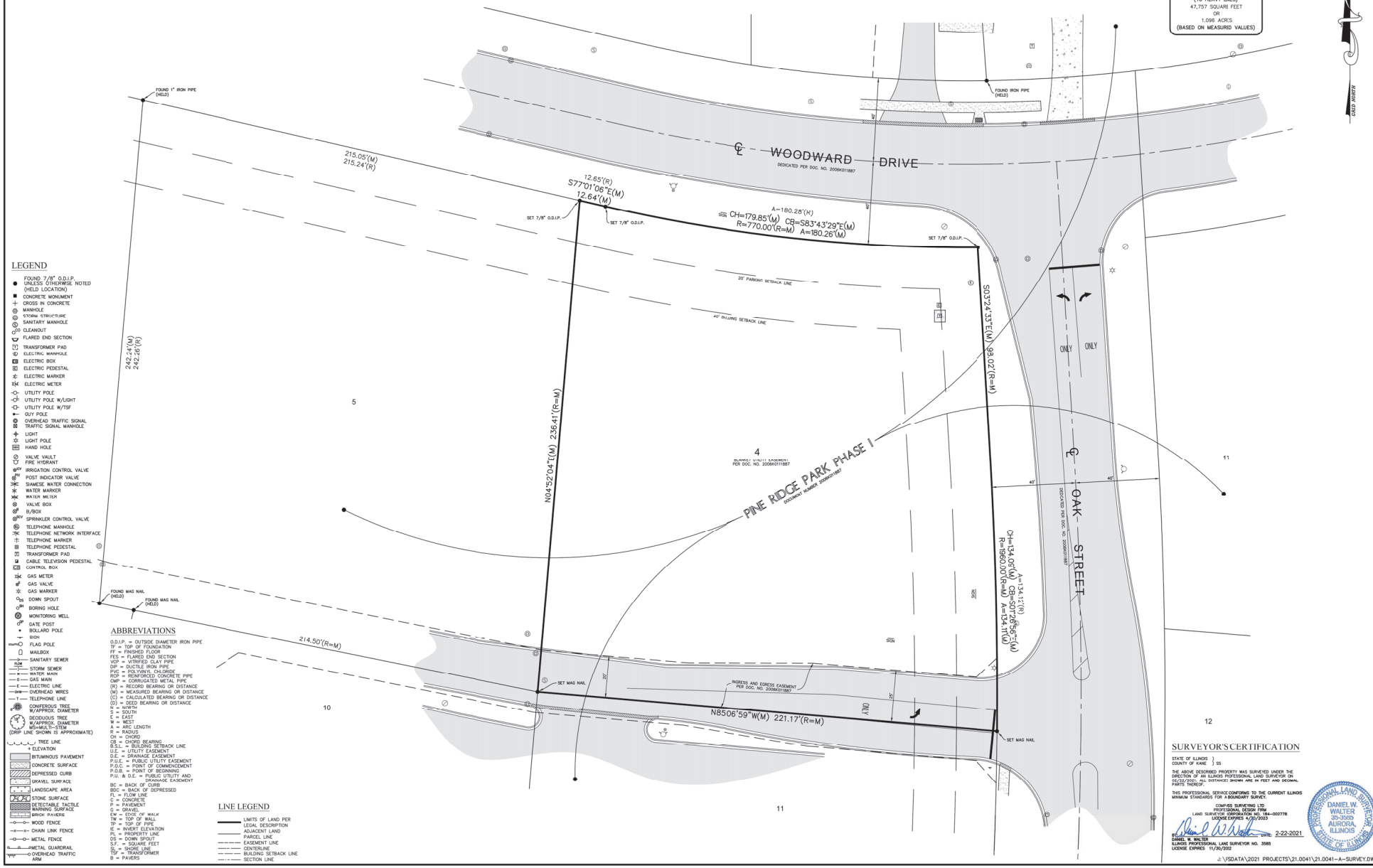
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GRID NORTH

AREA SUMMARY
(TO HEAVY LINES)
47,757 SQUARE FEET
OR
1.096 ACRES
(BASED ON MEASURED VALUES)



LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- TRANSFORMER PAD
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER M.S.=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 02/23/2021. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2023

BY: _____ DATE: 2-22-2021
DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/202

DANIEL W. WALTER 35-3585 AURORA, ILLINOIS
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

J:\SDATA\2021 PROJECTS\21.0041\21.0041-A-SURVEY.DWG

Know what's below. Call before you dig.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	REVISIONS	DRAWN BY	CHECKED BY	BOOK 589 PG 3
				DATE / BY
DATE: 03-20-21	PC JW	RHM	TK	

PROJECT: Lot 4 Pine Ridge Park Phase 1 - St. Charles

CLIENT: The Woodmont Company
2100 West 7th Street
Fort Worth TX 76107

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE (630)820-0100 FAX: (630) 820-7030 EMAIL: ADAM@CLSURVEYING.COM

SCALE: 1" = 20'

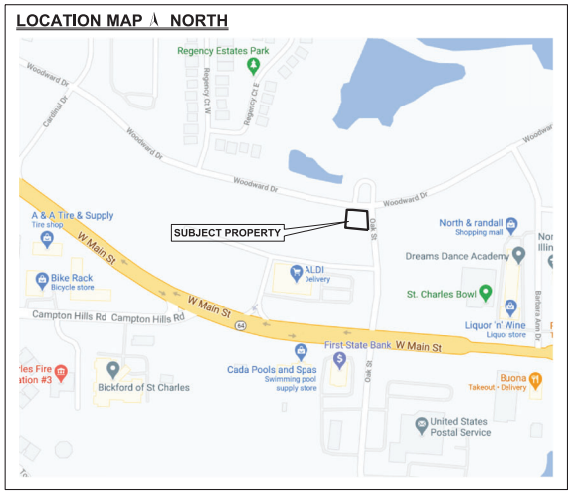
1 OF 1

PROJ. NO.: 21.0041-A

PRELIMINARY ENGINEERING
FOR
KIDDIE ACADEMY

ST. CHARLES, ILLINOIS

LOCATION MAP NORTH



INDEX

1. COVER SHEET
2. GEOMETRICS PLAN
3. GRADING & UTILITY PLAN

LEGEND

EXISTING	PROPOSED	
		SANITARY SEWER
		FORCE MAIN
		STORM SEWER
		P.V.C. STORM SEWER
		COMBINED SEWER
		DRAIN TILE
		WATER MAIN
		TRENCH BACKFILL
		MANHOLE
		CATCH BASIN
		INLET
		2' STORM MANHOLE
		INLET MANHOLE
		FLARED END SECTION
		HEAD WALL
LS	LS	LIFT STATION
		CLEAN-OUT
		METER VAULT
		VALVE VAULT
		VALVE BOX
		BUFFALO BOX
		FIRE HYDRANT
		CONFLICT
		CROSSING
		TRIPLE BASIN
GB	GB	GREASE BASIN
G	G	GAS MAIN
E	E	ELECTRIC CABLE
T	T	TELEPHONE CABLE
F	F	FIBER OPTIC CABLE
C	C	CABLE
		STREET LIGHT
		UTILITY POLE
		PEDESTAL
		TRANSFORMER
		GAS VALVE
E	E	ELECTRIC BOX
T	T	TELEPHONE MANHOLE
F	F	FIBER OPTIC MANHOLE
T	T	TRAFFIC SIGNAL BOX
		TRAFFIC SIGNAL

EXISTING	PROPOSED	
		CENTER LINE
		EASEMENT
		BUILDING SETBACK
		CURB & GUTTER
		CURB & REVERSE GUTTER PITCH
		DEPRESSED CURB & GUTTER
		GUARD RAIL
		FENCE
		RETAINING WALL
		CURB RAMP
		DRIVEWAY HAND
		SIGN
MB	MB	MAIL BOX
		SOIL BORING
		DECIDUOUS TREE, DIAMETER
		EVERGREEN TREE, HEIGHT
T/F 600.00	T/F 600.00	TOP OF FOUNDATION
F/G 600.00	F/G 600.00	FINISHED GRADE
+600.00	+600.00	SPOT ELEVATION
T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
600	600	CONTOUR
		DITCH
		DRAINAGE FLOW
		OVERLAND FLOW
R=600.00	R=600.00	RIM ELEVATION
I=600.00	I=600.00	INVERT ELEVATION
		WETLAND LIMIT
		WETLAND BUFFER LINE
		RIDGE LINE
		BASE FLOOD ELEVATION LINE
		F.E.M.A. FLOODPLAIN LINE

PREPARED FOR:

THE WOODMONT COMPANY
2100 WEST 7th STREET, FORT WORTH, TEXAS 76107, (817) 732-4000

CONSULTING ENGINEERS:

PEARSON, BROWN & ASSOCIATES, INC.
A PROFESSIONAL DESIGN FIRM - ILLINOIS PROFESSIONAL ENGINEERING CORPORATION - LICENSE NUMBER 184-001058 EXPIRES 04/30/21
1850 W. WINCHESTER ROAD - SUITE 205 LIBERTYVILLE, ILLINOIS 60048, (847) 367-6707

