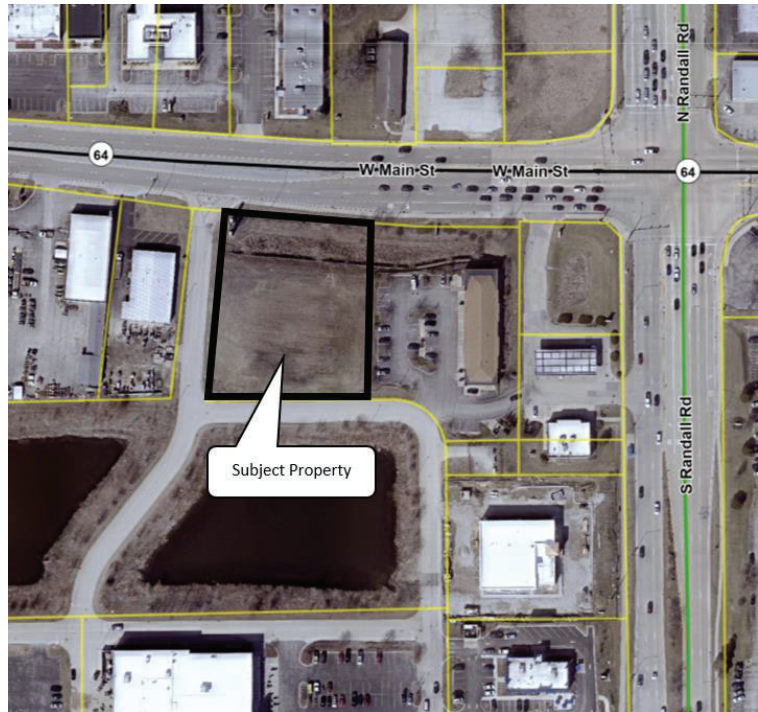




Applicant:	Luigi Randazzo, Keystone Planning and Design
Property Owner:	Thomas C. Zylstra Farms, LLC
Location:	Approx. 500ft. south of W. Main St. and Randall Rd. Intersection
Purpose:	Develop animal hospital on the property
Application:	PUD Preliminary Plan
Public Hearing:	Not required
Zoning:	BR Regional Business, Zylstra PUD
Current Land Use:	Vacant Lot
Comprehensive Plan:	Corridor/ Regional Commercial

River West Animal Hospital



Subject Property

Summary of Proposal: Luigi Randazzo has filed an application proposing to develop the subject property with an animal hospital called River West Animal Hospital. Details of the proposal are as follows:

- 6,000 SF single story building
- Sidewalk along Randall Rd. with an internal walk connecting to the building
- One access drive from internal private PUD road
- Modern style building composed primarily of brick veneer
- Landscaping along the perimeter of the site

Info / Procedure on Application: **PUD Preliminary Plan:**

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans.
- 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).

Suggested Action: Review the PUD Preliminary Plan.

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

Staff Contact: Rachel Hitzemann, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes Lot 1 in the Zylstra PUD. The lot fronts W. Main St. and is located just west of Firestone. The Zylstra PUD encompasses a total of 35 acres on the west side of S. Randall Rd. between W. Main St. and Oak St. The PUD was approved by City Council in 2005 under Ordinance 2005-Z-11, “An Ordinance Amending Ordinance 1990-Z-2 and Granting an Amended Special Use as a Planned Unit Development in the B-3 Service Business District (Zylstra PUD)”. The PUD ordinance incorporates development standards for architectural design, landscaping, bulk requirements, and signage.

Ordinance 2005-Z-11 also approved a PUD Preliminary for Zylstra Center, showing the intended layout of the lots, stormwater detention, utilities, and landscaping along the public streets and internal access drives, along with development plans for Fox River Harley-Davidson on Lot 7. The Final Plat of Subdivision for Zylstra Center was also approved in 2005, subdividing the property into 10 lots.

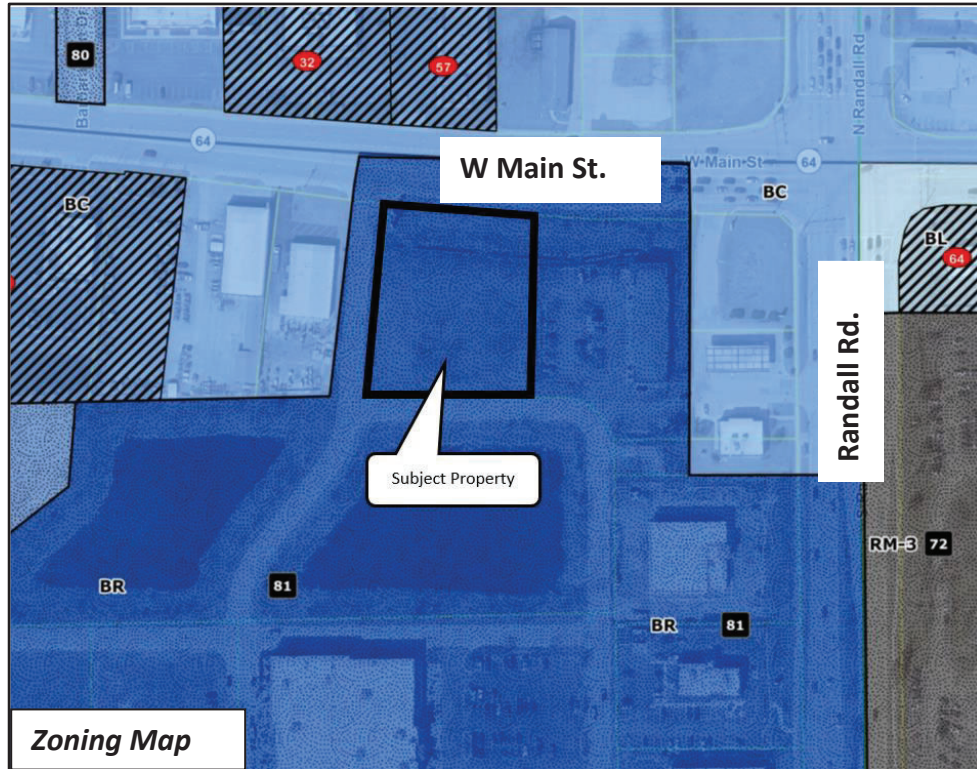
Per the PUD ordinance, a PUD Preliminary Plan for development of the remaining lots within Zylstra must be approved by the City. PUD Preliminary Plans have been approved for Costco, Firestone, Discount Tire, and Culvers. In 2013, the City approved the Final Plat of Zylstra Center First Re-Subdivision, which re-subdivided Lots 3 and 4 into three lots, which now contains Discount Tire (Lot 3), Culvers (Lot 2) and Belle Tire (Lot 1).

Upon development of the subject property, only Lot 9 of the original Zylstra Center subdivision will remain available for development. Lot 9 is located behind Harley-Davidson.

B. Zoning

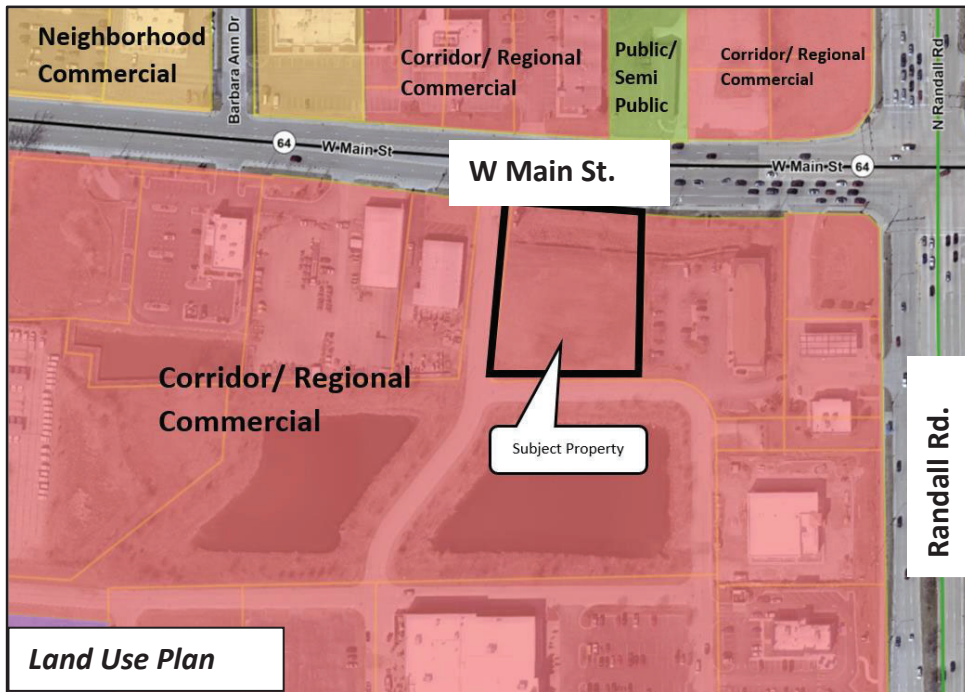
The subject property is zoned BR-Regional Business and is also located within the Zylstra Planned Unit Development (PUD).

	Zoning	Land Use
Subject Property	BR- Regional Business Zylstra PUD	Vacant Lot
North	BC- Community Business	Animal Hospital & Church
East	BC- Community Business	Rental Max
South	BR- Regional Business/ PUD	Fox River Harley- Davidson and detention pond
West	BR- Regional Business/ PUD	Firestone



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/ Regional Commercial”.



The Corridor/ Regional Commercial land use is described as follows:
Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a

customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/ regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

II. PLANNING ANALYSIS

Staff has analyzed the submitted PUD Preliminary Plan to determine the conformance with the standards of the Zoning and PUD ordinances. The plan was reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- PUD Ordinance 2005-Z-11
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs
- Ch. 17.14 Business and Mixed-Use District

A. Proposed Uses

The proposed use is a veterinary office/animal hospital. City Code defines Veterinary Office/ Animal Hospital as:

Any building, or portion thereof, designed or used for veterinary examination, observation and treatment of domestic animals, and may include euthanization of domestic animals. This use does not include Kennels or any keeping of animals out of doors, except that one animal at a time may be taken out of doors by one or more employees of the Veterinary Office/Animal Hospital; see also Kennels and Horse Stables, Private.

Veterinary Office/ Animal Hospital is permitted in both the BR Zoning District and the Zylstra PUD.

B. Bulk Standards

The table below compares the PUD Preliminary Plan with the bulk standards applicable to the Zylstra PUD and the BR District.

Category	Zoning Ordinance or PUD Standard	Proposed
Min. Lot Area	None	1.3 acres (existing lot)
Lot Width	None	206.24 ft. (existing lot)
Building Coverage	30%	10.6%
Building Height	46 ft.	26 ft.
Building Setbacks:		
<i>Front (Main St.)</i>	40 ft.	80.2 ft
<i>Interior side (west)</i>	20 ft.	84.74 ft
<i>Interior side (east)</i>	20 ft.	63.05 ft
<i>Interior rear (south)</i>	20 ft.	85.67 ft
Parking Setbacks:		
<i>Front (Main St..)</i>	25 ft.	75ft
<i>Interior side (west)</i>	10 ft.	10 ft
<i>Interior side (east)</i>	10 ft.	23 ft

<i>Interior rear (south)</i>	10 ft.	10 ft
Parking Requirement	4 per 1,000sf of GFA= 24 spaces	53 spaces
Parking Stall Size	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 18'
Drive-Aisle Width	24' (two-way)	24' (two-way)

Staff Comments:

- ✓ The PUD Preliminary Plan meets the bulk standards applicable to the BR District and Zylstra PUD

C. Landscaping

The table below compares the submitted plan with the applicable requirements of the Zylstra PUD and Ch. 17.26 “Landscaping and Screening”.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	10%	Standard Met
Public Street Frontage Landscaping	75% of street frontage 1 tree / 50 ft. of street frontage (Main St.- 4 trees)	62% (0 Trees)
Parking Lot Screening	50% of parking lot to height of 18-30”	Standard Met
Interior Parking Lot Landscaping	10% 1 tree per 10 parking spaces	Standard Met
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	25-75% of total building walls; 50% of walls facing a public street (Main St.) 8 ft. wide planting beds	Standard Met 5ft
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed	Standard Met
<i>Foundation Trees</i>	2 trees per 50 ft. of planting bed (6 trees required)	Standard Met
Monument Sign Landscaping	3 ft. around sign	Standard Met
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Standard Met

Staff Comments:

- ✓ Four trees along Main St. will need to be added. The addition of these trees should also result in the 75% street frontage requirement being met.
- ✓ Certain landscape beds along the building façade can be increased to 8ft to meet the 25% without shifting the rest of the site plan.
- ✓ The Zylstra PUD has an ownership association who is responsible for maintaining the common area detention basins. The detention pond on this lot is not in common ownership, so the applicant will be required to maintain the area unless they can prove otherwise.

D. Building Design

Renderings of the store have been provided with the PUD Preliminary Plan. The building is approximately 6,000 sf and 26ft tall. Brick is the predominant building material on all facades, which is consistent with other buildings located within the Zylstra PUD. Stone columns and accents are used to break up the appearance in the façade.

Staff Comments:

- ✓ The design elevations meet the Design Standards found in the Zylstra PUD and Chapter 17.06 of the Zoning Ordinance.

E. Signage

The table below compares the applicable standards of Ch. 17.28 “Signs” with the signage shown on the building elevations.

Category	Zoning Ordinance Standard	Proposed
Wall Signs	Unlimited 1.5 sf per linear foot of wall	2 wall signs
Freestanding Sign	Number: 1 per lot Area: 30 sf Height: 10 ft	Number: 1 per lot

Staff Comments:

- ✓ A sign plan was not provided as part of the PUD Preliminary Plan. However, it appears that the signs shown on the site plan and building elevations that were provided meet the Code Standards.
- ✓ A rendering of the monument sign was not provided for review, but will be required to meet the standards found in the PUD.

