AGENDA
CITY OF ST. CHARLES
GOVERNMENT OPERATIONS COMMITTEE
ALD. MAUREEN LEWIS, CHAIR

MONDAY, MAY 20, 2019
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. Call to Order

2. Roll Call

3. Administrative

a. City of St. Charles Fuel Tax Receipts, April 2019 – Information Only
b. Video Gaming Statistics – Information Only

4. Omnibus Vote

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

5. Finance Department

a. Recommendation to approve an Ordinance providing for the issue of not to exceed $15,700,000 General Obligation Corporate Purpose Bonds, Series 2019 for capital project purposes, authorizing the execution of a bond order and escrow agreement, providing for the levy of taxes to pay said bonds, and authorizing the sale of the series of bonds to the purchaser thereof.
*b. Budget Revisions for the City of St. Charles – March, 2019

6. City Administrator

a. Request to approve funding for Pride of the Fox Festival in the amount of $7000.
*b. Recommendation to approve a 1 year Agreement for Governmental Consulting with Bricor Consulting in the amount of $28,800 for FY 2019/2020.

7. Community and Economic Development

a. Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for East Side Retail Center, Legacy Business Center PUD.

Executive Session

Personnel –5 ILCS 120/2(c)(1)

- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

8. Additional Items from Mayor, Council, Staff, or Citizens.

9. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item number: 3a
	Title:	City of St. Charles Fuel Tax Receipts April, 2019 – Information Only
	Presenter:	Chris Minick, Director of Finance
Meeting: Government Operations Committee		Date: May 20, 2019
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

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

Attachments (*please list*)**:**
FY 18/19 City of St. Charles Local Fuel Tax Receipts – April, 2019

Recommendation/Suggested Action (*briefly explain*)**:**
None – For Information Only

City of St. Charles
Local Fuel Tax Receipts
Fiscal Year 2018-2019

LIABILITY PERIOD	PAYMENT RECEIVED	TOTAL REVENUE RECEIVED
May-18	June-18	$ -
June-18	July-18	$ -
July-18	August-18	$ -
August-18	September-18	$ -
September-18	October-18	$ -
October-18	November-18	$ -
November-18	December-18	$ 42,212.80
December-18	January-19	$ 42,956.97
January-19	February-19	$ 39,588.42
February-19	March-19	$ 37,293.81
March-19	April-19	$ 40,187.71
April-19	May-19	$ -
TOTALS		**$ 202,239.71**

The local fuel tax rate is two cents per gallon ($0.02/gallon) and applies to motor fuel retail purchases within the City of St. Charles.

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 3b
	Title:	Video Gaming Statistics – Information Only
	Presenter:	Jim Keegan, Chief of Police

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

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

Latest statistics on video gaming and what businesses have been approved by the state and city staff of the St. Charles Police Department, pending applications into the state for approval, and January 2012 – March 2019 report for St. Charles Video Gaming Revenue as of March 2019.

Attachments (*please list*)**:**
Table – Current Licensed Video Gaming Establishments/Pending Applicants
Illinois Gaming Board Video Gaming Report – January 2012 –March 2019
Illinois Gaming Board Video Gaming Report - March 2019

Recommendation/Suggested Action (*briefly explain*)**:**
None – For Information Only

ILLINOIS GAMING BOARD
VIDEO GAMING REPORT

St. Charles

March 2019

4/13/2019
9:10 pm

				VGT Wagering Activity			VGT Income			VGT Tax Distribution		
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	NTI	NTI Tax Rate (30%)	State Share	Municipality Share
St. Charles	ALIBI BAR & GRILL LTD.	150704430	5	$19,698.26	$18,292.17	$1,406.09	$8,037.00	$6,610.64	$1,426.36	$427.91	$356.60	$71.31
St. Charles	Alley 64, INC.	160702383	5	$466,585.87	$426,829.14	$39,756.73	$174,138.00	$134,381.07	$39,756.93	$11,927.12	$9,939.27	$1,987.85
St. Charles	BK & MM VENTURES LLC	160702415	5	$463,861.13	$419,171.88	$44,689.25	$141,586.00	$96,896.82	$44,689.18	$13,406.79	$11,172.32	$2,234.47
St. Charles	CRAZY FOX, LLC	170701805	4	$106,642.22	$97,601.73	$9,040.49	$34,522.00	$25,481.10	$9,040.90	$2,712.24	$2,260.20	$452.04
St. Charles	DAWN'S CAFE, LTD.	160702454	2	$21,558.31	$19,784.25	$1,774.06	$6,831.00	$5,056.94	$1,774.06	$532.23	$443.52	$88.71
St. Charles	HEALTH NUTS, LTD.	180702391	5	$145,558.08	$134,602.44	$10,955.64	$52,099.00	$41,143.36	$10,955.64	$3,286.79	$2,738.99	$547.80
St. Charles	L. A. MANSON CORPORATION	160703156	5	$162,571.03	$147,312.49	$15,258.54	$51,386.00	$36,127.38	$15,258.62	$4,577.62	$3,814.68	$762.94
St. Charles	MARK VII HOSPITALITY LIMITED	170702225	5	$535,869.94	$503,583.63	$32,286.31	$162,875.00	$130,588.54	$32,286.46	$9,686.01	$8,071.68	$1,614.33
St. Charles	NLHM Inc.	160702847	4	$185,011.05	$174,382.46	$10,628.59	$49,209.00	$38,580.41	$10,628.59	$3,188.61	$2,657.17	$531.44
St. Charles	Northwoods Pub & Grill Inc.	160702493	5	$318,607.88	$290,655.06	$27,952.82	$107,488.00	$79,535.35	$27,952.65	$8,385.77	$6,988.15	$1,397.62
St. Charles	Ram Restaurant Group Inc.,	180700820	5	$36,048.37	$34,180.96	$1,867.41	$12,516.00	$10,648.28	$1,867.72	$560.39	$466.99	$93.40
St. Charles	Riverside Pizza, Inc.	160702553	4	$232,161.36	$209,073.69	$23,087.67	$74,620.00	$51,532.33	$23,087.67	$6,926.31	$5,771.92	$1,154.39
St. Charles	SAINT CHARLES SPORTS, LLC	160702605	5	$359,736.14	$334,677.13	$25,059.01	$105,920.00	$80,859.81	$25,060.19	$7,518.13	$6,265.11	$1,253.02
St. Charles	St. Charles Lodge No. 1368, Loyal Order of Moose	160802392	5	$161,826.79	$146,553.09	$15,273.70	$52,796.00	$37,522.30	$15,273.70	$4,582.22	$3,818.52	$763.70
St. Charles	TAP HOUSE GRILL ST. CHARLES, LLC	170702248	5	$244,597.52	$224,666.75	$19,930.77	$74,424.00	$54,508.83	$19,915.17	$5,974.65	$4,978.88	$995.77
REPORT TOTAL:		**15 Establishments**	**69**	**$3,460,333.95**	**$3,181,366.87**	**$278,967.08**	**$1,108,447.00**	**$829,473.16**	**$278,973.84**	**$83,692.79**	**$69,744.00**	**$13,948.79**

ILLINOIS GAMING BOARD
VIDEO GAMING REPORT

St. Charles

January 2012 - March 2019

4/13/2019
9:11 pm

				VGT Wagering Activity			VGT Income			VGT Tax Distribution		
Municipality	Establishment	License Number	VGT Count	Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	NTI	NTI Tax Rate (30%)	State Share	Municipality Share
St. Charles	A'Salute' Inc.	160702452	2	$2,091,601.88	$1,923,949.67	$167,652.21	$577,279.00	$409,626.79	$167,652.21	$50,296.35	$41,913.65	$8,382.70
St. Charles	ALIBI BAR & GRILL LTD.	150704430	5	$249,369.73	$227,977.44	$21,392.29	$91,788.00	$70,375.44	$21,412.56	$6,376.47	$5,313.75	$1,062.72
St. Charles	Alley 64, INC.	160702383	5	$15,631,856.52	$14,481,858.58	$1,149,997.94	$5,425,286.00	$4,275,213.61	$1,150,072.39	$345,023.28	$287,519.43	$57,503.85
St. Charles	BK & MM VENTURES LLC	160702415	5	$11,901,701.95	$10,984,563.95	$917,138.00	$3,581,105.00	$2,663,885.80	$917,219.20	$275,166.83	$229,305.73	$45,861.10
St. Charles	CRAZY FOX, LLC	170701805	4	$695,354.03	$623,470.59	$71,883.44	$225,625.00	$153,741.15	$71,883.85	$21,565.40	$17,971.18	$3,594.22
St. Charles	DAWN'S CAFE, LTD.	160702454	2	$728,011.27	$664,181.09	$63,830.18	$229,685.00	$165,854.82	$63,830.18	$19,149.57	$15,958.00	$3,191.57
St. Charles	DAWN'S VOODOO ROOM, LTD.	170702226	3	$131,639.05	$114,092.97	$17,546.08	$48,098.00	$30,551.92	$17,546.08	$5,263.94	$4,386.62	$877.32
St. Charles	GOLREN ENTERPRISES, INC.	160703386	5	$2,363,441.27	$2,169,177.13	$194,264.14	$822,559.00	$628,294.86	$194,264.14	$58,279.92	$48,566.66	$9,713.26
St. Charles	HEALTH NUTS, LTD.	180702391	5	$489,130.06	$440,024.79	$49,105.27	$182,730.00	$133,624.73	$49,105.27	$14,731.92	$12,276.60	$2,455.32
St. Charles	KILLOUGH LLC	160702650	4	$323,128.13	$297,527.05	$25,601.08	$127,669.00	$102,067.92	$25,601.08	$7,680.48	$6,400.40	$1,280.08
St. Charles	L. A. MANSON CORPORATION	160703156	5	$3,314,856.55	$3,014,602.84	$300,253.71	$989,210.00	$688,956.21	$300,253.79	$90,077.56	$75,064.69	$15,012.87
St. Charles	MARK VII HOSPITALITY LIMITED	170702225	5	$6,785,217.24	$6,297,585.13	$487,632.11	$1,990,068.00	$1,502,413.74	$487,654.26	$146,296.99	$121,914.17	$24,382.82
St. Charles	NLHM Inc.	160702847	4	$1,964,177.17	$1,812,788.68	$151,388.49	$523,169.00	$371,780.51	$151,388.49	$45,417.38	$37,847.81	$7,569.57
St. Charles	Northwoods Pub & Grill Inc.	160702493	5	$9,544,105.10	$8,749,619.81	$794,485.29	$3,150,795.00	$2,356,309.71	$794,485.29	$238,346.82	$198,622.41	$39,724.41
St. Charles	Panman, LLC	160703257	5	$20,167.79	$17,246.68	$2,921.11	$8,129.00	$5,207.89	$2,921.11	$876.43	$730.36	$146.07
St. Charles	Pub 47 St Charles Inc.	180700422	5	$451,127.23	$407,893.79	$43,233.44	$150,077.00	$106,843.56	$43,233.44	$12,970.29	$10,808.58	$2,161.71
St. Charles	Ram Restaurant Group Inc.,	180700820	5	$332,529.45	$302,216.78	$30,312.67	$121,311.00	$90,998.02	$30,312.98	$9,094.21	$7,578.51	$1,515.70
St. Charles	Riverside Pizza, Inc.	160702553	4	$4,372,040.25	$4,029,379.23	$342,661.02	$1,510,704.00	$1,168,042.98	$342,661.02	$102,798.94	$85,665.80	$17,133.14
St. Charles	SAINT CHARLES SPORTS, LLC	160702605	5	$6,440,061.45	$5,962,132.99	$477,928.46	$1,900,577.00	$1,422,647.36	$477,929.64	$143,379.72	$119,483.13	$23,896.59
St. Charles	St. Charles Lodge No. 1368, Loyal Order of Moose	160802392	5	$4,676,787.31	$4,247,964.09	$428,823.22	$1,572,892.00	$1,144,068.78	$428,823.22	$128,648.33	$107,206.95	$21,441.38
St. Charles	TAP HOUSE GRILL ST. CHARLES, LLC	170702248	5	$1,652,368.83	$1,511,515.41	$140,853.42	$524,061.00	$383,207.58	$140,853.42	$42,256.62	$35,213.85	$7,042.77
REPORT TOTAL:	**21 Establishments**		**93**	**$74,158,672.26**	**$68,279,768.69**	**$5,878,903.57**	**$23,752,817.00**	**$17,873,713.38**	**$5,879,103.62**	**$1,763,697.45**	**$1,469,748.28**	**$293,949.17**

Video Gaming Statistics
March, 2019

LICENSED ESTABLISHMENTS		
Alexanders Café, Inc.	1650 W. Main Street	St. Charles
Alibi Bar & Grill, LTD	12 N. 3rd Street	St. Charles
Alley 64, Inc.	212 W. Main Street	St. Charles
Kane County Rookies, LLC	1545 W. Main Street	St. Charles
Crazy Fox, LLC	104 E Main St	St. Charles
Dawn's Café, LTD	8 N Third Street	St. Charles
The Filling Station, LTD	300 W. MAIN ST.	St. Charles
St. Charles Bowl	2520 W Main St	St. Charles
Second Street Tavern	221 S. 2nd Street	St. Charles
Brown's Chicken	1910 Lincoln Highway	St. Charles
The Evergreen Pub & Grill, Inc.	1400 W Main St	St. Charles
Game On 3rd, Inc.	11 N. 3rd Street	St. Charles
Riverside Pizza & Pub	102 E Main St	St. Charles
Spotted Fox Alehouse, LLC	3615 E. MAIN ST	St. Charles
Tap House Grill, LLC	3341 W MAIN ST	St. Charles
St Charles Moose Lodge 1368	2250 W Rt 38	St. Charles

LICENSE PENDING		
HDF Entertainment, LLC – Main Street Pub	204 W Main Street	St. Charles
ROMANO MERCATO ITALIANO INC.,	210 Cedar Street	St. Charles
Yummy Place Burrito Los Asaderos, Inc.	2400 E. Main Street	St. Charles

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 5a
	Title:	Requesting a motion to approve an Ordinance providing for the issue of not to exceed $15,700,000 General Obligation Corporate Purpose Bonds, Series 2019 for capital project purposes, authorizing the execution of a bond order and escrow agreement, providing for the levy of taxes to pay said bonds, and authorizing the sale of the series of bonds to the purchaser thereof.
	Presenter:	Chris Minick, Finance Director

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**
Attached is an ordinance authorizing the City to issue General Obligation Bond Series 2019.

Approximately $11.5 million of the $15.7 million bonds will be used to finance projects as discussed during the February 23, 2019 City Council Retreat, which include Police Station building construction, Rita and Nicholas Street reconstruction, 7th Ave Creek improvements, 10th Street water tower painting, and phase one of the advanced meter infrastructure implementation. The remainder of the bonds will be used to fund the street, wastewater and building improvements contemplated in the 2018-19 budget. The City has expended funds on several of the 2018-19 projects and the bond proceeds will reimburse the City for purchases and improvements to date, as well as allow for the completion of these improvements.

The Ordinance specifies the parameters which must be adhered to in order for the City to issue and sell the bonds. The parameters are established because of the fluctuating nature of the municipal bond market and timing of the pricing, sales, and closing of the bonds. The ordinance authorizes designated officials of the City to execute the necessary bond documents as long as the established parameters are met. If this ordinance is recommended for approval and ultimately approved by City Council, the City would take delivery of the bond proceeds in approximately 30 to 60 days.

The parameters specify:

- Bond sale prior to December 3, 2019, term not to exceed 20 years
- Interest cannot exceed 6%
- Any individual principal maturity cannot exceed $1,250,000 and no individual debt service amount may exceed $1,450,000

It is important to note that the ordinance authorizes the issuance of bonds within the specified parameters but it does not require bonds to be issued. Terms of the proposed bond issue will be finalized upon sale and will be based on the prevailing market conditions within the specified parameters.

Attachments (*please list*)**:**

Ordinance

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

Requesting a motion to approve an Ordinance providing for the issue of not to exceed $15,700,000 General Obligation Corporate Purpose Bonds, Series 2019 for capital project purposes, authorizing the execution of a bond order and escrow agreement, providing for the levy of taxes to pay said bonds, and authorizing the sale of the series of bonds to the purchaser thereof.

EXTRACT OF MINUTES of a regular public meeting of the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, held at the City Hall, 2 East Main Street, in said City, at 7:00 p.m., on the 3rd day of June, 2019.

The Mayor called the meeting to order and directed the City Clerk to call the roll.

Upon the roll being called, the Mayor and the following Aldermen answered physically present at said location:_____

_____

_____

The following Aldermen were allowed by a majority of the Aldermen in accordance with and to the extent allowed by rules adopted by the City Council to attend the meeting by video or audio conference: _____

No Alderman was not permitted to attend the meeting by video or audio conference.

The following Aldermen were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____

The Mayor announced that the next item for consideration was the issuance of not to exceed $15,700,000 General Obligation Corporate Purpose Bonds, Series 2019, for the purpose of paying the cost of public capital infrastructure improvements in and for the City, including but not limited to, streetscape and roadway improvements, water and sewer improvements, police station improvements, and electrical improvements in and for the City, together with such engineering, electrical, financial, legal and other professional services related thereto as may be advisable and necessary, and to pay the cost of issuing said bonds, and that the Mayor and the City Council would consider the adoption of an ordinance providing for the issue of said bonds and the levy of taxes sufficient to pay the principal of and interest thereon.

Whereupon, the Mayor presented, and there was incorporated into the record in full the following ordinance, which was made available to the Aldermen and interested members of the public, entitled:

> AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

(the "*Bond Ordinance*").

Alderman _____ then moved and Alderman _____ seconded the motion that the Bond Ordinance as presented be adopted.

A City Council discussion of the matter followed. During the City Council discussion, it was explained that said bonds are issuable without referendum pursuant to the home rule powers of the City, and that the Bond Ordinance sets forth the parameters for the issue of said bonds and sale thereof, by designated officials of the City, and summarized the pertinent terms of said parameters, including the specific parameters governing the manner of sale, length of maturity, rates of interest, purchase price and tax levy for said bonds.

After a full discussion thereof, the Mayor directed that the roll be called for a vote upon the motion to adopt the Bond Ordinance.

Upon the roll being called, the following Aldermen voted AYE: _____

_____

_____

and the following Aldermen voted NAY: _____

WHEREUPON, the Mayor declared the motion carried and the Bond Ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the City Clerk to record the same in full in the records of the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois.

Other business was duly transacted at said meeting.

Upon motion duly made and carried, the meeting adjourned.

_____

City Clerk

ORDINANCE NO. _____

AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

WHEREAS, the City of St. Charles, Kane and DuPage Counties, Illinois (the *"City"*), has a population in excess of 25,000 as determined by the last official census, and pursuant to the provisions of Section 6 of Article VII of the Constitution of the State of Illinois, the City is a home rule unit and may exercise any power or perform any function pertaining to its government and affairs including, but not limited to, the power to tax and to incur debt; and

WHEREAS, pursuant to the provisions of said Section 6, the City has the power to incur debt payable from ad valorem property tax receipts or from any other lawful source and maturing within 40 years from the time it is incurred without prior referendum approval; and

WHEREAS, the City Council of the City (the *"Council"*) has considered the needs of the City and does hereby determine that it is necessary, desirable and in the best interests of the City to borrow at this time the sum of not to exceed $15,700,000 for the purpose of paying the cost of capital improvements in and for the City, including but not limited to, streetscape and roadway improvements, water and sewer improvements, police station improvements, and electrical improvements in and for the City, together with such engineering, electrical, financial, legal and other professional services related thereto as may be advisable and necessary, and to pay the cost of issuing bonds for said purpose (the *"Project"*); and

WHEREAS, it is in the best interest of the City to issue bonds of the City in the aggregate principal amount of not to exceed $15,700,000 to evidence said borrowing and for the purpose of paying costs of the Project:

NOW THEREFORE Be It Ordained by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, in the exercise of its home rule powers, as follows:

Section 1. Incorporation of Preambles. The Council hereby finds that all of the recitals contained in the preambles to this Ordinance are true, correct and complete and does incorporate them into this Ordinance by this reference.

Section 2. Authorization. It is hereby found and determined that pursuant to the provisions of the Illinois Municipal Code, as supplemented and amended, and the home rule powers of the City under Section 6 of Article VII of the Illinois Constitution of 1970 (in the event of conflict between the provisions of said code and home rule powers, the home rule powers shall be deemed to supersede the provisions of said code) (the *"Act"*), the Council has been authorized by law to borrow an amount not to exceed $15,700,000 for the Project, upon the credit of the City and as evidence of such indebtedness to issue bonds of the City to said amounts, the proceeds of said bonds to be used to provide for the Project, and that it is necessary and for the best interests of the City that there be issued an amount not to exceed $15,700,000 of the bonds so authorized for the Project, and these findings and determinations, together with those set forth in the preambles to this Ordinance, shall be deemed conclusive.

Section 3. Bond Details. There be borrowed by, for and on behalf of the City an amount not to exceed $15,700,000 for the purposes aforesaid, and that bonds of the City shall be issued to said amount and shall be designated as "General Obligation Corporate Purpose Bonds, Series 2019" (the *"Bonds"*), shall be dated such date (not later than November 20, 2019) as set forth in the Bond Notification (as hereinafter defined), and shall also bear the date of authentication, shall be in fully registered form, shall be in denominations of $5,000 each or authorized integral multiples thereof (but no single Bond shall represent installments of principal maturing on more than one date), and shall be numbered 1 and upward.

The Bonds shall become due and payable serially or be subject to mandatory redemption (subject to prior optional redemption as hereinafter described) on December 1 of each of the years (not later than 2039), bearing interest at the rates per annum (not exceeding 6.00% per annum) and in the amounts (not to exceed a principal amount of $1,250,000 per year), all as set forth in the Bond Notification.

The Bonds shall bear interest from their date or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of the Bonds is paid, such interest (computed upon the basis of a 360-day year of twelve 30-day months) being payable semi-annually commencing with the first interest payment date as set forth in the Bond Notification, and on June 1 and December 1 of each year thereafter to maturity.

Interest on each Bond shall be paid by check or draft of Amalgamated Bank of Chicago, Chicago, Illinois, as bond registrar and paying agent for the Bonds (or such other bond registrar and paying agent as set forth in the Bond Notification), or successors or assigns (the *"Bond Registrar"*), payable upon presentation in lawful money of the United States of America, to the person in whose name such Bond is registered at the close of business on the 15th day of the month next preceding the interest payment date. The principal of the Bonds shall be payable in lawful money of the United States of America at the office of the Bond Registrar.

Section 4. Execution; Authentication. The Bonds shall be executed on behalf of the City by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, as they may determine, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the City. In case any such officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. All Bonds shall have thereon a certificate of

authentication, substantially in the form hereinafter set forth, duly executed by the Bond Registrar as authenticating agent of the City and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance.

Section 5. Registration of Bonds; Persons Treated as Owners. (a) *General.* The City shall cause books (the *"Bond Register"*) for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the office of the Bond Registrar, which is hereby constituted and appointed the registrar of the City for the Bonds. The City is authorized to prepare, and the Bond Registrar or such other agent as the City may designate shall keep custody of, multiple Bond blanks executed by the City for use in the transfer and exchange of Bonds. Subject to the provisions of this Ordinance relating to the Bonds in book-entry form, any Bond may be transferred or exchanged, but only in the manner, subject to the limitations, and upon payment of the charges as set forth in this Ordinance. Upon surrender for transfer or exchange of any Bond at the office of the Bond Registrar, duly endorsed by or accompanied by a written instrument or instruments of transfer or exchange in form satisfactory to the Bond Registrar and duly executed by the registered owner or his or her attorney duly authorized in writing, the City shall execute and the Bond Registrar shall authenticate, date and deliver in the name of the transferee or transferees or, in the case of an exchange, the registered owner, a new fully registered Bond or Bonds of like tenor, of the same maturity, bearing the same interest rate, of authorized denominations, for a like aggregate principal amount. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business

on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The execution by the City of any fully registered Bond shall constitute full and due authorization of such Bond, and the Bond Registrar shall thereby be authorized to authenticate, date and deliver such Bond; *provided, however,* the principal amount of Bonds of each maturity authenticated by the Bond Registrar shall not at any one time exceed the authorized principal amount of Bonds for such maturity less the amount of such Bonds which have been paid. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made to any registered owner of Bonds for any transfer or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds, except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a Bond surrendered for redemption.

(b) *Global Book-Entry System.* The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds determined as described in Section 3 hereof. Upon initial issuance, at the option of the Purchaser and as set forth in the Bond Notification, the ownership of each such Bond shall be registered in the Bond Register in the name of Cede & Co., or any successor thereto ("*Cede*"), as nominee of The

Depository Trust Company, New York, New York, and its successors and assigns (*"DTC"*). All of the outstanding Bonds shall be registered in the Bond Register in the name of Cede, as nominee of DTC, except as hereinafter provided. Any officer of the City who is a signatory on the Bonds, along with the City's Finance Director, is authorized to execute and deliver, on behalf of the City, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the *"Representation Letter"*), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of DTC, the City and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank or other financial institution being referred to herein as a *"DTC Participant"*) or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Bond Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to the principal of or interest on the Bonds. The City and the Bond Registrar may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of giving notices of redemption and other

matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Bond Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective registered owners of the Bonds, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of a Bond as shown in the Bond Register, shall receive a Bond evidencing the obligation of the City to make payments of principal and interest with respect to any Bond. Upon delivery by DTC to the Bond Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the provisions in Section 3 hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the 15th day of the month next preceding the applicable interest payment date, the name "Cede" in this Ordinance shall refer to such new nominee of DTC.

In the event that (i) the City determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (ii) the agreement among the City, the Bond Registrar and DTC evidenced by the Representation Letter shall be terminated for any reason or (iii) the City determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City shall notify DTC and DTC Participants of the availability through DTC of certificated Bonds and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of DTC. At that time, the City may determine that the Bonds shall be registered in the name of and deposited with such other depository operating a universal book-entry system, as may be acceptable to the City, or such depository's agent or designee, and if the City does not select

such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 5(a) hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 6. Redemption. (a) *Optional Redemption*. All or a portion of the Bonds due on and after the date, if any, specified in the Bond Notification shall be subject to redemption prior to maturity at the option of the City from any available funds, as a whole or in part, and if in part in integral multiples of $5,000 in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on the date specified in the Bond Notification (but not later than 10-1/2 years from the date of issuance of the Bonds), and on any date thereafter, at the redemption prices (expressed as a percentage of the principal amount redeemed and not to exceed 100%) plus accrued interest to the date fixed for redemption, as set forth in the Bond Notification.

(b) *Mandatory Redemption*. The Bonds maturing on the date or dates, if any, indicated in the Bond Notification are subject to mandatory redemption, in integral multiples of $5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 1 of the years, if any, and in the principal amounts, if any, as indicated in the Bond Notification.

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such Bonds credited against future mandatory redemption requirements in such order of the

mandatory redemption dates as the City may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the City, shall purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of $5,000 and integral multiples thereof. The City shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any $5,000 Bond or $5,000 portion of a Bond shall be as likely to be called for redemption as any other such $5,000 Bond or $5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the City in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 7. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the City by mailing the redemption notice by first class mail at least thirty (30) days

and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

(1) the redemption date,

(2) the redemption price,

(3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,

(4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,

(5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal corporate trust office of the Bond Registrar, and

(6) such other information then required by custom, practice or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed at the option of the City shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption shall have been given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the rate borne by the Bond or portion of Bond so called for redemption. All Bonds which have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Section 8. Form of Bond. The Bonds shall be in substantially the form hereinafter set forth; *provided, however,* that if the text of the Bonds is to be printed in its entirety on the front side of the Bonds, then the second paragraph on the front side and the legend "See Reverse Side for Additional Provisions" shall be omitted and the text of paragraphs set forth for the reverse side, as appropriate, shall be inserted immediately after the first paragraph.

[FORM OF BOND - FRONT SIDE]

REGISTERED NO. _____ REGISTERED $_____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTIES OF KANE AND DUPAGE
CITY OF ST. CHARLES
GENERAL OBLIGATION CORPORATE PURPOSE BOND, SERIES 2019

See Reverse Side for Additional Provisions.

Interest Rate: ____% Maturity Date: December 1, 20__ Dated Date: _____, 2019 CUSIP: 787758_____

Registered Owner: CEDE & CO.