PERMIT	NUMBER	DATE ISSUED

REVISIONS		
	03/19/21	PER VILLAGE REVIEW COMMENTS

ANGELO K. ZOGRAFOS
062-062725
REGISTERED
PROFESSIONAL
ENGINEER
ILLINOIS
11/10/21

ENGINEER'S
SEAL & SIGNATURE

ORIGINAL ISSUE DATE:
03/04/21

SHEET NUMBER
1
OF 3 SHEETS

JOB No.: 20104
KIDDIE ACADEMY

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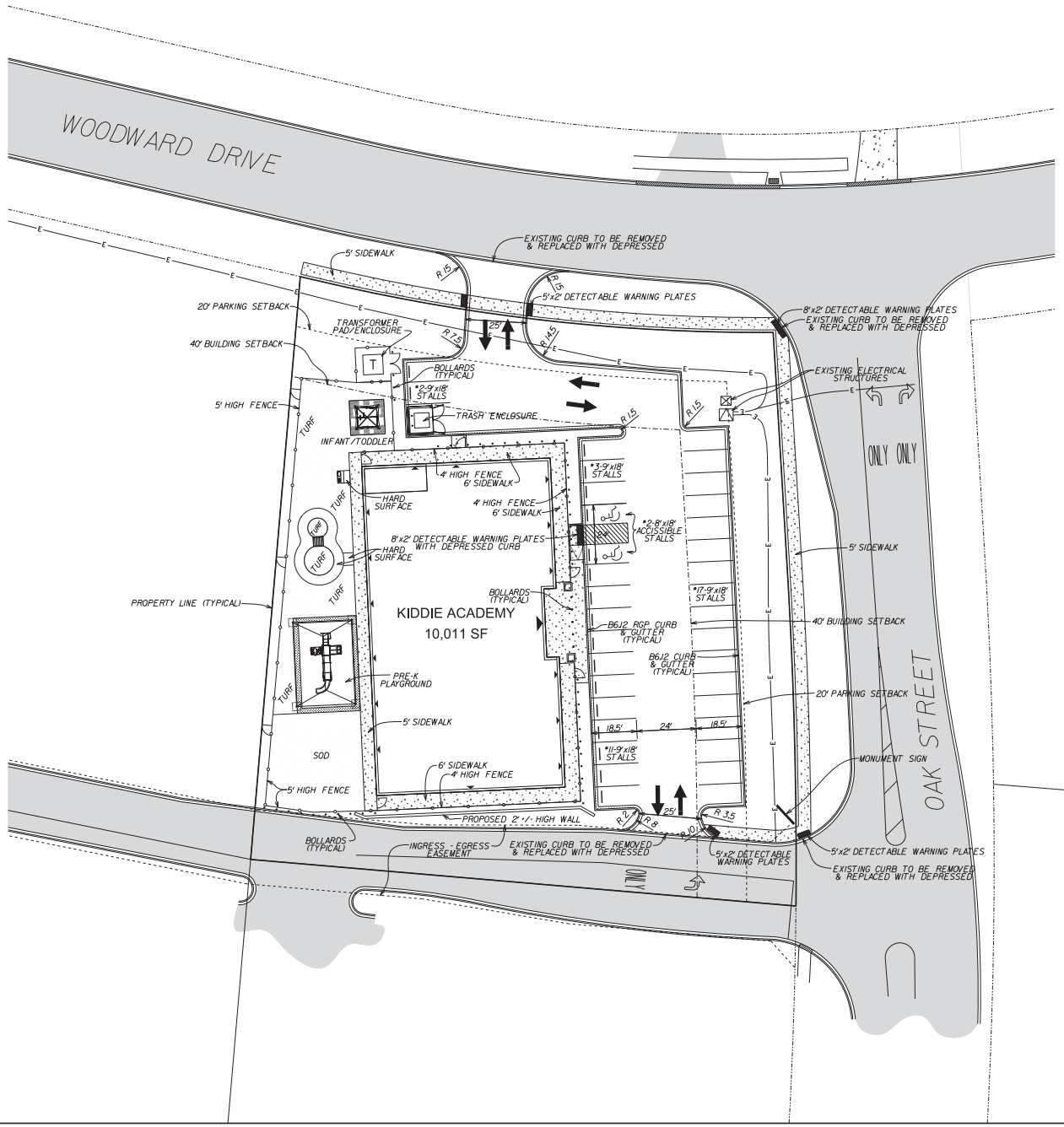

SITE DATA

Total Property Area	47,757 s.f.
Building Area	10,011 s.f.
Total Onsite Impervious (Including building)	26,678 s.f.

PAVEMENT SECTIONS

1.5" HMA Surface Course (Mix D, N-50)
2.0" HMA Binder Course (Mix IL9, N-50)
10" CA-6 Crushed Stone

Concrete Pad for Dumpster:

See Architectural Plans By Others

STORMWATER SUMMARY

Total Property Area	47,757 s.f.
Proposed Pervious/Landscaping (CN = 80)	12,266 s.f.
Proposed Impervious (CN = 98)	26,854 s.f.
Proposed Artificial Turf (Assume CN = 98)	3,757 s.f.
Existing Roadway at south side (CN = 98)	4,880 s.f.

Proposed Composite Curve Number = 93.4

Note:

Stormwater management for the site has been provided for this parcel as part of the approved PUD for Pine Ridge Park, provided the curve number for the proposed development is less than or equal to 94.

NORTH

SCALE: 1" = 20'

KIDDIE ACADEMY
ST. CHARLES, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1859 W. WINCHESTER ROAD • SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-4787
FAX: (847) 367-4567
E-MAIL ADDRESS: pba@pearsonbrown.com

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DESIGNED BY: DJS
DRAWN BY: AJZ
CHECKED BY: AKZ
ORIGINAL ISSUE: 03/04/21

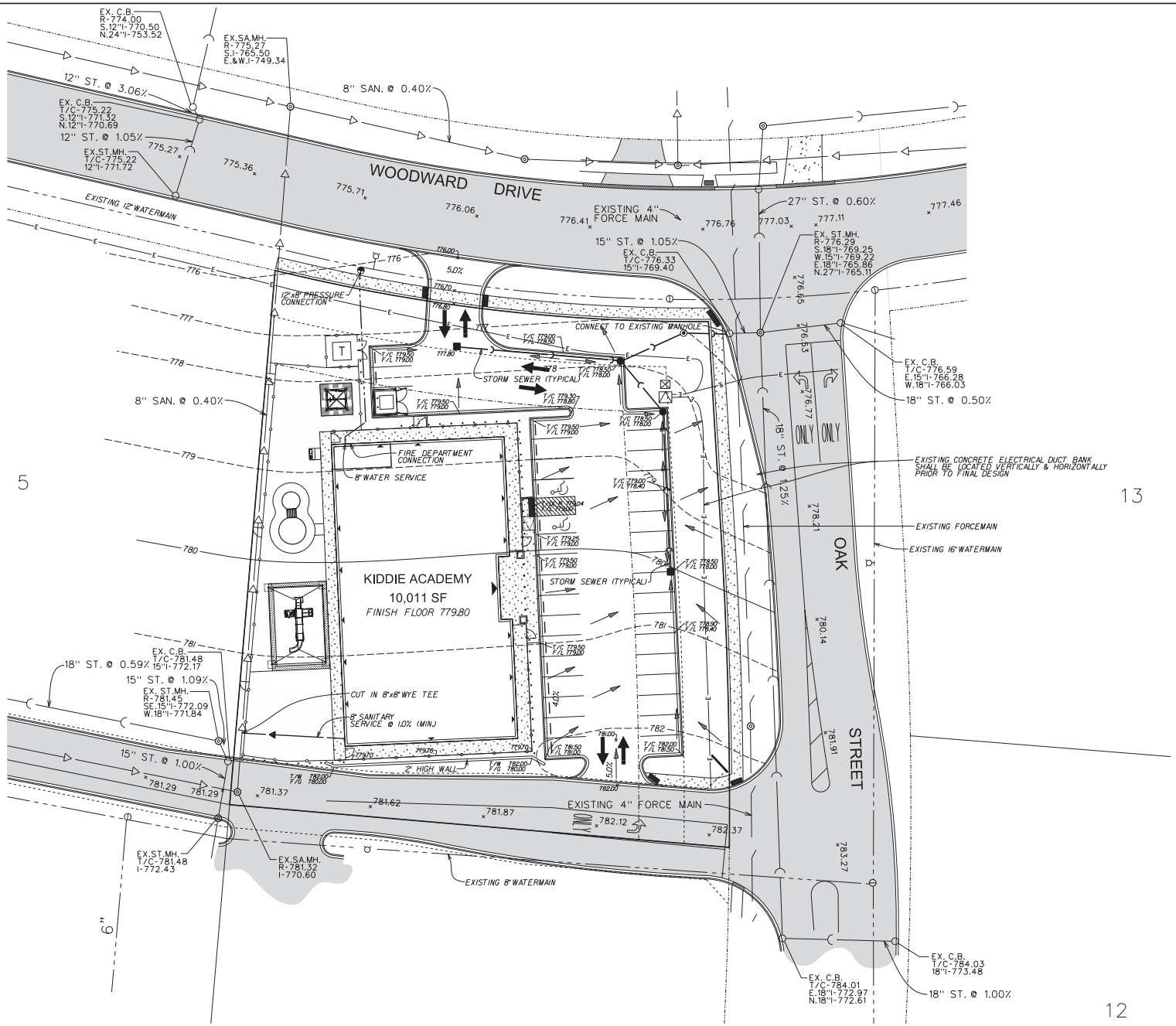
REVISIONS

DATE	BY	DESCRIPTION
03/19/21	AKZ	ELIMINATED 3 LANDSCAPE ISLANDS TO INCREASE PARKING COUNT TO 35 STALLS

SITE PLAN

SHEET NUMBER 2 OF 3 SHEETS

JOB No. 20104



NORTH

SCALE: 1" = 20'

KIDDIE ACADEMY
ST. CHARLES, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1859 W. WINCHESTER ROAD • SUITE 205
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DESIGNED BY: DJS
DRAWN BY: AJZ
CHECKED BY: AKZ
ORIGINAL ISSUE: 03/04/21

REVISIONS

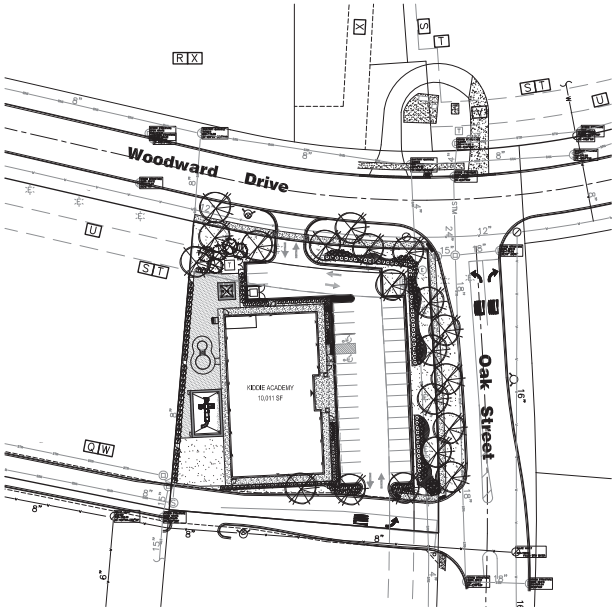
DATE	BY	DESCRIPTION
03/19/21	AKZ	ELIMINATED 3 LANDSCAPE ISLANDS TO INCREASE PARKING COUNT TO 35 STALLS

GRADING & UTILITY PLAN

SHEET NUMBER **3** OF 3 SHEETS

JOB No. 20104

PRELIMINARY LANDSCAPE PLANS
FOR
KIDDIE ACADEMY
ST. CHARLES, ILLINOIS



SITE LOCATION PLAN
NTS

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Prepared For: THE WOODMONT COMPANY
2100 West 7th Street
Fort Worth, Texas 76107

Prepared By: The JNL Design Group, Inc.
1955 Raymond Drive
Suite 119
Northbrook, Illinois 60062
224-269-4290

GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT, D.U.G.G.E.R., AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS.