F. Site Access / Street Improvements

The site is accessed by one curb cut along the private drive located within the Zylstra PUD. No curb cuts are proposed along Main St. The proposed curb cut provides two-way access that meets the standards found in the City Code.

G. Lighting

A photometric plan was provided with the PUD Preliminary Plan. The site lighting meets the requirements found in Exhibit IX of the Zylstra PUD ordinance.

III. DEPARTMENTAL REVIEWS

City Staff has reviewed the PUD Preliminary Plan and has provided comments to the applicant. All of the comments from Engineering, Public Works and the Fire Department are technical in nature. The applicant will need to revise the plans in accordance with staff comments before approval by City Council.

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 4/12/2023
- Preliminary Plans
- Ord. 2005-Z-11 Excerpts

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>RIVER WEST ANIMAL HOSPITAL</u>
Project Number:	<u>2023 -PR- 004</u>
Cityview Project Number:	<u>PLPUD202300104</u>

Received Date
RECEIVED
APR 12 2023
 City of St. Charles
 Community Development

- *File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.*

1. Property Information:	Location: 2377 W Main Street	
	Parcel Number (s): 09-32-230-001	
	Proposed PUD Name: Existing Zylstra PUD	
2. Applicant Information:	Name: Luigi Randazzo	Phone: 847-529-3531
	Address: 418 Clinton Place, River Forest, IL 60305	Email: luigi@keystoneplanningdesign.com
3. Record Owner Information:	Name: Thomas Zylstra Farms LLC	Phone:
	Address:	Email:

4. Identify the Type of Application:

- New proposed Planned Unit Development (PUD) – *Special Use Application to be filed concurrently*
- Existing Planned Unit Development (PUD)
 - PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

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

5. Required Attachments:

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.

Submit 1 copy of each required item, unless otherwise noted.

- APPLICATION FEE:** \$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 subject property:

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:** a) A current title policy report; or
b) A deed and a current title search

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.

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- CONSTRUCTION SCHEDULE:** Indicate the following:
 - 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 of Subdivision and through supporting material.
 - Approximate dates for beginning and completion of each phase.
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

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: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

- PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).
- PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- 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

ARCHITECTURAL PLANS: Architectural plans and data for all principal buildings with 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: When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans". This information may be included as part of the Landscape Plan set.

LANDSCAPE PLAN: Landscape Plan showing the following information:

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

SKETCH PLAN FOR LATER PHASES OF PUD: For phased PUDs only, submit a plan that shows, 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

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.

Thomas C. Zylstra Farms LLC
Thomas C. Zylstra Mgr. 3-29-23
 Record Owner Date

Luigi Randazzo
 Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

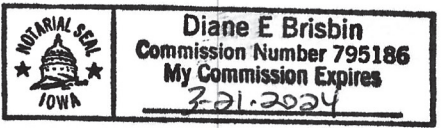
I, Thomas C. Zylstra, being first duly sworn on oath depose and say that I am
Manager of Thomas C. Zylstra Farms LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: Thomas C. Zylstra, Manager

Subscribed and Sworn before me this 29th day of
March, 2023.

Diane E. Brisbin
Notary Public



NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Veterinary Building at 2377 W Main Street

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	Ordinance #: 2005-Z-11,2022-Z-11 ⁺	
Minimum Lot Area	1 acre		1.3 ac
Minimum Lot Width	none		existing
Maximum Building Coverage	30%		10.5%
Maximum Gross Floor Area per Building	none		10.7
Maximum Building Height	40 foot		26 feet
Front Yard	20 foot		69'
Interior Side Yard	15 foot		79'-3"
Exterior Side Yard	20 foot		68'
Minimum Rear Yard	30 foot		84'
Landscape Buffer Yard ²	40 foot		69'
% Overall Landscaped Area	20%		54%
Building Foundation Landscaping	required		provided
Public Street Frontage Landscaping	required		provided
Parking Lot Landscaping	required		provided
# of Parking Spaces	24		56
Drive-through Stacking Spaces (if applicable)	N/A		

² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.



418 Clinton Place River Forest, IL 60305

St. Charles, IL PUD Preliminary Plan Application

Project: Proposed New Veterinary Building at 2377 W Main Street

Date: 3/29/23

RE: PUBLIC BENEFITS, & CODE:

A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.

Project Summary

We are proposing a 6,000 sq.ft. single-level veterinary building with parking at 2377 W Main Street. The use consists of reception/waiting area, exam rooms, and also treatment spaces. Outdoors, there is a sidewalk from the new proposed parking lot to doors on three sides of the building, and to an outdoor pet relief yard with one animal at a time and staff monitored in a fenced area. This site and building is anticipated to be highly visible, and all four sides of the building are designed to include masonry and stone cladding, and glass on the prominent facades. Stone Pilasters also raise up from the stone sill around the building. Decorative crown-type parapet caps and eave trim adorn the top most parts of the building. There is also a change in material, color, and textures between the gray brick, lighter stones, and lighter trim along with anodized aluminum storefronts throughout. The building entryway is protected and called out by a prefabricated metal canopy. The roof line consists of shingle, hip-style roofing, and is interrupted on either far end of the building by parapets including a top band of EIFS, and wall signage. The center is also capped with another level of shingle hip-style roofing.

The sitework maximizes the green and landscape frontage to Main Street. There will also be foundation landscaping around the building. The parking lot maximizes functionality while providing for landscape accents and features on all sides.

The practice open M-Saturday on normal weeks. M-F 6:30am to 7pm, and Saturday 8am-3pm. Their primary service offering is a walk-in urgent / wellness veterinary care.

Purpose

The purposes of the PUD Process are:

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.
 - a. This development will be integral to the community filling in a vacant parcel with a similar style and distinctive building
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.
 - a. Radiating from the existing public sidewalk, the open area and landscape frontage will be preserved for public enjoyment and viewing. Sidewalks connect all functional parts of the new site elements

3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 - a. Permitted use, leading to a mix of uses as compared to all surrounding
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 - a. Our development will flow with existing topography and maintain main portions of native vegetation
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - a. Our use is a perfect fit for this available parcel and won't adversely impact streets, drainage, utilities, etc
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 - a. N/A
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies, and the community.
 - a. We will work closely with all surrounding stakeholders

Conformance with Codes

Underlying Zoning District: BR REGIONAL BUSINESS

PUD's, however, may allow for relief from the minimum requirements applicable to the underlying zoning district and subdivision ordinance in situations where the City Council finds that:

- 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 to be considered in this determination shall include, but are not limited to the following:

Proposed Relief from Zoning Ordinance (see PUD application, last page, Zoning Compliance Table)

- ~~1. Parking islands - Revised to meet all applicable codes~~
- ~~2. EIFS down to 3' only on (back) or east side - Revised to meet all applicable codes~~

Conformance with Codes Responses:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
 - a. None of those amenities apply to this project beyond use of local community with pets
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
 - a. Open space and natural beauty are maintained on all sides of this development
3. The PUD will provide superior landscaping, buffering or screening.
 - a. This is true for all sides of the parking and building
4. The buildings within the PUD offer high quality architectural design.
 - a. High quality architectural design applies with towers on either end and primary masonry building materials
5. The PUD provides for energy efficient building and site design.
 - a. Energy efficient assemblies and systems will apply per applicable codes and best practices
6. The PUD provides for the use of innovative stormwater management techniques.
 - a. Refer to civil engineer for high quality and function stormwater management

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.
 - a. Commercial project that will be fully accessible in every way, site and building
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
 - a. Dwelling units do not apply to this project
9. The PUD preserves historic buildings, sites or neighborhoods.
 - a. Historic buildings do not apply to this project

Sincerely,

A handwritten signature in black ink that reads "Luigi Randazzo". The signature is written in a cursive, slightly slanted style.

Luigi F. Randazzo, AIA, NCARB

Keystone Planning + Design, PLLC

March 31, 2023

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174
Email: cd@stcharlesil.gov

Re: Authorization of Property Owner for 4311 S. Pulaski Road

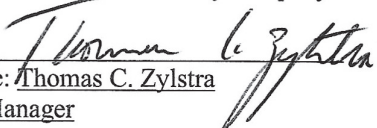
To Whom it May Concern:

This letter serves to inform you that Thomas C. Zylstra Farms, LLC, an Illinois limited liability company ("Owner"), is the owner of the property known as Lot 1 of Zylstra Center, Kane County, Illinois APN 09-32-230-001 (the "Property"). Owner hereby authorizes ACC St. Charles Real Estate Partners, LLC, an Illinois limited liability company ("ACC St. Charles"), to file a zoning application with the City of St. Charles for the subject Property. ACC St. Charles will be purchasing the Property for its proposed use.

We appreciate your time and assistance with this matter. Please contact Owner at tcz@zylstrahd.com with any questions or if additional information is needed.

Sincerely,

Thomas C. Zylstra Farms, LLC,
An Illinois limited liability company

By: 
Name: Thomas C. Zylstra
Its: Manager



VIEW FROM ROUTE 64 EASTBOUND



VIEW FROM MAIN DRIVEWAY

ARCHITECT + DESIGN
KEYSTONE
 PLANNING + DESIGN
 418 CLINTON PLACE
 RIVER FOREST, IL 60305

CM + BUILDER
RWE
 DESIGN BUILD
 1303 OGDEN AVE.
 DOWNERS GROVE, IL 60515
 (630) 734 - 0883

NVA ST. CHARLES

ZYLUSTRIA PUD LOT 1 ST CHARLES, IL

No.	Description	Date

COLOR VIEWS



VIEW FROM ROUTE 64 WESTBOUND



VIEW FROM ROUTE 64

A297

Scale

ARCHITECT + DESIGN
KEYSTONE
 PLANNING + DESIGN
 418 CLINTON PLACE
 RIVER FOREST, IL 60305

CM + BUILDER
RWE
 DESIGN BUILD
 1303 OGDEN AVE.
 DOWNERS GROVE, IL 60515
 (630) 734 - 0883

NVA ST. CHARLES
 ZYLUSTRIA PUD LOT 1 ST CHARLES, IL

No.	Description	Date

COLOR ELEVATIONS

A298

Scale



WEST ELEVATION



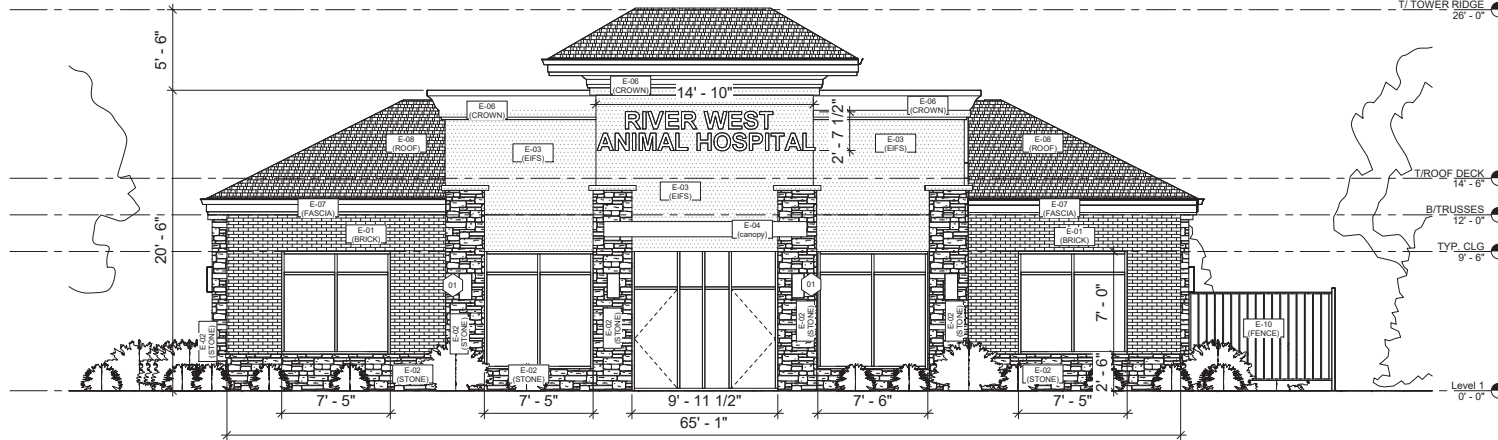
EAST ELEVATION



SOUTH ELEVATION - VIEW FROM MAIN ENTRY DRIVEWAY



NORTH ELEVATION - SIDING FACING ROUTE 64

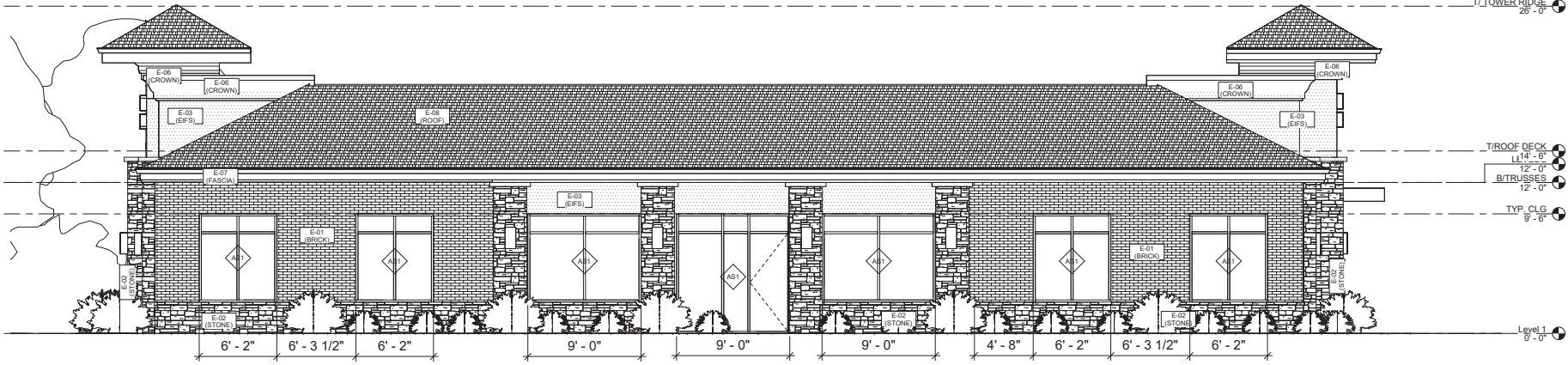


3 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

UNDERLYING BR DISTRICT - 1.5 SF OF WALL SIGN PER LF OF WALL
97 SF ALLOWED, 41 SF SIGN PROVIDED

KEYNOTES - EXTERIOR ELEVATIONS
01 EXTERIOR WALL MOUNTED UP/DOWN WALL
SCONCE

- T/ TOWER RIDGE 26'-0"
- T/ ROOF DECK 14'-6"
- B/ TRUSSES 12'-0"
- TYP. CLG 9'-6"
- Level 1 0'-0"