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the City of St. Charles, Kane and DuPage Counties, Illinois, a municipality and unit of local government created under the provisions of the laws of the State of Illinois (the *"City"*), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent interest payment date to which interest has been paid or duly provided for, at the Interest Rate per annum identified above, such interest to be payable on June 1 and December 1 of each year, commencing _____ 1, 20__, until said Principal Amount is paid or duly provided for. The principal of this Bond is payable in lawful money of the United States of America upon presentation hereof at the principal corporate trust office of Amalgamated Bank of Chicago, in Chicago, Illinois, as bond registrar and paying agent (the *"Bond Registrar"*). Payment of interest shall be made to the Registered Owner hereof as shown on the registration books of the

City maintained by the Bond Registrar, at the close of business on the 15th day of the month next preceding the interest payment date. Interest shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books, or at such other address furnished in writing by such Registered Owner to the Bond Registrar. For the prompt payment of this Bond both principal and interest at maturity, the full faith, credit and resources of the City are hereby irrevocably pledged.

Reference is hereby made to the further provisions of this Bond set forth on the reverse hereof, and such further provisions shall for all purposes have the same effect as if set forth at this place.

It is hereby certified and recited that all conditions, acts and things required by the Constitution and Laws of the State of Illinois to exist or to be done precedent to and in the issuance of this Bond, including the Act, have existed and have been properly done, happened and been performed in regular and due form and time as required by law; that the indebtedness of the City, represented by the Bonds, and including all other indebtedness of the City, howsoever evidenced or incurred, does not exceed any constitutional or statutory or other lawful limitation; and that provision has been made for the collection of a direct annual tax, in addition to all other taxes, on all of the taxable property in the City sufficient to pay the interest hereon as the same falls due and also to pay and discharge the principal hereof at maturity.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar.

IN WITNESS WHEREOF, the City of St. Charles, Kane and DuPage Counties, Illinois, by its City Council, has caused this Bond to be executed by the manual or duly authorized facsimile signature of its Mayor and attested by the manual or duly authorized facsimile signature of its City Clerk and its corporate seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

SPECIMEN

Mayor, City of St. Charles
Kane and DuPage Counties, Illinois

ATTEST:

SPECIMEN

City Clerk, City of St. Charles
Kane and DuPage Counties, Illinois

[SEAL]

Date of Authentication: _____, 2019

CERTIFICATE
OF
AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned ordinance and is one of the General Obligation Corporate Purpose Bonds, Series 2019, of the City of St. Charles, Kane and DuPage Counties, Illinois.

AMALGAMATED BANK OF CHICAGO,
as Bond Registrar

By SPECIMEN
Authorized Officer

Bond Registrar and Paying Agent:
Amalgamated Bank of Chicago,
Chicago, Illinois

[FORM OF BOND - REVERSE SIDE]

CITY OF ST. CHARLES
KANE AND DUPAGE COUNTIES, ILLINOIS
GENERAL OBLIGATION CORPORATE PURPOSE BOND, SERIES 2019

This Bond is one of a series of bonds (the *"Bonds"*) issued by the City for the purpose of paying the cost of capital improvements in and for the City, including but not limited to, streetscape and roadway improvements, water and sewer improvements, police station improvements, and electrical improvements in and for the City, and to pay the costs of issuing the Bonds, all as described and defined in the Ordinance of the City, adopted by the City Council of the City on the 20th day of May, 2019, authorizing the Bonds (as supplemented by the Notification of Sale of the Bonds authorized therein and executed in connection with the sale of the Bonds, the *"Ordinance"*), pursuant to and in all respects in compliance with the applicable provisions of the Illinois Municipal Code, as supplemented and amended, and as further supplemented and, where necessary, superseded, by the powers of the City as a home rule unit under the provisions of Section 6 of Article VII of the Illinois Constitution of 1970 (such code and powers being the *"Act"*), and with the Ordinance, which has been duly passed by the City Council, approved by the Mayor, and published, in all respects as by law required.

[Optional and Mandatory Redemption provisions, as applicable, will be inserted here.]

[Notice of any such redemption shall be sent by first class mail not less than thirty (30) days nor more than sixty (60) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books of the City maintained by the Bond Registrar or at such other address as is furnished in writing by such registered owner to the Bond Registrar. When so called for redemption, this Bond will cease to bear interest on the specified redemption date, provided funds for redemption are on deposit at the place of payment at that time, and shall not be deemed to be outstanding.]

This Bond is transferable by the Registered Owner hereof in person or by his or her attorney duly authorized in writing at the principal corporate trust office of the Bond Registrar in Chicago, Illinois, but only in the manner, subject to the limitations and upon payment of the charges provided in the Ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same maturity and for the same aggregate principal amount will be issued to the transferee in exchange therefor.

The Bonds are issued in fully registered form in the denomination of $5,000 each or authorized integral multiples thereof. This Bond may be exchanged at the principal corporate trust office of the Bond Registrar for a like aggregate principal amount of Bonds of the same maturity of other authorized denominations, upon the terms set forth in the Ordinance. The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day of the month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date[, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds].

The City and the Bond Registrar may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes, and neither the City nor the Bond Registrar shall be affected by any notice to the contrary.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assign, and transfers unto

	Here insert Social Security Number, Employer Identification Number or other Identifying Number

_____

_____

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint

_____

as attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____ _____

Signature guaranteed: _____

NOTICE: The signature to this transfer and assignment must correspond with the name of the Registered Owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Section 9. Sale of Bonds. The Mayor and the Director of Finance of the City (the "*Designated Representatives*") are hereby authorized to proceed not later than the 20th day of November, 2019, without any further authorization or direction from the City Council, to sell the Bonds upon the terms as prescribed in this Ordinance and to deliver them promptly thereafter. The Bonds hereby authorized shall be executed as in this Ordinance provided as soon after the delivery of the Bond Notification as may be, and thereupon be deposited with the City Treasurer, and, after authentication thereof by the Bond Registrar, be by the City Treasurer delivered to Robert W. Baird & Co. Incorporated, Naperville, Illinois, the purchaser thereof (the "*Purchaser*"), upon receipt of the purchase price therefor, the same being not less than 96% of

the principal amount of the Bonds (exclusive of any original issue discount or original issue premium) plus any accrued interest to date of delivery, if any.

Upon the sale of the Bonds, the Designated Representatives shall prepare a Notification of Sale of the Bonds, which shall include the pertinent details of sale as provided herein (the *"Bond Notification"*). In the Bond Notification, the Designated Representatives shall find and determine that the Bonds have been sold at such price and bear interest at such rates that either the true interest cost (yield) or the net interest rate received upon the sale of the Bonds does not exceed the maximum rate otherwise authorized by applicable law. The Bond Notification shall be entered into the records of the City and made available to the City Council at the next regular meeting thereof; but such action shall be for information purposes only, and the City Council shall have no right or authority at such time to approve or reject such sale as evidenced in the Bond Notification.

Upon the sale of the Bonds, as evidenced by the execution and delivery of the Bond Notification by the Designated Representatives, the Mayor, City Administrator, Director of Finance of the City and City Treasurer and any other officials of the City, as shall be appropriate, shall be and are hereby authorized and directed to approve or execute, or both, such documents of sale of the Bonds as may be necessary, including, without limitation, the contract for the sale of the Bonds between the City and the Purchaser (the *"Purchase Contract"*). Prior to the execution and delivery of the Purchase Contract, the Designated Representatives shall find and determine that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the Purchase Contract.

The use by the Purchaser of any Preliminary Official Statement and any final Official Statement relating to the Bonds (the *"Official Statement"*) is hereby ratified, approved and

authorized; the execution and delivery of the Official Statement is hereby authorized; and the officers of the City Council and the officials of the City are hereby authorized to take any action as may be required on the part of the City to consummate the transactions contemplated by the Purchase Contract, this Ordinance, said Preliminary Official Statement, the Official Statement and the Bonds.

Section 10. Tax Levy. In order to provide for the collection of a direct annual tax sufficient to pay the interest on the Bonds as it falls due, and also to pay and discharge the principal thereof at maturity, there be and there is hereby levied upon all the taxable property within the City a direct annual tax for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the City, in addition to all other taxes, the direct annual taxes in the amounts (not to exceed $1,450,000) and for the tax years (not to exceed 2038) as shall be provided in the Bond Notification (the *"Pledged Taxes"*). Principal or interest maturing at any time when there are not sufficient funds on hand from the Pledged Taxes to pay the same shall be paid from the general funds of the City, and the fund from which such payment was made shall be reimbursed out of the Pledged Taxes when the same shall be collected.

The City covenants and agrees with the purchasers and the holders of the Bonds that so long as any of the Bonds remain outstanding, the City will take no action or fail to take any action which in any way would adversely affect the ability of the City to levy and collect the Pledged Taxes and the City and its officers will comply with all present and future applicable laws in order to assure that the Pledged Taxes will be levied, extended and collected as provided herein and deposited in the fund established to pay the principal of and interest on the Bonds.

To the extent that the Pledged Taxes levied above exceed the amount necessary to pay debt service on the Bonds as set forth in the Bond Notification, the Mayor, City Clerk and City

Treasurer are hereby authorized to direct the abatement of such taxes to the extent of the excess of such levy in each year over the amount necessary to pay debt service on the Bonds in the following bond year. Proper notice of such abatement shall be filed with the County Clerks of The Counties Kane and DuPage, Illinois (the *"County Clerks"*) in a timely manner to effect such abatement.

Whenever other funds from any lawful source are expected to be made available for the purpose of paying any principal of or interest on the Bonds so as to enable the abatement of the Pledged Taxes, the City Council shall, by proper proceedings, direct the deposit of such funds into the Bond Fund and further shall direct the abatement of the taxes by the amount so deposited or are expected to be deposited. A certified copy or other notification of any such proceedings abating taxes may then be filed with the County Clerks in a timely manner to effect such abatement.

Section 11. Filing with County Clerks. Forthwith upon the passage of this Ordinance and the execution of a Bond Notification, the City Clerk is hereby directed to file a certified copy of this Ordinance, together with said Bond Notification, with the County Clerks, and it shall be the duty of the County Clerks to annually in and for each of the years set forth in this ordinance, as abated by any amounts set forth in the Bond Notification, ascertain the rate necessary to produce the tax herein levied, and extend the same for collection on the tax books against all of the taxable property within the City in connection with other taxes levied in each of said years for general municipal purposes, in order to raise the respective amounts aforesaid and in each of said years such annual tax shall be computed, extended and collected in the same manner as now or hereafter provided by law for the computation, extension and collection of taxes for general municipal purposes of the City, and when collected, the taxes hereby levied shall be placed to the credit of special fund to be designated "Series 2019 Bonds Sinking Fund Account" (the *"Bond*

Fund"), which taxes are hereby irrevocably pledged to and shall be used only for the purpose of paying the principal of and interest on the Bonds.

Section 12. Use of Bond Proceeds. Accrued interest, if any, received on the delivery of the Bonds is hereby appropriated for the purpose of paying first interest due on the Bonds and is hereby ordered deposited into the Bond Fund.

The principal proceeds of the Bonds and any premium received from the sale of the Bonds are hereby appropriated to pay the costs of issuance of the Bonds and for the purpose of paying the cost of the Project, and that portion thereof not needed to pay such costs of issuance is hereby ordered deposited into the 2019 Capital Project Fund of the City (the *"Project Fund"*). At the time of the issuance of the Bonds, the costs of issuance of the Bonds may be paid by the Purchaser or the Bond Registrar on behalf of the City from the proceeds of the Bonds.

Section 13. Reimbursement. None of the proceeds of the Bonds will be used to pay, directly or indirectly, in whole or in part, for an expenditure that has been paid by the City prior to the date hereof except architectural or engineering costs incurred prior to commencement of the Project or expenditures for which the City declared an official intent to reimburse such expenditures not later than 60 days after the date such expenditures were paid. This Ordinance is in itself a declaration of official intent to reimburse as to all costs of the Project paid within 60 days prior to the date hereof or on any date after the date hereof and prior to issuance of the Bonds.

Section 14. Non-Arbitrage and Tax-Exemption. The City hereby covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Internal Revenue Code of

1986, as amended (the "*Code*"), or would otherwise cause the interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City acknowledges that, in the event of an examination by the Internal Revenue Service (the "*IRS*") of the exemption from Federal income taxation for interest paid on the Bonds, under present rules, the City may be treated as a "taxpayer" in such examination and agrees that it will respond in a commercially reasonable manner to any inquiries from the IRS in connection with such an examination.

The City also agrees and covenants with the purchasers and holders of the Bonds from time to time outstanding that, to the extent possible under Illinois law, it will comply with whatever federal tax law is adopted in the future which applies to the Bonds and affects the tax-exempt status of the Bonds.

The Council hereby authorizes the officials of the City responsible for issuing the Bonds, the same being the Mayor, City Clerk and City Treasurer, to make such further covenants and certifications regarding the specific use of the proceeds of the Bonds as approved by the City Council and as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be exempt from federal income taxation. In connection therewith, the City and the City Council further agree: (a) through their officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay

fiscal agents, financial advisors, attorneys, and other persons to assist the City in such compliance.

Section 15. Defeasance. Any Bond or Bonds which (a) are paid and cancelled, (b) which have matured and for which sufficient sums have been deposited with the Bond Registrar to pay all principal and interest due thereon, or (c) for which sufficient U.S. funds and direct U.S. Treasury obligations have been deposited with the Bond Registrar or similar institution to pay, taking into account investment earnings on such obligations, all principal of and interest on such Bond or Bonds when due at maturity or as called for redemption, pursuant to an irrevocable escrow or trust agreement, shall cease to have any lien on or right to receive or be paid from the Pledged Taxes and shall no longer have the benefits of any covenant for the registered owners of outstanding Bonds as set forth herein as such relates to lien and security of the outstanding Bonds. All covenants relative to the tax-exempt status of the Bonds; and payment, registration, transfer, and exchange; are expressly continued for all Bonds whether outstanding Bonds or not.

Section 16. List of Bondholders. The Bond Registrar shall maintain a list of the names and addresses of the holders of all Bonds and upon any transfer shall add the name and address of the new Bondholder and eliminate the name and address of the transferor Bondholder.

Section 17. Duties of Bond Registrar. If requested by the Bond Registrar, any two of the Designated Representatives of the City are authorized to execute the Bond Registrar's standard form of agreement between the City and the Bond Registrar with respect to the obligations and duties of the Bond Registrar hereunder which may include the following:

(a) to act as bond registrar, authenticating agent, paying agent and transfer agent as provided herein;

(b) to maintain a list of Bondholders as set forth herein and to furnish such list to the City upon request, but otherwise to keep such list confidential;

(c) to give notice of redemption of the Bonds as provided herein;

(d) to cancel and/or destroy Bonds which have been paid at maturity or submitted for exchange or transfer;

(e) to furnish the City at least annually a certificate with respect to Bonds cancelled and/or destroyed; and

(f) to furnish the City at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds.

Section 18. Municipal Bond Insurance. In the event the payment of principal and interest on the Bonds is insured pursuant to a municipal bond insurance policy (a "*Municipal Bond Insurance Policy*") issued by a bond insurer (a "*Bond Insurer*"), and as long as such Municipal Bond Insurance Policy shall be in full force and effect, the City and the Bond Registrar agree to comply with such usual and reasonable provisions regarding presentment and payment of such Bonds, subrogation of the rights of the bondholders to the Bond Insurer when holding such Bonds, amendment hereof, or other terms, as approved by any of the City Officers on advice of counsel, his or her approval to constitute full and complete acceptance by the City of such terms and provisions under authority of this Section.

Section 19. Continuing Disclosure Undertaking. The Mayor, City Treasurer and Director of Finance of the City are each hereby authorized, empowered and directed to execute and deliver one or more Continuing Disclosure Undertakings (the "*Continuing Disclosure Undertaking*") in connection with the issuance of the Bonds, with such provisions therein as he or she shall approve, his or her execution thereof to constitute conclusive evidence of his or her approval of such provisions. When the Continuing Disclosure Undertaking is executed and delivered on behalf of the City as herein provided, the Continuing Disclosure Undertaking will be binding on the City and the officers, employees and agents of the City, and the officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply

with the provisions of the Continuing Disclosure Undertaking as executed. Notwithstanding any other provision of this Ordinance, the sole remedies for failure to comply with the Continuing Disclosure Undertaking shall be the ability of the beneficial owner of any Bond to seek mandamus or specific performance by court order, to cause the City to comply with its obligations under the Continuing Disclosure Undertaking.

Section 20 Record-Keeping Policy and Post-Issuance Compliance Matters. The City Council has previously adopted a record-keeping policy (the "*Policy*") to maintain sufficient records to demonstrate compliance with its covenants and expectations to ensure the appropriate federal tax status for the Bonds and other debt obligations of the City, the interest on which is excludable from "gross income" for federal income tax purposes or which enable the City or the holder to receive federal tax benefits, including, but not limited to, qualified tax credit bonds and other specified tax credit bonds. The City Council and the City hereby reaffirm the Policy.

Section 21. Publication of Ordinance. A full, true and complete copy of this Ordinance shall be published within ten days after passage in pamphlet form by authority of the City Council.

Section 22. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 23. Superseder and Effective Date. All ordinances, resolutions, and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded; and this Ordinance shall be in full force and effect immediately upon its passage, approval, and publication.

ADOPTED: May 20, 2019

AYES: _____

_____

_____

NAYS: _____

ABSENT: _____

ADOPTED: May 20, 2019

APPROVED: May 20, 2019

_____
Mayor, City of St. Charles
Kane and DuPage Counties, Illinois

Recorded in City Records: May 20, 2019.

Published in pamphlet form by authority of the City Council on May __, 2019.

ATTEST:

_____
City Clerk, City of St. Charles
Kane and DuPage Counties, Illinois

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois (the *"City"*), and as such official I am the keeper of the records and files of the City Council thereof (the *"Council"*).

I do further certify that the foregoing constitutes a full, true and complete transcript of the minutes of the meeting of the Council held on the 20th day of May, 2019, insofar as same relates to the adoption of Ordinance No. _____ entitled:

> AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Council on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Council at least 72 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 72-hour period preceding said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, a true, correct and complete copy of the agenda as so posted being attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, and that the Council has complied with all of the applicable provisions of said Act and said Code, except as said Act and said Code are validly superseded by the home rule powers of the City, and with all of its procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City, this 20th day of May, 2019.

_____

City Clerk

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Kane, Illinois, and as such official I do further certify that on the ____ day of _____, 2019, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

duly adopted by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, on the 20th day of May, 2019, and approved by the Mayor, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____, 2019.

_____
County Clerk of The County of Kane, Illinois

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2019, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

> AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

duly adopted by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, on the 20th day of May, 2019, and approved by the Mayor, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____, 2019.

_____
County Clerk of The County of DuPage, Illinois

[SEAL]

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois (the *"City"*), and as such official I am the keeper of the official journal of proceedings, books, records, minutes and files of the City and of the City Council thereof (the *"City Council"*).

I do further certify that on the ___ day of May, 2019, there was published in pamphlet form, by authority of the City Council, a true, correct, and complete copy of Ordinance No. _____ of the City entitled:

> AN ORDINANCE providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2019 in an aggregate amount not to exceed $15,700,000, of the City of St. Charles, Kane and DuPage Counties, Illinois, for the purpose of financing certain capital improvements within said City, providing for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

and providing for the issuance of said bonds, and that the ordinance as so published was on that date readily available for public inspection and distribution, in sufficient number so as to meet the needs of the general public, at my office as City Clerk located in the City.

IN WITNESS WHEREOF I have affixed hereto my official signature and the seal of the City this ____ day of May, 2019.

_____
City Clerk

[SEAL]

	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item number: 5b
	Title:	Budget Revisions for the City of St. Charles – March, 2019
	Presenter:	Chris Minick, Finance Director

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: $ -0-	Budgeted Amount:	Not Budgeted: ☐

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

March, 2019 listing of monthly budget revisions for the City of St. Charles.

Attachments (*please list*)**:**
Budget Revisions –March, 2019

Recommendation/Suggested Action (*briefly explain*)

Budget Revisions for the City of St. Charles – March, 2019

CITY OF ST. CHARLES **March 2019**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Transfer		166	100	1000	2019	11	03/05/2019	100220	54110	$ 865.00	Legal Fees
Budget Transfer		166	100	1000	2019	11	03/05/2019	100220	51300	$ (135.00)	Legal Fees
Budget Transfer		166	100	1000	2019	11	03/05/2019	100220	51305	$ (730.00)	Legal Fees
Budget Transfer		166	100	1000	2019	11	03/05/2019	100221	54110	$ 105.00	Legal Fees
Budget Transfer		166	100	1000	2019	11	03/05/2019	100221	54531	$ (105.00)	Legal Fees
	166 Total									$ -	
Budget Addition		167	100	1000	2019	11	03/06/2019	521300	56200	$ 2,500,000.00	PD Building
Budget Addition		167	100	1000	2019	11	03/06/2019	521900	31199	$ (2,500,000.00)	PD Building
	167 Total									$ -	
Budget Addition		168	100	1000	2019	11	03/06/2019	100603	54110	$ 3,000.00	Additional Legal Fees
Budget Addition		168	100	1000	2019	11	03/06/2019	100900	31199	$ (3,000.00)	Additional Legal Fees
Budget Addition		168	100	1000	2019	11	03/06/2019	521300	56200	$ 10,000.00	Utility Expenses New PD
Budget Addition		168	100	1000	2019	11	03/06/2019	521900	31199	$ (10,000.00)	Utility Expenses New PD
	168 Total									$ -	
Budget Transfer		169	100	1000	2019	11	03/07/2019	100110	52000	$ 100.00	Fund handicap tags
Budget Transfer		169	100	1000	2019	11	03/07/2019	100110	54500	$ (100.00)	Fund handicap tags
	169 Total									$ -	
Budget Transfer		170	100	1000	2019	11	03/07/2019	801512	54399	$ 100.00	Bond for PW Lane Testing
Budget Transfer		170	100	1000	2019	11	03/07/2019	801512	52402	$ (100.00)	Bond for PW Lane Testing
	170 Total									$ -	
Budget Transfer		171	100	1000	2019	11	03/08/2019	802210	55102	$ (30,000.00)	To cover retiree claims
Budget Transfer		171	100	1000	2019	11	03/08/2019	802210	55106	$ 30,000.00	To cover retiree claims
	171 Total									$ -	
Budget Transfer		172	100	1000	2019	11	03/08/2019	100200	52101	$ (200.00)	Fund CP2014
Budget Transfer		172	100	1000	2019	11	03/08/2019	100200	52100	$ 200.00	Fund CP2014
	172 Total									$ -	
Budget Addition		173	100	1000	2019	11	03/11/2019	804530	54251	$ 3,375.00	Fiber Maintenance Service
Budget Addition		173	100	1000	2019	11	03/11/2019	804900	31199	$ (3,375.00)	Fiber Maintenance Service
	173 Total									$ -	
Budget Transfer		174	100	1000	2019	11	03/11/2019	100400	54160	$ (3,500.00)	Uniform purchases
Budget Transfer		174	100	1000	2019	11	03/11/2019	100401	51601	$ 3,500.00	Uniform purchases
	174 Total									$ -	
Budget Transfer		175	100	1000	2019	11	03/12/2019	513501	56101	$ 125.00	Funds for CP5750
Budget Transfer		175	100	1000	2019	11	03/12/2019	513501	56101	$ (125.00)	Funds for CP5750
Budget Transfer		175	100	1000	2019	11	03/12/2019	210541	56101	$ 1,500.00	Funds for WA5032
Budget Transfer		175	100	1000	2019	11	03/12/2019	210541	56101	$ (1,500.00)	Funds for WA5032
	175 Total									$ -	
Budget Transfer		176	100	1000	2019	11	03/14/2019	100400	54160	$ (1,000.00)	Attorney Fees
Budget Transfer		176	100	1000	2019	11	03/14/2019	100400	54110	$ 1,000.00	Attorney Fees
	176 Total									$ -	

CITY OF ST. CHARLES **March 2019**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Transfer		177	100	1000	2019	11 03/14/2019	200520	52201	$ (1,125.00)	Purchase of PPE clothing
Budget Transfer		177	100	1000	2019	11 03/14/2019	200520	51601	$ 1,125.00	Purchase of PPE clothing
	177 Total								$ -	
Budget Addition		178	100	1000	2019	11 03/14/2019	100600	51401	$ 987.00	Travel Expenses
Budget Addition		178	100	1000	2019	11 03/14/2019	100900	31199	$ (987.00)	Travel Expenses
	178 Total								$ -	
Budget Transfer		179	100	1000	2019	11 03/15/2019	100221	54531	$ (85.00)	Fund Membership
Budget Transfer		179	100	1000	2019	11 03/15/2019	100221	51304	$ 85.00	Fund Membership
Budget Transfer		179	100	1000	2019	11 03/15/2019	220552	52100	$ (500.00)	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	220550	51300	$ (700.00)	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	210541	52300	$ (1,450.00)	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	210541	52000	$ 1,450.00	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	210540	51300	$ (600.00)	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	210540	52000	$ 600.00	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	220550	52000	$ 700.00	Fund Supplies
Budget Transfer		179	100	1000	2019	11 03/15/2019	220552	52000	$ 500.00	Fund Supplies
	179 Total								$ -	
Budget Transfer		180	100	1000	2019	11 03/20/2019	100120	51400	$ 50.00	Travel Expenses
Budget Transfer		180	100	1000	2019	11 03/20/2019	100120	51402	$ 110.00	Travel Expenses
Budget Transfer		180	100	1000	2019	11 03/20/2019	100120	52000	$ (160.00)	Travel Expenses
	180 Total								$ -	
Budget Addition		181	100	1000	2019	11 03/20/2019	521300	56003	$ 312,240.00	Police Station Furnishings
Budget Addition		181	100	1000	2019	11 03/20/2019	521300	56003	$ 582,342.00	Police Station Furnishings
Budget Addition		181	100	1000	2019	11 03/20/2019	521900	31199	$ (894,582.00)	Police Station Furnishings
	181 Total								$ -	
Budget Transfer		182	100	1000	2019	11 03/21/2019	100120	52000	$ (50.00)	Travel expenses
Budget Transfer		182	100	1000	2019	11 03/21/2019	100120	51402	$ 50.00	Travel expenses
Budget Transfer		182	100	1000	2019	11 03/21/2019	100604	51300	$ (157.00)	Lodging for training
Budget Transfer		182	100	1000	2019	11 03/21/2019	100600	51401	$ 157.00	Lodging for training
	182 Total								$ -	
Budget Addition		183	100	1000	2019	11 03/21/2019	100120	51401	$ 1,200.00	APPA Reimbursable Lodging
Budget Addition		183	100	1000	2019	11 03/21/2019	100999	46299	$ (1,200.00)	APPA Reimbursable Lodging
Budget Addition		183	100	1000	2019	11 03/21/2019	100300	52310	$ 1,588.00	Computer Purchase
Budget Addition		183	100	1000	2019	11 03/21/2019	100999	45107	$ (1,588.00)	Computer Purchase
	183 Total								$ -	
Budget Transfer		184	100	1000	2019	11 03/21/2019	100210	54189	$ 14,486.00	Employee Development
Budget Transfer		184	100	1000	2019	11 03/21/2019	100210	54150	$ (14,486.00)	Employee Development
	184 Total								$ -	
Budget Transfer		185	100	1000	2019	11 03/22/2019	210542	54399	$ (6,500.00)	Purchase Meters
Budget Transfer		185	100	1000	2019	11 03/22/2019	210542	52807	$ 6,500.00	Purchase Meters
	185 Total								$ -	

CITY OF ST. CHARLES **March 2019**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Addition		186	100	1000	2019	11	03/22/2019	210542	52807	$ 5,500.00	Purchase Meters
Budget Addition		186	100	1000	2019	11	03/22/2019	210900	31199	$ (5,500.00)	Purchase Meters
	186 Total									$ -	
Budget Transfer		187	100	1000	2019	11	03/25/2019	800223	51300	$ 149.00	For training-Tony Licht
Budget Transfer		187	100	1000	2019	11	03/25/2019	800223	52300	$ (149.00)	For training-Tony Licht
	187 Total									$ -	
Budget Transfer		188	100	1000	2019	11	03/26/2019	100604	51401	$ 157.00	Correct Budget Trans #182
Budget Transfer		188	100	1000	2019	11	03/26/2019	100600	51401	$ (157.00)	Correct Budget Trans #182
	188 Total									$ -	
Budget Transfer		189	100	1000	2019	11	03/27/2019	100110	52101	$ (125.00)	Travel Expenditures
Budget Transfer		189	100	1000	2019	11	03/27/2019	100110	51402	$ 125.00	Travel Expenditures
Budget Transfer		189	100	1000	2019	11	03/27/2019	100300	52310	$ (750.00)	Towing fees
Budget Transfer		189	100	1000	2019	11	03/27/2019	100300	54353	$ 750.00	Towing fees
	189 Total									$ -	
Budget Transfer		190	100	1000	2019	11	03/29/2019	100110	51304	$ (220.00)	Purchase printer
Budget Transfer		190	100	1000	2019	11	03/29/2019	100110	52000	$ 220.00	Purchase printer
	190 Total									$ -	
	Grand Total									**$ -**	

The revisions shown herewith have been approved by the City Council, except as noted below.