3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.

4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.

5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, PEARSON BROWN ASSOCIATES, INC. THE MOST CURRENT REVISIONS ARE MADE PART OF THIS DOCUMENT.

7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.

8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.

9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.

10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED UTILITIES.

11. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY PEARSON BROWN ASSOCIATES, INC. FOR UTILITY LOCATIONS SEE PEARSON BROWN ASSOCIATES INC. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.

12. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.

13. LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL UTILITIES AS PROVIDED BY PEARSON BROWN ASSOCIATES, INC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THEIR ACCURACY.

14. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.

15. LANDSCAPE CONTRACTOR SHALL REFER TO THE PROVIDED WRITTEN SPECIFICATIONS WHEN LOCATING AND PLANTING SPECIFIED PLANT MATERIAL.

16. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PATIO ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.

17. PROVIDE HOSE BIBS AS NOTED ON DRAWINGS.

EXISTING SITE INFORMATION

THE EXISTING SITE INFORMATION INDICATED ON THIS PLAN WAS PROVIDED BY PEARSON BROWN ASSOCIATES, INC..

THE LANDSCAPE ARCHITECT MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THIS DOCUMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES.

THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON COMPLIANCE WITH THE CITY OF ST., CHARLES LANDSCAPING ORDINANCE.

LANDSCAPE CODE REQUIREMENTS

LANDSCAPE CODE REQUIREMENT -PINE RIDGE PARK PUD AND CHAPTER 17.26 ST. CHARLES LANDSCAPE ORDINANCE		
CATEGORY	ZONING STANDARD OR PUD STANDARD	PROPOSED LANDSCAPE
OVERALL LANDSCAPE AREA	Minimum 15%	Lot Area- 47,757 SF-Area in Street-4,906 SF Lot Area in Street-4,906 SF Net Lot Area- 42,851 SF Landscape / Pervious Area-16,168 SF 38% Landscape Area
PUBLIC STREET FRONTAGE LANDSCAPING	1 Tree per 50 LF of Street Frontage Woodward Drive **± 193' L.F. Frontage** 2 Trees Oak Street **± 205' L.F. Frontage** 4 Trees	2 Trees-Woodward Drive 4 Trees Oak Street Electrical duct bank exists in parkway. Verify depth and location.
	75% of Street Frontage shall be planted with a combination of shrubs, evergreen shrubs & perennials	75% of Street Frontage Planted per Ordinance
PARKING LOT SCREENING	50% of Parking lot Street Frontage to height of 30" Woodward Drive **± 97' L.F.** Oak Street **± 103' L.F.**	50% of Parking lot adjacent to Street Frontage has been screened to a height of 30"
INTERIOR PARKING LOT LANDSCAPE AREA	1 Landscape Island per 10 Parking Spaces All parking rows terminate in landscape island or other landscaped area	Parking Islands Provided
PARKING LOT LANDSCAPE MATERIALS	1 Tree per Parking Island Parking Islands planted with a Variety of Plant Material	1 Tree per Parking Island Perennials, Grasses & Shrubs provided at Each Island
BUILDING FOUNDATION LANDSCAPING		
Foundation Planting Beds	50% of Total Building Walls 50% of Walls facing Woodward Drive 50% of Walls facing Oak Street 5 Ft. Wide Plantings Beds	50% of Total Building Walls planted with a 5' Minimum landscape bed
Foundation Plantings & Foundation Trees	20 Shrubs, Perennials & 2 Trees per 50 Ft. of Planting Bed	Foundation Plantings Provided per Ordinance
Monument Sign Landscaping	3 Ft. around sign Landscape with small shrubs, Ornamental Grasses & Perennials	Landscaped per Ordinance
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from Public Street	Refuse Dumpster screened with Enclosure & Landscaping

LANDSCAPE PLAN SHEET INDEX	
SHEET #	SHEET TITLE
CVR	DRAWING INDEX/ REQUIREMENTS & GENERAL NOTES
LP-1	LANDSCAPE PLAN & PLANT LIST
LP-2	PLANTING DETAILS

REVISIONS	
DATE	DESCRIPTION

Revised Planning Review Submittal
March 22, 2021

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The JNL Design Group, Inc.
Planning + Landscape Architecture
1955 Raymond Drive
Suite 119
Northbrook, Illinois 60062
224-269-4290

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

KIDDIE ACADEMY
ST. CHARLES, ILLINOIS

ISSUED FOR:	DATE:
Revised City Submittal	3-22-2021
City Submittal	3-5-2021

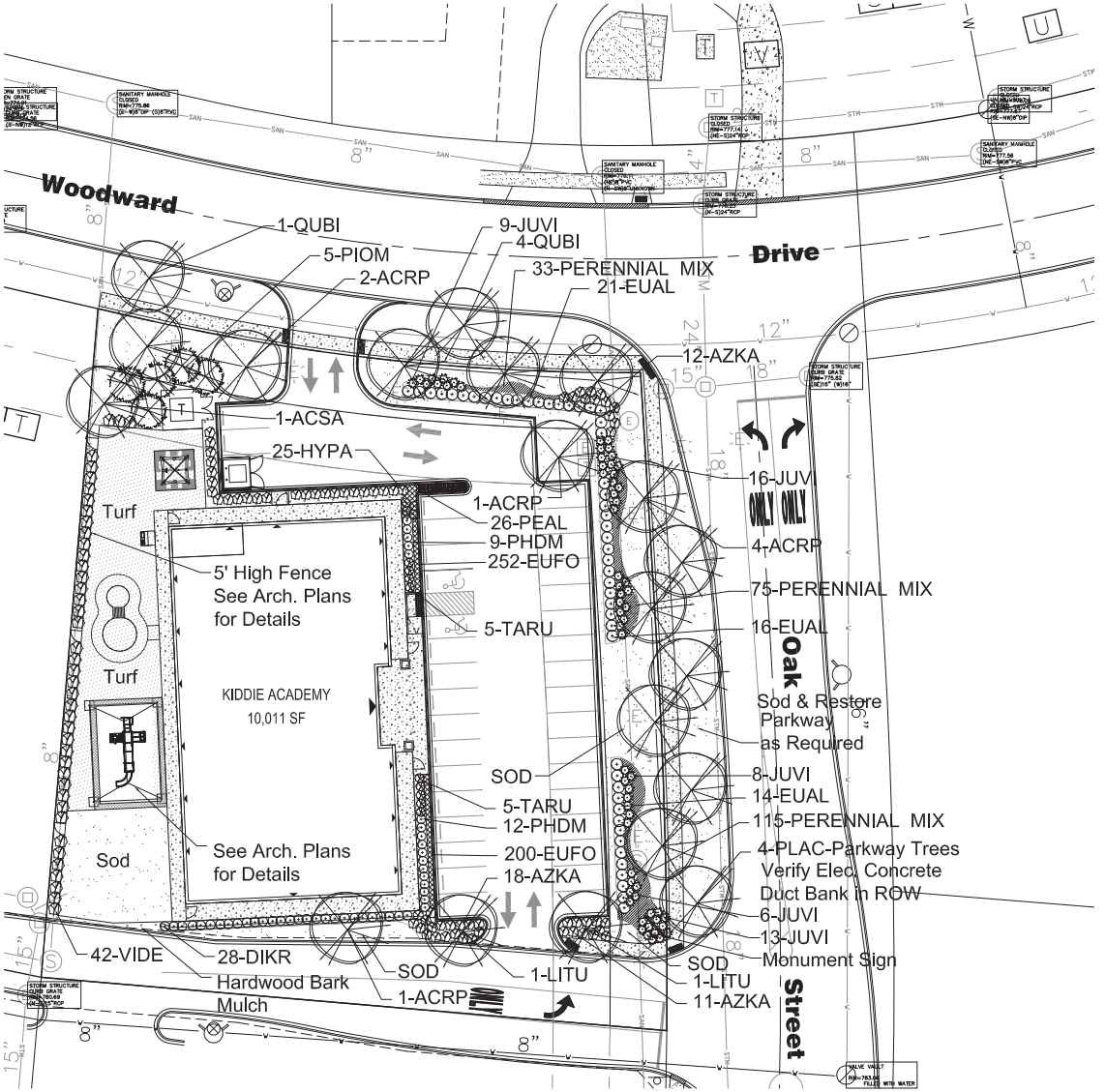
PRINCIPAL:

PROJECT NUMBER:	DESIGNED BY:
2021.06	LD
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
3-1-2021	LD