2 BUILDING ELEVATION - WEST
1/4" = 1'-0"

- T/ TOWER RIDGE 26'-0"
- T/ ROOF DECK 14'-6"
- B/ TRUSSES 12'-0"
- TYP. CLG 9'-6"
- Level 1 0'-0"

STOREFRONT TYPES					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
AS1	EXTERIOR	KAWNEER	451 T SYSTEM OR EQUAL	ANODIZED ALUMINUM	1" INSULATED GLASS UNIT (AIR), LOW-E, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS

EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	MODULAR FULL-BED BRICK	BELDEN	ENGLISH GREY VELOUR	GREY MORTAR SM100
E-02 (STONE)	WHITE STONE	BORAL	CULTURED STONE	GREY MORTAR SM100
E-03 (EIFS)	EIFS TOP BAND	STO-THERM	ESSENCE CI	PAINTED BM SLATE LIGHT BLUE
E-04 (canopy)	PREFAB ALUMINUM CANOPIES	MAPES OR UNISTRUCTURES OR EG	STANDARD ALUMINUM, METAL PLANK CEILING	ALUMINUM FASCIA, LIGHT GREY
E-06 (CROWN)	EXTERIOR CORNICE CROWN	MOULDEX	THE CORSO 6" MOULDING	LIGHT GREY
E-07 (FASCIA)	EAVE AND FASCIA AND GUTTER	ALUMINUM	PREFINISHED ALUMINUM	LIGHT GREY
E-08 (ROOF)	SHINGLE ROOF	GAF	TIMBERLINE	GREY/TONE
E-09 (PAINT)	CANOPY	BENJAMIN MOORE		OUTRAGEOUS ORANGE
E-10 (FENCE)	COMPOSITE SCREEN FENCE	GWFF		LIGHT GREY COMPOSITE

ARCHITECT + DESIGN
KEYSTONE
 PLANNING + DESIGN
 418 CLINTON PLACE
 RIVER FOREST, IL 60305

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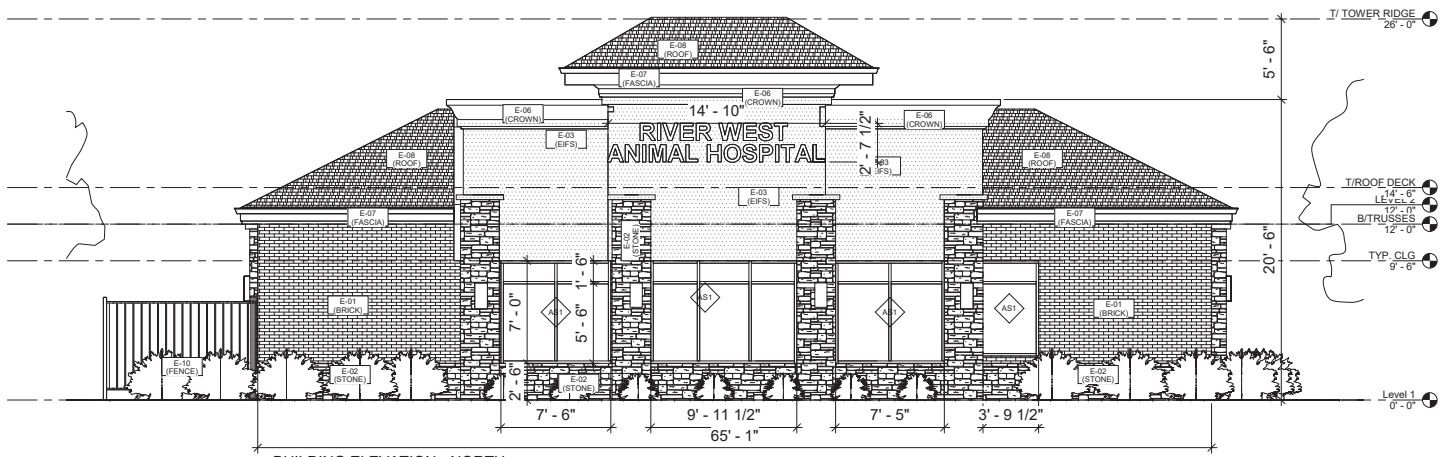
NVA ST. CHARLES
 ZYLUSTRIA PUD LOT 1 ST CHARLES, IL

No	Description	Date

EXTERIOR ELEVATIONS

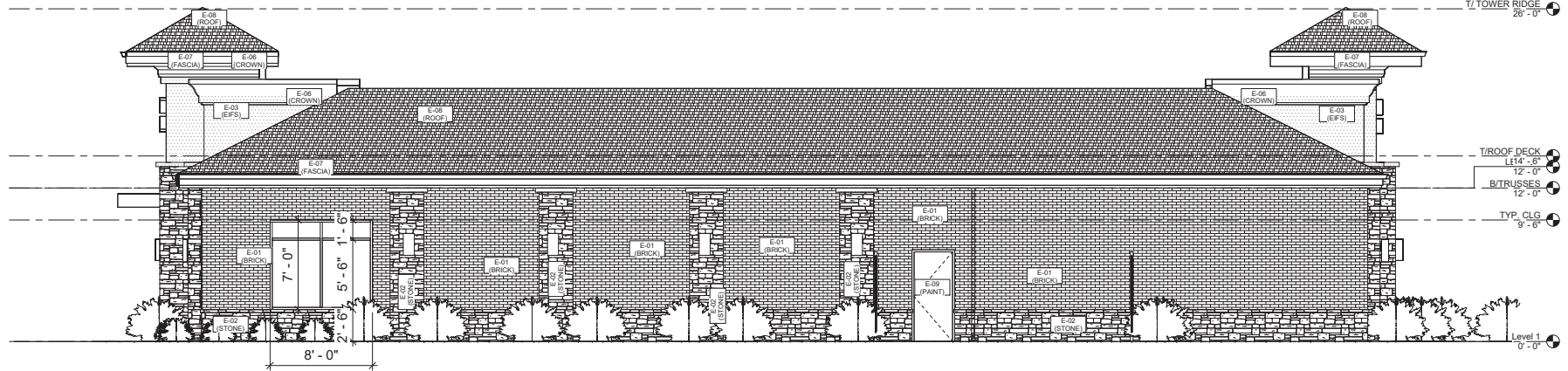
A300

Scale 1/4" = 1'-0"



1 BUILDING ELEVATION - NORTH
 1/4" = 1'-0"
 UNDERLYING BR DISTRICT - 1.5 SF OF WALL SIGN PER LF OF WALL
 97 SF ALLOWED, 41 SF SIGN PROVIDED

KEYNOTES - EXTERIOR ELEVATIONS
 01 EXTERIOR WALL MOUNTED UP/DOWN WALL SCOFF



2 BUILDING ELEVATION - EAST
 1/4" = 1'-0"

STOREFRONT TYPES					
Type Mark	Keynote	Manufacturer	Model	Description	Type Comments
AS1	EXTERIOR	KAWNEER	451 T SYSTEM OR EQUAL	ANODIZED ALUMINUM	1" INSULATED GLASS UNIT (AIR), LOW-E, 0.38 U-VALUE, DOUBLE PANED, 33% SHGC, CHARCOAL OR BLACK SPACERS

EXTERIOR MATERIALS				
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E-08 (ROOF)	SHINGLE ROOF	GAF	TIMBERLINE	GREY/TONE
E-09 (PAINT)	CANOPY	BENJAMIN MOORE		OUTRAGEOUS ORANGE
E-10 (FENCE)	COMPOSITE SCREEN FENCE	GWFF		LIGHT GREY COMPOSITE

ARCHITECT + DESIGN
KEYSTONE
 PLANNING+DESIGN
 418 CLINTON PLACE
 RIVER FOREST, IL 60305

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 (630) 734 - 0883

NVA ST. CHARLES

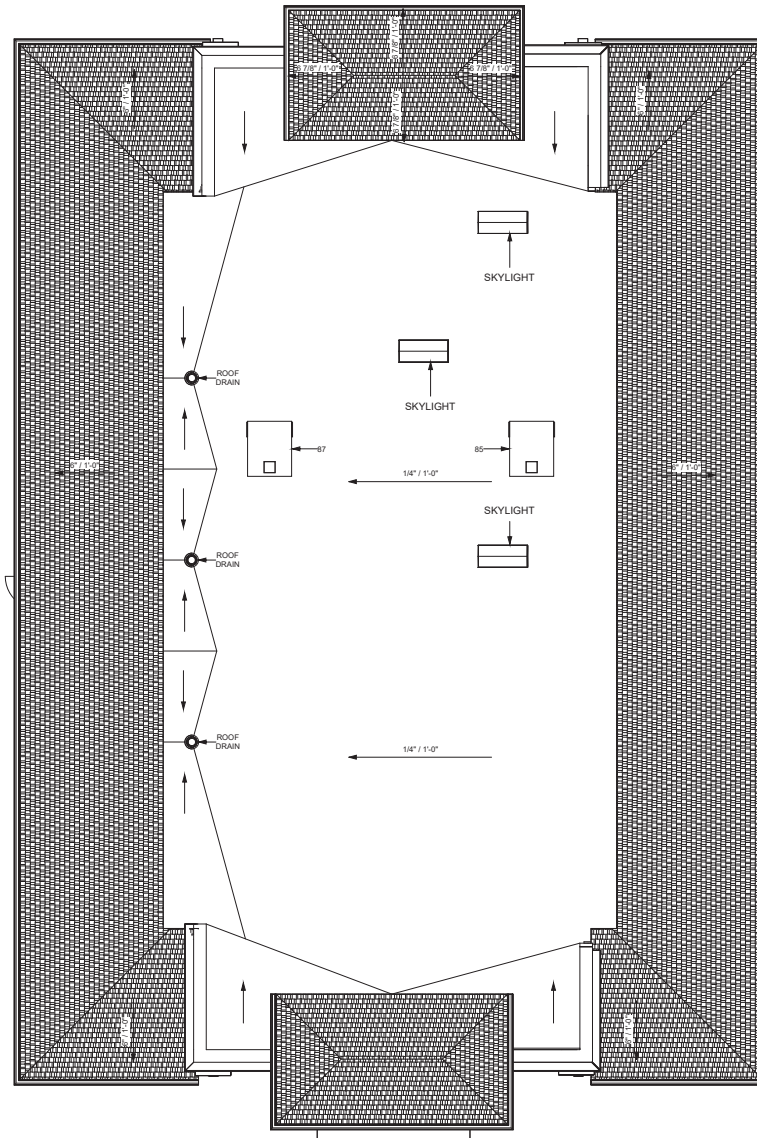
ZYSTRIA PUD LOT 1 ST CHARLES, IL

No	Description	Date

EXTERIOR ELEVATIONS

A301

Scale 1/4" = 1'-0"



1 ROOF PLAN
3/16" = 1'-0"

ARCHITECT + DESIGN
KEYSTONE
 PLANNING + DESIGN
 418 CLINTON PLACE
 RIVER FOREST, IL 60305

CM + BUILDER
RWE
 DESIGN BUILD
 1303 OGDEN AVE.
 DOWNERS GROVE, IL 60515
 (630) 734 - 0883

NVA ST. CHARLES

ZYLUSTRA PUD LOT 1 ST CHARLES, IL

No.	Description	Date

ROOF PLAN

A290

Scale 3/16" = 1'-0"

LINE LEGEND

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

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
T = TOP OF FOUNDATION
FF = FINISHED FLOOR
FEEL = FINISHED END SECTION
VCP = VIRRETD CLAY PIPE
RIP = RIGID POLYETHYLENE
RSC = REINFORCED CONCRETE PIPE
CSP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(S) = SEED BEARING OR DISTANCE
N = NORTH
E = EAST
S = SOUTH
W = WEST
L = LENGTH
R = RADIUS
CR = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
P.D.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
FL = FILL
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EM = EDGE OF WALK
TP = TOP OF PIPE
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
TL = TIE LINE
T.M.P. = TRANSFORMER
B = PAVERS