Chairman, Government Operations Committee _____ Date _____

Vice Chairman, Government Operations Committee _____ Date _____

Finance Director _____ Date _____

Exceptions:

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 6a
	Title:	Request to approve funding for Pride of the Fox Festival in the amount of $7000.
	Presenter:	Mark Koenen, City Administrator

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: $7000.00	Budgeted Amount: Hotel-Motel tax money	Not Budgeted: ☐

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

Pride of the Fox is requesting funding, called out in the City Code, be used to sponsor the "Heart of the Fox." Support from Pride of the Fox is a $7000.00 donation. This sponsorship would be for the 5K run at the "Heart of the Fox" event on Saturday, June 15th, 2019 at Pottawatomie Park, costing $5000.00. The additional $2000.00 would be for "Pride of the Fox" operating expenses (storage, mailings, PO Box and other miscellaneous recurring expenses) through 2019.

Note: The Municipal Code Section 3.32.075 defines Pride of the Fox Festival Committee receiving $27,000 annually from the Hotel Motel Tax.

Attachments (*please list*)**:**
Pride of the Fox request letter dated May 8, 2019

Recommendation/Suggested Action (*briefly explain*)**:**
Approve $7000 donation

Mayor Ray Rogina 05/08/19

City of St Charles

Pride of the Fox would like to respectfully request $7000.00 for sponsorship of the “Heart of the Fox” event which will be held on Saturday, June 15th, 2019 at Pottawatomie Park as well as Pride of the Fox daily operating expenses. Our participation in this event would be the sponsorship of the 5K run at $5000.00. The additional $2000.00 would be for “Pride of the Fox” operating expenses through 2019. These operating expenses would be for storage, mailings, PO Box and other miscellaneous recurring expenses.

Our goal in sponsoring the “Heart of the Fox 5K run” is to create a synergy with this event that will provide the opportunity in 2020 to bring back the traditional sport of Dragon Boat racing in St Charles and maintain our objective of producing events that focus on the river.

Would you please add this funding request to the agenda of the next committee meeting so that this request can be addressed?

Thank you for your continued support of Pride of the Fox. If there are any questions, please let me know.

Sincerely,

Pride of the Fox Board

Ed Bessner

President

Vanessa Bella-Sota

Secretary and Event Coordinator

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 6b
	Title:	Recommendation to approve a 1-year Agreement for Governmental Consulting with Bricor Consulting in the amount of $28,800 for FY 2019/2020.
	Presenter:	Mark Koenen, City Administrator

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: $ 28,800	Budgeted Amount: $ 28,800	Not Budgeted: ☐

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

Bricor Consulting is the current provider of governmental consulting services for the City of St. Charles. Karen Ramey is our contact with Bricor and has been helpful with contacts with State elected officials and the background on legislation proposed in the Statehouse. This is a one-year agreement for FY 19/20. There are no changes from the FY 19/20 contract.

Attachments (*please list*)**:**
FY 19/20 Consulting Agreement, FY 18/19 Consulting Agreement

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a 1 year Agreement for Governmental Consulting with Bricor Consulting in the amount of $28,800 for FY 2019/2020.

Bricor Consulting
Government Consulting

Contractual Agreement

Government Services

SCOPE

Bricor Consulting responsibilities will include, but not be limited to, providing the following services for the City of St. Charles (hereinafter referred to as "COSC"). Bricor Consulting will conduct the following:

- Assist in identifying legislative, regulatory, administrative, and political issues of potential interest to COSC;
- Identify an action plan, with a working data sheet, for projects deemed important to COSC;
- Work with state legislators and state agencies likely to take the lead with respect to projects deemed important to COSC;
- Describe and analyze legislative proposals of interest to COSC;
- Arrange for meetings between COSC and legislators and their staff members on issues of importance in Springfield, IL and Washington, D.C.;
- Maintain regular formal contact with key legislators, legislative leadership and their staff members as needed on issues of interest to COSC;
- Meet regularly with the Chairmen of the Local Government Committees of the Illinois House of Representatives and Senate and provide updates to the City Administrator ;
- Arrange for, and assist in, organization of presentations on matters of interest to COSC;
- Maintain contact with state departments and agencies in regard to the priorities of COSC;
- Keep consistent contact with the City Administrator in regard to updates affecting COSC and observations of interest in Illinois government;

RETAINER

For and in consideration of the above stated services, Bricor Consulting's retainer for this legislative communications package will be a total of $28,800 annually paid in twelve (12) monthly installments, COSC will also reimburse Bricor for any filing and registration fees required to perform the responsibilities listed above, up to a maximum of $750.00 annually.

Services will automatically renew for additional one-year terms, unless written notice of intent to terminate is received 60 days prior to the renewal date. Either party can cancel this contract at any time, without cause, with 90 days written notice.

INDEPENDENT CONTRACTOR STATUS

Bricor Consulting's relationship with the City of St. Charles will be that of an independent contractor, and nothing contained in this agreement will be construed in any manner as an appointment as an employee of the City of St. Charles. Bricor Consulting is free to provide similar services in scope to other organizations, provided that no such services will conflict with its ability to use its best efforts to provide that no such services will conflict with its ability to use its best efforts to provide the services hereunder.

Accepted by:

_____ Date _____

Mark Koenen

City Administrator

City of St. Charles

_____ Date _____

Karen M. Ramey

Bricor Consulting

902 S. Randall Rd., Suite C #135

St. Charles, Illinois 60174

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 7a
	Title:	Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for East Side Retail Center, Legacy Business Center PUD .
	Presenter:	Ellen Johnson

Meeting: Government Operations Committee	Date: May 20, 2019	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

The subject property constitutes four retail outlots fronting Kirk Rd. in the Legacy Business Center of St. Charles PUD, a 40-acre industrial PUD located on the east side of Kirk Road at Legacy Blvd.

Property owner J. Trisis Holding, LLC is proposing to develop the Legacy retail outlots as follows:

- Construct a gas station on Outlot 4 at the southeast corner of Kirk Rd. and Legacy Blvd.:
  - 5,880 sf building facing Legacy Blvd. with pumps/canopy east of the building.
  - Right-in only access from Legacy Blvd. and full access from Rukel Way.
- Construct a multi-tenant restaurant/retail shopping center on Outlots 1-3 along Kirk Rd. north of Legacy Blvd.:
  - Four buildings with multiple restaurant and retail spaces located in the middle of the lots with surrounding parking.
  - Two full access points from Equity Dr. and two right-out only exists, one onto Kirk Rd. and one onto Legacy Blvd.

The applicant is requesting a PUD Amendment to permit a gas station on the subject property and to reduce the parking setback from Equity Dr. Approval of a PUD Preliminary Plan has also been requested which constitutes site, engineering and landscape plans for the development.

Plan Commission Review

Plan Commission held a public hearing on 4/16/19 and voted 9-0 to recommend approval, subject to the following:

1. Resolution of all staff comments prior to City Council action.
2. Traffic and parking concerns discussed during the hearing shall be submitted to the Police Department for review and resolution prior to City Council approval.

The primary access point to the proposed gas station is on Rukel Way (formerly Equity Dr.), near its intersection with Legacy Blvd. Commissioners expressed concern for the impact of additional activity from the gas station on this portion of Rukel due to traffic and on-street parking associated with neighboring Goldfish Swim School and traffic generated by the AJR entrance at the south end of Rukel. A question was also raised as to whether the 3-way stop at Rukel/Equity & Legacy Blvd. should be modified to a 4-way stop. Staff discussed these concerns with the Police Department and Public Works Engineering. The Traffic Safety Officer determined parking should be restricted on both sides of Rukel Way. This will require City Council approval. A 4-way stop at Rukel/Equity & Legacy is not warranted and may cause traffic to back up towards Kirk. Instead, signage stating eastbound traffic does not stop will be added under the existing stop signs.

Attachments (*please list*)**:**
Plan Commission Resolution, Staff Report, Applications & Plans, PUD Ordinance 2006-Z-3

Recommendation/Suggested Action (*briefly explain*)**:**
Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for East Side Retail Center, Legacy Business Center PUD .

City of St. Charles, Illinois
Plan Commission Resolution No. 8-2019

A Resolution Recommending Approval of a Special Use to Amend Ordinance 2006-Z-3 (Legacy Business Center PUD) and PUD Preliminary Plan for East Side Retail Center (J. Trisis Holding, LLC)

Passed by Plan Commission on April 16, 2019

WHEREAS**,** it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use and PUD Preliminary Plan; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the applications for Special Use to amend Ordinance 2006-Z-3 (Legacy Business Center PUD) and PUD Preliminary Plan for East Side Retail Center (J. Trisis Holding, LLC); and,

WHEREAS, in accordance with Section 17.04.410.D, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

The PUD integrates new commercial businesses into the community along Kirk Rd.

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

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

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

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

East Side Retail Center north of Legacy Drive conforms with the original PUD established for the Legacy Business Park. The southern parcel serves as an ideal location for a gas station and convenience store. The proposed amendment shall provide services for the East Side Sportsplex visitors, Legacy Business Park tenants, hundreds of employees at AJR Filtration and Pillow Health as well as the 25,000 vehicles that travel on Kirk Road daily.

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

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.
Yes, 25,000 vehicles travel on Kirk Road daily and the proposed development will provide a convenience store and gas station that are not available on Kirk Road in St

Charles. Additionally, our development will aid the surrounding business park tenants and those visiting the East Side Sports Complex.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
Utilities have been provided to the site, stubbed at various points as noted on plans.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
The proposed development will enhance the surrounding neighborhood by providing new commercial spaces for retail and restaurant at the East Side Retail Center near the East Side Sports Complex.

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

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

F. Conformance with Codes: That the proposed Special Use conforms to all existing federal, state and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.
The proposed development conforms to all regulations with exception to local road setbacks, a variance for which has been granted with the proposed amendment.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.
The proposed development will bring new commercial businesses along Kirk Road.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive plan.
In the East Gateway Subarea section of the Comprehensive Plan, it is noted that 25,000 cars travel North-South on Kirk Road daily. Additionally, it states that this area represents a significant piece of the local economy as well as the need to improve the appearance of Kirk Road businesses to strengthen the identity of St. Charles in this area. Also consistent within the Comp. Plan, this parcel is surrounded

by a healthy business park and new industrial companies, such as AJR Filtration and Pillow Health. The building materials proposed for East Side Retail are consistent with the Comp. Plan Design Guidelines as well as the Legacy Business Park Covenants, Conditions and Restrictions.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use to amend Ordinance 2006-Z-3 (Legacy Business Center PUD) and PUD Preliminary Plan for East Side Retail Center (J. Trisis Holding, LLC), subject to the following conditions:

1. Resolution of all staff comments prior to City Council action.
2. Traffic and parking concerns to be submitted to the Police Department for review and resolution prior to City Council approval.

Roll Call Vote:
Ayes: Purdy, Kessler, Becker, Holderfield, Wallace, Melton, Funke, Vargulich, Pretz
Nays:
Absent: 0
Recused: 0
Motion carried: 9-0

PASSED, this 16th day of April 2019.

_____
Chairman
St. Charles Plan Commission

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

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Maureen Lewis
And the Members of the Government Operations Committee

FROM: Ellen Johnson, Planner

RE: East Side Retail Center – Legacy Business Center PUD

DATE: May 17, 2019

I. APPLICATION INFORMATION:

Project Name: East Side Retail Center

Applicant: J. Trisis Holding, LLC

Purpose: Develop a gas station and shopping center in the Legacy Business Center

General Information:

Site Information	
Location	**Legacy Business Center Lots 1, 19, 20, 21** **East side of Kirk Road, north and south of Legacy Blvd.**
Acres	Lot 1 (Gas Station): 1.68 acres Lots 19-21 (Shopping Center): 4.13 acres Total: 5.81 acres

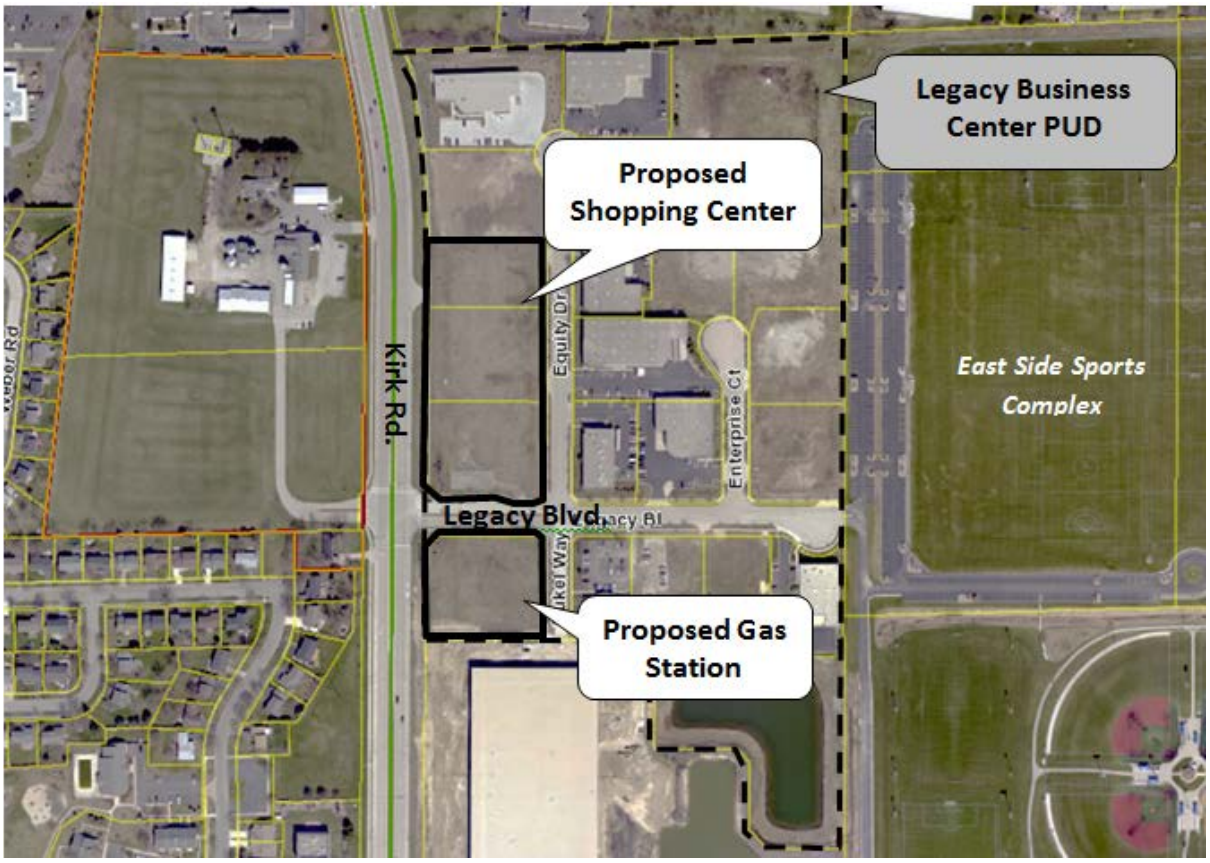
Applications	**Special Use (PUD Amendment)** **PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.20 Use Standards Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2006-Z-3

Existing Conditions	
Land Use	Vacant
Zoning	M-2 Limited Manufacturing (PUD)

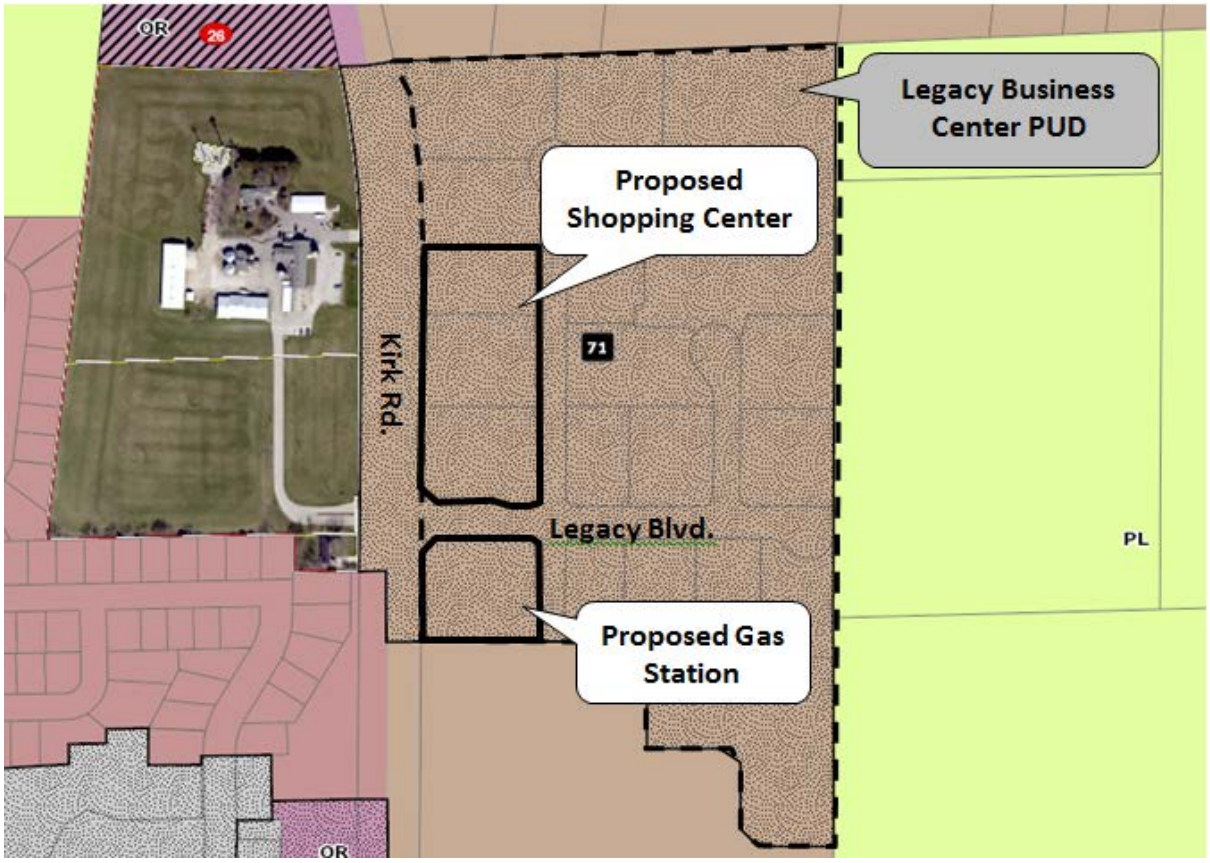
Zoning Summary		
North	M-2 Limited Manufacturing (PUD)	Vacant
East	M-2 Limited Manufacturing (PUD)	Goldfish Swim School, Tek Pak, Corrosion Monitoring Services, Turbojet Partners
South	M-2 Limited Manufacturing	AJR Filtration
West	RS-4 Suburban Residential F Farming & B-3 (Kane County)	Trellis Farm & Garden Single-family homes

Comprehensive Plan Designation
Industrial/Business Park

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property constitutes Lots 1, 19, 20, and 21 in the Legacy Business Center of St. Charles PUD, a 40-acre industrial PUD located on the east side of Kirk Road. The entrance at Legacy Blvd. also serves as the main entrance to the East Side Sports Complex adjacent to the east.

The Legacy PUD was approved by City Council in 2006 under Ordinance 2006-Z-3 "An Ordinance Amending the Zoning Map and Granting a Special Use as a Planned Unit Development for the Legacy Business Center of St. Charles PUD". The PUD approved industrial uses for a majority of the business center. These lots have been developed over the past several years with three lots remaining vacant and available for development (note the aerial image does not show recent construction activity). The PUD also identified four retail outlots along Kirk Rd., platted as Lots 1, 19, 20, and 21, which also remain vacant.

The Legacy PUD ordinance included approval of a PUD Preliminary Plan for the industrial lots and landscaping of street frontages for the entire business center. PUD Preliminary Plans for the retail outlots were to be approved separately, prior to development.

B. PROPOSAL

J. Trisis Holding, LLC, property owner, is proposing to develop the Legacy Business Center retail outlots as follows:

- Construct a gas station on Outlot 4 (Lot 1) at the southeast corner of Kirk Rd. and Legacy Blvd.:
  - 5,880 sf building facing Legacy Blvd. with pumps/canopy east of the building.
  - Right-in only access from Legacy Blvd. and full access from Equity Dr.
- Construct a multi-tenant restaurant/retail shopping center on Outlots 1-3 (Lots 19-21) along Kirk Rd. north of Legacy Blvd.:
  - Four buildings with multiple restaurant and retail spaces located in the middle of the lots with surrounding parking.
  - Three drive-through facilities.
  - Two full access points from Equity Dr. and two right-out only exits, one onto Kirk Rd. (modified from current full access configuration) and one onto Legacy Blvd.

The following applications have been submitted to facilitate this project:

1. **Special Use (PUD Amendment)** – To amend the PUD ordinance to permit a gas station and reduce the parking setback from Equity Dr.
2. **PUD Preliminary Plan** – To approve site layout, engineering, and landscaping for the subject property to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

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

Revised preliminary engineering plans were submitted for this project on 5/17/19, prior to the Government Operations Committee meeting. The revised plans were reviewed on a cursory level

by Planning staff. The Analysis section of this staff report has been updated based on the revised plans.

A. PROPOSED USE

Permitted uses for the retail outlots in the Legacy PUD are provided in Exhibit III of the Legacy PUD Ordinance (attached). The uses are limited to general retail and service uses as well as professional offices. The types of businesses that can be established in the proposed shopping center will be limited to these uses.

Gas Station is not included as a permitted use. The applicant has requested to amend the PUD to permit a Gas Station on Outlot 4 (Lot 1).

"Gas Station" is defined in the Zoning Ordinance as follows:

An establishment offering for sale at retail to the public, fuels, oils and accessories for motor vehicles, which may also offer convenience goods such as food, beverages, and other items typically found in a convenience market. Gas Station does not include Motor Vehicle Service and Repair, Minor, as defined herein.

Gas Station is a permitted use only in the BC Community Business and BR Regional Business zoning districts. Gas Stations are not permitted in the manufacturing districts. The underlying zoning of the subject property is M-2 Limited Manufacturing. However, the subject property was identified in the Legacy PUD for retail and service uses, similar to the types of uses permitted in the BC and BR districts.

B. ZONING BULK STANDARDS

The table below compares the proposed plans with the applicable requirements of the Legacy PUD and the underlying M-2 zoning district. One deviation is required to accommodate the plan as proposed, denoted in ***bold italics.***

Category	Zoning Ordinance Or PUD Standard	Proposed – Gas Station	Proposed – Shopping Center
Max. Floor Area	12,000 sf/bldg.	5,880 sf	Rnage in size from 2,500 – 10,000 sf
Building Height	35 ft.	TBD	TBD
Building Setbacks:			
Kirk Rd.	40 ft.	74 ft.	91 ft.
Legacy Blvd.	15 ft.	191 ft.	82 ft.
Equity Dr.	25 ft.	100 ft.	76 ft.
Interior lot lines	5 ft.	11 ft.	26 ft.
Parking Setbacks:			
Kirk Rd.	40 ft.	42 ft.	40 ft.
Legacy Blvd.	15 ft.	44 ft.	29 ft.
Equity Dr.	25 ft.	***17.9 ft.***	***11 ft.***
Interior lot lines	5 ft.	27 ft.	10 ft.
Landscape Buffer	40 ft. where adjacent to residential zoning	40 ft.	N/A
Parking Requirement	Gas Station: 4/1000sf Restaurant: 10/1000 sf Carry-out Restaurant: 4/1000 sf Retail: 4/1,000 sf	23 spaces (24 required*)	177 spaces (parking requirement to be calculated based on proposed uses*)

The applicant has requested a deviation from the 25 ft. parking setback from Equity Dr., which is a setback requirement established in the Legacy PUD Ordinance. Proposed is a setback of about 18 ft. to the gas station parking lot and 11 ft. to the shopping center parking lot.

Staff Comments

- The number of gas station pumps has not been identified. The parking requirement for the gas station can be reduced by the number of pumps that can be accessed at any one time. Staff suggests the parking be reduced based on the number of pumps to minimize paved area and provide more landscaping.
- The parking table on Sheet C200 of the plans does not provide use and parking count information for Units K, L and M. The uses identified for Units A-J result in a parking requirement of 182 spaces, exceeding the 177 spaces provided. Tenants have not been identified for any of the units. As tenants are identified, the parking requirement will need to be recalculated to ensure adequate parking to meet code is provided.

C. GAS STATION

Gas stations are subject to the use standards contained in Section 17.20.030. Below staff has noted compliance with these standards.

1. Restaurants in gas stations shall be required to meet the parking requirements for restaurants in addition to those for gas stations.
   - *A restaurant has not been identified as part of the proposed gas station.*

2. Fuel pumps shall be located no closer than 20 feet from any lot line and shall be located so that a vehicle using the fuel pump does not encroach into the public right of way or onto adjoining property
   - *Exact location of fuel pumps has not been identified, however the proposed canopy is greater than 20 ft. from all lot lines and at an adequate distance so that vehicles using the pumps will not encroach into the ROW or adjacent property.*

3. Gas station canopies shall be subject to the lighting standards of Section 17.22.040 (Site Lighting). Gas station canopies shall also meet all applicable setback requirements for the principal building.
   - *The proposed canopy lighting meets the standards of Section 17.22.040, which are as follows:*

     Luminaires mounted on gas station, drive-through and other outdoor canopies over vehicular use areas 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 shall be completely recessed into the canopy with flat lenses, or shall be shielded by other means, to block direct view of the light sources as viewed from the property line at a height of three and one half feet (3 ½') above grade.

   - *The gas station canopy meets the setback requirements for the principal building.*

4. The provisions hereof relating to Outdoor Sales shall apply if Outdoor Sales are included.
   - *Outdoor sales have not been identified. However, per Section 17.20.030, outdoor sales accessory to gas stations are permitted provided the sales area is limited to 30 sf multiplied by the number of pumps on the lot. The sales area(s) can only be located within the pump islands or on a sidewalk adjoining the building.*

D. DRIVE-THROUGH FACILITIES

Three drive-through facilities are shown on the shopping center site plan. The single-unit building (unit A) on the north end of the shopping center has a drive-through lane wrapping around the rear and north side of the building. Additional drive-through lanes are shown on the north and south sides of the two-unit building. The table below compares the plans with the requirements of Section 17.24.100 "Drive-Through Facilities".

Category	Zoning Ordinance Standard	Proposed
Screened from Public Street	Stacking spaces concealed from view from public streets to greatest extent possible by orientation, design or screening	Meets requirement
Obstruction of Required Parking	Stacking spaces cannot obstruct access to required parking spaces	Meets requirement
Obstruction of Ingress/Egress	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Meets requirement
Lane Configuration	Stacking spaces must be placed in a single line up to point of service	Unit A: 2 stacking lanes are shown* Units B & D: Meets requirement*
Stacking Spaces	Restaurant: 15 spaces Other (such as Coffee/Tea Room): 5 spaces	Unit A: 7 spaces (in single lane)* Unit B: 6 spaces* Unit D: 6 spaces*
Stacking Space Size	9' x 20'	Dimensions not shown

Staff Comments

- Two stacking lanes are shown for Unit A. Two stacking lanes are permitted, however stacking spaces to meet the stacking requirement must be provided in a single lane. The secondary lane could provide extra stacking.
- Stacking spaces are counted up to the point of service, which is typically a service window. Stacking spaces for Units B & D are shown along the entire side of the building. Depending on where the service window is located, fewer stacking than shown may be possible.
- It appears the stacking spaces are properly dimensioned at 9'x20' however the dimensions should be shown on the plan.
- Users for the drive-through tenant spaces have not been identified. Restaurants require 15 stacking spaces. A stacking reduction would need to be approved for any future restaurant users. The stacking reduction request would need to be based upon quantifiable evidence for the specific business proposed. Plan Commission would review the reduction request and provide a recommendation to the City Council.

E. SITE ACCESS

Access to the development will be primarily from Equity Dr. For the gas station, a right-in only entrance is proposed from Legacy Blvd. with a full access on Equity Dr. For the shopping center, two full access drives are proposed on Equity Dr., with a right-out only exit onto Legacy Blvd.

Also proposed is modification of the existing Kirk Rd. curb cut from a two-way drive to a right-out only. Kirk Rd. is a County highway under the jurisdiction of Kane County DOT. The applicant has provided the plans to KDOT for review. Other than this modification, the proposed site access is consistent with the approved PUD plans.