SHEET NUMBER:
CVR

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACRP	8	Acer rubrum 'Redpointe'	Redpointe Red Maple	3" Cal. BB	Specimen
PLAC	4	Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	3" Cal. BB	Specimen
LITU	2	Liriodendron tulipifera	Tuliptree	3" Cal. BB	Specimen
QUBI	5	Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
ACSA	1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3" Cal. BB	Specimen
EVERGREEN TREES					
PIOM	5	Picea omori	Serbian Spruce	8' HT. BB	Heavy Specimen
THOC		Thuja occidentalis 'Techny'	Techny Arborvitae	8' HT. BB	Heavy Specimen
ORNAMENTAL TREES					
SHRUBS					
AZKA	41	Azalea 'Karens	Karens Azalea	#5 / 24" ht.	Cont.
DIKR	28	Diervilla Kodiak Red	Kodiak Red Diervilla	#5 / 24" Ht.	Cont.
EUAL	50	Euonymus alatus 'Compactus'	Dwarf Burningbush	36" BB	
HYPA	25	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	#5/ 30" Ht.	Cont.
PHDM	21	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5 -24" Ht.	Cont.
SYME		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" BB	
VIDE	42	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	24" BB	
EVERGREEN SHRUBS					
TARU	10	Taxus media 'Runyani'	Runyan Intermediate Yew	24" SPWD	CONT.
JUVI	52	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" SPWD	CONT.
PERENNIALS and ORNAMENTAL GRASSES					
HEST	75	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	1 Gal. Cont.	18" o.c.
PEAL	49	Pennisetum alopecuroides	Fountain Grass	1 Gal. Cont.	18" o.c.
ACMI	63	Achillea millefolium 'Strawberry Seduction'	Starwberry Seduction Yarrow	1 Gal. Cont.	18" o.c.
EUFO	453	Euonymus fortunei 'Coloratus'	Purple Leaf Wintercreeper	38 cell flat	10" o.c.
ECSU	62	Echinacea Big Sky Sundown	Sundown Orange Coneflower	1 Gal. Cont.	18" o.c.
BULBS					
HYSW	500	Hyacinth Mix-Front Entry Island	Sweet Hyacinth Mix	Bulbs	
NARC	1000	Narcissus Mix-Oak Street Beds	Daffodil Mix	Bulbs	
TPMX	500	Tulipa Mix- Front Entry Island	Tulip Mix	Bulbs	

1 PRELIMINARY PLANT SCHEDULE



2 PRELIMINARY LANDSCAPE PLAN

Scale: 1"=20'

The J N L Design Group, Inc.
Planning + Landscape Architecture
1955 Raymond Drive
Suite 119
Northbrook, Illinois 60062
224-269-4290

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

KIDDIE ACADEMY

ST. CHARLES, ILLINOIS

ISSUED FOR:	DATE:
Revised City Submittal	3-22-2021
City Submittal	3-5-2021

PRINCIPAL:

PROJECT NUMBER:	DESIGNED BY:
2021.06	LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 3-1-2021	PROJECT MANAGER: LD

SHEET NUMBER: **LP-1**

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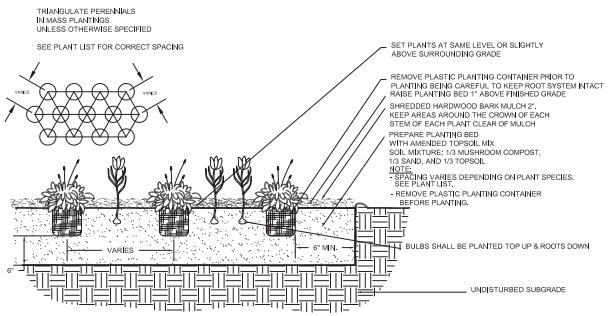
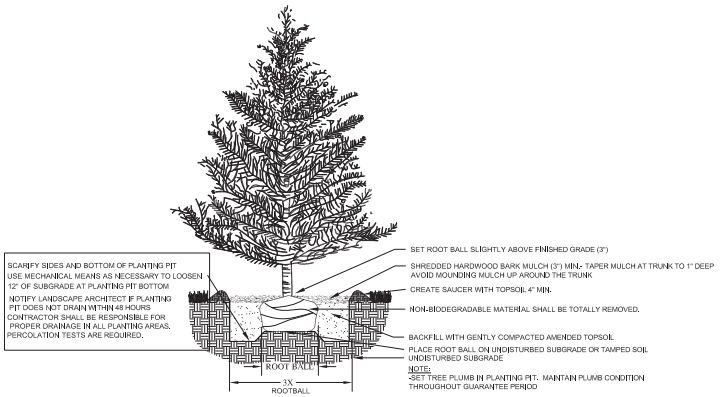


1 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



2 EVERGREEN TREE PLANTING DETAIL
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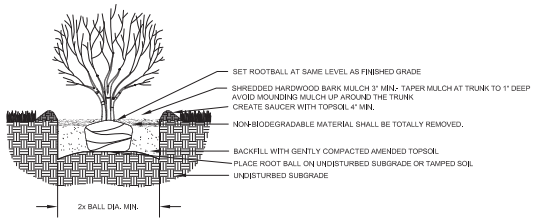
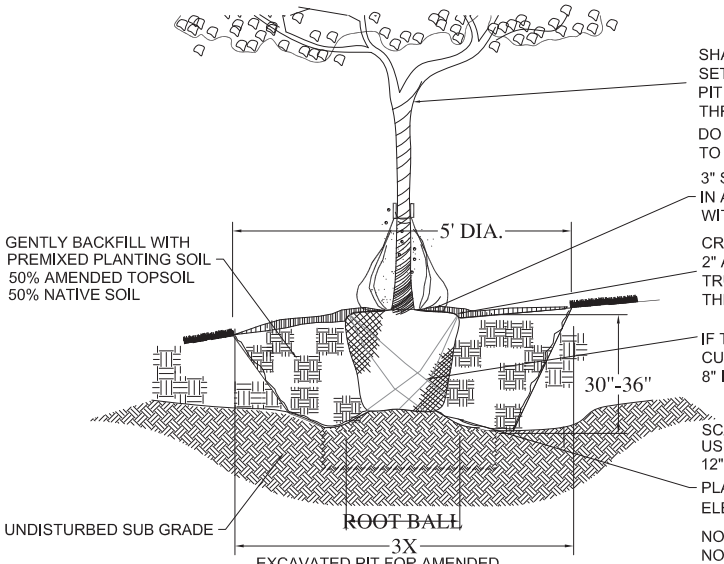


3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 SHADE TREE PLANTING DETAIL
SCALE: N.T.S.

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224-269-4290

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN PLANTING DETAILS

KIDDIE ACADEMY
ST. CHARLES, ILLINOIS

ISSUED FOR:	DATE:
Revised City Submittal	5-20-2021
City Submittal	3-5-2021

PRINCIPAL:

PROJECT NUMBER:	DESIGNED BY:
2021.06	LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 3-1-2021	PROJECT MANAGER: LD

SHEET NUMBER: **LP-2**

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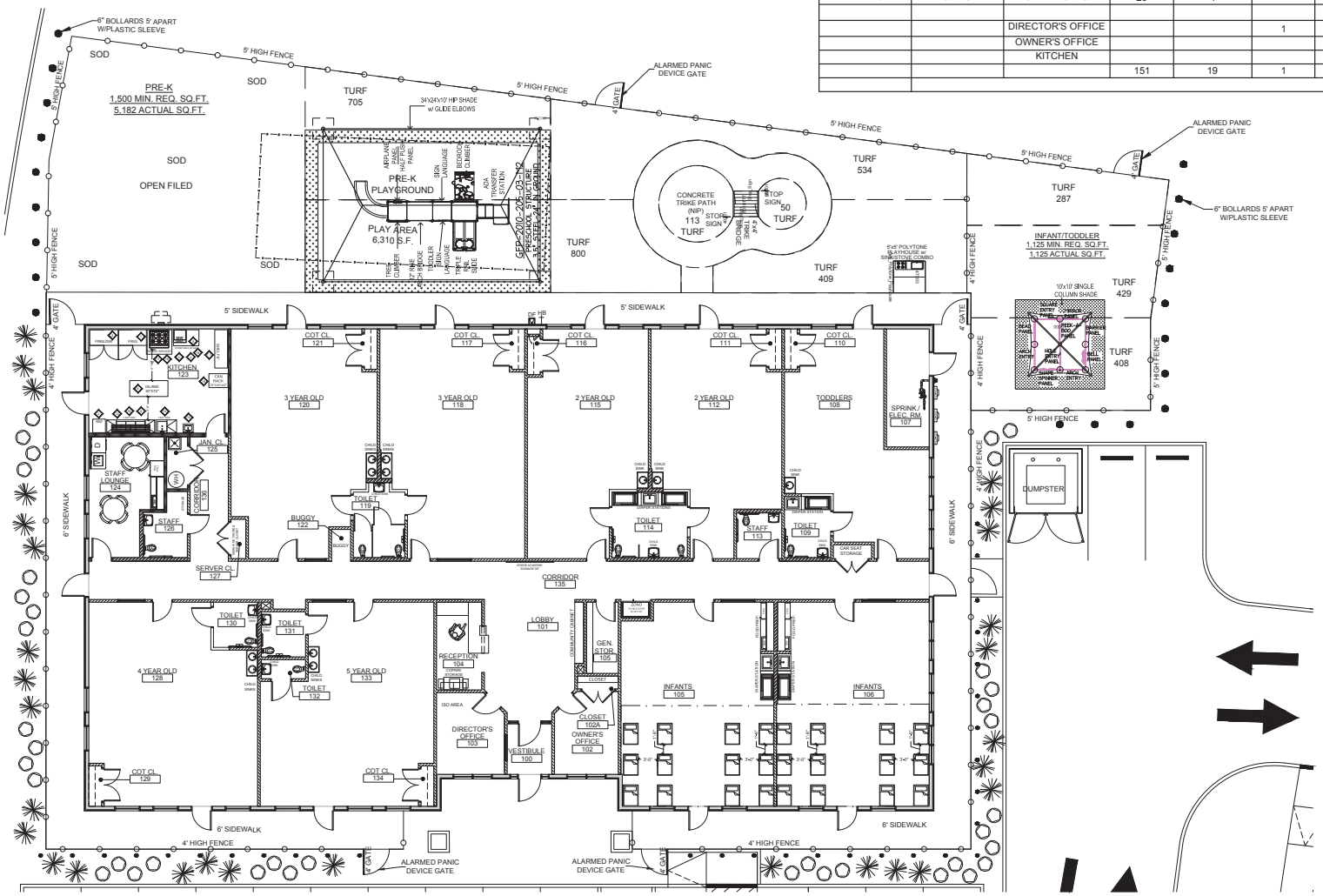
AREA #	USE	ROOM NAME	# CHILDREN	# TEACHERS	# ADMIN	# MISC. & STAFF	SQ.FT. REQ'D	SQ.FT. ACTUAL	SQ.FT. CHILD REQ'D
AREA 1	6W-14M	INFANTS	12	3					50
AREA 2	6W-14M	INFANTS	12	3					50
AREA 3	15M-23M	TODDLERS	15	2			525	530	35
AREA 4	2 YRS	2 YEAR OLDS	16	2			560	565	35
AREA 5	2 YRS	2 YEAR OLDS	16	2			560	565	35
AREA 6	3 YRS	3 YEAR OLDS	20	2			700	705	35
AREA 7	3 YRS	3 YEAR OLDS	20	2			700	705	35
AREA 8	4 YRS	4 YEAR OLDS	20	2			700	705	35
AREA 9	5 YRS	5 YEAR OLDS	20	1			700	706	35
		DIRECTOR'S OFFICE			1				
		OWNER'S OFFICE							
		KITCHEN				1			
			151	19	1	1			



1 SCHEMATIC FLOOR PLAN
SCALE: 1/8"=1'-0"

H:\DRAWINGS\KIDDIE ACADEMY\ILLINOIS\KAIL20-173 - KIDDIE ACADEMY ST. CHARLES IL\SD\KAIL20-173-SA-2.1 SCHEMATIC FLOOR PLAN.DWG JBOYER PLOTTED: 3/4/2021 5:40 PM

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LIVINGSTON, NEW JERSEY 07039
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ISSUE

NO.	DATE	DESCRIPTION	INT.