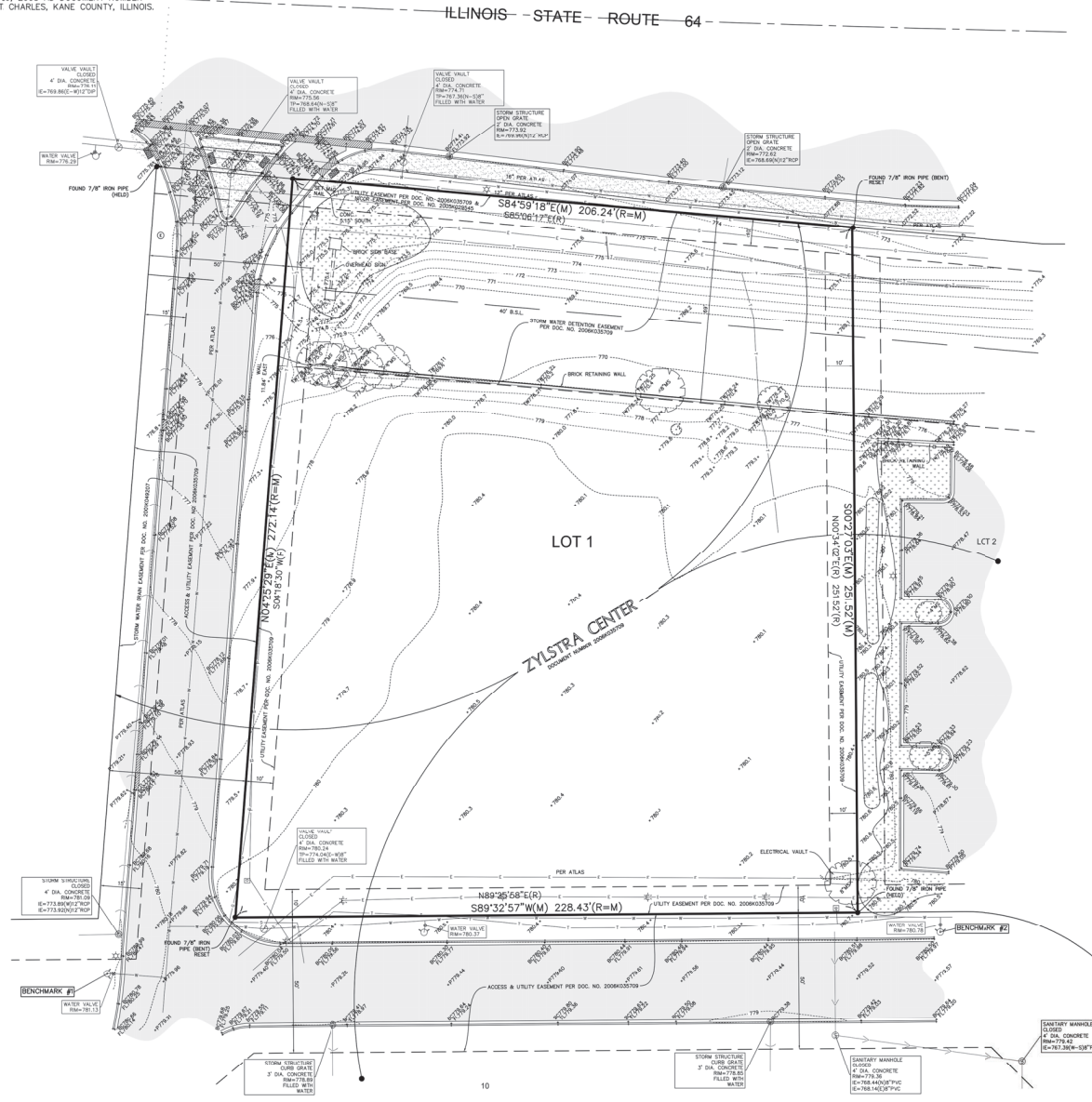
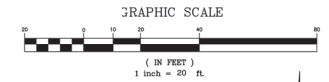
LEGEND

- FOUND 7/8" O.D.I.P.
SCALE OTHERWISE NOTED
FIELD LOCATION
CONCRETE MONUMENT
CRS 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/TSF
QUIP POLE
OVERHEAD TRAFFIC SIGNAL
WETLAND MARKER
LIGHT
LIGHT POLE
HAND HOLE
VALVE VAULT
FIRE ALARM
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
SAMPER WATER CONNECTION
WATER MARKER
WATER METER
VALVE BOX
SPRINKLER CONTROL VALVE
TELEPHONE MANHOLE
TELEPHONE NETWORK INTERFACE
COMMUNICATION MARKER
CABLE TELEVISION PEDESTAL
CONTROL BOX
WETLAND FLAG
GAS METER
GAS VALVE
GAS MARKER
DOWN SPOUT
BORING HOLE
MONITORING WELL
GATE POST
BOLLARD POLE
SIGN
FLAG POLE
MAILBOX
SANITARY SEWER
STORM SEWER
WATER MAIN
GAS MAIN
ELECTRIC LINE
OVERHEAD WIRES
COMMUNICATION LINE
CONIFEROUS TREE
DECIDUOUS TREE
SHRUBS-TREES
WOODS (SHOWN AS APPROXIMATE)
TREE LINE
ELEVATION
BETWEENHOUS PAVEMENT
CONCRETE SURFACE
DEPRESSED CURB
GRAVEL SURFACE
LANDSCAPE AREA
STONE SURFACE
DETECTABLE TACTILE
MANNING SURFACE
BRICK PAVING
WOOD FENCE
CHAIN LINK FENCE
METAL FENCE
METAL GUARDRAIL
OVERHEAD TRAFFIC

LEGAL DESCRIPTION

LOT 1 IN ZYLSIRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAN THEREOF RECORDED APRIL 4, 2008 AS DOCUMENT NUMBER 2008K053709, AND CERTIFICATED OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT NUMBER 2008K053274, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS.

BOUNDARY AND TOPOGRAPHIC SURVEY



UTILITY CONTACTS
DESIGN DTD #232061481
CABLE
COMCAST - MARTHA GERAS
224-229-5882
MARTHA_GERAS@COMCAST.COM
GAS
NICOR GAS
GASMAP@NICOR.COM
COMMUNICATIONS
AT&T DISTRIBUTION
011629@ATT.COM
WINDSTREAM KOL/MCLEOD USA - LOCATE DESK
800-389-1921
LOCATE.DESK@WINDSTREAM.COM
METRO FIBERNET, LLC
812-214-1050
810DESIGN@TRONET.COM
WATER / SANITARY / STORM
KANE COUNTY DIVISION OF TRANSPORTATION - KURT NIKA
630-406-3772
NIKA@DOTS@KANE.ILL.US
CITY OF ST. CHARLES - ERIC CREIGHTON
630-762-7079
MAPS@STCHARLES.IL.GOV

BENCHMARKS
REFERENCE BENCHMARKS
SIC 20
STATION IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DEAN STREET AND 17TH STREET.
ELEVATION = 739.55
SITE BENCHMARKS
SITE BENCHMARK #1
ASTRON DIT ON FIRE HYDRANT ALONG THE WEST SIDE OF ACCESS ROAD NEAR THE SOUTHWEST CORNER OF TOPOGRAPHIC LIMITS.
ELEVATION = 783.39
SITE BENCHMARK #2
ASTRON DIT ON FIRE HYDRANT ALONG THE NORTH SIDC OF ACCESS ROAD AND NEAR THE SOUTHEAST CORNER OF TOPOGRAPHIC LIMITS.
ELEVATION = 782.84

CERTIFICATION
STATE OF ILLINOIS
COUNTY OF KANE
THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 03/02/2023. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.0022779
LICENSE EXPIRES 4/30/2025
BY: DAVID B. FILSPOFF
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3352
LICENSE EXPIRES 11/30/2024



UTILITY STATEMENT
THE INFORMATION AND ANY OTHER INFORMATION CONTAINED HEREIN IS THE PROPERTY OF COMPASS SURVEYING LTD AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COMPASS SURVEYING LTD.

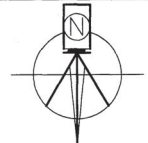
Table with columns: DATE, PROJECT, REVISIONS, CHECKED BY, DRAWN BY, PLOT DATE.

PROJECT: 2225 W. Main Street - St. Charles
CLIENT: M&M Consulting Engineers

COMPASS SURVEYING LTD logo and contact information: 2611 GINGER WOODS ARWAY, STE. 100, ALTOONA, IL 62002.

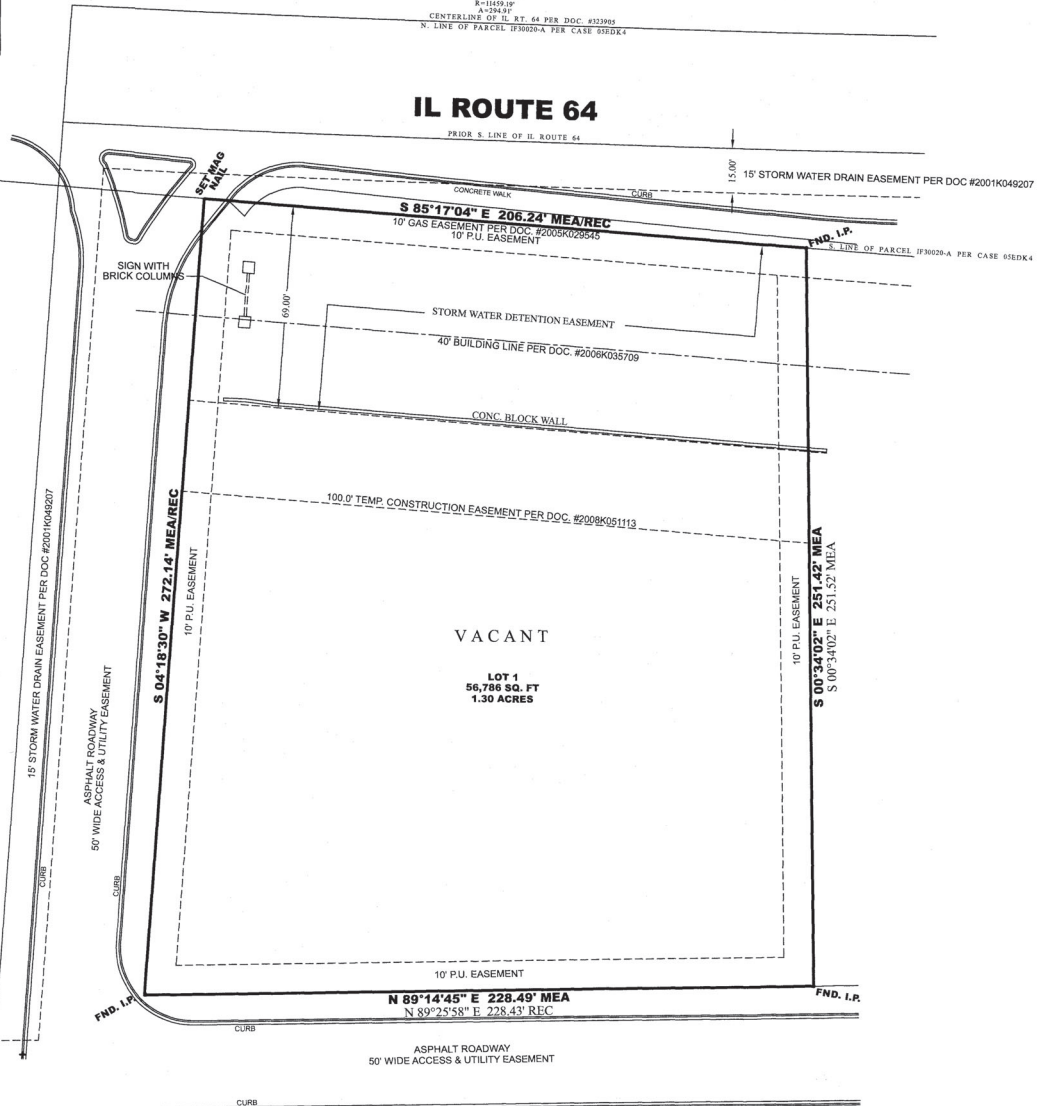
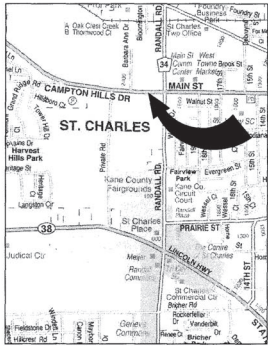
ALTA/NSPS LAND TITLE SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2800 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET



LOT 1 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709, AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT 2008K053274, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: VACANT, ROUTE 64, ST. CHARLES, ILLINOIS



VACANT

LOT 1
56,786 SQ. FT.
1.30 ACRES

TABLE A ITEMS:
ITEM 3) FEMA FLOOD ZONE CLASSIFICATION
ZONE X
PANEL 17088C02624
EFFECTIVE DATE: 8-3-2009

ITEM 4) GROSS LAND AREA IS 56,786 SQ FT
ITEM 20) THERE HAS BEEN NO WETLAND SURVEY
PERFORMED BY A QUALIFIED SPECIALIST
AND NO WETLAND DELINEATION WAS OBSERVED
WHILE PERFORMING THE SURVEY

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 22CNW740190GV
DATED: DECEMBER 12, 2022
SCHEDULE B, PART II
ITEMS 1-20) NOT SURVEY RELATED
ITEM 21) 2001K049207 FALLS WEST OF LOT 1
ITEM 22) 2001K029370 FALLS NORTH AND WEST OF LOT 1
ITEM 23) EASEMENT DOC. #2006K029645 PLATTED AND NOTED
ITEM 24) BUILDING LINE PLATTED AND NOTED
ITEM 25) UTILITY EASEMENTS ARE PLATTED AND NOTED
ITEM 26) DETENTION EASEMENT IS PLATTED AND NOTED
ITEM 27) NOT SURVEY RELATED
ITEM 28) NOT SURVEY RELATED
ITEM 29) 2007K091179 LOCATED AT OAK ST. & RANDALL RD.
ITEM 30) NOT SURVEY RELATED
ITEM 31) NOT SURVEY RELATED
ITEM 32) NOT SURVEY RELATED

STATE OF ILLINOIS S.S.
COUNTY OF KANE
CERTIFY TO:
CHICAGO TITLE INSURANCE COMPANY
JASON LONG

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND INCLUDES ITEMS 3.4-20 OF TABLE A THEREOF. WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 1-13 A.D. 2023