Sidewalks already exist along the street frontages and will remain. Pedestrian connections to the Kirk Rd. sidewalk are proposed from the gas station and the shopping center. Another pedestrian connection is proposed from the shopping center to the sidewalk along Legacy Blvd.

Staff Comment:

- Cross-access to the vacant lot to the north is shown. That property is intended for industrial use. The applicant has been asked to explain why cross-access is desired.

F. LANDSCAPING

A landscape plan has been submitted indicating parking lot and street frontage landscaping as well as foundation plantings for the gas station. Foundation landscape beds are shown around the shopping center buildings; however plantings in these areas will be finalized on a separate plan once building plans are finalized. These plans will be reviewed by staff at the time of building permit for consistency with the overall landscape plan and Ch. 17.26 "Landscaping& Screening".

The table below compares the submitted plan with the applicable requirements of the Legacy PUD and Ch. 17.26. With some modification it appears all standards can be met (see comments).

Category	Zoning Ordinance Or PUD Standard	Proposed
Overall Landscape Area	15%	Gas Station: 38% Shopping Center: 29%
Landscape Buffer	40 ft. adjacent to residential zoning	***Applies to gas station; 17 shade trees OR 34 evergreen trees required; 6 trees provided****
Public Street Frontage Landscaping	1 tree / 50 ft. of street frontage 75% of street frontage (Kirk: 16 trees Legacy: 8 trees Equity: 15 trees)	Kirk: 17 trees Legacy: 11 trees Equity: 14 trees 75% requirement is met*
Parking Lot Screening	50% of parking lot to height of 30"	Meets requirement
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	Meets requirement
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	Meets requirement
Building Foundation Landscaping		
Foundation Planting Beds	50% of total building walls; 50% of walls facing a public street 5 ft. wide planting beds	Gas Station: meets requirement Shopping Center: meets requirement
Foundation Plantings	20 shrubs/bushes/perennials per 50 ft. of planting bed	***Gas Station: Additional plantings needed**** Shopping Center: TBD with building plans
Foundation Trees	2 trees per 50 ft. of planting bed	Gas Station: ***2 more trees needed*** Shopping Center: TBD with building plans
Monument Sign Landscaping	3 ft. around sign	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	TBD with building plans

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Staff Comments:

- A 40 ft. landscape buffer is required along a portion of the gas station street frontage due to residential zoning across Kirk Rd. The buffer requirement applies to the southern 170 ft. of the gas station property where it is across from RS-4 zoning. The first 20 ft. of the buffer should be relatively open with landscaping. Screening by means of berming, landscaping, or fencing to a height of 6 ft. is required within the buffer a minimum of 20 ft. from the right-of-way. The buffer area and resulting planting requirement needs to be recalculated on the landscape plan. Additional trees are needed within the buffer. Trees are prohibited within the utility easements which cover the first 27.5 ft. of the setback area. However, it appears additional trees can be added outside of the easements, still within the 40 ft. buffer yard.
- Street frontage landscaping (not including trees due to utility easements) within the 40 ft. setback along Kirk Rd. should be shifted west, closer to the street to create a pattern similar to the approved PUD landscape plan.
- Additional plantings and trees are needed to meet the building foundation planting requirement for the gas station. The planting requirement indicated on the landscape plan needs to be recalculated based on the length of planting beds rather than length of building wall. This will reduce the number of required trees and plantings. Also, a greater variety of plantings in addition to the proposed Boxwoods should be incorporated along the front of the building.

G. BUILDING ARCHITECTURE

Architectural guidelines for the Legacy retail buildings are provided in Exhibit VII of the Legacy PUD Ordinance (see attached). These guidelines are similar to the Zoning Ordinance Design Standards and Guidelines applicable to commercial zoning districts.

Building elevations have not been submitted for review. Instead, conceptual renderings of the gas station and shopping center buildings have been provided. The renderings show a consistent building design for the development. Brick is the primary wall material with stone accents. The flat rooflines vary in height and portions of the shopping center building walls are projected. The renderings do not show the sides or rear of the buildings nor do they identify height or material specifications.

It is typical for detailed architectural elevations to be approved as part of a PUD Preliminary Plan, along with engineering and landscape plans. However the applicant is requesting approval of the proposed conceptual renderings with more detailed plans to be provided to the City once the buildings are fully designed. Staff would review each building against the PUD architectural guidelines and the conceptual renderings. Plans would be approved administratively at the time of building permit if they are in substantial conformance. Otherwise, either a Minor Change to PUD or a new PUD Preliminary Plan approval would be required, depending on what is proposed. This review process is consistent with the rest of the Legacy Business Center; the Legacy PUD Ordinance includes conceptual renderings for the industrial buildings with staff-level approval of the building elevations as each lot is developed.

Staff Comments:

- An additional deviation may be needed regarding window transparency due to the lots having multiple street frontages. One requirement contained in the Legacy PUD architectural guidelines states the following:

  "Windows should be provided on any wall facing a public street or parking lot accessory to the building so that the first floor is transparent from a height of 18 inches to a minimum of 7 feet above the walkway grade for no less than 60% of the horizontal length of the façade, and should include a public entrance. Windows shall be clear glass (no

tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sill 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."

Based on this language, the window transparency requirement applies to the Kirk Rd., Legacy Blvd., and Equity Dr. elevations. It may be difficult to meet this standard on the rear elevations of the shopping center buildings which face Equity Dr. A deviation could be requested to amend this provision to apply only to the Kirk Rd. and Legacy Blvd. elevations.

H. SIGNAGE

Sign requirements are provided in Exhibit V of the Legacy PUD Ordinance. One monument sign is permitted per lot with a maximum sign face area of 30 sf and maximum height of 10 ft. There is no limitation on the number of wall signs. One monument sign is proposed per lot, in conformance with the PUD. Plans for the signs have not been provided at this time and will be reviewed at a later date alongside the building plans.

I. LIGHTING

Site lighting requirements are provided in Exhibit VIII of the Legacy PUD Ordinance. A photometric plan has been submitted for the gas station. The plan conforms to the applicable requirements. A photometric plan for the shopping center will be required once the building plans are finalized.

J. ENGINEERING REVIEW

Revised engineering plans have been submitted and are under review. Any outstanding staff comments will need to be resolved prior to City Council approval of the PUD Preliminary Plan.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on 4/16/19 and voted 9-0 to recommend approval, subject to the following:

1. Resolution of all staff comments prior to City Council action.
2. Traffic and parking concerns discussed during the hearing shall be submitted to the Police Department for review and resolution prior to City Council approval.

At the hearing, Commissioners expressed concern for the impact of additional activity from the gas station on the subject portion of Rukel Way/Equity Dr. The two-way access into the proposed gas station is on the west side of Rukel Way (formerly Equity Dr.), near its intersection with Legacy Blvd. Goldfish Swim School is located across Rukel Way from the proposed gas station. Goldfish customers routinely park on both sides of Rukel. Rukel also serves as an employee and delivery access into AJR filtration which is directly south of the proposed gas station.

The owner of Goldfish was in attendance at the hearing and stated he plans to construct overflow parking on the lot to the east of Goldfish which should alleviate on-street parking on Rukel. Regardless, staff discussed these concerns with the Police Department's Traffic Safety Officer. He provided a determination that parking should be restricted on both sides of Rukel Way between Legacy and the entrance to AJR in anticipation of the entry/exit traffic from the gas station. This parking restriction will require City Council approval. If the Committee moves the development applications on to City Council for ordinance approval, the ordinance approving the parking restriction will be on the same Council meeting agenda.

Commissioners also expressed concerns that Rukel/Equity at Legacy Blvd. is not a four-way stop, but rather a three-way stop with no stop for vehicles turning into the development from Kirk Road, heading eastbound on Legacy. They questioned whether additional traffic controls would be warranted as a result of increased traffic from the proposed development, particularly the gas station.

The Traffic Safety Officer and Public Works Engineering provided input on whether modification of this intersection into a four-way stop would be appropriate. It was noted there is approximately 360 ft. between the entrance off Kirk Rd. and the subject intersection. Motorists turning into the development would likely be surprised if required to stop. A four-way stop may also cause clustered traffic, particularly on weekends for sporting events at East Side Sports Complex. Also, Police is unaware of any significant crash history at this intersection. It was determined that signage stating eastbound traffic does not stop will be added underneath the existing stop signs.

V. ATTACHMENTS

- Application for Special Use (PUD Amendment); received 11/10/17
- Application for PUD Preliminary Plan; received 11/10/17
- Plans; revised 5/14/19
- Excerpts from Ordinance 2006-Z-3

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	Legacy Center PUD
Project Number:	2017 -PR- 017
Application Number:	2017 -AP- 042

Received Date
RECEIVED
St. Charles, IL
NOV 10 2017
CDD
Planning Division

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

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

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

1. Property Information:	Location: Kirk Road and Legacy Boulevard	
	Parcel Number (s): 09-36-326-001, 09-36-326-002, 09-36-326-003, 09-36-328-001	
	Proposed Name: Legacy Center PUD	
2. Applicant Information:	Name: J. Trisis Holding, llc	Phone: 630.762.3750
	Address: 882 Equity Drive, St. Charles, IL 60174	Fax:
		Email: dan.venard@yahoo.com
3. Record Owner Information:	Name: SAME AS ABOVE	Phone:
	Address:	Fax:
		Email:

Please check the type of application:

- ☐ **Special Use for Planned Unit Development - PUD Name:** _____
  - ☐ New PUD
  - ☒ Amendment to existing PUD- Ordinance #: 2006-Z-3
  - ☐ PUD Preliminary Plan filed concurrently

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial/Business Park

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

What is the property's current zoning? M-2

What is the property currently used for? Outlets part of the Legacy Business Park

If the proposed Special Use is approved, what improvements or construction are planned?

Construction of a Gas Station, retail/restaurant development, parking, and associated infrastructure.

For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Amend the existing PUD to allow for a gas station. Amend existing PUD to allow 10 ft setback along Equity Drive to meet the required setback and parking for the shopping center

Note for existing buildings:

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

Attachment Checklist:

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

☒ **APPLICATION FEE:**

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

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

b) A deed and a current title search.

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

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

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

☒ **PLAT OF SURVEY:**

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

☒ **FINDINGS OF FACT:**

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

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

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

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

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

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

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

☒ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

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

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

11.9.17

Record Owner Date

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, RYAN SHELEY, being first duly sworn on oath depose and say that I am Manager of J. TRISIS HOLDINGS 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.:

PATRICIA SHELEY

By: _____, Manager

Subscribed and Sworn before me this 9th day of November, 2017.

INGRID MONTENEGRO
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 15, 2020

_____
Notary Public

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

For Special Use for PUD or PUD Amendment applications.

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

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

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

East Side Retail _____ _____

PUD Name *Date*

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

This PUD integrates new commercial businesses into the community along Kirk Road.

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

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

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

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

East Side Retail Center north of Legacy Drive conforms with the original PUD established for the Legacy Business Park. The southern parcel serves as an ideal locatino for a gas station and convenience stores. This Amendment shall provide services for the East Side Sportsplex visitors, Legacy Business Park tenants, hundreds of employees at Air Filtration and Pillow Health as well as the 25,000 vehicles that travel on Kirk Road daily.

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

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

Yes, 25,000 vehicles travel on Kirk Road daily and our development will provide a convenience store and gas station that are not available on Kirk Road in St. Charles. Additionally, our development will aid the surrounding business park tenants and those visibing the East Side Sports Complex.

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

Utilities have been provided to the site, stubbed at various points noted on plans.

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

The Special Use will enhance the surrouding neighborhood by providing new commercial spaces for retail and restaurant at the East Side Retail Center near the East Side Sports Complex.

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

Surrounding property will not be affected by the proposed development.

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

General welfare to surrounding property neighbors will not be impacted with the proposed development.

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

The proposed Special Use conforms to all regulations wtih exception to local road setbacks. This will be a variance to be determined.

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

The proposed PUD will bring new commercial businesses along Kirk Road.

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

In the Comprehensive Plan, in the East Gateway Subarea section, it is noted that 25,000 cars travel North-South on Kirk Road daily. Additionally, it states that this area represents a significant piece of the local economy as well as the need to improve the appearance of Kirk Road businesses to strengthen the identity of St. Charles in this area. Also consistent within the Comp. Plan, this parcel is surrounded by a healthy business park and new industrial companies, such as AJR Filtration and Pillow Health. This buidling materials proposed for East Side Retail are consistent with the Comp Plan Design Guidelines as well as the Legacy Business Park Covenants, Condititions and Restrictions.

CITY OF ST. CHARLES

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

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION

For City Use
Project Name: Legacy Center PUD
Project Number: 2017 -PR- 017
Application Number: 2017 -AP- 043

RECEIVED
St. Charles, IL
NOV 10 2017
CDD
Planning Division
Received Date

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

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

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

1. Property Information:	Location: Kirk Road and Legacy Boulevard	
	Parcel Number (s): 09-36-326-001, 09-36-326-002, 09-36-326-003, 09-36-328-001	
	Proposed PUD Name: Legacy Center PUD	
2. Applicant Information:	Name J. Trisis Holding, LLC	Phone 630.762.3750
	Address 882 Equity Drive St. Charles, IL 60174	Fax
		Email dan.venard@yahoo.com
3. Record Owner Information:	Name SAME	Phone
	Address	Fax
		Email

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

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

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

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

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

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

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

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

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

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

☒ **ARCHITECTURAL PLANS:**

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

☐ **TREE PRESERVATION PLAN:**

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

☒ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

☒ **STORMWATER MANAGEMENT:**

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

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

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

☒ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

☐ **SCHEDULE:** Construction schedule indicating:

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

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

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

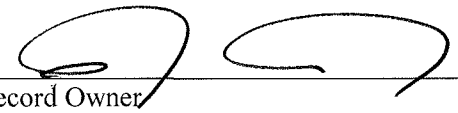
☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

☐ **INCLUSIONARY HOUSING SUMMARY**

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

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



Record Owner 11.9.17
Date

SAME

Applicant or Authorized Agent Date

PRELIMINARY SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, KANE COUNTY, ILLINOIS
NOVEMBER 2017

TURBOJET PARTNERS, INC.

882 EQUITY DRIVE, ST. CHARLES, ILLINOIS 60174

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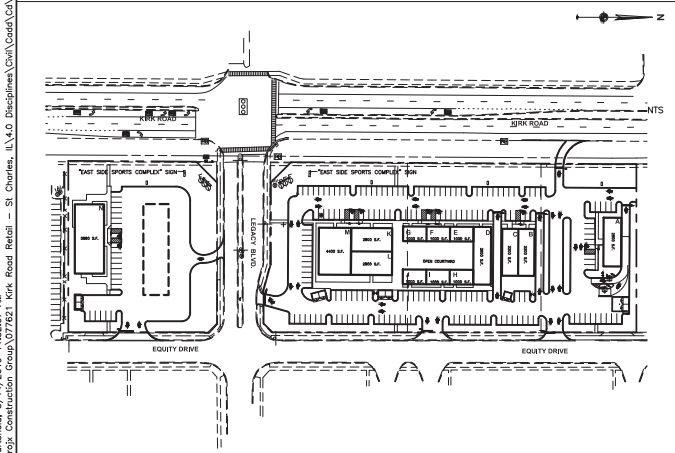
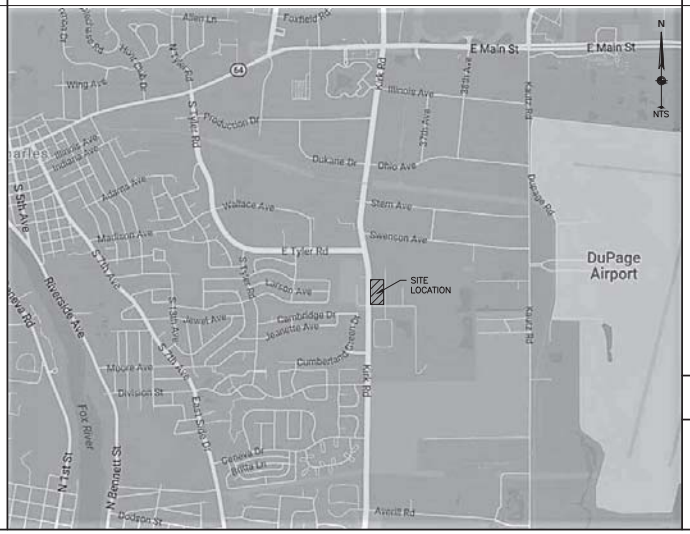
SITE PLAN



VICINITY MAP



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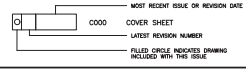

No.	DATE	REVISION
4	05/15/19	PER PUD COMMENTS #2
3	03/27/19	PER PUD COMMENTS
2	03/08/19	ISSUED FOR PERMIT REVIEW
1	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No.: 077621

SEAL

C000

Layout Tab Name: C000 COVER, Images: vicmap.jpg , Xrefs: 077621-X.dwg; 077621-X-DIGITIZED.dwg; 077621-P.dwg
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER.
2. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER, PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
4. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION", ADOPTED APRIL 1, 2016 WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE CITY OF ST CHARLES. IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
5. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, UNLESS OTHERWISE NOTED.
6. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA-7 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.
7. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION OF THE WORK. ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/REMOVING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
8. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND SERVICES AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.
9. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
10. ALL EXISTING SEPTIC SYSTEMS ARE TO BE ABANDONED. ABANDONED TANKS ARE BE FILLED TO OR REMOVED BY A LICENSED SEPTIC SYSTEM CONTRACTOR. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.
11. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

PAVEMENT & CONCRETE CONSTRUCTION

1. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
2. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.
3. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBGRADE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENTS SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
4. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES AND ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.
5. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 S.F. PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.
5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.
7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL ADDENDA THERETO, ARE SUPPORTING DOCUMENTS TO THE PERMIT FOR THE PROJECT. THE RECOMMENDATIONS AS STATED IN THE REPORT SHALL BE FOLLOWED BY ALL CONTRACTORS.
9. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS, ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST CHARLES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
    - 11.1. ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
    - 11.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
    - 11.3. LOCAL MUNICIPAL REQUIREMENTS.
12. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 26 UNLESS OTHERWISE NOTED.
17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPREAD.
19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.
20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.
21. ALL DETENTION PONDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.
22. ALL FLARED END SECTIONS SHALL HAVE A GRATE INSTALLED.
23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS.
25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES, (IDOT TY. 8).
26. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE, CONTRACTOR TO MATCH EXISTING ELEVATIONS.

WATER NOTES

1. ALL WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF ST. CHARLES.
2. ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K-TYPE COPPER WITH NO COUPLINGS OTHER THAN FOR CURB STOPS TO BE INCLUDED IN THE INSTALLATION.
3. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111.
4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA.
5. ALL DIP WATER MAIN AND FITTINGS TO BE ENCASED IN 8-MIL POLYETHYLENE.
6. ALL FIRE HYDRANTS, VALVE TEES, AND BENDS MUST BE BRACED BY THE USED OF THRUST BLOCKING. PIPE JOINTS SHALL BE IN CONFORMANCE TO ANSI A21.11 AND FITTINGS IN CONFORMANCE TO ANSI A21.10, A21.51 AND AWWA C-151. WHERE NECESSARY MEGALUGS SHOULD BE USED TO RESTRAIN THE JOINTS IN LIEU OF OR IN ADDITION TO THRUST BLOCKING.
7. ALL WATER MAIN IS REQUIRED TO HAVE A MINIMUM DEPTH OF 5' MEASURED FROM PROPOSED FINISHED GRADE TO TOP OF PIPE.
8. ALL WATER MAIN MUST BE A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER LINES. IF THE NEW WATER MAIN IS PLACED WITHIN 10' OF AN EXISTING WATER SUPPLY, THE CONTRACTOR MUST FOLLOW ALL SPECIFICATIONS AND DETAILS FOUND IN "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". THE SAME SEPARATION ALSO APPLIES TO ALL SEWER STRUCTURES.
9. ALL WATER MAINS WILL BE STERILIZED AND BACTERIOLOGICAL TESTS PERFORMED, IN ACCORDANCE WITH AWWA STANDARD C600, C601, AND C603 SPECIFICATION FOR DISINFECTING WATER MAINS, AND WILL NOT BE PUT IN SERVICE UNTIL A SATISFACTORY REPORT IS IN EVIDENCE. WHEN CHLORINATING WATER MAINS TERMINATING INTO BUILDINGS, NO WATER SAMPLES SHALL BE TAKEN FROM TEMPORARY OR UNCOMPLETED CONNECTIONS.
10. WATER VALVE VAULTS MUST BE A TYPE A STRUCTURE AND CONFORM TO THE SAME SPECIFICATIONS AS PREVIOUSLY DETAILED FOR SEWER CONSTRUCTION. ALL ADJUSTMENTS AND FRAMES SHALL BE SEALED TO PREVENT INFILTRATION. ALL WATER VALVE VAULT LIDS, WHICH SHALL BE THE SAME HEAVY WEIGHT TYPE AS SPECIFIED FOR STORM SEWER, AND VALVE BOX LIDS SHALL BE IMPRINTED WITH THE WORD "WATER".
11. FOR MAINS 6" AND LESS A 48" VAULT MAY BE USED. FOR MAINS LARGER THAN 6" A 60" VAULT MUST BE PROVIDED. THE VALVE VAULT SHALL BE SEALED WITH THE USE OF CONCRETE BLOCKS AND MORTAR. ALL PIPES ENTERING THE MANHOLE SHALL HAVE A 2" WIDE MORTARED COLLAR ON BOTH THE INSIDE AND OUTSIDE WALLS OF THE VAULT. VALVE VAULTS MAY ALSO BE SEALED WITH THE USE OF RUBBER BOOTS. A DISTANCE OF APPROXIMATELY 12" MUST BE PROVIDED BETWEEN THE FLOOR OF THE VALVE VAULT AND THE BOTTOM OF THE VALVE. THIS WILL ALLOW SPACE FOR A CONCRETE PEDESTAL WITH A MINIMUM HEIGHT OF 12". THE PEDESTAL SHALL EQUAL THE WIDTH OF THE PIPE. A 1/2" LAYER OF PREFORMED JOINT FILLER SHALL BE PLACED BETWEEN THE PEDESTAL AND THE VALVE.
12. THE OPERATING NUT OF EACH VALVE SHALL BE LOCATED DIRECTLY BELOW THE MANHOLE OR VALVE BOX LID.
13. VALVE BOX CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL STANDARDS FOUND IN THE "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER MAIN IN ILLINOIS". VALVE BOXES SHALL BE SEALED AS TO NOT ALLOW THE ENTRANCE OF ANY LOOSE IMPEDIMENTS.
14. THE VALVE BOX SHALL BE PLACED VERTICAL WITH THE OPENING DIRECTLY ABOVE THE OPERATING NUT. ALL BOXES SHALL BE ADJUSTABLE WITH A MINIMUM OF 6" OF ADJUSTMENT REMAINING, AFTER THE BOX HAS BEEN BROUGHT TO MATCH EXISTING GRADE.
15. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER WRENCH CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF RODS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.
16. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 200, WATEROUS PACER MODEL WB-67-250 OR CLOW MEDALLION, OR APPROVED EQUAL CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE A MINIMUM FIVE AND ONE-QUARTER INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF INCH PUMPER CONNECTION AND TWO, TWO AND ONE-HALF INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD.
17. BRASS WEDGES SHALL BE INSTALLED TO PROVIDE ELECTRICAL CONDUCTIVITY.

REQUIRED WATER TESTING

ALL WATER MAIN AND SERVICE PIPE, FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXPEL ALL TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT PRESSURE LOSS OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL LEAKS, AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTORY TO THE CITY OF ST CHARLES ENGINEER. THE DISTRICT MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

DISINFECTION

AFTER THE WATER MAIN WORK HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH EQUIPMENT AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C601. CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (mg/L) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER WHICH THE WATER SHALL CONTAIN NO LESS THAN 25 mg/L CHLORINE THROUGHOUT THE NEW WORK. AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1mg/L.

STORM SEWER

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED APRIL 1, 2016, AND REVISIONS THERETO, THE NOTES IN THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ST CHARLES.
2. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, HDPE CONFORMING TO AASHTO M-294, PVC SDR-26, OR DUCTILE IRON PIPE CLASS 52 AS CALLED OUT ON THE PLANS. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-7. RUBBER GASKETS SHALL BE USED.
3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.
4. FRAME AND GRATES:

CURB INLET/C.B.:
- HIGH BACK: NEENAH R-3281-A OR R-3278-1
- DEPRESSED: NEENAH R-3506-A2

C.B "BEHIND THE CURB TYPE": NEENAH R-3305
NEENAH R 1713 (REFER TO LID DETAIL)

C.B./M.H TYPE "D":
- GRATE: NEENAH R 1713 (REFER TO LID DETAIL)
- FRAME: NEENAH R-1713

C.B "BEEHIVE TYPE": NEENAH R-4340-B

5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT SEALANT AND BE TUCKPOINTED WITH HYDRAULIC CEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.
6. ALL STRUCTURES SHALL HAVE THE ADJUSTMENT RINGS AND FRAME SEALED WITH A RUBBER GASKET. ADJUSTMENT RINGS SHALL BE RUBBER, EJIW INFRARISER OR APPROVED EQUAL.
7. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GRADE LINE. CASTINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE (I.E. STEEP DRIVE APPROACH) IT SHALL BE PROPERLY SLOPED WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.

SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AND REVISIONS THERETO, THE NOTES AND ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE CITY OF ST CHARLES.
2. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.
3. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER IN TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.
4. ALL SANITARY SEWERS 15" AND LESS IN DIAMETER SHALL BE PVC COMPOSITE SEWER PIPE, IN ACCORDANCE WITH A.S.T.M. D-2680, WITH PVC COMPOSITE SEWER PIPE HAVING ELASTOMERIC SEALS, PER A.S.T.M. D-3112, OR EQUAL, OR PVC SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-3034 WITH ELASTOMERIC SEALS PER D-3212. SANITARY SEWER SERVICES SHALL BE 6" MINIMUM SIZE. 6" SERVICE SHALL BE PVC SDR 26 PIPE, IN CONFORMANCE WITH A.S.T.M. D-3034. PVC SHALL HAVE FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D-3212. WATER-MAIN-QUALITY SANITARY SEWERS TO COMPLY WITH ASTM D2241.
5. ALL MANHOLES SHALL BE PRECAST, REINFORCED CONCRETE SECTIONS, 48" INSIDE DIAMETER MINIMUM, WITH PRECAST, REINFORCED CONCRETE OFF-SET CONES, MANUFACTURED TO A.S.T.M. C-478. ALL SANITARY MANHOLES SHALL HAVE CRETEX OR APPROVED EQUAL, INTERNAL GRADE ADJUSTMENT SKIRTS. ADJUSTMENTS TO FINISHED GRADE SHALL BE ACCOMPLISHED USING EJIW INFRA-RISER OR APPROVED EQUAL, RUBBERIZED GRADE ADJUSTING RINGS.
6. ALL ADJUSTMENT RINGS AND FRAMES SHALL BE SEALED. THE INSIDE OF THE STRUCTURE SHALL BE SEALED WITH CONCRETE MORTAR. THE OUTSIDE OF THE MANHOLE SHALL BE SEALED WITH AN INFASHIELD RUBBER GASKET. THIS GASKET SHALL ENCOMPASS ALL ADJUSTMENT RINGS, AND FORM A WATERPROOF SEAL BETWEEN THE STRUCTURE AND FRAME.
7. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS. SHARP ANGLES WILL BE NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.
8. SANITARY MANHOLE LIDS SHALL BE NEENAH HEAVY WEIGHT TYPE R1713 OR APPROVED EQUAL WITH "CITY OF ST CHARLES – SANITARY" CAST INTO SURFACE. ALL SANITARY LIDS ARE REQUIRED TO BE SELF SEALING WITH A CONCEALED PICK HOLE.
9. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT.
10. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    - A. CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
    - B. REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    - C. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER PIPE. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE "STANDARD SPECIFICATIONS".

REQUIRED SANITARY SEWER TESTING

1. THE ENGINEER SHALL DETERMINE DURING CONSTRUCTION WHETHER INFILTRATION OR EXFILTRATION TESTING SHALL BE REQUIRED. MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVISED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE CITY OF ST CHARLES.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE CITY OF ST CHARLES ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 STANDARDS AND LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1969-94 & ASTM C-1244-93 STANDARDS.

DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE

ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO – NO GO" MANDREL THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANDREL SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION. WHEREVER POSSIBLE AND PRACTICAL, THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.

WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.

SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.

DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES:

DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." (INTEGRAL DIAMETER) OF THE PIPE. "BASE I.D." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

AVG ID = AVG OD – 2(1.06)T
TOLERANCE PACKAGE = (A2+B2+B2+C2)/2
WHERE:
- A = OD TOLERANCE (ASTM D3034)
- B = EXCESS WALL THICKNESS TOLERANCE = 0.06T
- C = OUT OF ROUNDNESS TOLERANCE = 0.015 (AVERAGE OD)
- T = MINIMUM WALL THICKNESS (ASTM D3034)

BASE ID = AVG. ID – TOLERANCE PACKAGE

UTILITY CONTACTS

ELECTRICAL SERVICE

AGENCY: ST. CHARLES MUNICIPAL ELECTRICAL UTILITY
ADDRESS: TWO EAST MAIN STREET, ST. CHARLES, IL 60174
PHONE: 630.377.4403

GAS SERVICE

AGENCY: NICOR GAS
ADDRESS: 90 N. FINLEY ROAD, GLEN ELLYN, IL 60137
PHONE: 630.629.2500 EX. 333

TELEPHONE SERVICE

AGENCY: AMERITECH
ADDRESS: 40 S. MITCHELL COURT, ADDISON, IL 60101
PHONE: 630.620.3878

SANITARY SEWER SERVICE

AGENCY: CITY OF ST. CHARLES
ADDRESS: TWO EAST MAIN STREET, ST. CHARLES, IL 60174
PHONE: 630.377.4405

STORM SEWER SERVICE

AGENCY: CITY OF ST. CHARLES
ADDRESS: TWO EAST MAIN STREET, ST. CHARLES, IL 60174
PHONE: 630.377.4486

WATER SERVICE

AGENCY: CITY OF ST. CHARLES
ADDRESS: TWO EAST MAIN STREET, ST. CHARLES, IL 60174
PHONE: 630.377.4405

SEAL

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1	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

GENERAL NOTES

SHEET NO.
C001

Layout Tab Name: C001 GENERAL NOTES, Images: , Xrefs: 077621-TBLK.dwg
Last Saved By:hartsfield, 1/11/2019 5:41:47 PM
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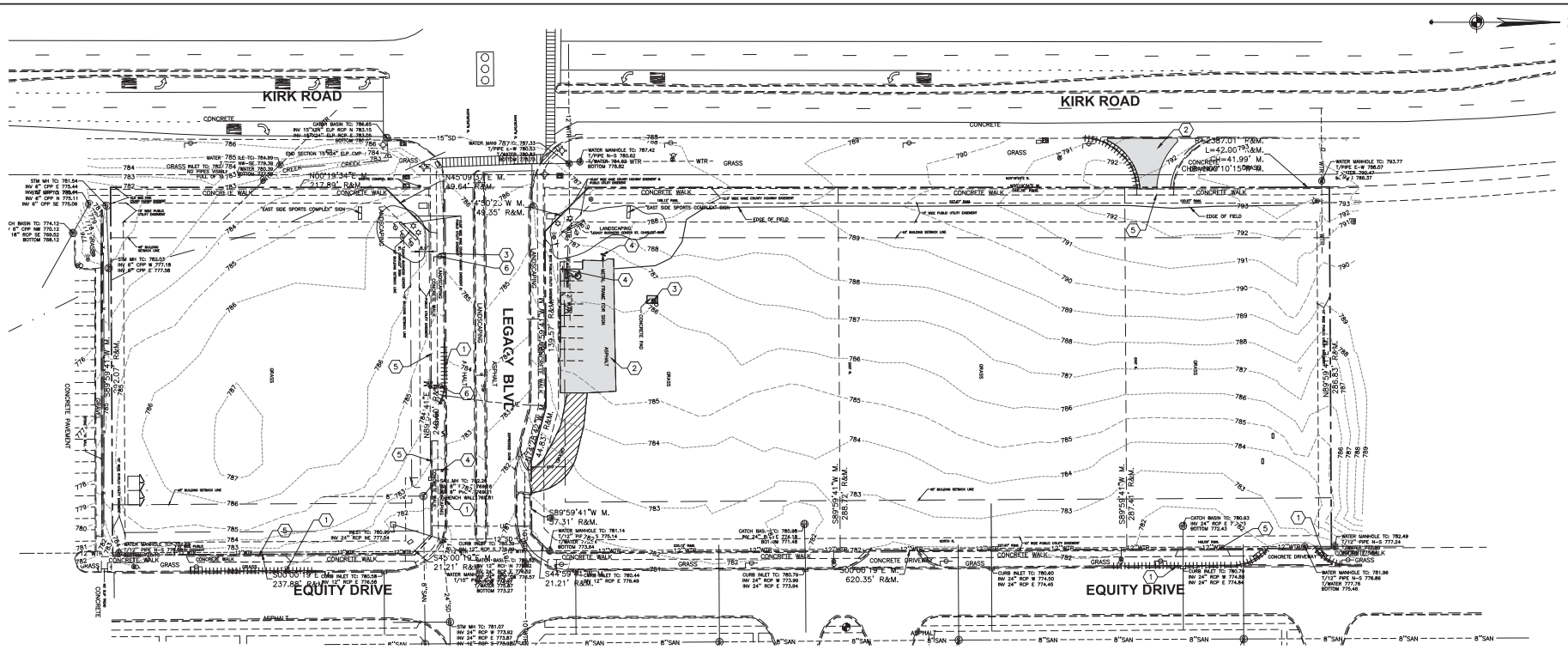

EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- UE – UNDERGROUND ELECTRIC
- G – UNDERGROUND GAS
- SD – STORM
- SAN – SANITARY
- WTR – WATER
- EXISTING CURB (AND GUTTER)
- TC TOP OF CASTING

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT FULL DEPTH
3. REMOVE EXISTING TRANSFORMER AND
4. REMOVE EXISTING SIGN
5. REMOVE EXISTING SIDEWALK
6. REMOVE EXISTING LIGHT POLE

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
5. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
6. MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
8. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
9. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

No.	DATE	REVISION
2	03/08/19	ISSUED FOR PERMIT REVIEW
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PROJECT No: 077621
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

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WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

EXIST. CONDITIONS - DEMOLITION PLAN

SHEET NO.
C100

Layout Tab Name: C100 EXIST. CONDITIONS – DEMOLITION PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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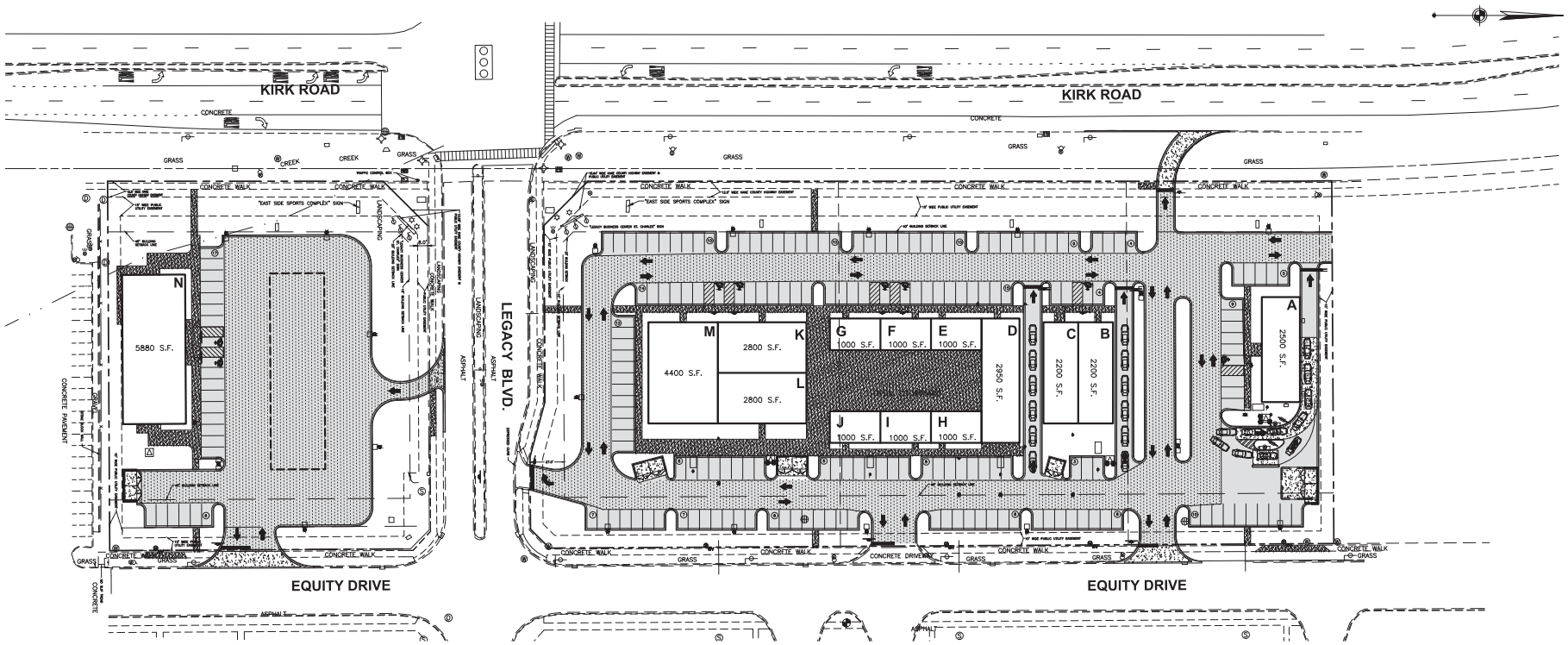

GAS STATION

BUILDING	TYPE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED*	ADA SPACES REQUIRED	ADA SPACES PROVIDED
K	GAS STATION	4/1000	24	23	1	2

* REQUIRED PARKING MAY BE REDUCED BY THE NUMBER OF ACCESSIBLE FUEL PUMPS. NUMBER OF FUEL PUMPS TO BE DETERMINED WHEN USER IS IDENTIFIED.

SITE DATA

	PROPOSED SITE AREA	1.68±	ACRES
	PROPOSED R.O.W. DEDICATION	0.06±	ACRES
	REMAINING SITE AREA	1.62±	ACRES
	ZONING	M2–LIMITED MANUFACTURING (PUD #71)	

MULTI-TENANT SHOPPING CENTER

BUILDING	TYPE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA SPACES REQUIRED	ADA SPACES PROVIDED
A	RESTAURANT	10/1000	25		1	2
B	RESTAURANT	10/1000	22		1	1
C	RETAIL	4/1000	9		1	1
D	RESTAURANT	10/1000	22		1	1
E	RETAIL	4/1000	8		1	1
F	RETAIL	4/1000	8		1	1
G	RESTAURANT	10/1000	20		1	1
H	RETAIL	4/1000	12		1	1
I	RETAIL	4/1000	12		1	1
J	RESTAURANT	10/1000	44		2	2
		TOTAL:	182	177	11	12

SITE DATA

	PROPOSED SITE AREA	4.13±	ACRES
	ZONING	M2–LIMITED MANUFACTURING (PUD #71)	

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS. CONTRACTOR TO PROVIDE 8" AGGREGATE BASE, 3" BINDER COURSE, AND 1.5" SURFACE COURSE OR MATCH THE EXISTING PAVEMENT SECTION, WHICHEVER IS GREATER.
8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.
9. SEE SHEETS C201–C202 FOR ADDITIONAL DIMENSIONS.

SITE LEGEND

- INDICATES LIGHT DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE SIDEWALK
- LIGHT POLES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- (10) INDICATES ROW PARKING COUNT
- 100 SPACES INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

0 40 80 120
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
3	03/27/19	PER PUD COMMENTS
2	01/08/19	ISSUED FOR PERMIT REVIEW
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PROJECT No: 077621
DATE 12/28/18
DES. JG
DR. DH
CKD. JG

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630.424.9080
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WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

OVERALL SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200 OVERALL SITE PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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Layout Tab Name: C201 SOUTH SITE PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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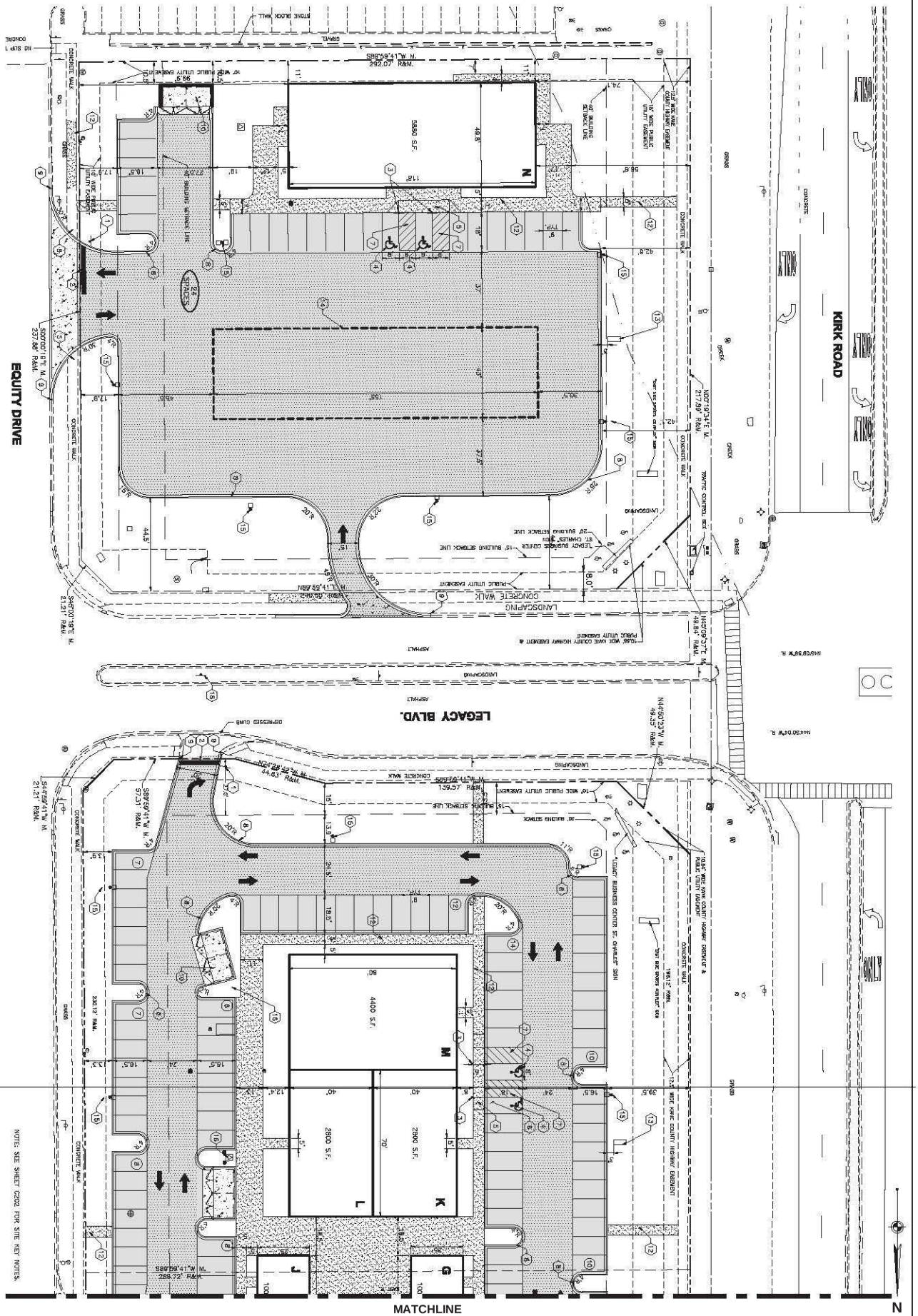

SHEET NO. C201	**SITE IMPROVEMENT PLANS** **EAST SIDE RETAIL CENTER** KIRK ROAD AND LEGACY BOULEVARD ST. CHARLES, ILLINOIS **SOUTH SITE PLAN**	WOOLPERT 1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731	PROJECT No: 077621 DATE 12/28/18 DES. TH DR. DH CKD. JG

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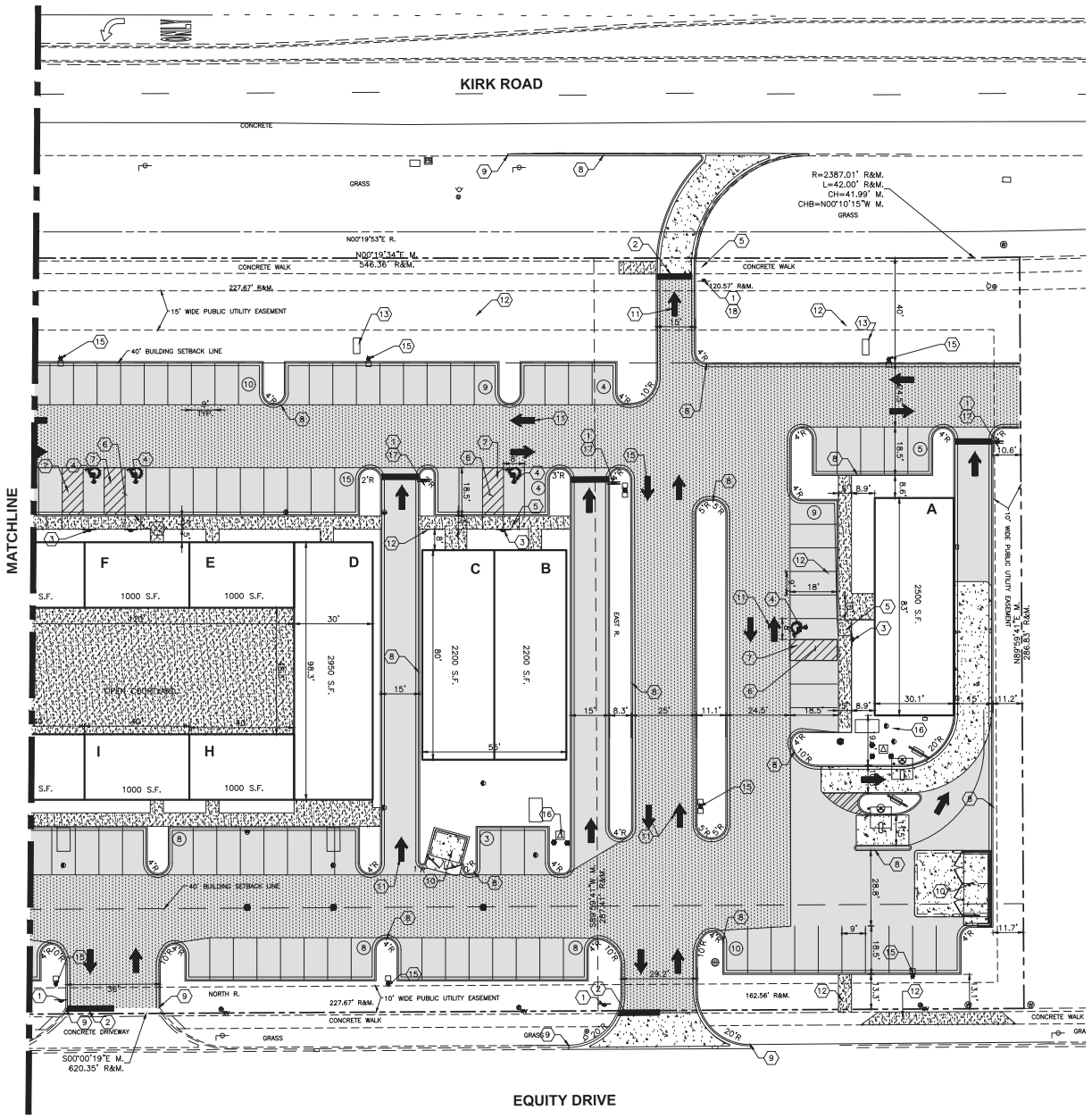

SITE LEGEND

- INDICATES LIGHT DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ASPHALT PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE SIDEWALK
- LIGHT POLES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- (10) INDICATES ROW PARKING COUNT
- (100 SPACES) INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1–1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7	PAINT 4" WIDE STRIPES @ 2'–0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8	CURB AND GUTTER
9	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
11	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
12	CONCRETE SIDEWALK
13	MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
14	CANOPY
15	LIGHTPOLE
16	PROPOSED TRANSFORMER PAD
17	"DO NOT ENTER" SIGN
18	"RIGHT TURN ONLY" SIGN

0 20 40 60
GRAPHIC SCALE IN FEET

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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

NORTH SITE PLAN

SHEET NO.
C202

Layout Tab Name: C202 NORTH SITE PLAN, Images: , Xrefs: 077621–TBLK.dwg; 077621–P.dwg; 077621–X.dwg; 077621–X–DIGITIZED.dwg
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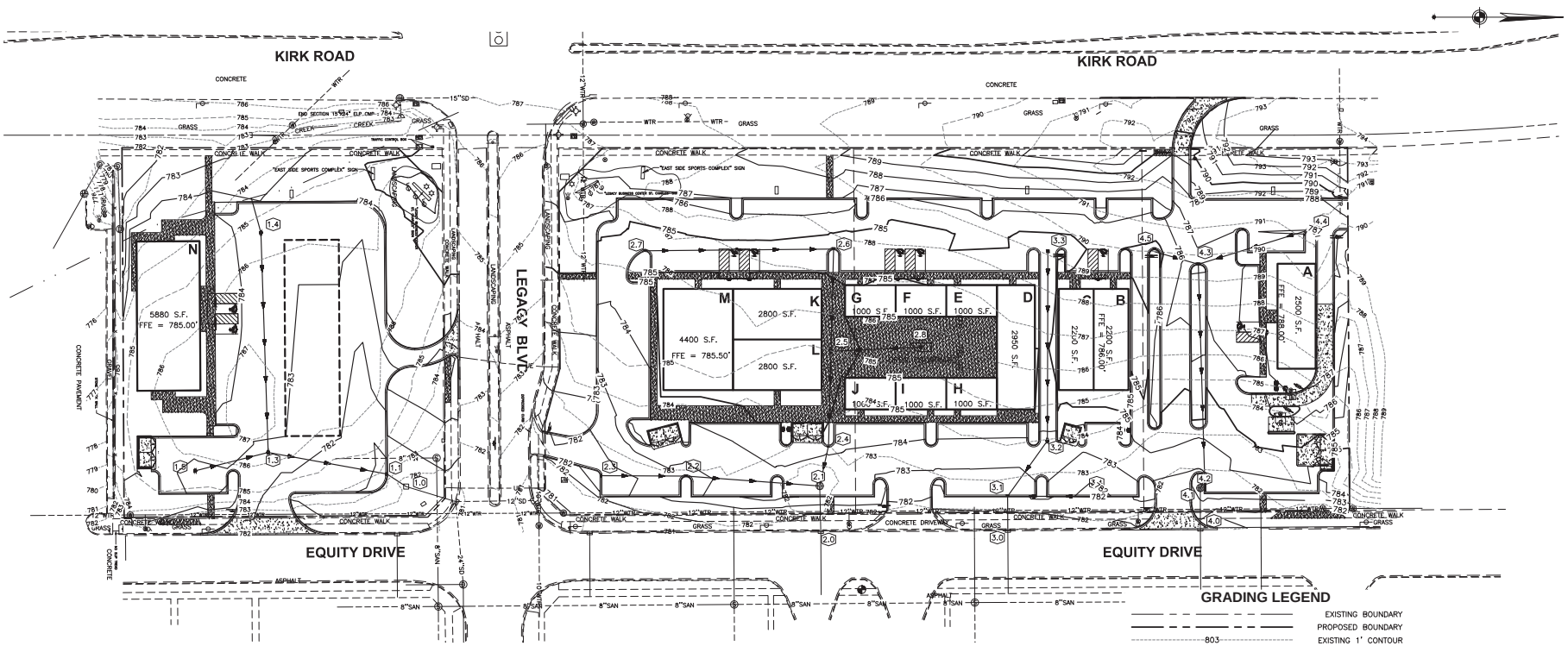

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.0	EXISTING STORM STRUCTURE	781.28	12" = 777.68 (SW) 24" = 777.54 (N)
1.1	CURB INLET	780.67	12" = 777.86 (S) 12" = 777.86 (NE)
1.3	STORM MH 48" DIA	782.56	12" = 778.81 (W) 12" = 778.81 (N) 12" = 778.81 (S)
1.4	STORM MH 48" DIA	783.64	12" = 780.13 (E) 12" = 780.13 (W)
1.5	STORM MH 48" DIA	782.68	12" = 779.40 (N)
2.0	EXISTING CURB INLET*	777.91	24" = 773.99 (W) 12" = 773.94 (E)
2.1	EXISTING CATCH BASIN	783.22	24" = 776.21 (S) 24" = 774.18 (E) 24" = 778.17 (W)
2.2	CURB INLET	782.64	24" = 776.63 (S) 24" = 776.63 (N)
2.3	CURB INLET	781.38	24" = 776.90 (N)
2.4	CURB INLET	784.19	12" = 778.71 (W) 24" = 778.50 (E)
2.5	STORM MH 48" DIA	785.26	12" = 779.08 (W) 12" = 779.08 (E) 12" = 779.90 (N)
2.6	SHALLOW CURB INLET	784.20	12" = 779.41 (E) 12" = 779.41 (S)
2.7	SHALLOW CURB INLET	784.08	12" = 780.00 (N)
2.8	CATCH BASIN	783.84	12" = 780.19 (S)
3.0	CURB INLET	778.42	24" = 774.50 (W) 24" = 774.45 (E)

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
3.1	CURB INLET	782.00	12" = 777.94 (NW) 12" = 776.83 (N) 24" = 774.74 (E)
3.2	STORM MH 48" DIA	783.71	12" = 778.50 (W) 12" = 778.50 (SE)
3.3	CATCH BASIN	784.03	12" = 780.00 (E)
3.4	CURB INLET	781.57	12" = 777.50 (S)
4.0	EXISTING CURB INLET	780.79	24" = 774.89 (W) 24" = 774.84 (E)
4.1	EXISTING CATCH BASIN	783.29	12" = 778.49 (NW) 24" = 774.93 (E)
4.2	CURB INLET	782.92	12" = 778.67 (W) 12" = 778.57 (SE)
4.3	CURB INLET	786.63	12" = 780.36 (E) 12" = 782.13 (N) 12" = 780.36 (S)
4.4	CURB INLET	786.92	12" = 782.50 (S)
4.5	CURB INLET	784.73	12" = 780.50 (N)

GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 EXISTING 1' CONTOUR
- 810 EXISTING 5' CONTOUR
- 803 PROPOSED 1' CONTOUR
- 810 PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED CLEANOUT
- BENCHMARK
- PROPOSED CURB AND GUTTER
- 1.0 PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- 800.00 TC ELEVATION AT TOP OF CURB
- 800.00 FL ELEVATION AT FLOW LINE
- 800.00 P ELEVATION AT TOP OF PAVEMENT
- 800.00 G ELEVATION AT GRADE
- 800.00 S ELEVATION AT TOP OF SLAB
- 800.00 W ELEVATION AT TOP OF WALK
- 800.00 RIM TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- M.E.G. ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

- 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 SPOT ELEVATION

0 40 80 120
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
4	05/15/19	PER PUD COMMENTS #2
3	03/27/19	PER PUD COMMENTS
2	03/08/19	ISSUED FOR PERMIT REVIEW
1	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

1815 South Meyers Road
Suite 950
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WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