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Project:
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WOODMONT PROPERTIES
PINE RIDGE PARK SUBDIVISION
ST. CHARLES, IL 60174

Project Number:	Scale:
KAIL20-173	AS NOTED
Drawn By: JDB	Approved By: JLE

Drawing Name:
SCHEMATIC FLOOR PLAN

Drawing Number:
SA-2.1

Initial Date: **03/04/21**

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA
IL LIC 001.017494 EXP. 11/30/22

ZONING DESIGN STANDARDS - COMPLIANCE NOTES

APPLICABLE STANDARDS:
ST. CHARLES MUNICIPAL CODE (TITLE 17)
CITY OF ST. CHARLES ORDINANCE NO. 2006-Z-4 (PINE RIDGE PARK / REGENCY ESTATES PUD)

ZONING DISTRICT: BC COMMUNITY BUSINESS DISTRICT

SECTION 17.14.030 "BULK REGULATIONS"

MAX. GROSS FLOOR AREA:	75,000 SQ. FT.	PROPOSED:	10,011 SQ. FT.
MAX. BUILDING HEIGHT:	40 FT.	PROPOSED:	32 FT.

SECTION 17.06.030 "STANDARDS & GUIDELINES"

A. ARTICULATION OF BUILDING FACADES
STANDARDS

1. BUILDING FACADES OVER 100 FT. IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF THREE (3) FEET IN DEPTH, EXTENDING OVER TWENTY PERCENT (20%) OF THE FACADE.
PER SECTION 17.30 "DEFINITIONS":
FACADE: "ANY WALL OF A BUILDING WHICH FACES, OR IS VISIBLE FROM, A PUBLIC STREET OR RESIDENTIAL DISTRICT."

"FACADES" PER ABOVE: EAST = 133'-2" (REQUIRES ARTICULATION)
NORTH = 76'-3"

REQUIRED RECESS: 3'-0" DEEP, 26'-8" WIDE (20% OF 133'-2")
PROPOSED: EAST FACADE RECESS = 5'-0" DEEP, 27'-8" WIDE

2. ARCHITECTURAL FEATURES SUCH AS ARCADES, ARBORS, WINDOWS, DOORS, ENTRYWAYS, OR AWNINGS SHALL COMPRISE AT LEAST FIFTY PERCENT (50%) OF THE FACADE.

APPLICABLE TO: EAST, NORTH ELEVATIONS

PROPOSED:	EAST:	DOORS / WINDOWS =	60'-2"	
		ENTRY TOWER =	33'-6"	
		TOTAL =	86'-10"	
		REQUIRED =	66'-7" SQ. FT.	(133'-2" / 2)
	NORTH:	DOORS / WINDOWS =	38'-6"	
		REQUIRED =	38'-2"	(76'-3" / 2)

3. ALL FACADES THAT FACE THE STREET SHALL HAVE AT LEAST TWO (2) OF THE FOLLOWING ARCHITECTURAL FEATURES TO AVOID THE APPEARANCE OF BLANK WALLS:
i. CHANGE OF WALL PLANE OF AT LEAST TWO (2) FEET.
ii. CHANGE IN WALL TEXTURE OR MASONRY PATTERNS.
iii. TRANSPARENT WINDOWS
iv. COLUMNS OR PILASTERS PROJECTING SIX (6) INCHES OR MORE FROM THE WALL

APPLICABLE TO: EAST, NORTH
PROPOSED: EAST: ITEMS i, ii, iii, AND iv
NORTH: ITEMS ii AND iii

GUIDELINES
1. PROTECTION FROM WEATHER SUCH AS OVERHANGS, AWNINGS, CANOPIES, ETC.
PROPOSED: 13'-6" DEEP x 27'-8" WIDE COVERED AREA AT MAIN ENTRANCE

2. FEATURES TO ADD IDENTITY AND ARCHITECTURAL INTEREST SUCH AS PROJECTING CORNICES, MEDALLIONS, LIGHTING FIXTURES, ARTWORK, BELT COURSES OF A DIFFERENT COLOR OR TEXTURE, PILASTERS, ETC.
PROPOSED: BUILT-UP CORNICE, DECORATIVE LIGHTING, TRIM BAND AT MATERIAL TRANSITION, STONE PILASTERS, DECORATIVE WINDOW / DOOR TRIM

3. PREDOMINANT FACADE COLORS SHOULD BE SUBTLE, NEUTRAL, OR EARTH-TONES.
PROPOSED: SUBTLE, GREY-TONE COLOR SCHEME WITH WHITE TRIM. LIMITED USE OF RED AND BLACK IN TENANT SIGNAGE.

B. WINDOWS AND TRANSPARENCY
NOTE: THIS SECTION SPECIFICALLY APPLIES TO RETAIL BUILDINGS AND TENANT SPACES, AND THEREFORE DOES NOT APPLY TO THE PROPOSED SCOPE OF WORK.

C. BUILDING ENTRANCES AND PEDESTRIAN WALKWAYS
STANDARDS

1. BUILDINGS THAT FACE MULTIPLE STREETS SHALL HAVE AT LEAST ONE (1) PUBLIC ENTRANCE ON THE PRIMARY STREET FRONTAGE.
PROPOSED: PUBLIC ENTRANCE PROVIDED ON PRIMARY EAST FACADE.

2. ALL PUBLIC ENTRANCES SHALL BE ARTICULATED FROM THE BUILDING MASS.
PROPOSED: PUBLIC ENTRANCE RECESS AND TOWER ELEMENT.

GUIDELINES

1. FACADES WHICH ABUT PARKING AREAS AND CONTAIN A PUBLIC ENTRANCE SHOULD PROVIDE PEDESTRIAN WALKWAYS (MIN. 4'-0" WIDE) AND FOUNDATION LANDSCAPE AREAS PARALLEL TO THE FOUNDATION (MIN. 8'-0" WIDE)
PROPOSED: ALL PERIMETER SIDEWALKS ARE 5'-0" TO 6'-0" WIDE MINIMUM. LANDSCAPING BEDS WILL BE PROVIDED BETWEEN EXTERIOR DOORS ON THE EAST FACADE.

2. PEDESTRIAN ROUTES TO BUILDING ENTRANCES SHOULD BE MARKED WITH PAVERS, STRIPING, OR DELINEATED BY THE DESIGN AND LOCATION OF LANDSCAPE FEATURES.
PROPOSED: PEDESTRIAN PATHS WILL BE DELINEATED WITH STRIPING AND/OR LANDSCAPING.

D. ROOF DESIGN
STANDARDS

1. HVAC EQUIPMENT SHALL BE SCREENED.
PROPOSED: PARAPET WALL IS OF SUFFICIENT HEIGHT TO SCREEN HVAC AND OTHER ROOFTOP EQUIPMENT FROM A STANDARD PEDESTRIAN VIEW ANGLE.

GUIDELINES

1. ROOF LINES SHOULD BE VARIED WITH A CHANGE IN HEIGHT OR FOCAL FEATURE.
PROPOSED: MAIN ENTRANCE TOWER ELEMENT

2. PARAPETS SHOULD INCORPORATE THREE-DIMENSIONAL CORNICES.
PROPOSED: BUILT-UP CORNICE ALONG ENTIRE PARAPET

3. MANSARD ROOFS ARE DISCOURAGED.
PROPOSED: FLAT ROOF WITH HIP ROOF AT MAIN ENTRY TOWER ELEMENT.

4. "GREEN ROOF" DESIGNS ARE ENCOURAGED.
PROPOSED: A GREEN ROOF DESIGN IS IMPRACTICAL FOR THE PROPOSED USE AND BUILDING TYPE.

5. PIPE STACKS AND SIMILAR APPURTENANCES SHALL BE CONCEALED AS MUCH AS POSSIBLE BY LOCATION AND COLORING.
PROPOSED: ALL SUCH EQUIPMENT WILL BE LOCATED AND FINISHED TO MINIMIZE VISUAL IMPACT.

6. PRIMARY COLORS, HIGH-INTENSITY COLORS, METALLIC OR FLOURESCENT COLORS SHOULD NOT BE USED AS PREDOMINANT ROOF COLORS.
PROPOSED: WHITE TPO AT THE FLAT ROOF AREA WILL NOT BE PUBLICLY VISIBLE. ROOF SHINGLES TO BE MEDIUM GREY.