License expiration date 11-30-2024

FIELD WORK COMPLETED 12-20-2022
PREPARED FOR GRIFFIN WILLIAMS
MCMAHON & WALSH

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908

LEGEND	
FND I.R.	= FOUND IRON ROD
FND I.P.	= FOUND IRON PIPE
-----	FENCE
.....	BLDG. TIE
-----	BLDG. LINE
-----	EASEMENT
P.U.	= PUBLIC UTILITY
M.U.	= MUNICIPAL UTILITY
-----	ASPHALT
-----	CONCRETE
-----	BUILDING

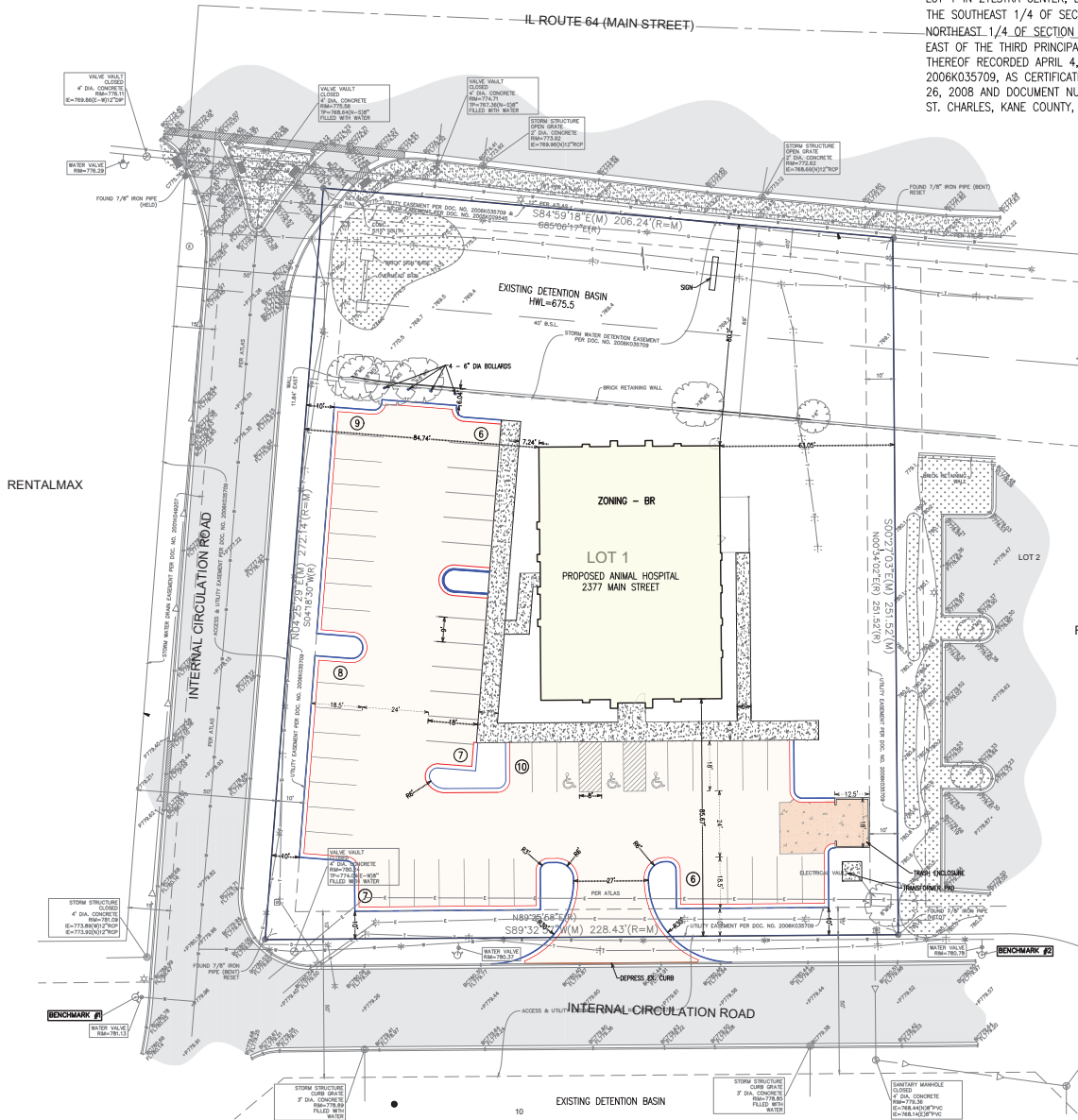
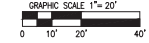
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 1222-51

LEGAL DESCRIPTION:

LOT 1 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT NUMBER 2006K035709, AS CERTIFICATED OF CORRECTION RECORDED JUNE 26, 2008 AND DOCUMENT NUMBER 2008K053274, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



PARKING SUMMARY

TOTAL REQUIRED=	4 STALLS PER 1000 SF
TOTAL REQUIRED=	24 STALLS
TOTAL PROVIDED=	53 STALLS

SITE DATA TABLE

DESCRIPTION	S.F.	ACRE
IMPERVIOUS AREA		
BUILDING	6,022	0.14
WALKWAY	2,144	0.05
PAVEMENT	17,841	0.41
TOTAL	26,107	0.60
SITE AREA	56,789	1.30
BUILDING LOT COVERAGE	0.11	
LOT COVERAGE	0.46	

RENTALMAX

FIRESTONE

05/10/2023 DATE
 WILLIAM J. ZALINSKI
 REGISTERED PROFESSIONAL ENGINEER
 ILLINOIS REGISTRATION NO. 062-48121
 EXPIRATION DATE: 11/30/2023
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET, SUITE 17, LENOX, ILLINOIS 66449
 (618) 291-2877

CONCEPT SITE PLAN - PH 1
 RIVER WEST ANIMAL HOSPITAL
 2377 MAIN STREET
 ST. CHARLES, IL

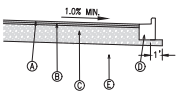
RWE
 CONSULTING ENGINEERS
 1303 OGDEN AVENUE
 DOWNERS GROVE, ILLINOIS 60515

MAY 15, 2023
 JOB: 23-501
 SHEET:
SP1
 1 OF 2

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/WALF	
	STREET LIGHT	
	STREET LIGHT W/AMST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TF	
	TD	
	TW, BW	
	R=M	
	R	
	HML/HWL	
	CO	
	FDC	

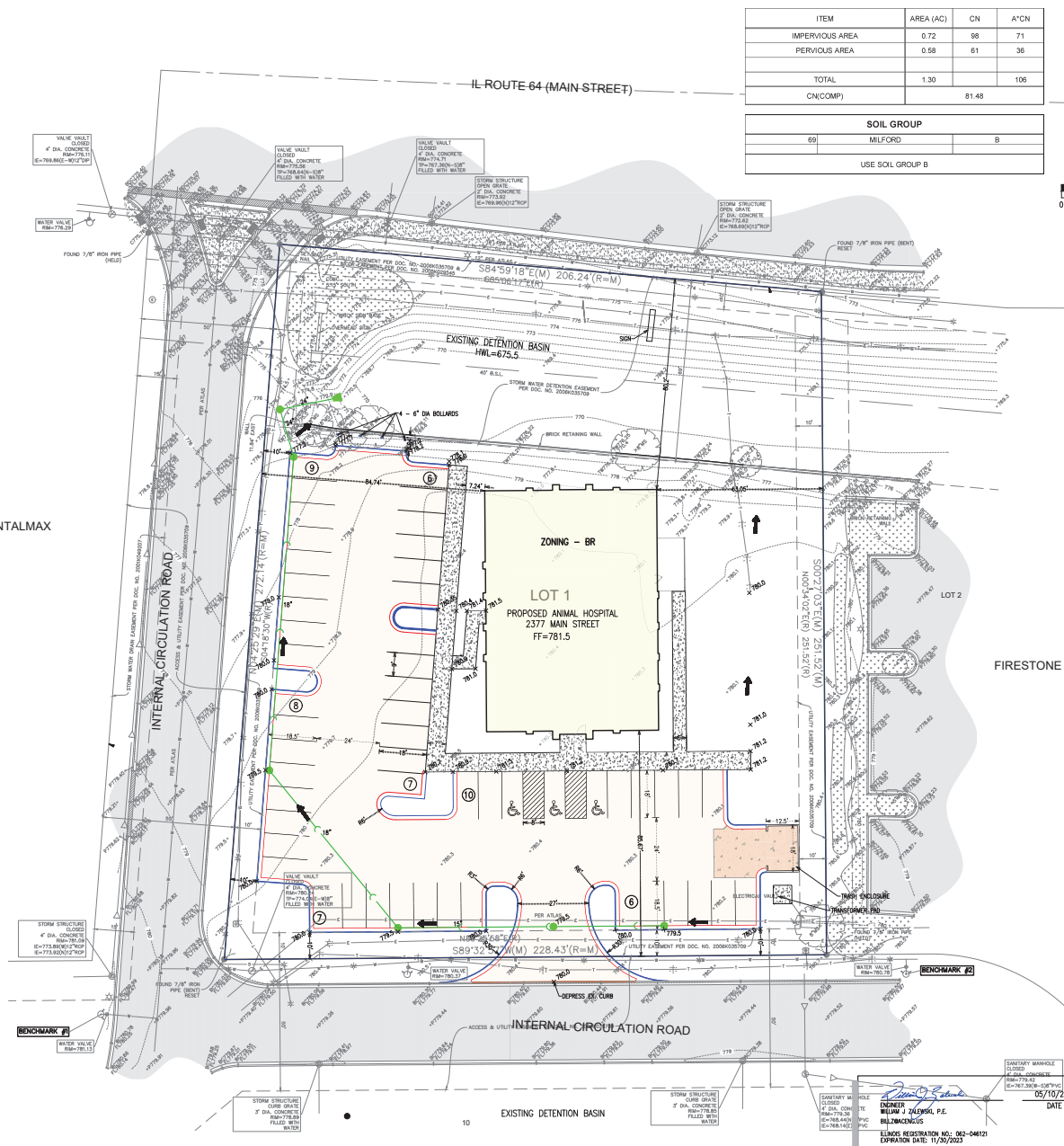
- GENERAL NOTES
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBVERSION ORDINANCES FOR THE CITY OF ST. CHARLES.
 - ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
 - ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
 - ALL WATER MAIN TO BE DUCTILE IRON PIPE, CLASS 52, SIZE TO BE 6" DIAMETER UNLESS NOTED OTHERWISE, DEPTH 5'-0" FROM FINISHED SURFACE ELEVATION.
 - A MINIMUM HORIZONTAL DISTANCE OF 100 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 - APPROPRIATE ELEVATIONS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE PLAN.
 - UTILITY ELEVATIONS FOR SEWER AND WATER MAIN OUTSIDE OF PUBLIC RIGHT-OF-WAY ARE TO BE PROVIDED AS WELL AS STORM WATER MANAGEMENT FACILITIES FOR STORM WATER MANAGEMENT FACILITIES.
 - ALL SUBURBS ARE TO BE CHECKED AND HAVE RAMP AT INTERSECTIONS WITH CURBS TO MEET THE MOST RESTRICTIVE ADA CODE REQUIREMENTS.



- ASPHALT PAVEMENT SECTION
- 2.0" BITUMINOUS CONCRETE SURFACE COURSE, HOT MIX ASPHALT, MIX. C, NO
 - 3.0" BITUMINOUS CONCRETE BINDER COURSE, HOT MIX ASPHALT, 1.5, NO
 - 10" 0#-GRADE 8# COMPACTED GRAVEL BASE
 - CONC. CURB & GUTTER, TYPE B-6.12 WITH 4" 0#-4 GRAVEL SUB-BASE COMPACTED SUBGRADE

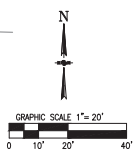


SITE LOCATION MAP



ITEM	AREA (AC)	CN	A/CN
IMPERVIOUS AREA	0.72	98	71
PERVIOUS AREA	0.58	61	36
TOTAL	1.30		106
CN(COMP)		81.48	

SOIL GROUP	
69	B
USE SOIL GROUP B	



ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17, LENOX, ILLINOIS 60439
(630) 591-2697