OVERALL GRADING PLAN

SHEET NO.
C300

SEAL

Layout Tab Name: C300_OVERALL GRADING PLAN, Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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Layout Tab Name: C301 SOUTH GRADING PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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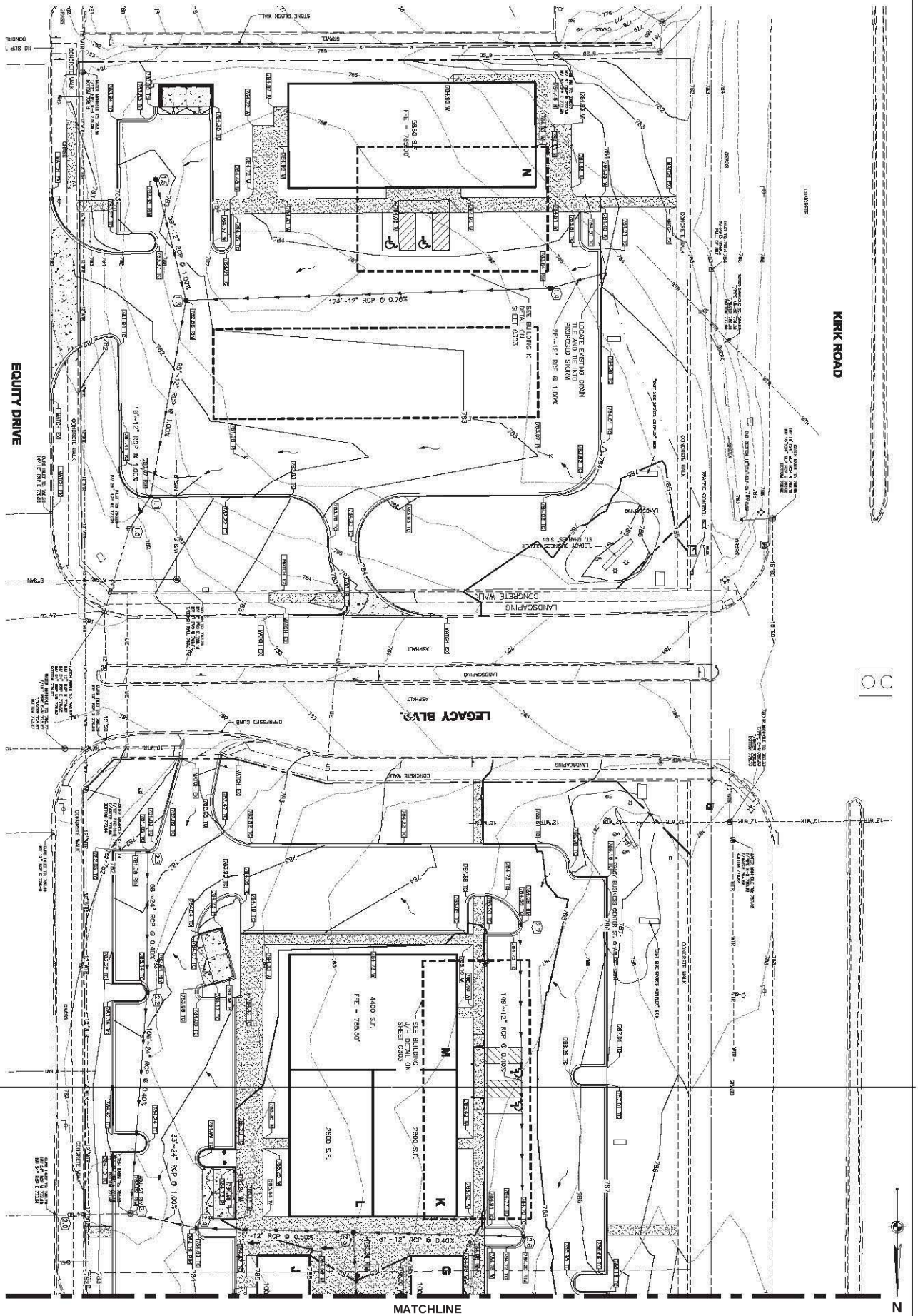

SHEET NO. C301

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD

ST. CHARLES, ILLINOIS

SOUTH GRADING PLAN

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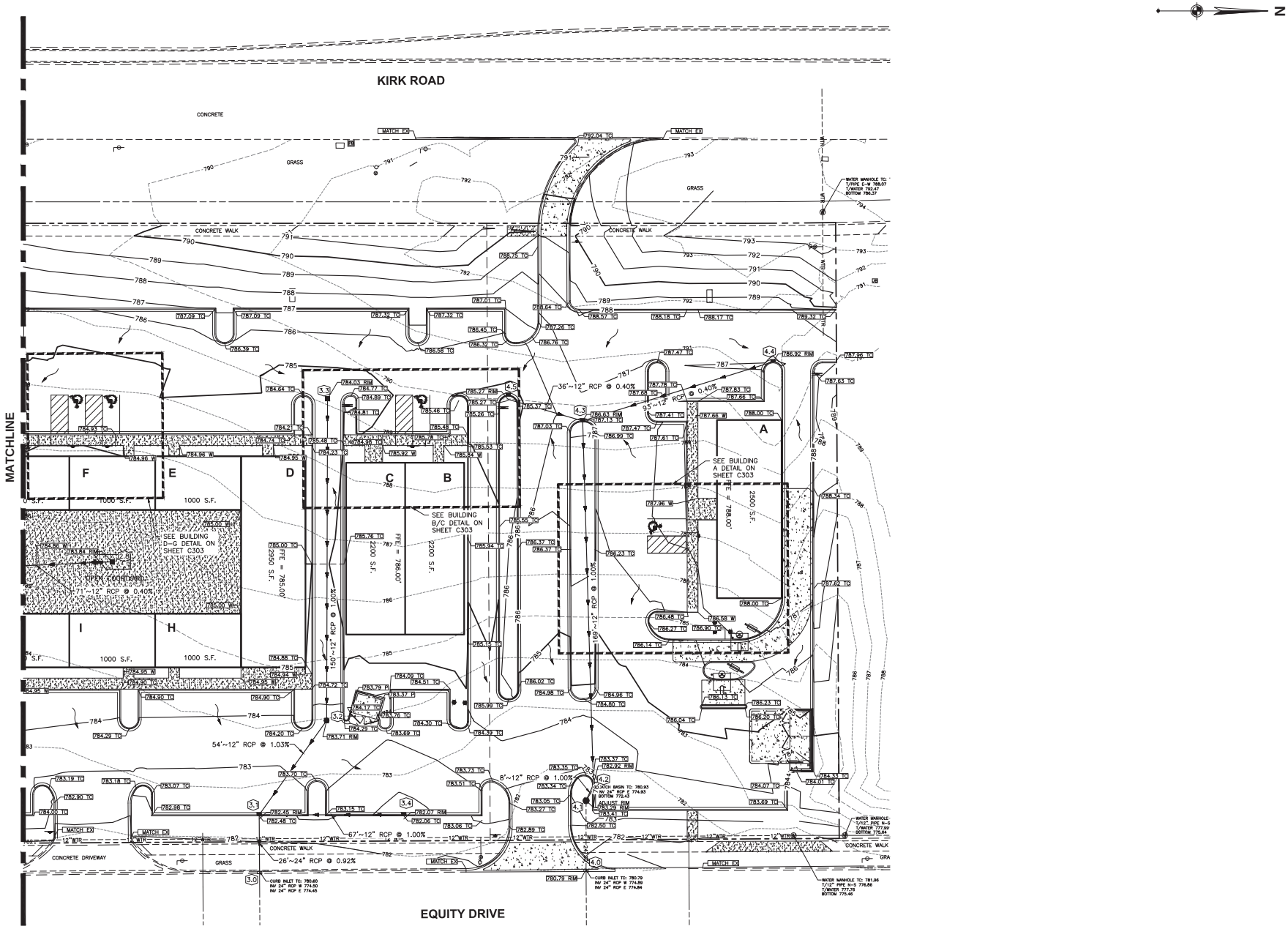

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3	03/27/19	PER PUD COMMENTS
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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

NORTH GRADING PLAN

SHEET NO.
C302

Layout Tab Name: C302 NORTH GRADING PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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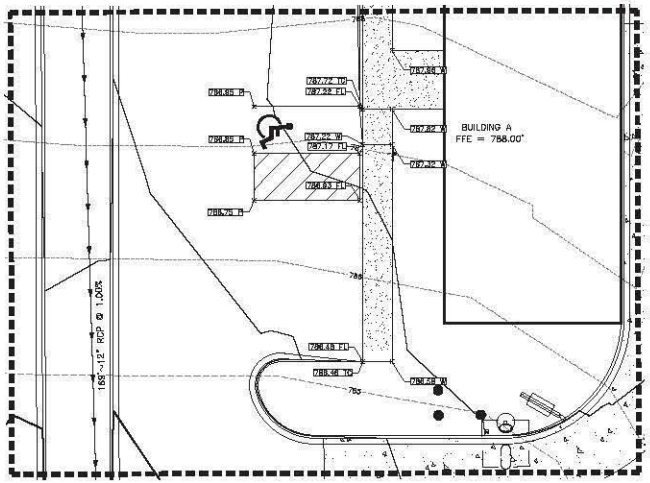

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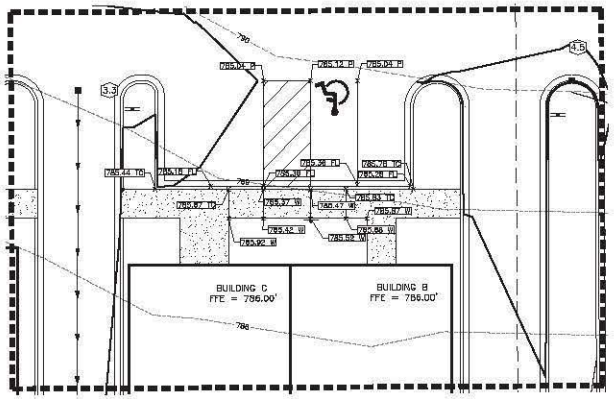

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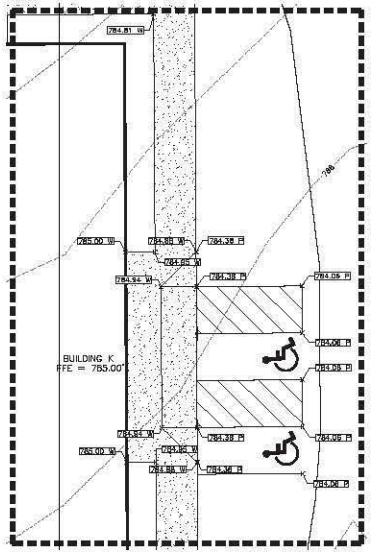

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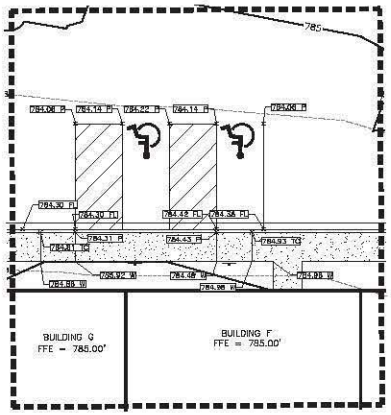

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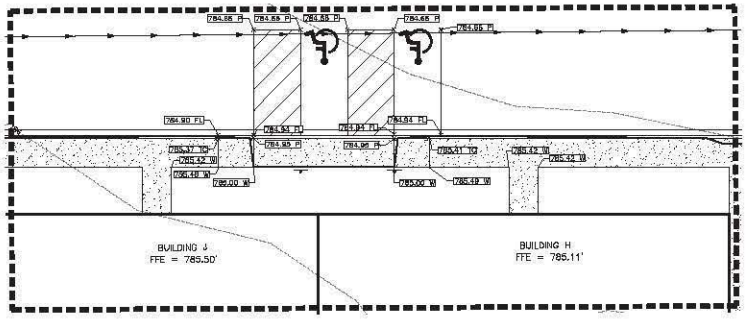

5 C303 BUILDING J AND H ADA DETAIL

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2	03/08/18	ISSUED FOR PERMIT REVIEW
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DATE 12/29/16
DES. TH
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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

ADA GRADING DETAILS

SHEET NO.
C303

Layout Tab Name: C303 ADA GRADING DETAILS, Images: , Xrefs: 077821-TBLK.dwg; 077821-P.dwg; 077821-X.dwg; 077821-X-DIGITIZED.dwg; 077821-G.dwg
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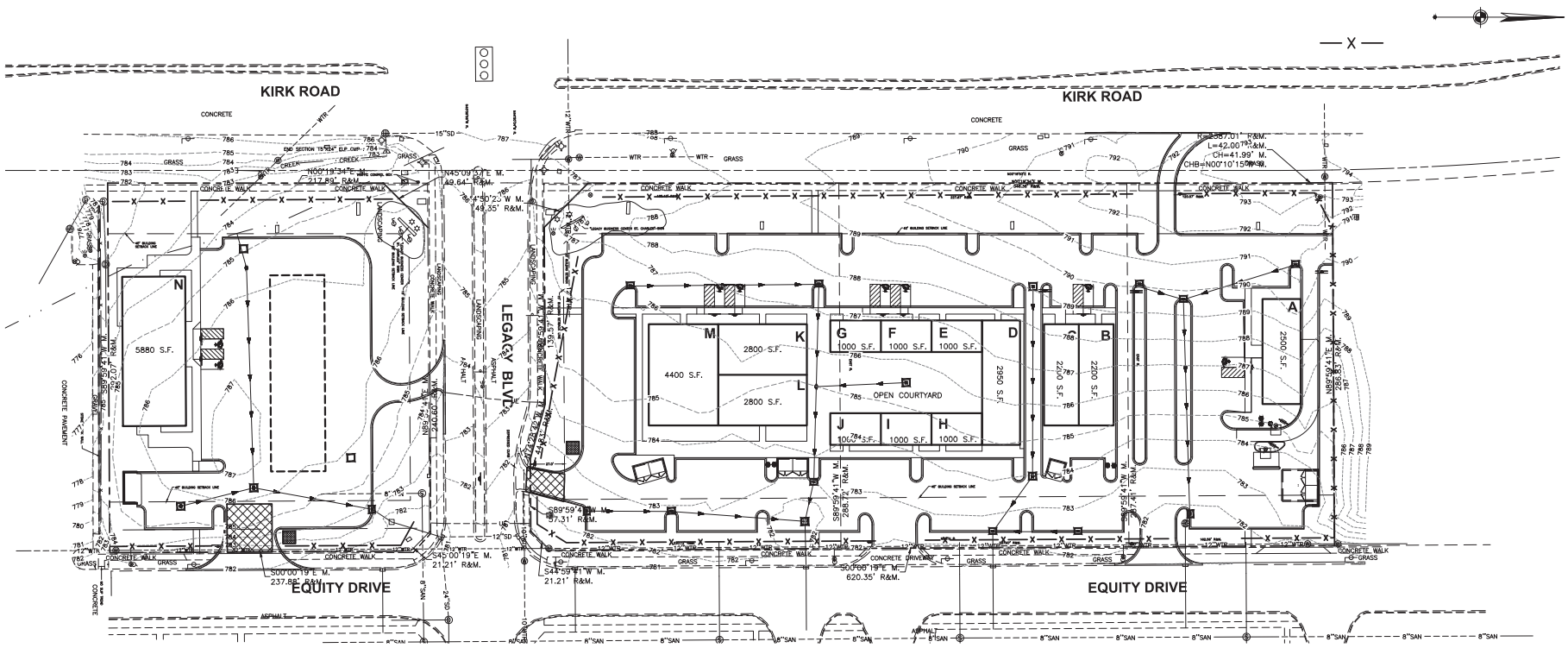

EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- CURB INLET PROTECTION

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ANY TEMPORARY STOCK PILE OF SOIL PLACED BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION.
6. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
7. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
8. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
9. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
10. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
11. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPP INLET FILTER OR APPROVED EQUAL.
12. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
13. ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
14. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150. STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. INSTALL CONCRETE AND ASPHALT PAVEMENT
5. REMOVE ALL TEMPORARY SE/SC MEASURES

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GRAPHIC SCALE IN FEET

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1	11/09/17	ISSUED FOR PUD SUBMITTAL

SEAL

PROJECT No: 077621
DATE 12/28/18
DES. TH
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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

EROSION CONTROL PLAN

SHEET NO.
C304

Layout Tab Name: C304 EROSION CONTROL PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

1. THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.

2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.

3. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.

4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.

5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.

6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.

7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.

8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.

9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.

10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.

11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

12. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

13. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

14. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

16. ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.

17. ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.

18. WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
a. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
b. PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

19. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

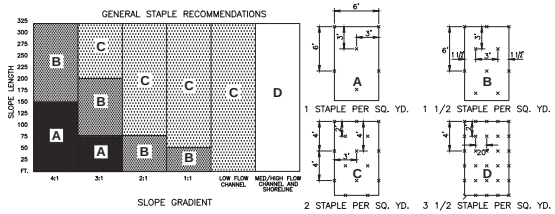
20. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

STABILIZATION TYPE:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A									
DORMANT SEEDING	B											
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F*											

A = KENTUCKY BLUEGRASS @ 90 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.
B = KENTUCKY BLUEGRASS @ 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC. PLUS 2 TON/AC. STRAW MULCH
C = SPRING OATS @ 100 LBS/AC.
D = WHEAT OR CEREAL RYE @ 150 LBS/AC
E = SOD
F = STRAW MULCH @ 2 TONS/AC.
* = IRRIGATION NEEDED DURING JUNE AND JULY
** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

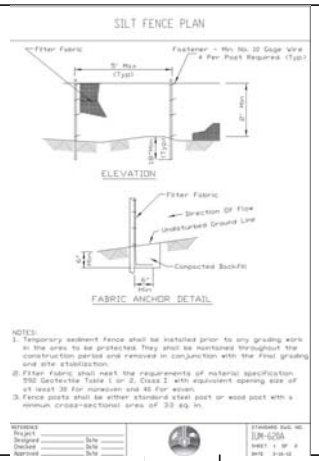
REF. = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

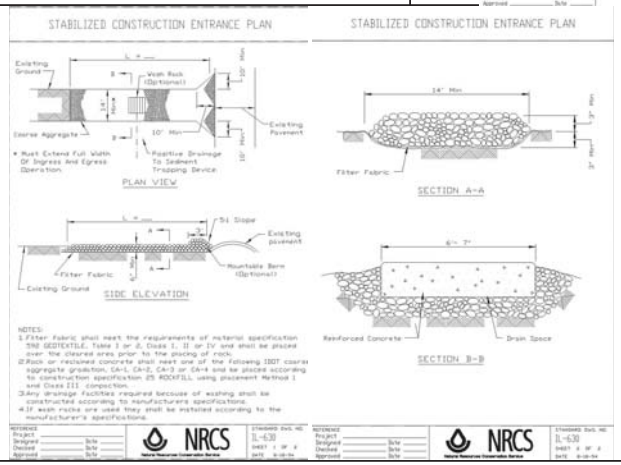
TYPICAL SOIL PROTECTION DETAIL
NTS

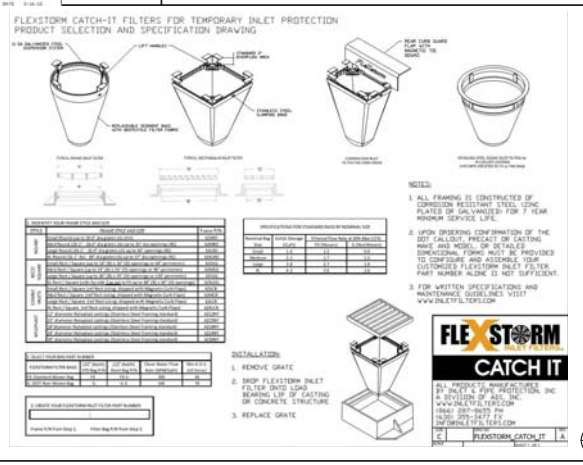


NOTE:
1. CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
2. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "C" SHOULD BE UTILIZED.
4. EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL
NTS







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ST. CHARLES, ILLINOIS

EROSION CONTROL DETAILS

SHEET NO.
C305

Layout Tab Name: C305_EROSION CONTROL DETAILS, Images: Construction Entrance Page 1.tif: Construction Entrance Page 2.tif: FLEXSTORM_CATCH_IT_SUBMITTAL.tif: Silt Fence.tif: , Xrefs: 077621-TBLK.dwg
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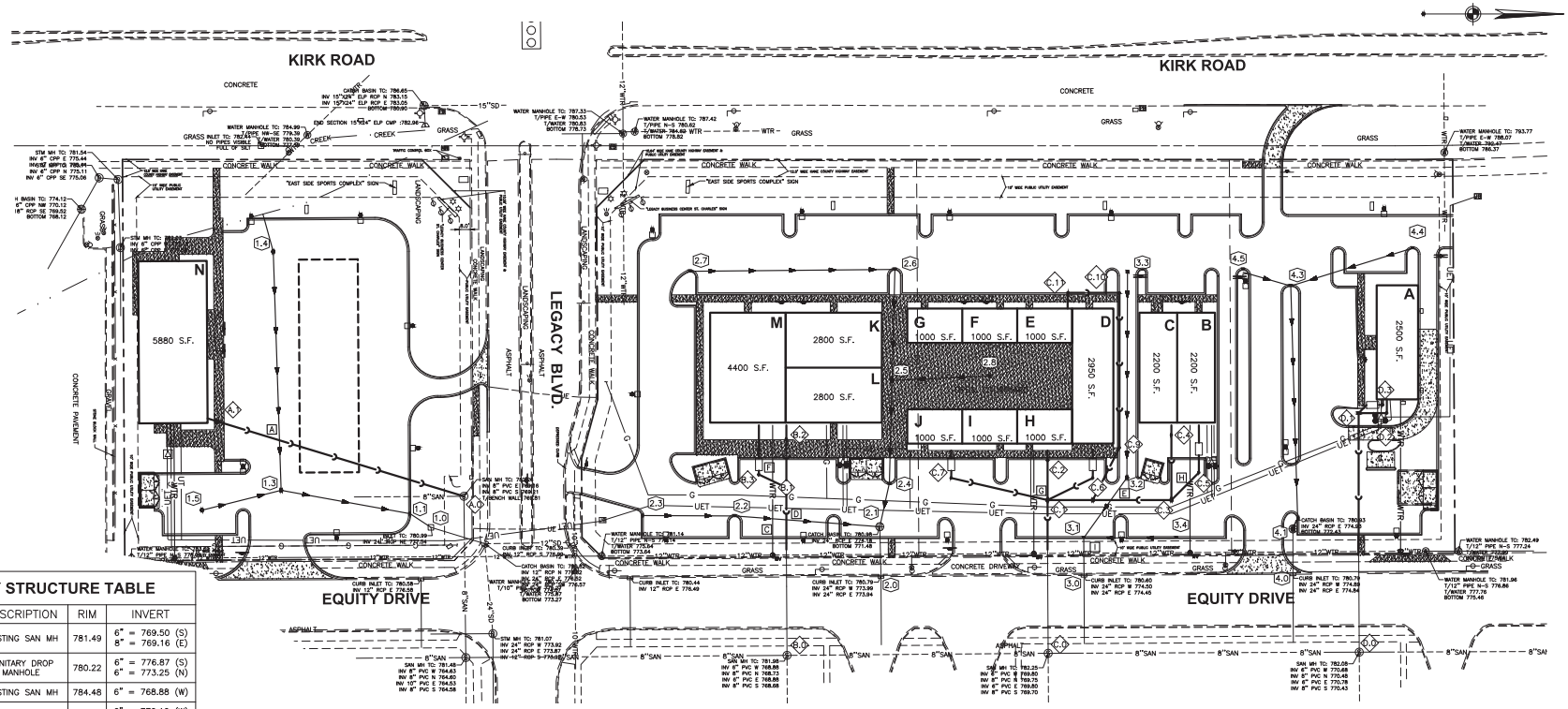

SANITARY STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM	INVERT
A.0	EXISTING SAN MH	781.49	6" = 769.50 (S) 8" = 769.16 (E)
A.1	SANITARY DROP MANHOLE	780.22	6" = 776.87 (S) 6" = 773.25 (N)
B.0	EXISTING SAN MH	784.48	6" = 768.88 (W)
B.1	SANITARY MANHOLE	776.55	6" = 770.10 (W) 6" = 770.10 (E) 6" = 772.00 (SW)
B.2	CLEAN OUT	771.64	6" = 770.45 (W) 6" = 770.45 (E)
B.3	CLEAN OUT	780.92	6" = 772.44 (W) 6" = 772.44 (NE)
C.0	EXISTING SAN MH	770.34	6" = 769.80 (W)
C.1	SANITARY MANHOLE	782.53	6" = 770.92 (W) 6" = 770.92 (E) 6" = 770.92 (N) 6" = 772.50 (S) 6" = 772.50 (NW)
C.2	CLEAN OUT	772.53	6" = 771.20 (W) 6" = 771.20 (E)
C.3	SANITARY MANHOLE	776.85	6" = 771.82 (W) 6" = 771.82 (S) 6" = 773.50 (NW)
C.4	CLEAN OUT	773.48	6" = 772.29 (W) 6" = 772.29 (E)
C.5	CLEAN OUT	780.94	6" = 774.07 (W) 6" = 774.07 (SE)
C.6	CLEAN OUT	778.98	6" = 773.23 (W) 6" = 773.23 (SE)
C.7	CLEAN OUT	781.08	6" = 773.94 (W) 6" = 773.94 (N)
C.8	SANITARY MANHOLE	783.21	6" = 771.24 (N) 6" = 771.24 (S) 6" = 771.14 (NW)
C.9	CLEAN OUT	784.47	6" = 771.57 (W) 6" = 771.57 (SE)
C.10	CLEAN OUT	784.19	6" = 772.70 (S) 6" = 772.70 (E)
C.11	CLEAN OUT	774.26	6" = 773.08 (E) 6" = 773.08 (N)
D.0	EXISTING SAN MH	771.22	6" = 770.68 (W)
D.1	SANITARY MANHOLE	778.87	6" = 772.42 (N) 6" = 772.42 (E) 6" = 774.00 (NW)

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.0	EXISTING STORM STRUCTURE	781.28	12" = 777.68 (SW) 24" = 777.54 (N)
1.1	CURB INLET	780.67	12" = 777.86 (S) 12" = 777.86 (NE)
1.3	STORM MH 48" DIA	782.56	12" = 778.81 (W) 12" = 778.81 (N) 12" = 778.81 (S)
1.4	STORM MH 48" DIA	783.64	12" = 780.13 (E) 12" = 780.13 (W)
1.5	STORM MH 48" DIA	782.68	12" = 779.40 (N)
2.0	EXISTING CURB INLET*	777.91	24" = 773.99 (W) 12" = 773.94 (E)
2.1	EXISTING CATCH BASIN	783.22	24" = 776.21 (S) 24" = 774.18 (E) 24" = 778.17 (W)
2.2	CURB INLET	782.64	24" = 776.63 (S) 24" = 776.63 (N)
2.3	CURB INLET	781.38	24" = 776.90 (N)
2.4	CURB INLET	784.19	12" = 778.71 (W) 24" = 778.50 (E)
2.5	STORM MH 48" DIA	785.26	12" = 779.08 (W) 12" = 779.08 (E) 12" = 779.90 (N)
2.6	SHALLOW CURB INLET	784.20	12" = 779.41 (E) 12" = 779.41 (S)
2.7	SHALLOW CURB INLET	784.08	12" = 780.00 (N)
2.8	CATCH BASIN	783.84	12" = 780.19 (S)
3.0	CURB INLET	778.42	24" = 774.50 (W) 24" = 774.45 (E)

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
3.1	CURB INLET	782.00	12" = 777.94 (NW) 12" = 776.83 (N) 24" = 774.74 (E)
3.2	STORM MH 48" DIA	783.71	12" = 778.50 (W) 12" = 778.50 (SE)
3.3	CATCH BASIN	784.03	12" = 780.00 (E)
3.4	CURB INLET	781.57	12" = 777.50 (S)
4.0	EXISTING CURB INLET	780.79	24" = 774.89 (W) 24" = 774.84 (E)
4.1	EXISTING CATCH BASIN	783.29	12" = 778.49 (NW) 24" = 774.93 (E)
4.2	CURB INLET	782.92	12" = 778.67 (W) 12" = 778.57 (SE)
4.3	CURB INLET	786.63	12" = 780.36 (E) 12" = 782.13 (N) 12" = 780.36 (S)
4.4	CURB INLET	786.92	12" = 782.50 (S)
4.5	CURB INLET	784.73	12" = 780.50 (N)

UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED CLEAN OUT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- LIGHT POLES
- 4.2 PROPOSED SANITARY STRUCTURE CALLOUT
- 1-C PROPOSED STORM STRUCTURE CALLOUT
- 1 PROPOSED WATER MAIN STRUCTURE CALLOUT
- A PROPOSED UTILITY CROSSING CALLOUT

UTILITY NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
3. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

UTILITY CROSSINGS

A — FINISH GRADE = 783.37
12" STM B/PIPE = 778.90 — 1.96'
6" SAN T/PIPE = 776.94

B — NOT USED

C — FINISH GRADE = 783.11
24" STM B/PIPE = 776.27 — 1.50' **
6" WTR T/PIPE = 774.77

D — FINISH GRADE = 783.28
24" STM B/PIPE = 776.31 — 5.91'
6" SAN T/PIPE = 770.40

E — FINISH GRADE = 783.44
12" STM B/PIPE = 778.13 — 6.22'
6" SAN T/PIPE = 771.91

F — FINISH GRADE = 783.83
6" WTR B/PIPE = 778.77 — 5.92'
6" SAN T/PIPE = 772.85

G — FINISH GRADE = 783.35
6" WTR B/PIPE = 777.89 — 4.56'
6" SAN T/PIPE = 773.33

H — FINISH GRADE = 783.37
6" WTR B/PIPE = 777.71 — 3.30'
6" SAN T/PIPE = 774.41

I — FINISH GRADE = 782.13
12" WTR B/PIPE = 777.00 — 0.12' **
24" STM T/PIPE = 776.88

** PROVIDE WATER LINE PROTECTION

0 40 80 120
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
1	11/09/17	ISSUED FOR PUD SUBMITTAL
2	03/08/19	ISSUED FOR PERMIT REVIEW
4	05/15/19	PER PUD COMMENTS #2