E. BUILDING MATERIALS

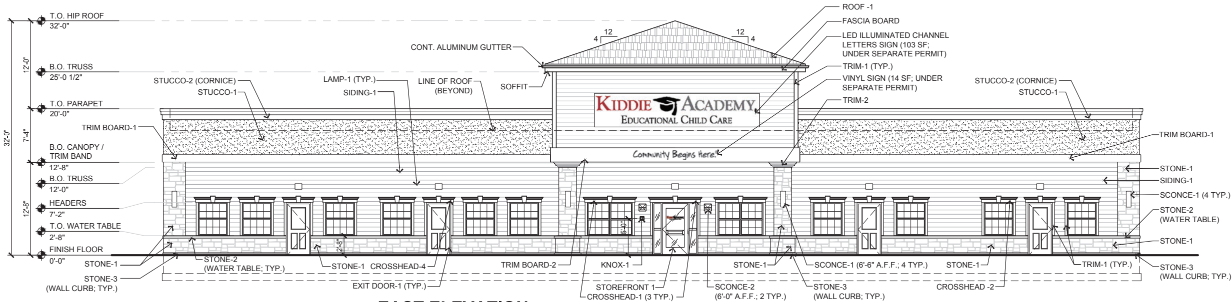
MATERIALS PROPOSED:
i. NATURAL OR ARCHITECTURAL CAST STONE
ii. STUCCO (13'-9"± ABOVE GRADE)
iii. FIBER-CEMENT SIDING
iv. FIBER-CEMENT AND LIMITED VINYL TRIM

EXTERIOR FINISHES ARE CONSISTENT ON ALL FOUR BUILDING ELEVATIONS.

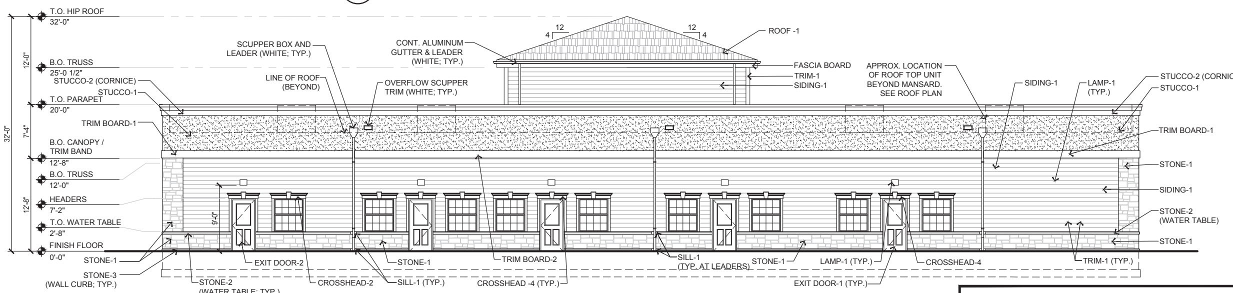
ORDINANCE NO. 2006-Z-4, EXHIBIT IV-A, PAGE 11, SUBSECTION I

REFUSE ENCLOSURES SHOULD BE MADE OF THE SAME BUILDING MATERIALS AS THE BUILDING THEY ARE TO SERVE, AND SHOULD BE GATED.

PROPOSED: TRASH ENCLOSURE WILL COMPLY.



1 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
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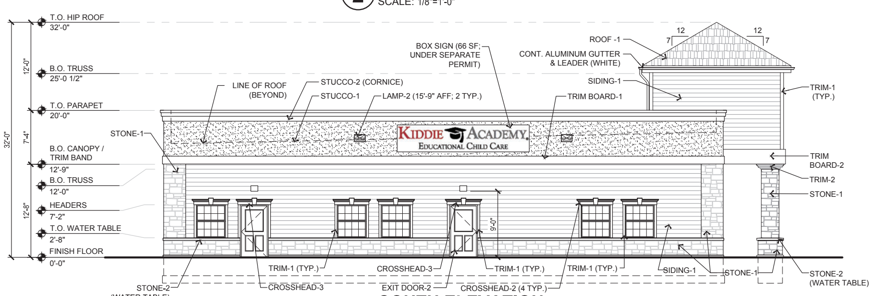
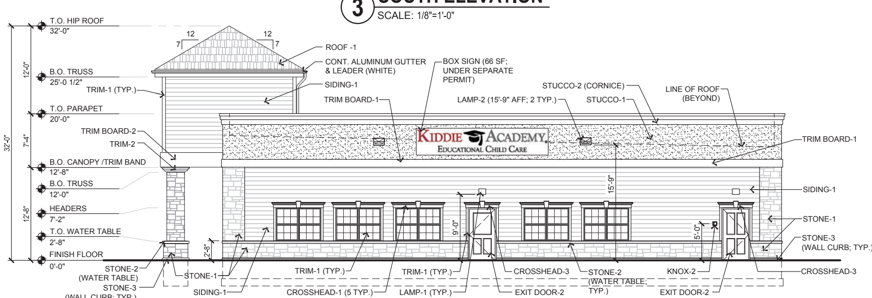


3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

SIGNAGE CALCULATIONS

CITY OF ST. CHARLES ORDINANCE NO. 2006-Z-4
(PINE RIDGE PARK / REGENCY ESTATES PUD)

EAST ELEVATION
1.5 SQ. FT. PER 1 FT. OF FRONTAGE
1.5 x 133'-2" = 199.75 SQ. FT.
PROPOSED = 117 SQ. FT.

NORTH ELEVATION
1.5 SQ. FT. PER 1 FT. OF FRONTAGE
1.5 x 76'-3" = 114.38 SQ. FT.
PROPOSED = 66 SQ. FT.

SOUTH ELEVATION
1.5 SQ. FT. PER 1 FT. OF FRONTAGE
1.5 x 76'-3" = 114.38 SQ. FT.
PROPOSED = 66 SQ. FT.

MONUMENT SIGN (ADJACENT TO WOODWARD DR.)
32 SQ. FT., DOUBLE-SIDED, MAXIMUM 8'-0" HIGH
PROPOSED: 3'-10 x 5'-8" SIGN PANEL = 21.7 SQ. FT.
DOUBLE-SIDED
MAX. HEIGHT = 6'-8"
STONE TO MATCH BUILDING

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	TYPE / SIZE	FINISH / COLOR
SIDING-1	JAMES HARDIE	HARDIE LAP SIDING	FINISH: SELECT CEDARMILL COLOR: COBBLESTONE
FASCIA BOARD	JAMES HARDIE	HARDIE TRIM BOARD (11.25" W - 5/4")	FINISH: SMOOTH COLOR: ARCTIC WHITE
TRIM BOARD-1	JAMES HARDIE	HARDIE TRIM BOARD (11.25" W - 5/4")	FINISH: SMOOTH COLOR: ARCTIC WHITE
TRIM BOARD-2	AZEK SHEET	AZEK SHEET (24" WIDE X 1" THICK)	FINISH: SMOOTH COLOR: MATCH ARCTIC WHITE
TRIM-1 (TYP.)	JAMES HARDIE	HARDIE TRIM BOARD (3.5" W - 5/4")	FINISH: SMOOTH COLOR: ARCTIC WHITE
TRIM-2	FYPON	CROWN (9.5"X9") (MLD535-16)	FINISH: SMOOTH COLOR : WHITE
SOFFIT (TYP.)	JAMES HARDIE	HARDIE SOFFIT (VENTED)	FINISH: SMOOTH COLOR: ARCTIC WHITE
STUCCO-1	-	SAND / FLOAT FINISH	COLOR: MATCH DRYVIT "OYSTER SHELL" (456)
STUCCO-2	-	SAND / FLOAT FINISH	COLOR: MATCH DRYVIT "SUPER WHITE" (101)
CROSSHEAD-1 (AT STOREFRONT-1 & LARGE WINDOWS)	FYPON	WIDTH 82", HEIGHT: 9" PRODUCT: WCH82X9K W/ INTEGRAL KEYSTONE	FINISH: SMOOTH COLOR : WHITE
CROSSHEAD-2 (AT TYP. WINDOWS)	FYPON	WIDTH 56", HEIGHT: 9" PRODUCT: WCH56X9K W/ INTEGRAL KEYSTONE	FINISH: SMOOTH COLOR : WHITE
CROSSHEAD-3 (AT EXIT DOOR-2)	FYPON	WIDTH 54", HEIGHT: 9" PRODUCT: WCH54X9K W/ INTEGRAL KEYSTONE	FINISH: SMOOTH COLOR : WHITE
CROSSHEAD-4 (AT EXIT DOOR-1)	FYPON	WIDTH 48", HEIGHT: 9" PRODUCT: WCH48X9K W/ INTEGRAL KEYSTONE	FINISH: SMOOTH COLOR : WHITE
STONE-1	SALADO QUARRY	SONOMA THIN STONE	COLOR: CHARCOAL
STONE-2	MODERN PRECAST	WATER TABLE 3 1/2"H X 3 1/2"W W/ CHAMFER EDGE	COLOR: NATURAL GRAY
STONE-3	MODERN PRECAST	WALL CURB 3 1/2"H X 2 1/2"W W/ CHAMFER EDGE	COLOR: NATURAL GRAY
SILL-1 (AT LEADERS)	MODERN PRECAST	CUSTOM SILL 3 1/2 "H x 9 7/8 "W	COLOR: NATURAL GRAY
STOREFRONT-1	KAWNEER	TRIFAB 350 / 451T	COLOR: BONE WHITE
EXIT DOOR-1	-	3'-0"x7'-0"; PER DOOR SCHEDULE	COLOR: WHITE
EXIT DOOR-2	-	3'-6"x7'-0"; PER DOOR SCHEDULE	COLOR: WHITE
WINDOW	SIMONTON	CLEAR, TEMPERED GLAZING	COLOR: WHITE
ROOF-1	GAF - TIMBERLINE	ULTRA HD SHINGLES	COLOR: PEWTER GRAY 30 YEAR WARRANTY
SCONCE-1		REF. LIGHTING SCHEDULE	COLOR: BLACK
SCONCE-2		REF. LIGHTING SCHEDULE	COLOR: BLACK
LAMP-1		REF. LIGHTING SCHEDULE	COLOR: BLACK
LAMP-2		REF. LIGHTING SCHEDULE	COLOR: BLACK
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	SEE NOTE 1
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	SEE NOTE 1

1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. ALL GLASS SHALL BE CLEAR, TEMPERED SAFETY GLAZING. REF. DOOR AND WINDOW SCHEDULES.