PRELIMINARY GRADING & DRAINAGE PLAN
RIVER WEST ANIMAL HOSPITAL
2377 MAIN STREET
ST. CHARLES, IL

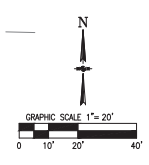
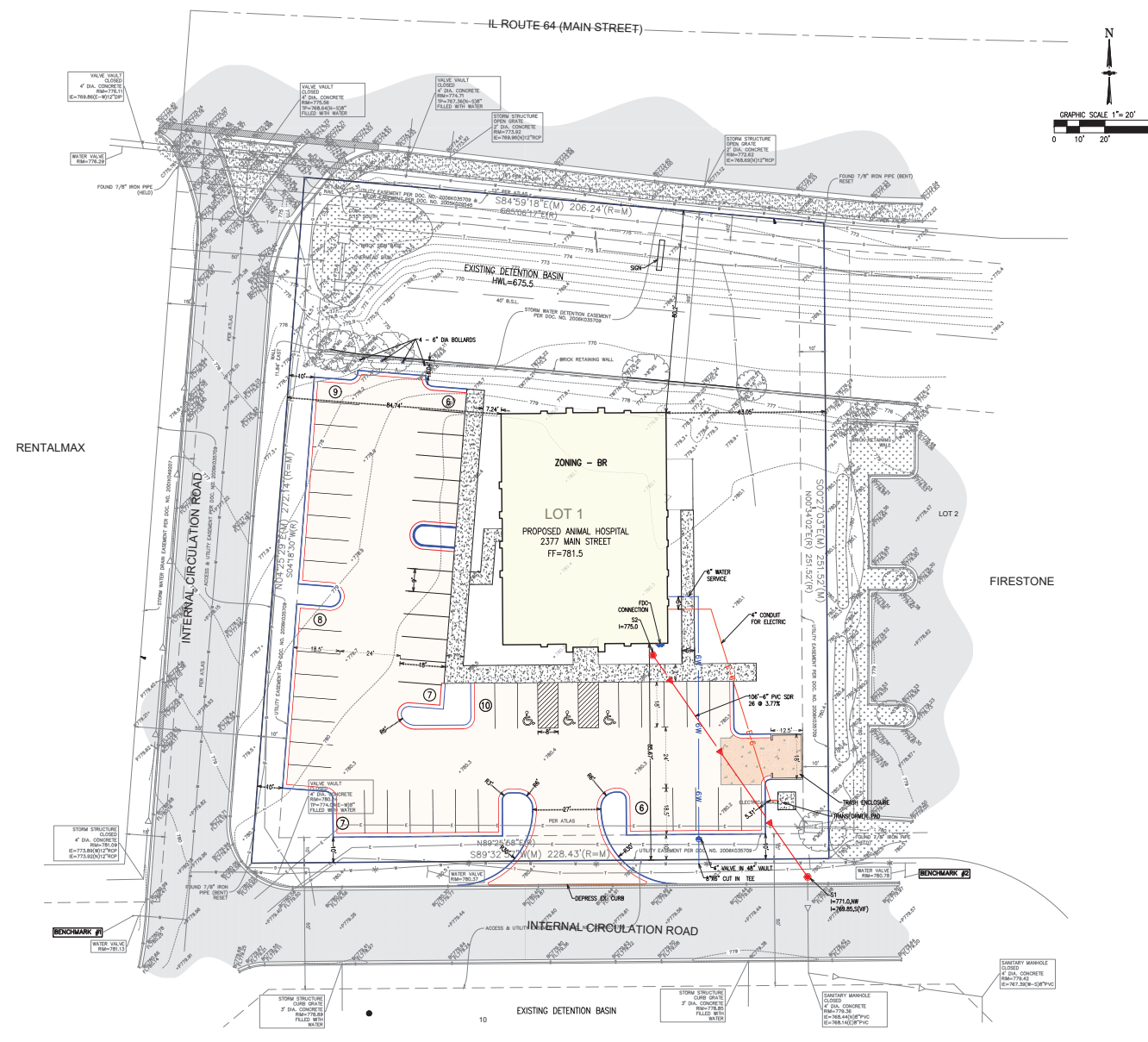
RWE CONSULTING ENGINEERS
1303 OGDEN AVENUE
DOWNERS GROVE, ILLINOIS 60515

DATE: 05/10/2023
DESIGNER: WILLIAM J. ZALORE, P.E.
PROJECT: RIVER WEST ANIMAL HOSPITAL
PROJECT NO.: 063-046121
EXPIRATION DATE: 11/30/2023

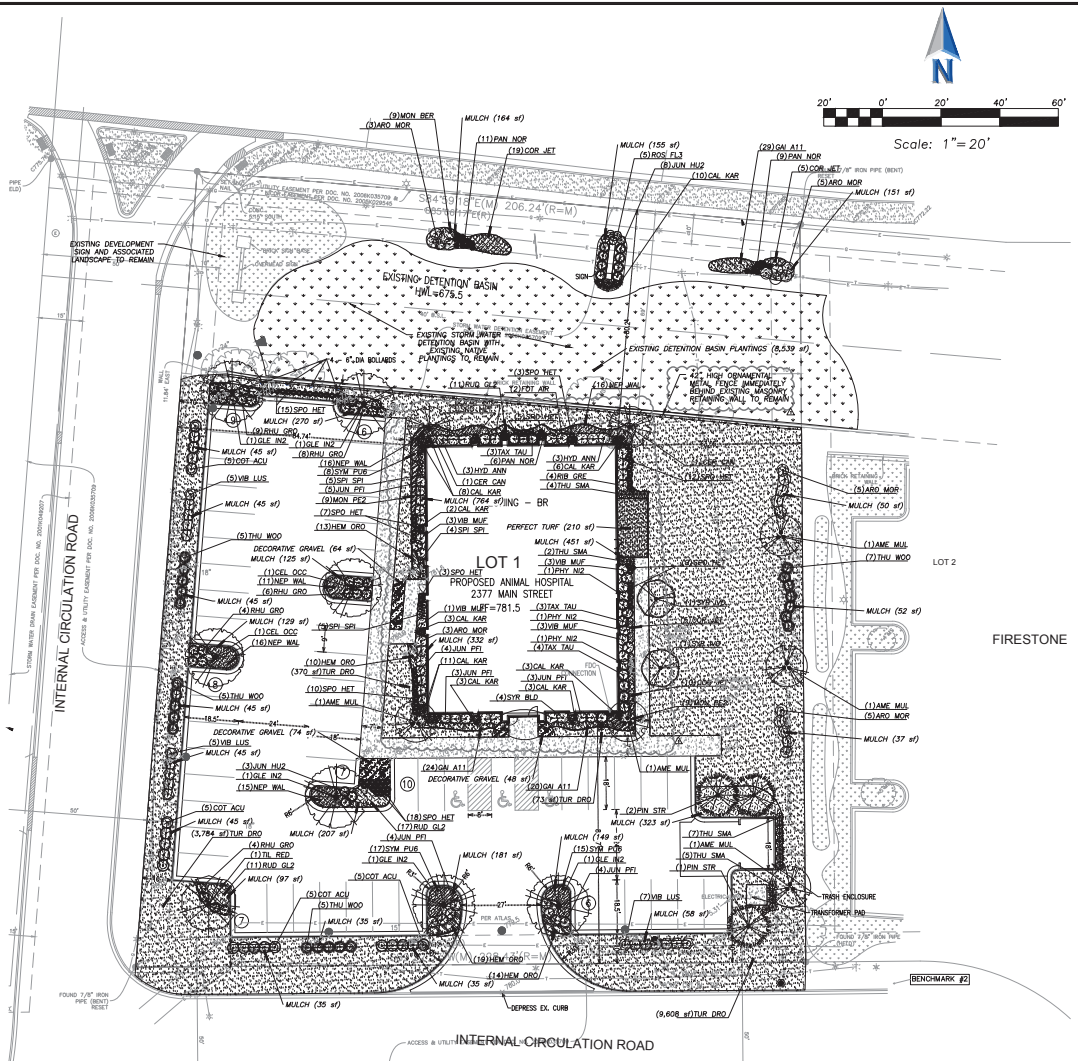
PROFESSIONAL DESIGN FIRM NO.: 184-007386
EXPIRATION DATE: 4/30/2025
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

DATE: 05/10/2023
WILLIAM J. ZALORE
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

MAY 15, 2023
JOB: 23-501
SHEET: G1
1 OF 2



DATE	05/10/2023
	05/10/2023
NO.	1
	1
DRAWING	
ADVANTAGE CONSULTING ENGINEERS	
80 MAIN STREET, SUITE 17, LEONIA, ILLINOIS 60469	
(630) 501-2897	
	
PRELIMINARY UTILITY PLAN SANITARY & WATER MAIN PLAN RIVER WEST ANIMAL HOSPITAL 2377 MAIN STREET ST. CHARLES, IL	
	
1303 OGDEN AVENUE DOWNERS GROVE, ILLINOIS 60515	
MAY 15, 2023	
JOB: 23-501	
SHEET:	
U1	
2 OF 2	



SITE MATERIALS SCHEDULE

	PERFECT TURF	210 SF
	DECORATIVE GRAVEL	186 SF
	MULCH	4,070 SF
	EXISTING DETENTION BASIN PLANTINGS	8,539 SF

PLANT SCHEDULE (OVERALL)

CATEGORY	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES	CEL OCC	CELTS OCCIDENTALIS / COMMON HACKBERRY	B & B 2.5" CAL	2
	OLE INQ	OLEA FRAGRANTISSIMA 'NINGSUN' / SUNBURST HONEYLOCUST	B & B 2.5" CAL	1
	TLR RED	TLIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B 2.5" CAL	1
EVERGREEN TREES	PN WH STR	PRUNUS STRIBOSUS / WHITE FINE	B & B 8" HT.	3
	AME IVO	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B 6" MULTI-TRUNK	5
	CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	B & B 2" CAL	2
UNDERSTORY TREES	SYR IVO	SYRINGA RETICULATA 'VORY SILK' / VORY SILK JAPANESE TREE LILAC	B & B 2" CAL	2
	ARD MOR	ARONIA MELANOCOPHORA 'MORTON TM' / ROODUS BEAUTY BLACK CHOKERBERRY	B & B 36" HT.	21
	FOY ART	FOTIOPHYLLA GARDONII 'MT. ARY' / MOUNT ARY FOTHERGILL	B & B 48" HT.	20
DECIDUOUS SHRUBS	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	CONT. 24" HT.	4
	PHV ND	PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B 30" HT.	3
	RHS DR	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B 36" HT.	4
	SPR SP	SPARGANIA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPirea	CONT. 18" HT.	14
	SYR BLD	SYRINGA 'SUNBURST TM' / SUNBURST DARK PURPLE LILAC	B & B 18" HT.	14
	VB MUF	VEURBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B 30" HT.	10
	VB LUS	VEURBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B 48" HT.	17
	JUN H12	JUNIPERUS HORIZONTALIS 'TAUNTON' / TAUNTON'S ANGLo-JAPANESE YEW	B & B 30" HT.	10
	THU SMA	THUJA OCCIDENTALIS 'SMARNOG' / EMERALD GREEN ARBORVITAE	B & B 6" HT.	18
	THU WOO	THUJA OCCIDENTALIS 'WOODWARD' / WOODWARD ARBORVITAE	B & B 48" HT.	22
GRASSES	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT. #1	49
	PAN ARB	PANICUM ARISTATUM 'NORTH STAR' / NORTHSTAR SWITCH GRASS	CONT. #1	56
	SPD HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	CONT. #1	85
PERENNIALS	CON JET	COREOPSIS GRANDIFLORA 'L'ETHRO TULL' / L'ETHRO TULL TICKSEED	CONT. #1	39
	GA H11	GALLIUM X MARCOA SUN / BLANCKET FLOWER	CONT. #1	1
	HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT. #1	58
TURF GRASS	TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	SEED S.F.	13,835 SF

PLANT SCHEDULE (FOUNDATION PLANTS ONLY)

CATEGORY	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES	CEL OCC	CELTS OCCIDENTALIS / COMMON HACKBERRY	B & B 2.5" CAL	2
	OLE INQ	OLEA FRAGRANTISSIMA 'NINGSUN' / SUNBURST HONEYLOCUST	B & B 2.5" CAL	1
	TLR RED	TLIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B 2.5" CAL	1
EVERGREEN TREES	PN WH STR	PRUNUS STRIBOSUS / WHITE FINE	B & B 8" HT.	3
	AME IVO	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B & B 6" MULTI-TRUNK	5
	CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	B & B 2" CAL	2
UNDERSTORY TREES	SYR IVO	SYRINGA RETICULATA 'VORY SILK' / VORY SILK JAPANESE TREE LILAC	B & B 2" CAL	2
	ARD MOR	ARONIA MELANOCOPHORA 'MORTON TM' / ROODUS BEAUTY BLACK CHOKERBERRY	B & B 36" HT.	6
	FOY ART	FOTIOPHYLLA GARDONII 'MT. ARY' / MOUNT ARY FOTHERGILL	B & B 48" HT.	4
DECIDUOUS SHRUBS	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	CONT. 24" HT.	3
	PHV ND	PHYSCARPUS OPULIFOLIUS / NINEBARK	B & B 30" HT.	3
	RHS DR	RIBES ALPIMUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B 36" HT.	4
	SPR SP	SPARGANIA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPirea	CONT. 18" HT.	14
	SYR BLD	SYRINGA 'SUNBURST TM' / SUNBURST DARK PURPLE LILAC	B & B 18" HT.	14
	VB MUF	VEURBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B 30" HT.	10
	VB LUS	VEURBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B & B 48" HT.	17
	JUN H12	JUNIPERUS HORIZONTALIS 'TAUNTON' / TAUNTON'S ANGLo-JAPANESE YEW	B & B 30" HT.	10
	THU SMA	THUJA OCCIDENTALIS 'SMARNOG' / EMERALD GREEN ARBORVITAE	B & B 6" HT.	18
	THU WOO	THUJA OCCIDENTALIS 'WOODWARD' / WOODWARD ARBORVITAE	B & B 48" HT.	22
GRASSES	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT. #1	39
	PAN ARB	PANICUM ARISTATUM 'NORTH STAR' / NORTHSTAR SWITCH GRASS	CONT. #1	56
	SPD HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	CONT. #1	85
PERENNIALS	CON JET	COREOPSIS GRANDIFLORA 'L'ETHRO TULL' / L'ETHRO TULL TICKSEED	CONT. #1	75
	GA H11	GALLIUM X MARCOA SUN / BLANCKET FLOWER	CONT. #1	1
	HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT. #1	23
TURF GRASS	TUR DRO	TURF SEED / DROUGHT TOLERANT TURF BLEND	SEED S.F.	443 SF

- LANDSCAPE NOTES:**
- PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR ESTIMATING QUANTITIES.
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DETERMINED DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR FOLIAGE/ROOT/LEADER DAMAGE, BRUISED, UNUSUAL ROOT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS SILEE IS IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
 - ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPAL REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
 - ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING, MULCH, WATERING AND SOILING, WATERING, SPRINKLING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 - ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL, MAY BE REJECTED.
 - THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OBTAIN PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
 - ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTATION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AS IS A DEEMED NECESSARY TO BE PROTECTED FROM THE TRUCKING.
 - ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE REMOVED OR OTHERWISE DAMAGED FROM PLANTING AND LAWN AREAS PRIOR TO BEGINNING OF INSTALLATION PROCEDURES.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR, REPLACE AND UTILITY, PRUNING, CORRECTING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
 - SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - REFER TO PLAN OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
 - ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTEGRITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST BE APPROVED BY THE CITY IN WRITING.
 - ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
 - ALL BEDS SHALL BE EGGED, HAVE WEED PREEMERENTS APPLIED AT THE RECOMMENDED RATE.
 - ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
 - LAWN AREAS ON THIS PLAN SHALL BE GRASSED SOONEST AND TOPPED WITH AT LEAST 1/2" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 375 OR APPROVED EQUAL.
 - THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF THE CONTRACTOR DETERMINES THAT THE TOP SOIL IS NOT SUITABLE FOR THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
 - CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
 - ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKSMANSHIP.
 - LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
 - ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND TIES REMOVED.
 - LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
 - REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
 - PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