PROJECT No: 077621
DATE 10/29/18
DES. TH
DR. DH
CKD. JG

SEAL

1815 South Meyers Road
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Oakbrook Terrace, IL 60181
630.424.9080
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WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

OVERALL UTILITY PLAN

SHEET NO.
C400

Layout Tab Name: C400 OVERALL UTILITY PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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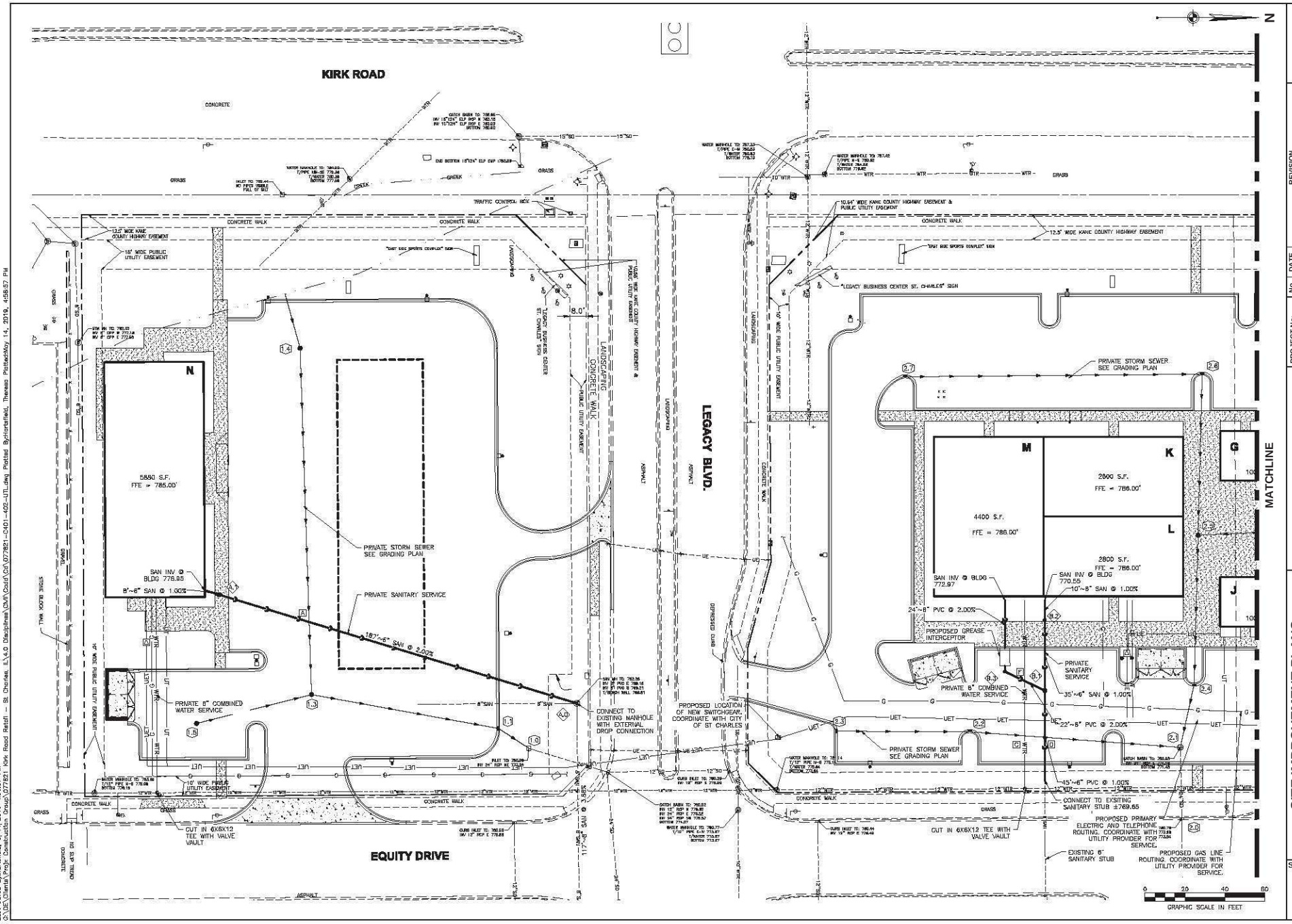

No.	DATE	REVISION
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PROJECT No: 077621
DATE 12/28/18
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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

SOUTH UTILITY PLAN

SHEET NO.
C401

Layout Tab Name: C401 SOUTH UTILITY PLAN, Image: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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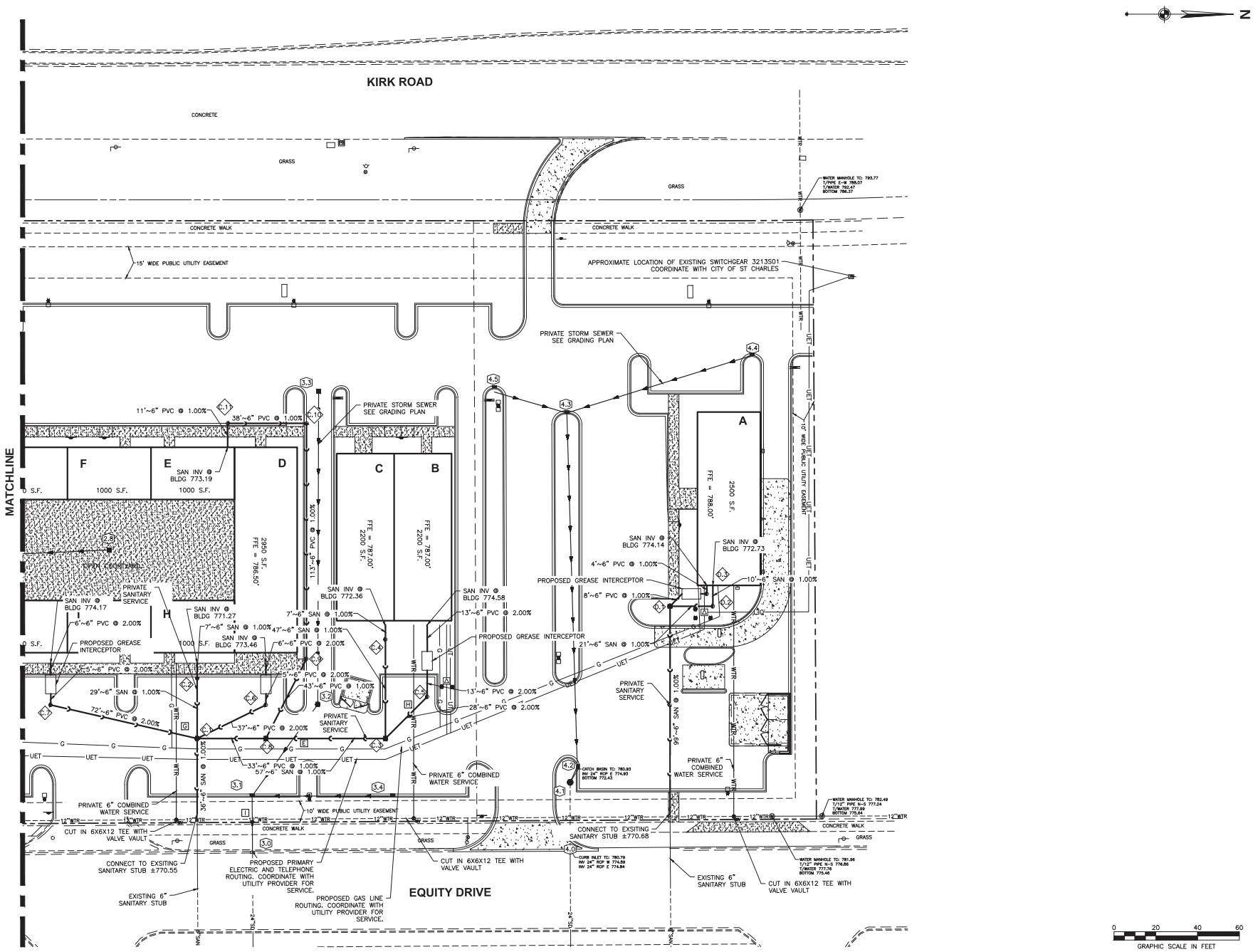

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PROJECT No: 077621
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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

NORTH UTILITY PLAN

SHEET NO.
C402

Layout Tab Name: C402 NORTH UTILITY PLAN, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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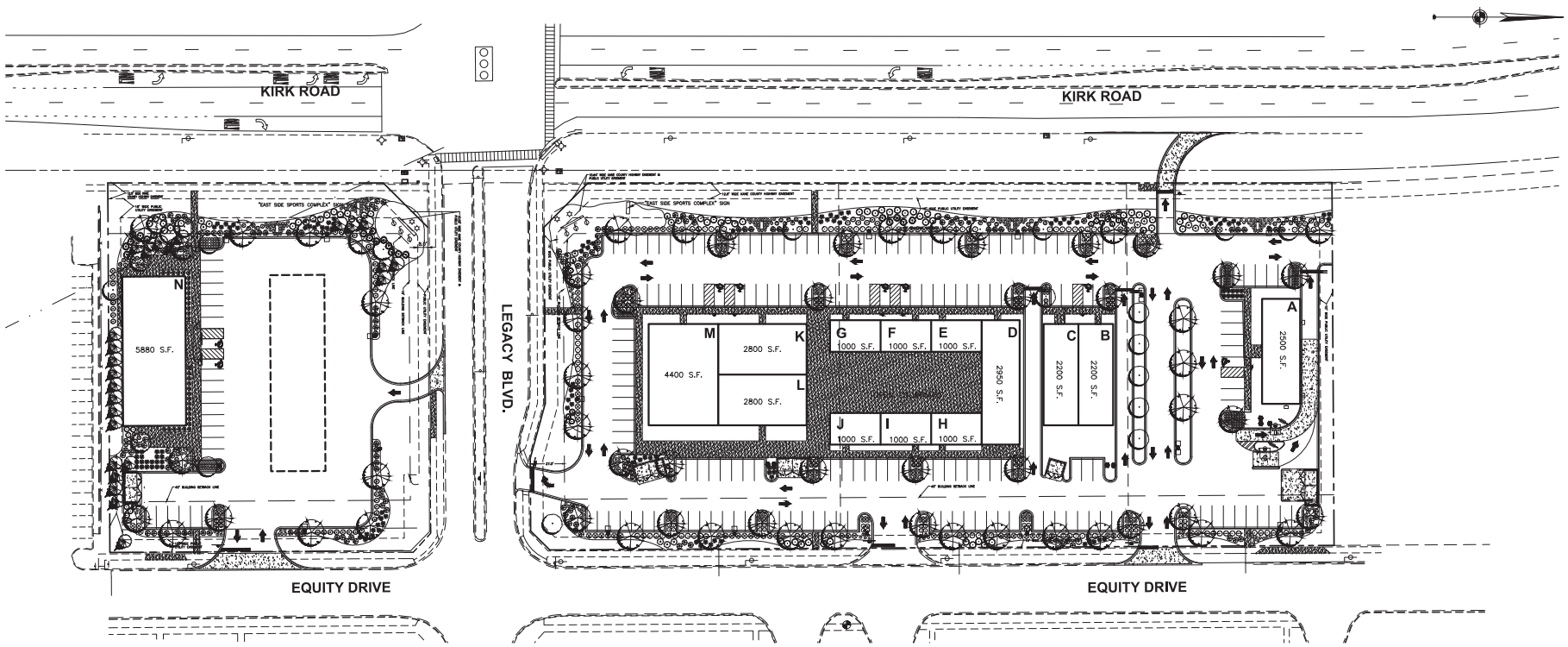

LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6–12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
6. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED. ALL DISTURBED AREAS (INCLUDING RIGHT–OF–WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEEDED.
9. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
10. ALL PARKING ISLANDS TO BE BERMED UP 6"–10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
11. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
13. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON–VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
14. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

OVERALL LANDSCAPE AREA

MAIN DEVELOPMENT
TOTAL AREA: 180,202 SF
PERVIOUS AREA: 52,480 SF (29%)

GAS STATION
TOTAL AREA: 72,948 SF
PERVIOUS AREA: 27,758 SF (38%)

LANDSCAPE BUFFERS (17.26.070)
FOR PROPERTY LINES ADJACENT TO DISSIMILAR USES PROVIDE A FORTY (40) FOOT BUFFER PLANTED FOR EVERY 400 SQUARE FEET OF REQUIRED LANDSCAPE BUFFER WITH ONE SHADE TREE OR TWO EVERGREEN TREES, PLUS ORNAMENTAL TREES, SHRUBS, ORNAMENTAL GRASSES, OR PERENNIALS AS NEEDED TO SOFTEN THE APPEARANCE OF SOLID FORMS

GAS STATION ACROSS KIRK ROAD FROM RESIDENTIAL (9,500 SF)
= 23.75 SHADE TREES OR 47.5 EVERGREEN TREES PLUS ORNAMENTAL GRASSES, SHRUBS, OR PERENNIALS REQUIRED
= TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS PROVIDED. LIMITED TREES DUE TO EASEMENT RESTRICTIONS

BUILDING FOUNDATION LANDSCAPING (17.26.080)
THE AMOUNT OF PLANTS REQUIRED SHALL BE CALCULATED BY DIVIDING THE TOTAL LINEAL FEET OF THE BUILDING'S WALLS BY FIFTY (50). PROVIDE ANY COMBINATION OF TWO (2) SHADE, ORNAMENTAL, OR EVERGREEN TREES AND (20) SHRUBS OR PERENNIALS FOR EVERY FIFTY (50) LF OF BUILDING WALL.

BUILDING A (226 LF)
= 9 TREES & 90.4 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING B (215 LF)
= 8.6 TREES & 86 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING C (215 LF)
= 8.6 TREES & 86 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING D (256 LF)
= 10 TREES & 102 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING E (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE

LANDSCAPE CODE SUMMARY

BUILDING F (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING G (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING H (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING I (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING J (130 LF)
= 5.2 TREES & 52 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING K (220 LF)
= 8.8 TREES & 88 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING L (220 LF)
= 8.8 TREES & 88 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING M (270 LF)
= 10.8 TREES & 108 SHRUBS/PERENNIALS REQUIRED
= WILL BE FINALIZED ONCE BUILDING DESIGN IS COMPLETE
BUILDING N (335 LF)
= 13.4 TREES & 134 SHRUBS/PERENNIALS REQUIRED
= 13 TREES & 134 SHRUBS/PERENNIALS PROVIDED

PUBLIC STREET FRONTAGE AND PARKING LOT LANDSCAPING (17.26.090.1)
ONE (1) SHADE, ORNAMENTAL, OR EVERGREEN TREE IS REQUIRED PER EVERY FIFTY (50) LINEAL FEET OF PUBLIC STREET FRONTAGE. NO LESS THAN 75% OF THE PUBLIC STREET FRONTAGE SHALL BE PLANTED WITH A COMBINATION OF ORNAMENTAL SHRUBS, EVERGREEN SHRUBS, AND PERENNIALS.

MAIN DEVELOPMENT
KIRK ROAD (597 LF)
= 11.9 TREES & 448 LF OF SHRUBS REQUIRED
= 12 TREES & 87 SHRUBS PROVIDED

LEGACY BOULEVARD (256 LF)
= 5.1 TREES & 192 LF OF SHRUBS REQUIRED
= 5 TREES & 28 SHRUBS PROVIDED

EQUITY DRIVE (559 LF)
= 11.1 TREES & 419 LF OF SHRUBS REQUIRED
= 11 TREES & 80 SHRUBS PROVIDED

GAS STATION
KIRK ROAD (217 LF)
= 4.3 TREES & 162 LF OF SHRUBS REQUIRED
= 4 TREES & 19 SHRUBS PROVIDED

LEGACY BOULEVARD (216 LF)
= 4.3 TREES & 162 LF OF SHRUBS REQUIRED
= 4 TREES & 26 SHRUBS PROVIDED

EQUITY DRIVE (185 LF)
= 3.7 TREES & 138 LF OF SHRUBS REQUIRED
= 4 TREES & 17 SHRUBS PROVIDED

SCREENING OF PARKING LOTS (17.26.090.2)
MET BY PUBLIC STREET FRONTAGE LANDSCAPING

INTERIOR PARKING LOT LANDSCAPING (17.26.090.3)
ONE LANDSCAPE ISLAND IS REQUIRED PER TEN (10) PARKING SPACES. PROVIDE ONE (1) SHADE TREE FOR EVERY LANDSCAPE ISLAND. ISLANDS SHALL ALSO BE PLANTED WITH A VARIETY OF SHADE TREES, ORNAMENTAL TREES, SHRUBBERY, GRASSES, PERENNIALS, GROUNDCOVER, AND OTHER PLANT MATERIAL.

MAIN DEVELOPMENT (154 SPACES)
= 15.4 SHADE TREES REQUIRED
= 16 TREES PROVIDED

GAS STATION (23 SPACES)
= 2.3 SHADE TREES & OTHER PLANT MATERIAL REQUIRED
= 2 TREES & PROVIDED

SIGN LANDSCAPING (17.26.100)
PROVIDE LANDSCAPE THREE (3) FEET FROM THE OUTER EDGE OF SIGN BASE.

SHRUBS PROVIDED AROUND ALL SIGN BASES

PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:
(1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
8# 12–12–12 FERTILIZER
1 1/2 BALES OF STRAW PER 1000 SQUARE

FEET ON 2:1 OR STEEPER SLOPES USE:
(2) 2# CROWNVETCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5–10–10 FERTILIZER
2 BALES OF STRAW PER
1000 SQUARE FEET

0 40 80 160
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
4	05/15/19	PER PUD COMMENTS #2
3	03/27/19	PER PUD COMMENTS
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1	11/09/17	ISSUED FOR PUD SUBMITTAL

SEAL

PROJECT No: 077621
DATE 10/29/18
DES. YZ
DR. YZ
CKD. JM

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SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

LANDSCAPE PLAN

SHEET NO.
C500

Layout Tab Name: C500 OVERALL LANDSCAPE PLAN, Images: . Xrefs: 077621-TBLK.dwg; 077621-F.dwg; 077621-X.dwg; 077621-X-DIGITIZED.dwg
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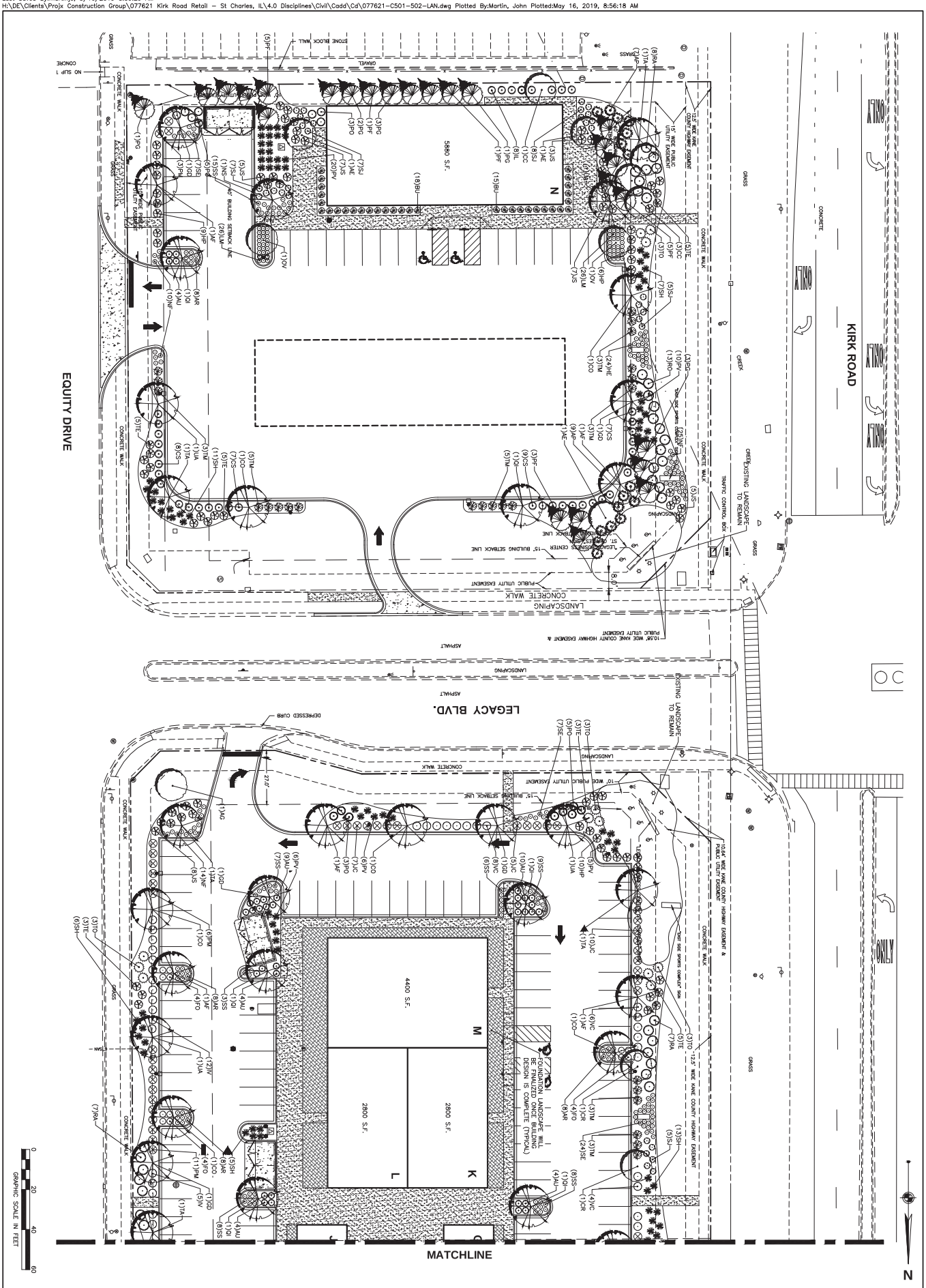

SHEET NO. C501

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

KIRK ROAD AND LEGACY BOULEVARD

ST. CHARLES, ILLINOIS

SOUTH LANDSCAPE PLAN

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PROJECT No:	077621
DATE	10/28/18
DES.	ZZ
DR.	ZZ
CKD.	JM

No.	DATE	REVISION
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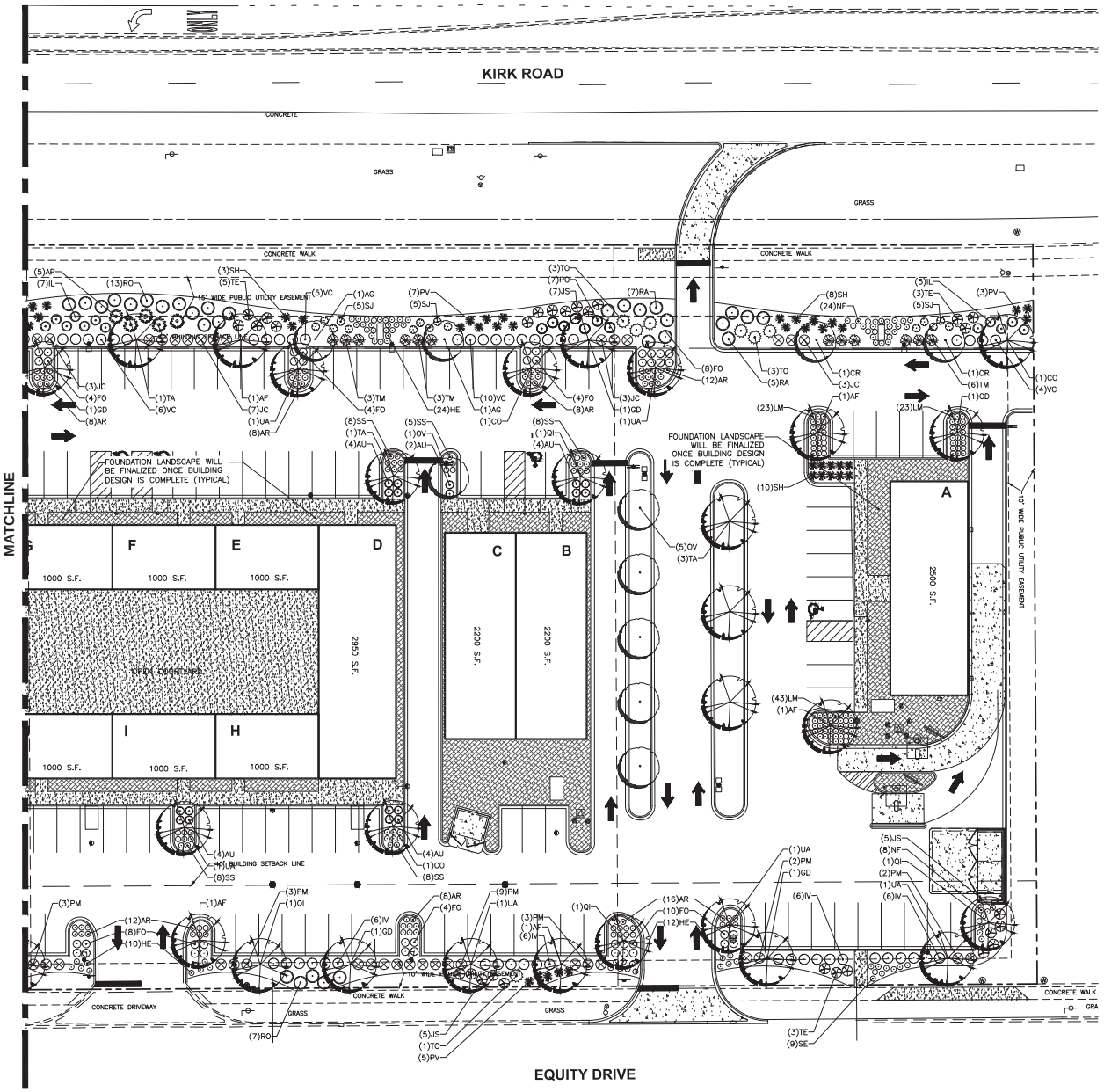
2	03/08/19	ISSUED FOR PERMIT REVIEW
1	11/09/17	ISSUED FOR PUD SUBMITTAL

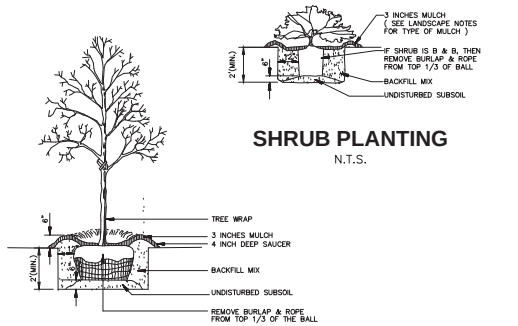
SEAL



PLANT SCHEDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AF	10	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
CO	9	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
GD	10	Gymnocladus dioicus 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
NS	1	Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TA	10	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QI	10	Quercus imbricaria	Shingle Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
UA	9	Ulmus americana 'Princeton'	Princeton American Elm	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
ORNAMENTAL / EVERGREEN TREE						
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	6'ht. 4'wd.	Full, well shaped, single-stem
AE	3	Aesculus pavia	Red Buckeye	B&B	6'ht. 4'wd.	Full, well shaped, single-stem
CC	4	Cercis canadensis	Eastern Red Bud	B&B	6'ht. 4'wd.	Full, well shaped, single-stem
CR	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	6'ht. 4'wd.	Full, well shaped, single-stem
OV	8	Ostrya virginiana	American Hop Hornberam	B&B	6'ht. 4'wd.	Full, well shaped, single-stem
PG	10	Picea glauca 'Densata'	Black Hills Spruce	B&B	6'ht. 4'wd.	Full to ground, well shaped
PF	15	Pinus flexilis	Limber Pine	B&B	6'ht. 4'wd.	Full to ground, well shaped
EVERGREEN SHRUB						
AU	53	Archtostyphylos uva-ursi 'Massachusetts'	Bearberry	#3 cont.	12"ht. 18"wd.	Full, vigorous
BU	33	Buxus x 'Glencoe'	Chicagoland Green Boxwood	#3 cont.	18"ht. 18"wd.	Full, vigorous
JC	38	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#3 cont.	24"ht. 18"wd.	Full, vigorous
JS	52	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#3 cont.	12"ht. 18"wd.	Full, vigorous
TM	37	Taxus x media 'Densata'	Dense Yew	#3 cont.	24"ht. 18"wd.	Full, vigorous
TE	37	Taxus x media 'Everlow'	Everlow Yew	#3 cont.	12"ht. 18"wd.	Full, vigorous
TO	19	Thuja occidentalis 'Techny'	Techny Arborvitae	#3 cont.	36"ht. 18"wd.	Full, vigorous
PM	42	Pinus mugo 'Compacta'	Dwarf Mugo Pine	#3 cont.	24"ht. 18"wd.	Full, vigorous
DECIDUOUS SHRUB						
AP	21	Aesculus parviflora	Bottlebrush Buckeye	#3 cont.	24"ht. 24"wd.	Full, vigorous
CS	31	Cornus sericea 'Isanti'	Dwarf Red Twig Dogwood	#3 cont.	24"ht. 18"wd.	Full, vigorous
FO	54	Forsythia viridissima 'Bronxensis'	Greenstem Forsythia	#3 cont.	12"ht. 18"wd.	Full, vigorous
HP	25	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	#3 cont.	24"ht. 18"wd.	Full, vigorous
IL	20	Ilex verticillata 'Berry Poppins'	Berry Poppins Winterberry	#3 cont.	24"ht. 18"wd.	Full, vigorous
IV	41	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	#3 cont.	24"ht. 18"wd.	Full, vigorous
PO	23	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#3 cont.	24"ht. 18"wd.	Full, vigorous
RA	34	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#3 cont.	18"ht. 18"wd.	Full, vigorous
RO	33	Rosa x 'Noaschnee'	White Carpet Rose	#3 cont.	12"ht. 18"wd.	Full, vigorous
SJ	47	Spiraea japonica 'Shirobana'	Shirobana Spirea	#3 cont.	18"ht. 18"wd.	Full, vigorous
VC	43	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum	#3 cont.	24"ht. 18"wd.	Full, vigorous
PERENNIAL / ORNAMENTAL GRASS						
AR	104	Ajuga reptans	Bugleweed	#1 cont.		
HE	70	Hemerocalis 'Happy Returns'	Happy Returns Daylily	#1 cont.		
LM	141	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		
NF	81	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.		
PV	62	Panicum virgatum 'Hot Rod'	Hot Rod Switchgrass	#1 cont.		
SH	63	Sporobolus heterolepis	Prairie Dropseed	#1 cont.		
SE	47	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#1 cont.		
SS	93	Sedum ellacombianum	Yellow Stonecrop	#1 cont.		