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ISSUE			
NO.	DATE	DESCRIPTION	INT.

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ST. CHARLES, IL 60174

Project Number:	Scale:
KAIL20-173	AS NOTED
Drawn By:	Approved By:
JDB	JLE

Drawing Name:
CONCEPT ELEVATIONS

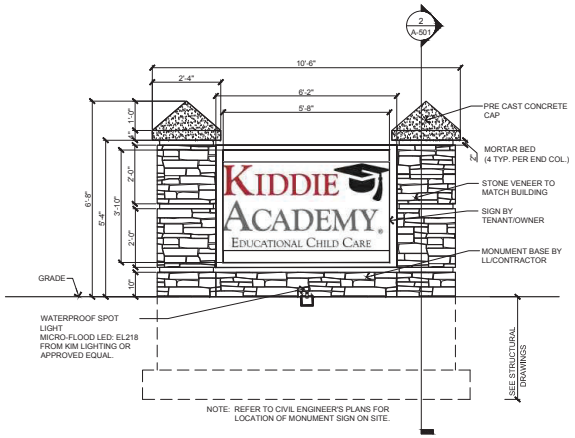
Drawing Number:
SA-2.2

Initial Date: **03/03/21**

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA
IL LIC 001.017694 EXP. 11/30/22

H:\DRAWINGS\KIDDIE ACADEMY\ILLINOIS\KAIL20-173 - KIDDIE ACADEMY ST. CHARLES IL\SD\KAIL20-173-SA-2.2 SCHEMATIC ELEVATIONS.DWG JBOYER PLOTTED: 3/3/2021 5:38 PM



1 MONUMENT SIGN
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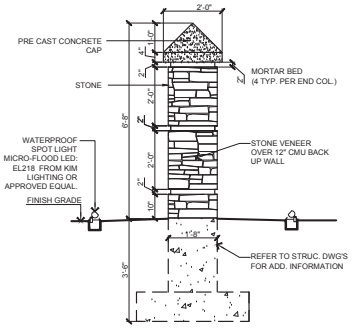

2 SIDE ELEVATION
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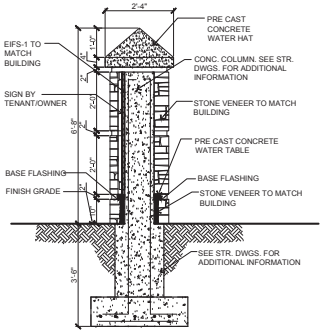

3 SECTION DETAIL
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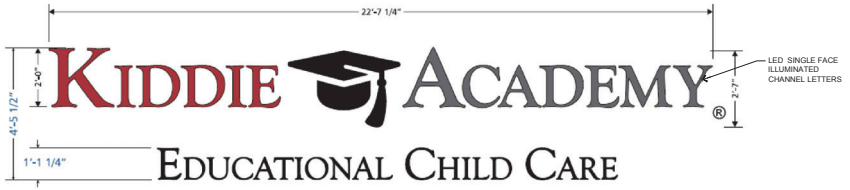
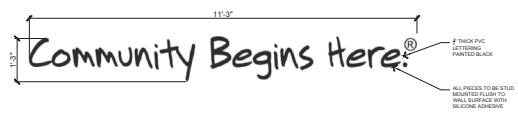


4 SIGN LOCATED ON BUILDING FRONT ELEVATION
scale: NOT TO SCALE

5 SIGN LOCATED ON BUILDING NORTH & SOUTH ELEVATIONS
scale: NOT TO SCALE



6 SIGN LOCATED ON BUILDING FRONT ELEVATION
scale: NOT TO SCALE

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Project Number:	Scale:
KAIL20-173	AS NOTED
Drawn By: JDB	Approved By: JLE

Drawing Name:
SIGNAGE DETAILS

Drawing Number:
SA-2.3

Initial Date: **03/03/21**

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA
IL LIC 001.017494 EXP. 11/30/22

H:\DRAWINGS\KIDDIE ACADEMY\ILLINOIS\KAIL20-173 - KIDDIE ACADEMY ST. CHARLES IL\SD\KAIL20-173-SA-2.3 SIGNAGE DETAILS.DWG JBOYER PLOTTED: 3/3/2021 5:09 PM

TIMBERLINE HD SHINGLES - PEWTER GRAY

JAMES HARDIE SIDING - COBBLESTONE

1 **PARTIAL PROPOSED EAST ELEVATION**
SCALE: 1/4"=1'-0"

STUCCO-1 - WHITE

STUCCO-2 - OYSTER SHELL

SALADO QUARRY - SONOMA CHARCOAL

Jarmel Kizel
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ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

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Project:
KIDDIE ACADEMY
WOODMONT PROPERTIES
PINE RIDGE PARK SUBDIVISION
ST. CHARLES, IL 60174

Project Number:	Scale:
KAIL20-173	AS NOTED
Drawn By:	Approved By:
JDB	JLE

Drawing Name:
FINISH BOARD

Drawing Number:
SA-2.4

Initial Date: **03/03/21**

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA
N.JC 000.307484 ISR 11/2022

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EXHIBIT "IV-A"

Development Standards and Design Criteria - Pine Ridge Park

A. The provisions of Chapter 17.24 "B3 Service Business District" shall apply to Pine Ridge Park except that the following provisions for permitted and special uses, floor area ratio, maximum building height, minimum yards and setbacks, sign regulations, landscaping requirements, and architectural standards shall apply in lieu of any conflicting provisions of Chapter 17.24:

1. Permitted and Special Uses

(a) Permitted Uses

- ☐ Amusement establishments, including bowling alleys, pool halls, gymnasiums, swimming pools and skating rinks
- ☐ Amusement game device arcade provided the arcade meets all the standards and requirements specified for such arcades in the St. Charles Zoning Ordinance
- ☐ Antique shops
- ☐ Apparel shops
- ☐ Art and school supply stores
- ☐ Art galleries
- ☐ Auction rooms
- ☐ Automobile accessory stores
- ☐ Automotive vehicle and automotive equipment sales;
- ☐ Bakeries, where not more than fifty percent of the floor access is devoted to processing, and not employing more than eight persons
- ☐ Banks and financial institutions with or without drive-in lanes
- ☐ Barbershops
- ☐ Beauty parlors
- ☐ Bicycle sales, rental and repair
- ☐ Blueprinting and photocopying establishments
- ☐ Book/stationery/greeting card stores
- ☐ Building material sales, with accessory outside storage, provided outside storage does not exceed sixteen feet in height;
- ☐ Contractors' and construction offices
- ☐ Camera and photographic supply stores
- ☐ Candy and ice cream stores
- ☐ Carpet and rug stores
- ☐ Caskets and casket supplies
- ☐ Catering establishments
- ☐ China and glassware stores
- ☐ Churches

- ☐ Clothing establishments
- ☐ Clubs and lodges, private, fraternal, or religious
- ☐ Coffee shop
- ☐ Coin and philatelic stores
- ☐ Computer sales and service
- ☐ Convenience stores
- ☐ Currency exchanges
- ☐ Custom dressmaking
- ☐ Department stores
- ☐ Drive-in establishments and facilities
- ☐ Drug stores
- ☐ Dry-cleaning and laundry
- ☐ Electronics and household appliance stores
- ☐ Employment agencies
- ☐ Exterminating shops
- ☐ Feed stores
- ☐ Fire stations
- ☐ Flower shops and greenhouses
- ☐ Food stores - including grocery stores, meat markets, bakeries, and delicatessens (retail only)
- ☐ Frozen food shops, including locker rental in conjunction therewith
- ☐ Fuel and ice sales, retail only
- ☐ Furniture stores, including upholstery when conducted as part of the retail operation and secondary to the principal use
- ☐ Furrier shops, including incidental storage and conditioning of furs
- ☐ Garden supply and seed stores
- ☐ Gift shops
- ☐ Haberdasheries
- ☐ Hardware stores
- ☐ Hobby shops
- ☐ Interior decorating shops, including upholstery and making of draperies, slipcovers, or other similar articles when conducted as part of the retail operations and secondary to the principal use
- ☐ Jewelry stores, including watch repair
- ☐ Job printing shops, using presses having beds of not more than fourteen inches and twenty inches
- ☐ Landscape contractors
- ☐ Laundromats
- ☐ Leather goods and luggage store
- ☐ Libraries
- ☐ Libraries, branch
- ☐ Liquor stores, retail sales
- ☐ Loan offices
- ☐ Machinery and equipment sales, but not including service, repair,

or reconditioning and storage of all machinery shall be within enclosed buildings

- ☐ Mail order houses
- ☐ Meat markets, including the sale of meat and meat products to restaurants, motels, clubs and other similar establishments when conducted as part of the retail business on the premises
- ☐ Medical and dental clinics
- ☐ Meeting halls
- ☐ Millinery shops
- ☐ Monument sales
- ☐ Motels
- ☐ Museums
- ☐ Musical instrument sales and repair
- ☐ Newspaper offices, but not including printing
- ☐ Nurseries
- ☐ Nursery schools and day care centers
- ☐ Office supply stores
- ☐ Offices, business, professional and public
- ☐ Opticians and optometrists
- ☐ Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles
- ☐ Parking lots and storage garages (automobile)
- ☐ Paint and wallpaper stores
- ☐ Pet shops
- ☐ Physical fitness, gymnasiums and reducing salons
- ☐ Photocopying and photography studios
- ☐ Picture framing, when conducted on the premises for retail trade
- ☐ Plumbing showrooms and shops
- ☐ Police stations
- ☐ Post office
- ☐ Radio and television service and repair shops
- ☐ Recording studios
- ☐ Recreational buildings, community centers, and meeting halls
- ☐ Restaurants with or without drive-in lanes
- ☐ Schools, commercial or trade, not involving any danger of fire, explosion, nor of offensive noise, vibration, smoke, dust, odor, glare, heat, or other objectionable influences
- ☐ Schools, music, dance or business
- ☐ Secondhand stores and rummage shops
- ☐ Sewing machine sales and service, household machines only
- ☐ Shoe and hat repair stores
- ☐ Sporting goods stores
- ☐ Tailor shops
- ☐ Taxidermists

- ☐ Telegraph offices
- ☐ Telephone exchanges and telephone transmission equipment buildings and electric distribution centers
- ☐ Temporary buildings for construction purposes for a period not to exceed the duration of such construction
- ☐ Tobacco shops, retail sales
- ☐ Toy shops
- ☐ Travel bureaus and transportation ticket offices
- ☐ Typewriter and adding machine sales and service establishments
- ☐ Undertaking establishments and funeral parlors
- ☐ Variety stores
- ☐ Vehicle service facilities
- ☐ Veterinary clinics
- ☐ Video and audio tape and supply stores
- ☐ Accessory uses to the permitted uses listed above in this section
- ☐ Other accessory uses: Communication antennas

(b) Special Uses

- ☐ Outdoor dining
- ☐ Outdoor entertainment
- ☐ Outdoor sales areas

2. Floor Area Ratio (FAR): The Maximum Building Coverage shall be 0.40.

3. Building Height: The maximum building height shall be 3 stories or 40 feet, not including screening devices for roof top mechanical equipment, whichever is greater.