ERIKSSON ENGINEERING ASSOCIATES, LTD.
 LANDSCAPE ARCHITECTS
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, ILLINOIS 60030
 PHONE (847) 223-4804
 FAX (847) 223-4854
 EMAIL INFO@EEA-LTD.COM
 PROFESSIONAL DESIGN FIRM
 LICENSE NO. 18-003230
 EXPIRES: 04/30/2025

ST. CHARLES VETERINARY HOSPITAL
 NORTH AVENUE
 ST. CHARLES, ILLINOIS

Reserved for Seal:

No.	Date	Description
1	06/09/2023	SWFT REVIEW COMMENTS

Design by: SSG, Approved by: XXX, Date: 04/28/2023

Sheet Title: **LANDSCAPE PLAN**

Sheet No: **L100**



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

LANDSCAPE ARCHITECTS

145 COMMERCE DRIVE, SUITE A

GRAYSLAKE, ILLINOIS 60030

PHONE (847) 223-4804

FAX (847) 223-4854

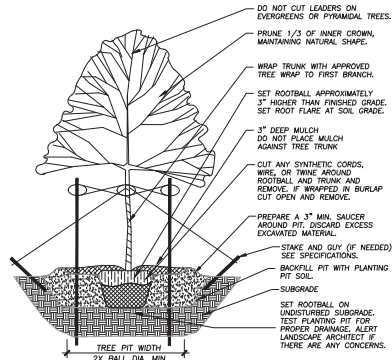
EMAIL INFO@EEA-LTD.COM

PROFESSIONAL DESIGN FIRM

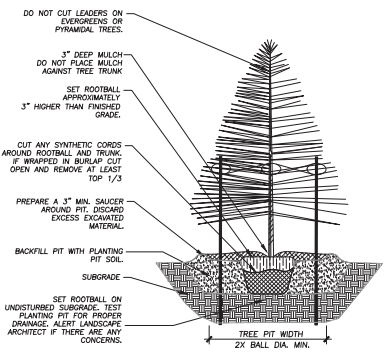
LICENSE NO. 18-003230

EXPIRES: 04/30/2025

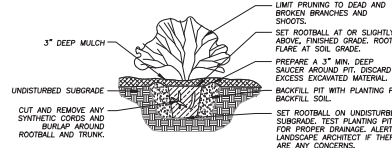
**ST. CHARLES
VETERINARY HOSPITAL**
NORTH AVENUE
ST. CHARLES, ILLINOIS



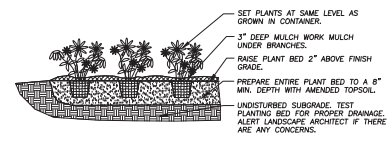
1 TREE PLANTING DETAIL
Not To Scale 329343-01



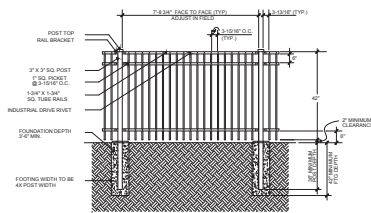
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL
Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL
Not To Scale 329361-03



5 42\"/>

Reserved for Seal:

No.	Date	Description
△	05/16/2023	SMF REVIEW COMMENTS

Design By: SSG Approved By: XXX Date: 04/28/2023

Sheet Title:
**LANDSCAPE
DETAILS**

Sheet No:
L200



Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

Symbol	Qty	Tag	Arrangement	Description	Luminaire Lumens	Luminaire Watts	LLF	Manufacturer
	2	W1	Single	RWL1-48L-45-4K7-4W-U	5704	46.5	0.900	WHITEWAY LIGHTING
	1	P1	Single	RAR2-480L-185-4K-4F	24242	185	0.900	BEACON
	1	P3	Single	RAR2-480L-185-4K7-4W-U	25636	174.5	0.900	EKO
	1	P2	Single	RAR2-480L-185-4K7-5QW-U	26266	174.5	0.900	WHITEWAY LIGHTING

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
FULL AREA CALC	Illuminance	Fc	1.41	12.1	0.0	N.A.	N.A.	
PROPERTY LINE CALC	Illuminance	Fc	0.10	0.4	0.0	N.A.	N.A.	
PARKING AREA	Illuminance	Fc	2.54	9.8	0.3	32.67	8.47	

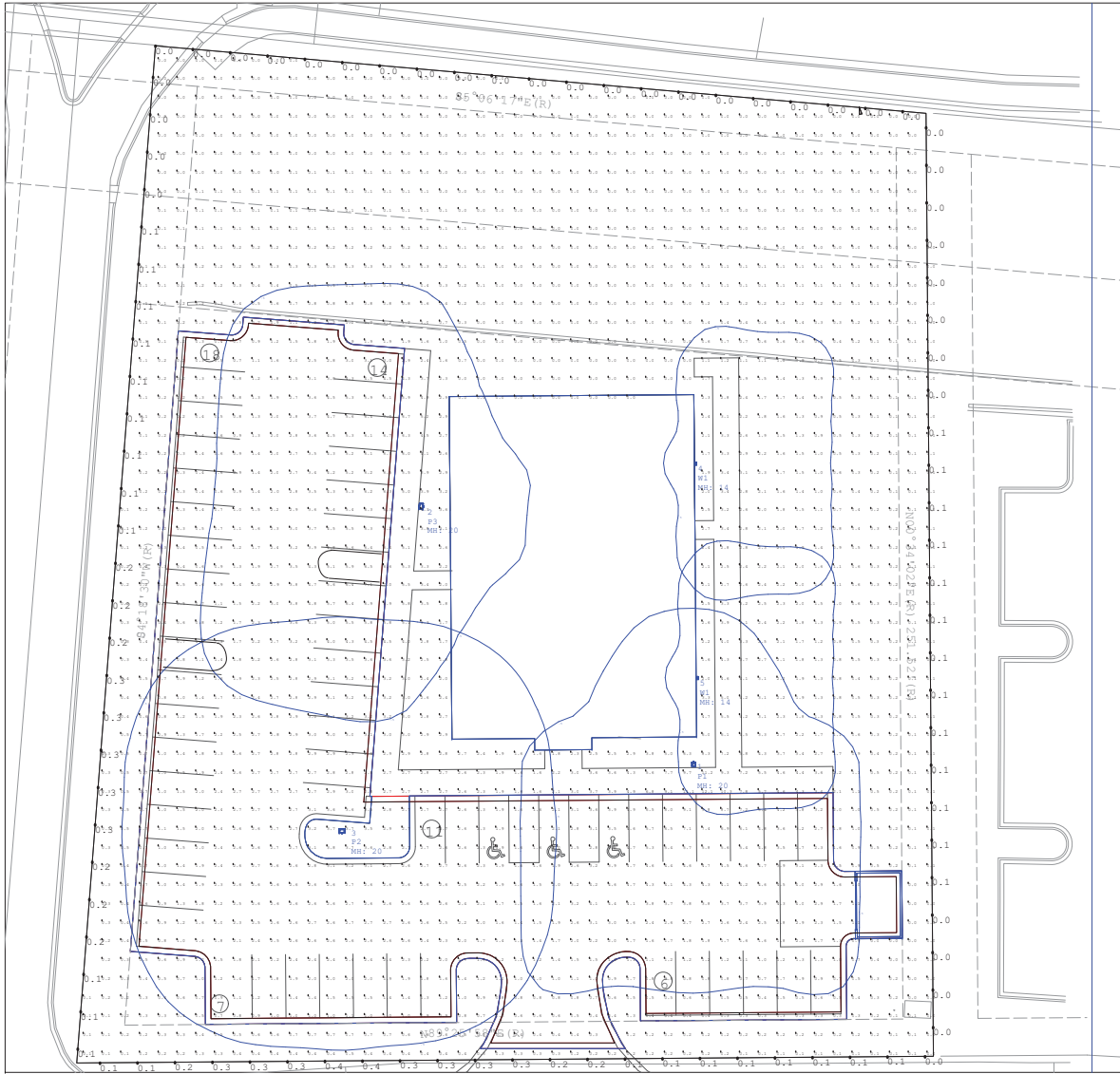
Luminaire Location Summary

LumNo	Label	Mfg Ht	Orient	Tilt
1	RAR2-480L-185-4K-4F	20	269.875	0
2	RAR2-480L-185-4K7-4W	20	175.084	0
3	RAR2-480L-185-4K7-5QW	20	91	0
4	RWL1-48L-45-4K7-4W-U	14	0	0
5	RWL1-48L-45-4K7-4W-U	14	0	0

PARKING LOT DESIGN GUIDE

APPLICATION AND TASK	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVGMIN	MAXMIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75-3	0.8	0.4-1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5-2	0.6	0.3-1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5-2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	

SIMPLIFIED RECOMMENDATIONS BASED ON IES THE LIGHTING HANDBOOK: 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.



NOTES

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

DRAWN BY:
Josh Burge
josh.burge@pgenlighten.com
847.228.1199

PG CONTACT:
Marc Filippof
marc.filippof@pgenlighten.com
847.228.1199

1	2	3
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REVISIONS

PROJECT NAME:
RIVERWEST ANIMAL CLINIC

CLIENT NAME:
KEYSTONE PLANNING + DESIGN

EXHIBIT III

Permitted and Special Uses

A. Permitted Uses

1. Amusement establishments including bowling alleys, indoor movie theaters, pool halls, dance halls, gymnasiums, swimming pools and skating rinks;
2. Animal hospital or veterinary facility;
3. Antique stores;
4. Apparel stores;
5. Art and school supply stores;
6. Art galleries;
7. ATM machines;
8. Auction rooms;
9. Audio recording sales;
10. Automobile parts, accessory and equipment stores;
11. Automobile dealership with indoor and/or outdoor sales and display areas and indoor vehicle repair and/or service facilities and body shop;
12. Automobile service station in conjunction with a department store, retail store, wholesale club, or wholesale department store;
13. Bakeries;
14. Banks, credit unions and financial institutions with drive-through services;
15. Barber shops;
16. Beauty parlors;
17. Bicycle sales, rental and repair;

18. Blueprinting and photocopying establishments;
19. Book and stationery stores (with or without coffee shop and/or eatery);
20. Building material and home improvement stores;
21. Business, professional and medical offices;
22. Business machine sales and service;
23. Camera and photographic supply stores;
24. Candy and ice cream stores;
25. Carpet and rug stores;
26. Catering establishments;
27. China and glassware stores;
28. Clothing stores;
29. Clubs and lodges, private, fraternal, or religious;
30. Coffee shops;
31. Convenience stores, including those with 24 hour operations;
32. Coin and philatelic stores;
33. Communication towers;
34. Computer sales and service;
35. Currency exchanges and telegraph offices;
36. Custom dressmaking;
37. Delicatessens;
38. Department stores;
39. Drive-in or drive-through in conjunction with other permitted uses including but not limited to restaurants, drug stores, pharmacies, ice cream parlors, coffee shops; juice shops, banks, credit unions and financial institutions;

40. Drug stores including those with 24 hour operations;
41. Dry cleaning establishments;
42. Electronics stores, including radio, television, computer, appliance, and stereo sales and service;
43. Employment agencies;
44. Flower shops;
45. Frozen food stores, including locker rental;
46. Furniture stores, including upholstering as an accessory use;
47. Furriers, including storage and conditioning of furs as an accessory use;
48. Garden supply and seed stores, including outdoor garden area as accessory use to a home improvement store or other principal retail use;
49. Gift and card shops;
50. Greenhouses;
51. Grocery stores, including those with 24 hour operations;
52. Hardware stores;
53. Health clubs; physical therapy; gymnasiums; and other physical fitness establishments;
54. Hobby shops;
55. Household appliance stores;
56. Interior decorating shops, including upholstery and making of draperies and similar articles as an accessory use;
57. Jewelry stores;
58. Job printing shops;
59. Juice shop;

60. Laundries, automatic self-service or hand, including coin operated;
61. Leather goods and luggage stores;
62. Libraries;
63. Liquor stores, retail;
64. Loan offices;
65. Locksmith shops;
66. Mail order establishments;
67. Meat markets;
68. Medical and dental clinics;
69. Medical and dental laboratories;
70. Meeting halls;
71. Motorcycle dealership including repair facilities completely enclosed within the building and a paved outdoor training area for motorcycle riders, which may also be used as overflow parking.
72. Musical instrument sales and repair;
73. Newspaper offices, not including printing;
74. Nursery schools and day care centers;
75. Office supply stores;
76. Opticians and optometrists;
77. Orthopedic and medical appliance stores;
78. Paint and wallpaper stores;
79. Pet shops;
80. Photography studios;
81. Picture framing;

82. Post office;
83. Radio and television service and repair;
84. Radio and television studios;
85. Recording studios;
86. Recreational buildings or community centers;
87. Research and testing laboratories;
88. Restaurants, including live entertainment;
89. Sale of building materials;
90. Schools: music, dance, business, commercial, trade or technical
91. Sewing machine sales and service;
92. Shoe and hat repair stores;
93. Shoe stores;
94. Sporting goods store;
95. Tailor shops;
96. Telephone exchanges, telephone transmission equipment building, and electric distribution centers;
97. Tobacco shops, retail only;
98. Toy stores;
99. Travel agencies;
100. Undertaking establishments and funeral homes;
101. Video and music sales and rental;
102. Vehicle service facilities
103. Watercraft dealership, sales, rentals, parts and accessory sales, service and repair;
104. Wholesale establishments;

105. Any use otherwise permitted in the underlying Zoning District in which the lot is located

B. Special Uses

Special Uses: A special use may be granted for any special use allowed in the underlying zoning district, not otherwise herein designated as a Permitted Use.

C. Accessory Uses

The following shall be allowed as permitted accessory uses:

1. Outdoor dining accessory to a restaurant, including recorded sound, provided that the sound level does not exceed 60 decibels as measured at the property line in any residence district and the recorded sound is not generated between the hours of 10:00 p.m. and 10:00 a.m. of the following day.
2. The use of private walkway areas and not more than 25 parking spaces on a lot as an Outdoor sales area accessory to a motorcycle dealership within 250 feet of the motorcycle dealership building during business hours, without limitation as to the number of days of operation; the incidental sale of food and beverages is permitted.
3. Temporary Outdoor sales areas and/or Temporary outdoor entertainment and dining accessory to a motorcycle dealership located within the PUD, collectively described as "Special Events", subject to the following:
 - a. No more than four Special Events per calendar year of not more than two days each, the schedule for which shall be subject to approval by the CITY so as to avoid conflicts between the Special Events and major festivals or events occurring in the CITY including but not limited to the Flea Market held at the Kane County Fairgrounds, RiverFest, Bloomington Gold, Scarecrow Festival,

Sisters Weekend, and the St. Patrick's Parade. Determination as to potential for conflict shall be as determined by the Director of Community Development, who shall consider traffic congestion and impact on public facilities.

- b. Permitted only during business hours or between the hours of 10:00 am and 7:00 pm, whichever is more restrictive.
 - c. May be located anywhere within a lot containing a motorcycle dealership, subject to the approval of the Building Commissioner as to safe emergency and vehicular access.
 - d. May include inside and/or outside food and beverage sales, tents, and live entertainment.
 - e. Shall not produce sound levels in excess of 60 dBA as measured at the property line of a residential district.
4. Automobile laundries accessory to an automobile dealership or automobile service station;
 5. Other accessory uses as permitted within the underlying zoning district.

**Exhibit IV
Development Standards**

A. Minimum Setbacks:

From Main Street/Route 64	Building setback: 40 ft. Parking/paving setback: 25 feet
From Oak Street	20 feet for buildings, parking and paving
From Randall Road	Building setback: 40 feet Parking/paving setback: 25 feet
From interior lot lines, except along centerlines of roads or drives, common building walls, or shared parking areas	20 feet for buildings; 10 feet for parking and paving
From interior lot lines that are the centerline of roads or drives, common building walls, or shared parking areas	None

B. Maximum Floor Area Ratio:

The maximum floor area ratio within the Zylstra Property as a whole shall be 0.30

C. Lot Area and Depth:

There shall be no minimum lot area or minimum lot depth required within the Zylstra Property.

D. Building Height:

The maximum building height shall be 46 feet.

E. Outside Storage:

Except as permitted in the list of permitted uses in Exhibit III, all accessory outside storage shall be screened from view from adjoining property and from public streets, and shall not be located within a required yard or setback adjoining a public street.

**Exhibit V
 Signs**

Signs accessory to a use within the Zylstra Property may be located anywhere within the Zylstra Property, and when so located shall not be considered to be off-site or advertising signs.

The design of all freestanding signs shall generally conform with the Sign Plan which is part of the approved PUD Preliminary Plan. Where signs are to be located on a wall of a multi-tenant shopping center, they shall be located at a generally uniform height on the building wall and shall not cover or overhang any architectural feature.

The following signs are permitted within the Zylstra Property:

1. Wall Signs: Wall signs are permitted on any side of a building, and there shall be no restriction on the color of any wall signs.

Maximum number	No limitation.
Maximum sign area	Square feet equal to 1 ½ times the linear frontage of the wall on which the sign is located

2. Freestanding Signs:

The anticipated location of the freestanding signs is shown on the PUD Preliminary Site Plan, but any freestanding signs may be relocated without amending the PUD Preliminary Plan if their locations conform with the setback requirements.

Type I: Randall Road and Main Street “Community Signs”

Maximum Number	2 (for the entire Zylstra Property)
Maximum Height	30 feet
Maximum Area	225 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.)
Setbacks	Route 64 – 10 feet Randall Road - 10 feet Other lot lines – 10 feet

Type II: (Monument)

Maximum number	One per outlot
Maximum height	10 feet above grade of adjoining street curb (or pavement edge if no curb exists)
Maximum area	30 square feet per sign face (not including any structural elements or architectural features lying outside the display area of the sign.)
Setbacks	10 feet

Type III: Entry Sign

Maximum number	One for the entire Zylstra Property
Maximum height	25 feet
Maximum area	150 square feet
Setbacks	10 feet

Exhibit VI Parking and Loading

All off-street parking areas shall be designed, improved and landscaped in conformance with the provisions of the Zoning Ordinance in effect at the time of issuance of a building permit, except as modified by the following requirements:

1. Motorcycle dealerships shall provide not less than three (3) parking spaces per 1000 square feet of floor area (as defined in the Zoning Ordinance) of all uses within the building related to the dealership, such as sales area, offices, and service; The “Riders Edge” motorcycle training area depicted on Exhibit VII is not required to be striped for parking, but may be striped in the event it is no longer used as a motorcycle training area.
2. Except for motorcycle dealerships, any lot with mixed uses shall prorate its number of required parking spaces for the square footage of each separate use located on the Lot.
3. Surfacing: Off-street parking spaces and access drives shall be graded and paved using asphalt, bituminous concrete, Portland cement concrete, concrete pavers, clay pavers, any comparable materials, or any combination thereof;
4. Marking: Parking spaces within Lots shall be delineated with paint or other permanent materials which shall be maintained in clearly visible condition. Handicap spaces shall be identified with a sign visible at all times of the year, regardless of snow cover, plant growth, or similar conditions;
5. Drainage: Off-street parking facilities shall comply with the requirements of Title 18 of the St. Charles Municipal Code, as amended.
6. Screening: Landscaping along all public streets shall provide a minimum of fifty percent (50%) screening of the parking areas, measured horizontally as viewed from Main Street and Randall Road; such screening shall be at least 18 inches but not more than thirty (30) inches in height above the parking area pavement grade adjoining the screening area. Berming and decorative walls may be used in conjunction with plantings to obtain the required screening.
7. 10% Landscaping: The requirement of the St. Charles Zoning Ordinance for 10% of a lot to be landscaped may be satisfied for that part of the

Zylstra Property located more than 250 feet from the Route 64 or Randall Road right of way by calculating its landscape area collectively, and individual lots need not conform with the 10% requirement so long as the total landscape area within the area located more than 250 feet from Route 64 or Randall Road is in conformance with the 10% requirement; stormwater detention facilities the area more than 250 feet from Route 64 or Randall Road may be included as landscape area. All lots or portions of lots located within 250 feet of Route 64 or Randall Road shall conform with the 10% landscaping requirement in accordance with the St. Charles Zoning Ordinance.

8. Tree Plantings: A minimum of one (1) tree shall be planted or preserved on each Lot for every ten (10) parking spaces in an off-street parking area located on the respective Lot. All trees to be planted must be at least 2-1/2 inches in caliper-width.
9. Tree Planting Credits: Lots shall be credited the equivalent of one (1) tree for each tree planted on Lots devoted primarily to stormwater detention, up to thirty percent (30%) of the total number of trees otherwise required to be planted on the respective Lot pursuant to the provisions herein. The total number of Tree Planting Credits provided throughout the Subject Property shall not exceed the total number of trees planted on Lots devoted to stormwater detention.
10. Training Area: The "Riders Edge" motorcycle training area depicted on Exhibit VII is not required to be striped or lighted as a parking area and need not conform to the Tree Planting requirements of this section.
11. Landscaping West of Training Area: Developer shall provide a landscaping buffer and low berm along the westerly edge of the Service Road for the length of the "Riders Edge" motorcycle training Area. The landscaping set forth on the Preliminary Plan satisfies this requirement.
12. Maintenance: All landscaping shall be properly maintained in good health.
13. General Landscaping: The Lots shall be landscaped in substantial conformance with the approved Preliminary Plan and the approved final landscape plans for each Lot.

Exhibit VIII Architectural Guidelines

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 visible from any public street, or from an internal circulation road that provides access to two or more buildings, should incorporate

architectural features such as arcades, arbors, windows, doors, entryways, awnings, pilasters, cornices, decorative banding, and other decorative features comprising at least twenty-five percent (25%) of the visually prominent 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 and pedestrian routes 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, or fluorescent colors, and black are prohibited as predominant façade colors. Building trim and accent areas may be brighter and include primary colors.

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 predominantly clear 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. Within the area adjoining any building facade which faces a parking lot and contains a public entrance, landscape islands adjoining or parallel to the building foundation not less than eight (8) feet in width should be provided within 60 feet of the building facade. The length of such landscape islands should be approximately 50 percent of the length of the building façade, with a minimum of 25 percent and a maximum of 75 percent.
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. For any roof other than a flat roof, that is visible from any public street or from an internal circulation road that provides access to two or more buildings, no more than 100 feet of the roof line, measured horizontally, should be designed without changes in height or the incorporation of a major focal points, such as a dormer, gable or projected wall feature. Flat roofs should be designed so that there is at least one change in the height of the wall or parapet for each 200 linear feet of roof line.
2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, wooden 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 and reinforce the character of the community. Building materials should relate to traditional building materials used historically in Kane County, or should be selected to support a high quality architectural design that establishes a unique character for the site or building. Building materials that are encouraged include:

1. Approved Materials
 - a. Brick

- b. Wood
 - c. Native or architectural cast stone
 - d. Tinted and/or textured concrete masonry units
 - e. Stucco
 - f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited
 - g. Glass
 - h. High quality architectural metal surfaces, not including residential style metal siding.
2. Prohibited Materials
- a. Smooth-faced, untinted concrete masonry units
 - b. Exterior Insulation Finish Systems on the ground floor
 - 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 from 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 Zylstra 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 motorcycle dealership building:

- 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
- e. Architectural style (examples of architectural style include reference to recognized historic or modern architectural styles, repetitive use of particular shapes, angles, features such as cornices, type of roof, etc.)

**Exhibit IX
Site Lighting Requirements**

1. All exterior lighting shall be designed, shielded and directed so that light from the lamp (point light source) is not directly visible from other properties or public rights-of-way. This can be accomplished using luminaries which a) by their design, direct the light downward; b) have opaque shielding installed that prevents direct illumination from reaching adjacent properties or public rights of way; or c) utilize a translucent material to diffuse the light. No exterior lighting shall be maintained on a lot so as to shine into, or upon, any other lot or any right of way with an intensity great enough to reduce a viewer's ability to see, or to cause momentary blindness.
2. Exterior lighting shall be designed and maintained at or below the following average foot-candles, as measured horizontally at the property line:

1. Residential to residential:	Horizontal foot candles: 0.5
2. Nonresidential to nonresidential	Horizontal foot candles: 2.0
3. Nonresidential to residential:	Horizontal foot candles: 0.5
4. Right of way, except motor vehicle sales display lots:	Horizontal foot candles: 0.5
5. Right of way, motor vehicle sales display lots:	Horizontal foot candles: 20.0

3. Interference with Traffic Safety

The following are specifically prohibited:

- a. Exterior lighting used in a manner that could interfere with the safe movement of motor vehicles on public streets and alleys.
- b. Any light that could be confused with, or construed as, a traffic control device, unless authorized by State, Federal, City or County government.

4. Uniformity

The uniformity ratio of exterior lighting for all property other than one and two family dwellings and townhomes, as defined by the Illuminating Engineering Society of North America (IESNA), shall be 4:1.

5. Uplighting and Architectural Lighting

Uplighting and architectural lighting is permitted to light a building façade, walkway, driveway, landscaping, sign or primary entrance, provided that all direct illumination from uplighting shall be directed onto the building wall, walkway, driveway, landscaping, sign or entrance it is intended to illuminate, and the light intensity at the property line does not exceed the light trespass standards specified in the preceding paragraph F. Illumination to highlight architectural features may include lines of low-intensity unshielded incandescent bulbs of a single color, or neon tube type lighting, but only where such lighting is consistent with and will enhance the architectural character of the building and does not constitute part of a sign, trademark, or other advertising display.

6. Building Mounted Luminaires

- a. Luminaires mounted on buildings other than one and two family dwellings and townhomes shall be a non-adjustable full cut-off design and shall be directed downward at an angle of no greater than 45 degrees from the vertical plane. No luminaire mounted on a building shall project above the height of the building.
- b. Luminaires exceeding 2000 lumens mounted on one and two family dwellings and townhomes shall be a non-adjustable full cut-off design and shall be directed downward at an angle of no greater than 45 degrees. No luminaire mounted on a building shall project above the height of the building.

7. Canopy Lighting

Luminaires mounted on gas station and drive-through canopies shall be a full cut-off design and shall be directed downward at an angle of no greater than 45 degrees from the vertical plane, or may be completely recessed under the canopy with flat lenses. Light intensity shall not exceed twenty (20) foot candles at ground level under the canopy or elsewhere on the site. All lighting mounted under the canopy, including auxiliary lighting within signage and panels over the pumps, shall be included in the twenty (20) foot candle limit.

If necessary due to the design of the luminaires selected, the sides (fascia) of the canopy shall extend below the lens of the luminaires at least 12 inches to block direct view of the light sources from the property line.

8. Light Pole Height

The maximum height of light poles, as measured from finished grade at the base to the bottom of the luminaire, shall not exceed the maximum building height in the zoning district in which they are located.

9. Blinking Lights

Blinking, flashing, moving, revolving, flickering, changing intensity and changing color lights shall be prohibited, except for temporary holiday displays, lighting for public safety or traffic control, or lighting required by the FAA or other governmental agency for air traffic control and warning purposes.