4. Minimum Yards and Setbacks:

(a) Minimum building and parking setback along West Main Street: 50 feet

(b) Minimum building setback along collector and arterial streets (other than Main Street): 40 feet

(c) Minimum parking setback along collector and arterial streets (other than Main Street): 20 feet

(d) Minimum interior side and rear yard for parking along the easterly and northerly property lines of Pine Ridge Park: 5 feet

5. Signs

(a) Freestanding Signs

(i) Number and Size:

(aa) Adjacent to Main Street:

- One double-faced 200 sq. ft. sign at the full access on Main Street;
- One double-faced 100 sq. ft. sign at the right-in-right-out on Main Street;
- Five monument signs (one for each outlot, fronting Main Street) – 32 sq. ft. size, with maximum height not to exceed 8 feet above grade.

(bb) Adjacent to Woodward Drive: One double-faced freestanding monument sign is permitted for each lot – 32 sq. ft. in size with a maximum height of 8 ft. above grade.

(ii) Setback: All freestanding signs shall be setback from the nearest right-of-way a minimum of ten (10) feet.

(iii) Exterior Materials and Design: The base, framing, and display area of a freestanding monument sign shall be architecturally compatible with the materials, colors and design of the building to which it is accessory. There shall be no restriction on the color or any lettering, logos, or other advertising on the sign.

(b) Other Provisions

(i) Other signs including wall signs and awnings are permitted. The surface area of a sign or signs attached to a wall shall not exceed one and one half square feet for each linear foot of frontage of the wall on which the sign or signs are located. Lettering on awnings or canopies shall not exceed one square foot for each linear foot of frontage of the awning or canopy on which the lettering is located. In the case of a use which does not have any exterior wall frontage, the surface area of such sign shall not exceed one and one half (1.5%) percent of the floor area occupied by such use.

(ii) There shall be no flashing lights or moving parts on any sign within the Commercial Parcel.

(iii) Use of awning signage is encouraged to compliment and

harmonize with the building design, materials and colors.

(iv) Temporary Signs shall comply with the provisions of Section 17.02.150 C. of the St. Charles Zoning Code, except as modified by the provisions of Exhibit "V" to this Ordinance.

6. Landscape Standards: Landscaping shall comply with the provisions of the St. Charles Zoning ordinance and with the following additional requirements:

(a) General Provisions

(i) The preservation of existing trees and other vegetation shall be considered in the landscape design. Grading and other site improvements shall be designed so as to preserve existing trees whenever practical, while allowing permitted development, in accordance with the provisions of Chapter 8.30 of the St. Charles Municipal Code, "Tree Preservation on Private Property".

(ii) Landscape design shall provide for appropriate proportion, balance, unity, variety of species, and variety of color and texture evident throughout the four seasons.

(iii) Landscaping materials native to the region shall be used whenever feasible.

(iv) Landscaping shall be designed to complement the massing of buildings, screen parking and service areas, and to provide visual relief.

(v) Landscaping shall be designed so as to reduce the intrusion of headlights and other glare.

(vi) Landscaping shall be designed with attention to the long-term maintenance of the plant materials. Irrigation systems shall be installed when necessary to ensure long-term maintenance.

(vii) Earth mounds and berming are encouraged, where appropriate. Berms should be no steeper than a 1 to 3 proportion.

(b) Parking Lot and Vehicle Use Area Internal Planting

(i) Landscape islands shall be provided so that not more than 20 consecutive parking spaces adjoin each other.

(ii) The minimum size of landscape islands shall be 9 feet in width and 18 feet in length, and should be graded to provide a crown of approximately 6-12 inches.

(c) Building Foundation Landscaping

(i) Foundation plantings may be formal and uniform, or uneven and naturalistic. Foundation plantings should respond to the materials and form of a building.

(ii) Consideration of the mature size of plants is important in the design of foundation plantings. In particular, the relationship of the plant's mature size to the placement and size of windows, architectural features and the height of the building is important.

(iii) Foundation plantings for retail buildings should be installed where reasonably practicable across the front facade and along the building at the corner side yards, excepting entrance walks and drives, drive-in facilities and approaches, pedestrian areas and other such features and amenities which are not conducive to foundation plantings.

(d) Landscaping Signage: Monument signs should have a landscape bed surrounding the base.

7. <u>Architectural Standards</u>

*A. **Articulation of Building Facades***

Intent: To reduce the apparent bulk of buildings and relate them to a human scale.

1. Building walls that are visually prominent as viewed from any public street, or from an internal circulation road that provides access to two or more buildings, should conform with the following standards:

   a. Walls that are over one-hundred (100) feet in length should incorporate offsets, projections or recesses a minimum of three (3) feet in depth, extending over twenty percent (20%) of the façade, as measured in square feet of wall area.

   b. Architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features should comprise at least fifty percent (50%) of visually prominent building walls, as measured in square feet of wall area.

2. All building walls that face the street should have at least two (2) of the following architectural features to avoid the appearance of blank walls facing the street:

i. change in wall plane of at least two (2) feet,

ii. change in wall texture or masonry patterns,

iii. transparent windows,

iv. columns or pilasters.

3. Building entryways should offer protection from weather such as overhangs, awnings, canopies, etc.

4. Building design should include features to add identity and architectural interest such as projecting cornices, medallions, lighting fixtures, art work, belt courses of a different color or texture, pilasters, etc.

5. Predominant façade colors should be subtle, neutral or earth-tones. Primary colors, high-intensity colors, metallic or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors (as detailed in Section G. Colors, below).

B. Windows and Transparency

Intent: Allow people outside commercial buildings to see activity within, and allow people inside to see activity and weather conditions outside.

1. Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area should provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.

2. Development of the outlots should help define and enhance the character of the public street frontage by placing outlot buildings near the street with showcase windows and architectural features oriented toward the street as well as to the interior parking lot.

C. Building Entrances and Pedestrian Walkways

Intent: People should be able to tell where building entrances are located, and walking into the building should be a pleasant experience.

1. Buildings should have a public entrance on a façade that faces a public street or private drive that provides primary access.

2. All public entrances should be articulated from the building mass. Examples of such

articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

3. Facades which abut parking areas and contain a public entrance should provide pedestrian walkways and foundation landscape areas parallel to the foundation not less than six (6) feet in width. Sidewalks in this area should have a minimum width of six (6) feet.

4. Pedestrian routes to building entrances should be marked with pavers, striping, or delineated by the design and location of landscape features.

D. Roof Design

Intent: Roofs should be designed to add visual interest to the building, to conceal necessary service equipment, and to establish the building's identity.

1. Roof lines should either be varied with a change in height or the incorporation of a major focal point feature, such as a dormer, gable or projected wall feature, minimum of every one-hundred (100) linear feet in building length.

2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wood shingle, standing seam metal roof or better. The roof of any building may be flat.

3. Parapets should feature three-dimensional cornices or other shadow-creating detail elements along their tops.

4. Mansard roof designs are discouraged.

5. "Green roof" designs are encouraged.

6. Pipe stacks and similar appurtenances that are required by code and cannot reasonably be hidden should be concealed as much as possible by location and coloring.

E. Building Wall Materials

Intent: Buildings should be constructed of quality materials that reduce maintenance costs over the life of the building, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:

1. Approved Materials

   a. Brick

   b. Wood

   c. Native or architectural cast stone

d. Tinted and/or textured concrete masonry units

e. Cement based Stucco

f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited

2. Prohibited Materials

a. Smooth-faced, untinted concrete masonry units

b. Exterior Insulation Finish Systems

c. Vinyl

d. Plain tilt-up concrete panels

F. Screening of Mechanical Equipment

As viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet or with a structure comparable and compatible with the exterior building materials.

a) A raised parapet or other architectural feature that is an integral part(s) of the building may be required as screening for rooftop mechanical equipment or to soften rooftop views.

b) Screening for rooftop mechanical equipment shall incorporate similar architectural features of the building and/or be constructed of a material and color compatible with other elements of the building.

c) Incidental rooftop equipment deemed unnecessary to be screened by the Director of Community Development or a designee shall be of color to match the roof or the sky, whichever is more effective.

d) Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened form public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

Garish or bright accent colors (i.e., orange, bright yellow, or fluorescent colors) on any portion of the building such as trim, banding or patterns on walls, cloth or metal awnings, entryway features shall be minimized, but in no case shall such coloring exceed 10% of each wall area.

H. Compatibility within the Development

The buildings to be developed within the Pine Ridge Property shall be compatible and harmonious with each other in their exterior architectural design features. Compatibility of architectural design features may be achieved by similarity of some design elements, while allowing dissimilarity of others. Buildings shall be considered compatible if at least three of the following five design elements are similar, as determined by the City Council, when comparing any proposed building with the previously approved buildings:

a. Type of materials (brick, stone, wood, metal, etc.)

b. Colors and textures of exterior surfaces

c. Architectural scale (size and height of buildings, both actual and perceived)

d. Placement and rhythm of doors, windows, wall planes, visible wall joints, and visible roof elements.

I. Refuse enclosures

Refuse enclosures should be made of the same building materials as the building they are to serve, and should be gated.