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.



TREE PLANTING
N.T.S.

SHRUB PLANTING
N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

GRAPHIC SCALE IN FEET
0 20 40 60

No.	DATE	REVISION
4	05/15/19	PER PUD COMMENTS #2
3	03/27/19	PER PUD COMMENTS
2	01/08/19	ISSUED FOR PERMIT REVIEW
1	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 10/29/18
DES. ZZ
DR. ZZ
CKD. JM

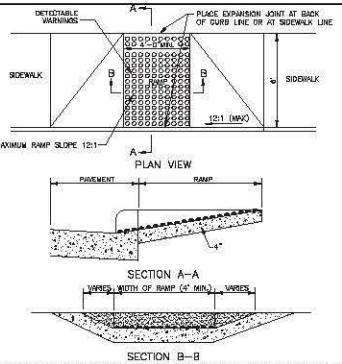
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731
WOLFPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

NORTH LANDSCAPE PLAN

SHEET NO.
C502

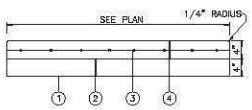
Layout Tab Name: C502 LANDSCAPE PLAN, Images: . Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; 077621-C501-502-LAN.dwg Plotted By:Martin, John Plotted:May 16, 2019, 8:55:51 AM
Last Saved By: martinj Date: 5/16/2019 8:39:34 AM
H:\DE\Clients\Proje Construction Group\077621 Kirk Road Retail - St. Charles, IL\4.0 Disciplines\Civil\Cadd\Cd\077621-C501-502-LAN.dwg Plotted By:Martin, John Plotted:May 16, 2019, 8:55:51 AM



NOTE: DETECTABLE WARNINGS ON WALKING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

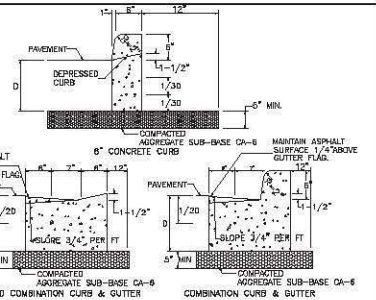
SIDEWALK RAMP DETAIL
NTS
1 C600



1. SUBGRADE COMPACTION
2. AGGREGATE BASE, 4" COURSE
3. 1-LAYER ~ 6 x 6, W1.4 x W1.4 W.W.F.
4. 4" CONCRETE, 4000 psi @ 28 DAYS

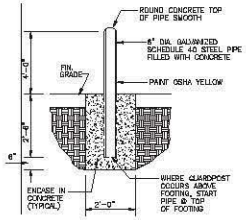
NOTES:
1. CONTRACTION JOINTS EVERY 5'-0" o/c. EXPANSION JOINTS EVERY 25'-0" o/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
2. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

CONCRETE SIDEWALK DETAIL
NTS
2 C600

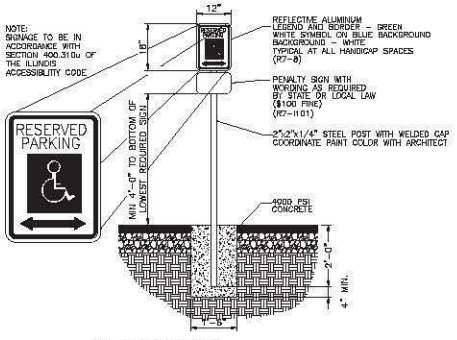


GENERAL NOTES:
1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER x 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.

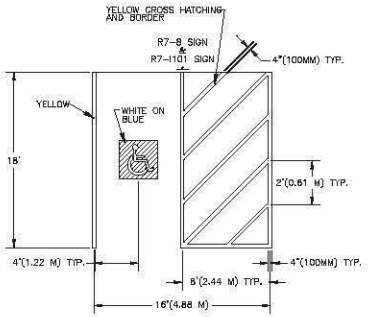
B6.12 CURB AND GUTTER DETAIL
NTS
3 C600



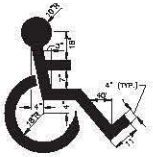
BOLLARD DETAIL
NTS
4 C600



ACCESSIBLE PARKING SIGN
NTS
5 C600

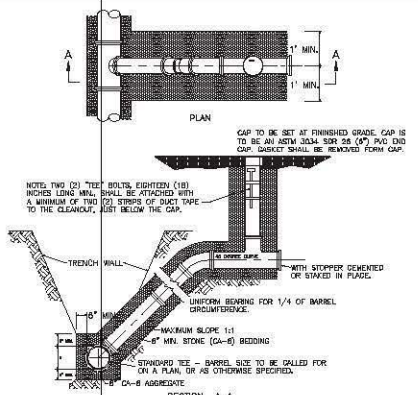


ACCESSIBLE PARKING SPACE MARKINGS DETAIL
NTS
6 C600

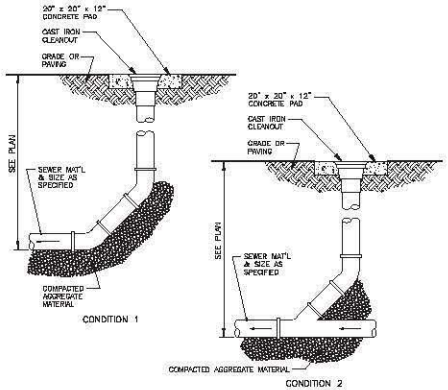


NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. (COLOR NO. 10180NG IN FEDERAL STANDARDS 595a) DOUBLE COAT. (TYP.) SYMBOL SHALL MEET ILLINOIS ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

ACCESSIBLE PARKING PAVEMENT SYMBOL DETAIL
NTS
7 C600



SERVICE LATERAL RISER WITH CLEANOUT DETAIL
NTS
8 C600



STANDARD CLEANOUT DETAIL
NTS
9 C600

10 C600

11 C600

12 C600

No.	DATE	REVISION
2.	03/08/19	ISSUED FOR PERMIT REVIEW
1.	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077821
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
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WOOLPERT

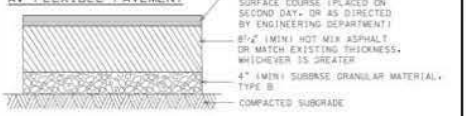
SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

DETAILS

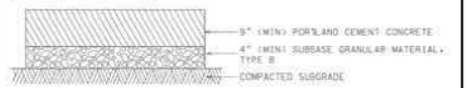
SHEET NO.
C600

Layout Tab Name: C600 DETAILS, Images: Xrefs: 077821-TBLK.dwg
Last Saved By: brichenfield, 5/14/2019 11:20:31 AM

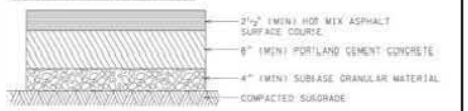
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



NOTE:

SECTIONS REPRESENT THE MINIMUM CROSS SECTION ALLOWED.

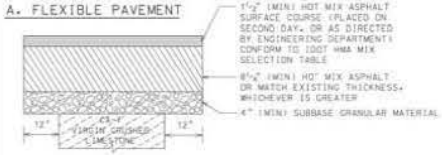
1. HOT MIX ASPHALT SURFACE & BINDER COURSE SHALL CONFORM TO IDOT HMA MIX SELECTION TABLE.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PV, MIN. 3500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)
3. ALL SUBGRADE SHALL HAVE A MINIMUM ILLINOIS BEARING RATIO (IBR) OF 3.0, AND BE COMPACTED TO AT LEAST 90% MODIFIED PROCTOR DENSITY (ASTM D-1557).

NOT TO SCALE

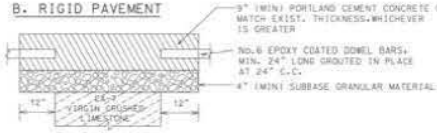
MINIMUM PAVEMENT DETAILS

DATE: 2-5-10

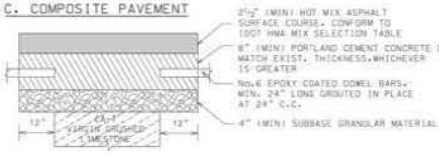
A. FLEXIBLE PAVEMENT



B. RIGID PAVEMENT



C. COMPOSITE PAVEMENT



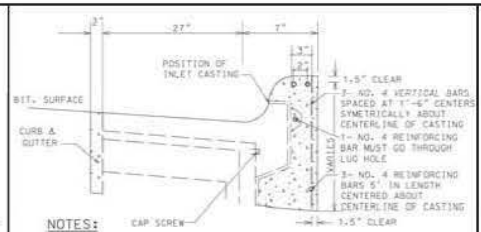
NOTE:

1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.
2. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS PP MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5 % TO 7 % AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

PAVEMENT PATCH DETAIL

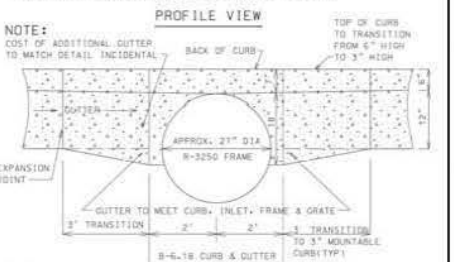
DATE: 12-8-10



NOTES:

1. CURB INLET CASTING SHALL BE FASTENED TEMPORARILY TO FRAME CASTING WITH 2 CAP SCREWS, DURING CONSTRUCTION.
2. CAP SCREWS MUST BE REMOVED AFTER CURB HAS HARDENED.

PROFILE VIEW



NOTES:

1. CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR. IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

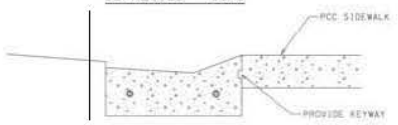
PLAN VIEW

NOT TO SCALE

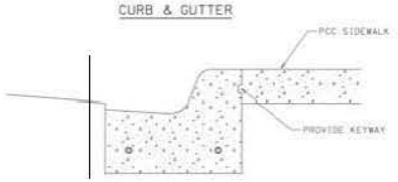
B-6.18 CURB AND GUTTER FOR R-3250 CURB INLET

DATE: 3-31-09

DEPRESSED CURB



CURB & GUTTER



NOTES:

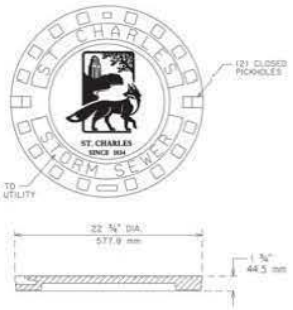
1. SEE TYPICAL DETAIL FOR CURB AND GUTTER FOR CURB DIMENSIONS AND SPECIFICATIONS.

NOT TO SCALE

SIDEWALK AT CURB AND GUTTER

DATE: 3-31-09

SPECIAL LETTERED R-1713 HDSI WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER

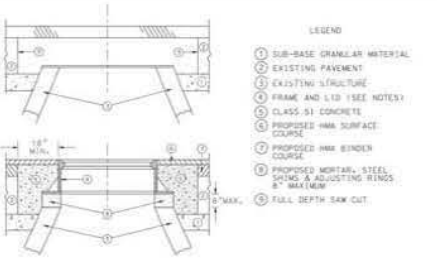


HEAVY DUTY
MATERIAL ASTM A48 CL 35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

NOT TO SCALE

STANDARD COVER DETAIL

DATE: 11-18-09



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSED HMA SURFACE COURSE
7. PROPOSED HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 8" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

CITY OF ST. CHARLES CASTINGS ARE THE PROPERTY OF THE CITY AND THE CONTRACTOR SHALL NOTIFY THE CITY OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

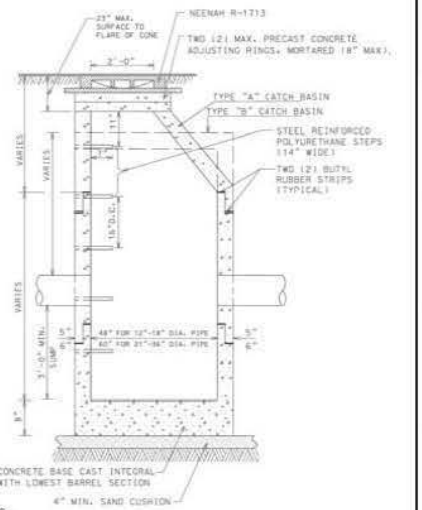
A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

DATE: 12-8-10



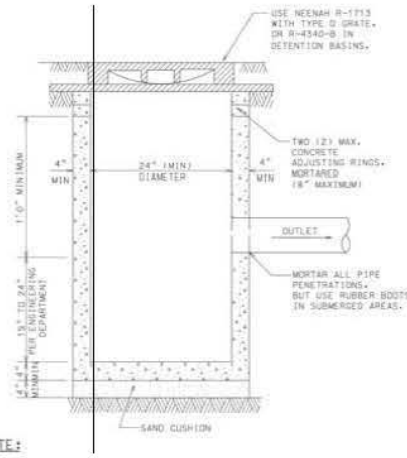
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
6. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

DATE: 7-27-10



NOTE:

1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A CATCH BASIN.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

DATE: 8-18-10

No.	DATE	REVISION
2	03/28/18	ISSUED FOR PERMIT REVIEW
1	11/24/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 12/28/18
DES. TH
DR. DH
CKD. KS

1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

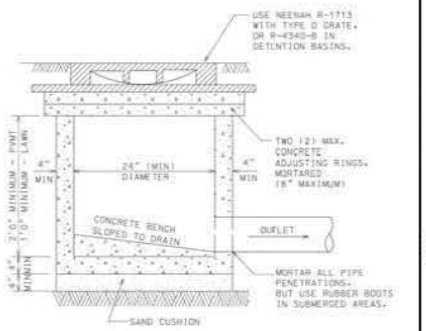
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

DETAILS

SHEET NO.

C601

Layout Tab Name: C601 DETAILS, Images: , Xrefs: 077621-TBLK.dwg
Last Saved By: tcarlson, 3/14/2018 11:20:31 AM



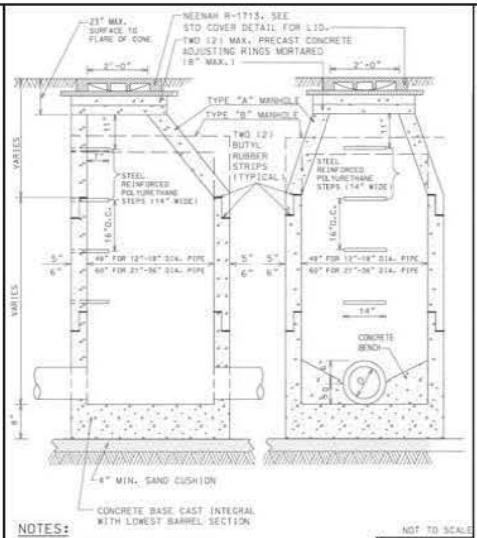
NOTE:

1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A MANHOLE.

NOT TO SCALE

TYPE A INLET DETAIL

DATE: 3-31-09



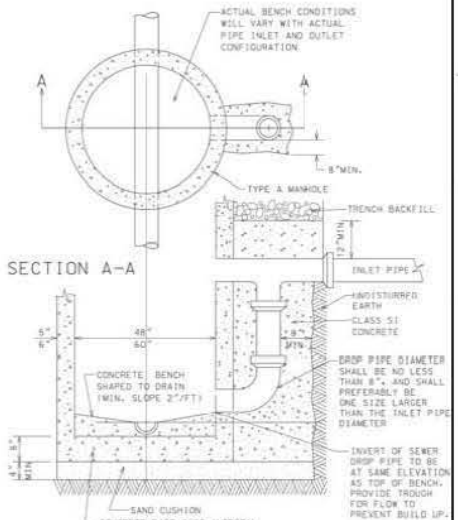
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

DATE: 7-27-10



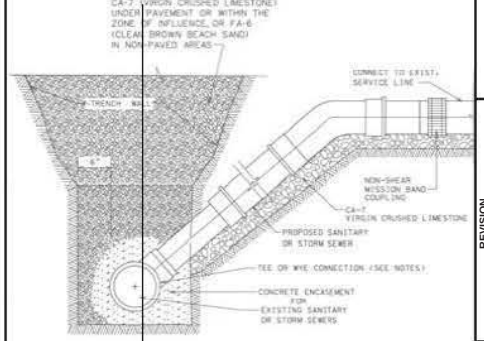
NOTE:

1. DROP MANHOLE WILL BE REQUIRED WHERE DIFFERENCE BETWEEN INVERT ELEVATION OF INLET AND DOWNSTREAM PIPE IS GREATER THAN 12".
2. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.

NOT TO SCALE

DROP MANHOLE DETAIL

DATE: 3-31-09



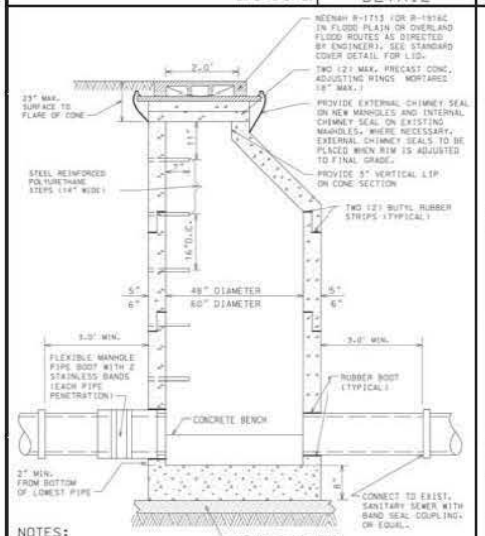
NOTES:

1. FOR PROPOSED STORM SEWER SERVICE ≤ 6" ON RCP PIPE ≥ 15", CORE THE PIPE AND USE A BOOT CONNECTION.
2. FOR PROPOSED STORM SEWER SERVICE ≥ 8", A MANHOLE SHALL BE INSTALLED.
3. FOR CONNECTING SANITARY OR STORM SEWER SERVICE TO AN EXISTING SANITARY OR STORM SEWER ≤ 12", REMOVE A SECTION OF PIPE AND INSTALL A TEE OR WYE CONNECTION.
4. FOR CONNECTING SANITARY SEWER SERVICE TO AN EXISTING SANITARY SEWER ≥ 15", CIRCULAR SAW-CUT AND USE A HUB WYE OR TEE SADDLE CONNECTION.
5. FOR PROPOSED STORM OR SANITARY SEWER SERVICES, ENCASE ALL CONNECTIONS IN LOW STRENGTH CONCRETE TO PREVENT THE FITTINGS FROM ROTATING.
6. FOR TRENCHES WITHIN AN EXISTING PAVED SURFACE AREA, CA-7 (VIRGIN CRUSHED LIMESTONE) BACKFILL SHALL BE USED.
7. FOR PROPOSED 6" STORM SEWER SUMP LINE, INSTALL PLUG AND 2" X 4" POST AT END OF LINE.

NOT TO SCALE

SANITARY AND STORM SERVICE DETAIL

DATE: 12-8-10



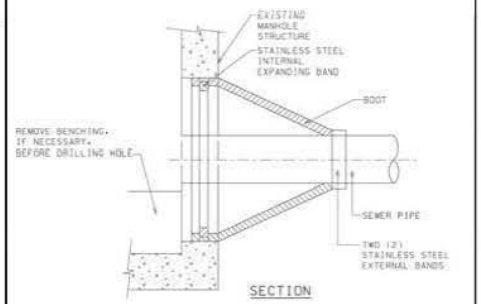
NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES.
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE

SANITARY MANHOLE DETAIL

DATE: 7-27-10



SECTION

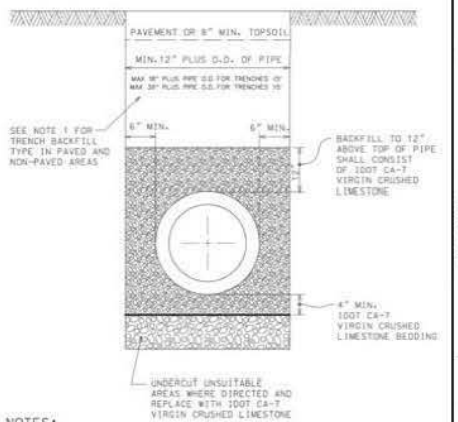
NOTES:

1. CORE-DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY THE ENGINEERING DEPARTMENT) SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW SANITARY SEWER CONNECTION.
4. CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

SANITARY SEWER CONNECTION TO EXISTING MANHOLE

DATE: 3-31-09



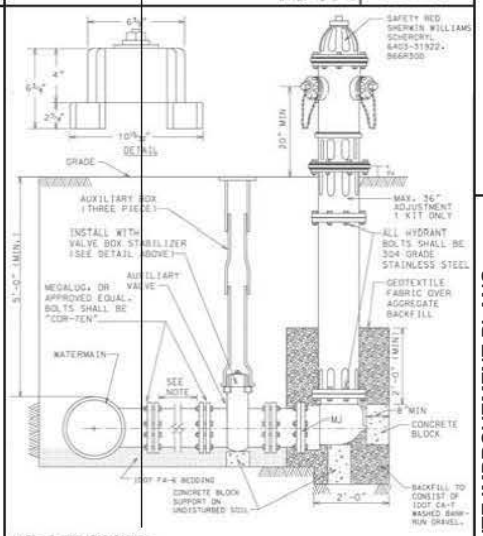
NOTES:

1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. ALL STORM SEWER SMALLER THAN 15" DIA. THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE RIGID PVC PIPE, MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE

RCP & DIP TRENCH DETAIL

DATE: 3-26-13



HYDRANT SPECIFICATIONS:

MUELLER SUPER CENTURION 200® WATEROUS PACER MODEL WB-67-250® OR CLOW MEDALLION. MECHANICAL JOINT SHOE WITH 6" RESILIENT WEDGE AUXILIARY VALVE. 5-1/4" VALVE OPENING

5' MIN. COVER OVER HYDRANT LATERAL

"HYDRAFINDER" STANDARD HYDRANT LOCATOR. INSTALLED ●VALVE BOX SHALL HAVE A VALVE BOX STABILIZER INSTALLED● ●VALVE BOX ADAPTOR #2 TYPE A, AS MADE BY ADAPTOR, INC. OR APPROVED EQUAL.

NOT TO SCALE

HYDRANT INSTALLATION

DATE: 11-19-09

No.	DATE	REVISION
2	05/28/19	ISSUED FOR PERMIT REVIEW
1	11/26/18	ISSUED FOR PUD SUBMITTAL

PROJECT No: 07762Z1
DATE 12/26/18
DES. TH
DR. DH
CKD. JG

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Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

WOOLPERT

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

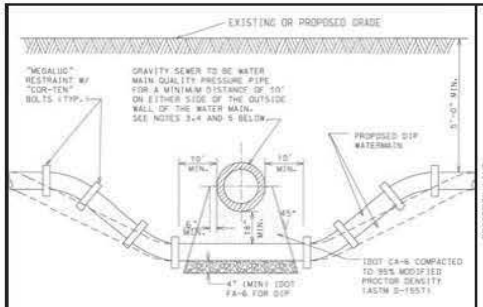
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

DETAILS

SHEET NO.

C602

Layout Tab Name: C602 DETAILS, Images: ./Index 07762Z1-TBLK.dwg
Last Saved By: tcarlson, 5/14/2018 11:20:31 AM



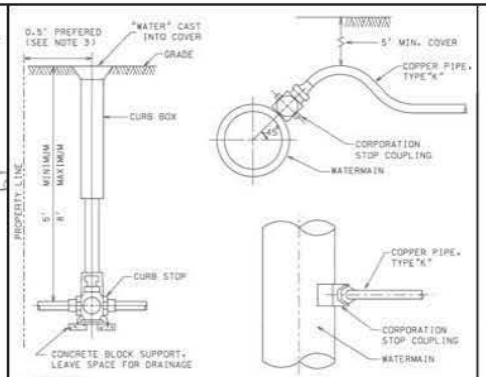
NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CITY OF ST. CHARLES ENGINEERING GUIDE OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED. OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW No. F-1058 OR APPROVED EQUAL.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-150 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25, WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

NOT TO SCALE

WATER MAIN CROSSING DETAIL

DATE: 3-31-09



A. CURB BOX:

1. MUELLER H-10300 WITH 1-1/4" I.D. UPPER SECTION AND 2" MINEAPOLIS TAPPED BASE.
2. A.Y. MCDONALD 5615 1-1/4"

B. CURB STOP:

MUELLER B-25155-N (1",1½", 2")
FORD B-44-444-Q-NL 1"
B-44-666-Q-NL 1½"
B-44-777-Q-NL 2"
A.Y. MCDONALD 76104-Q 1",1½",2" Q SERIES BRASS

C. CORPORATION STOP:

MUELLER B-25008-N (1",1-1/2", 2")
FORD FB1000 -4-Q-NL 1"
FB 1000-6-Q-NL 1-1/2"
FB 1000-7-Q-NL 2"
A.Y. MCDONALD 74701-BQ 1", 1-1/2", 2" Q SERIES BRASS, WITH 90 SWIVEL ELBOW

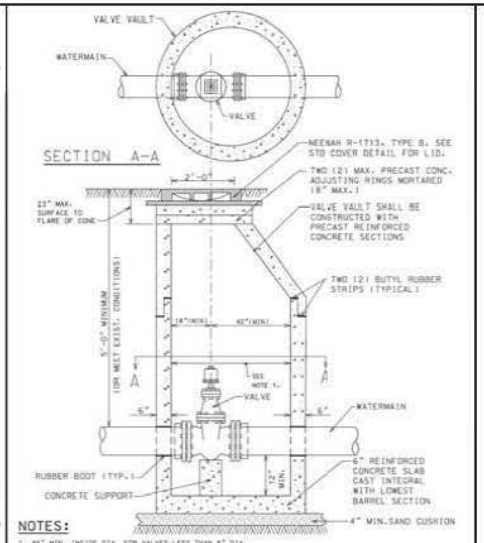
NOTES:

1. PIPE SIZE CAN VARY, BUT 1" MINIMUM. OTHER APPURTENANCES SHALL REFLECT SAME.
2. COPPER PIPE SHALL BE ONE PIECE BETWEEN TAP AND CURB BOX.
3. PLACE BETWEEN SIDEWALK AND PROPERTY LINE. KEEP BOXES OUT OF SIDEWALKS AND DRIVEWAY.
4. MINIMUM OF 3' BETWEEN TAPS AND 3' TO NEAREST JOINT.
5. 1" SERVICE MAY BE DIRECTLY TAPPED INTO 6" OR LARGER MAIN. LARGER SERVICES REQUIRE A SMITH-BLAIR 372 OR APPROVED EQUAL. STAINLESS STEEL TAP THROUGH SLEEVE.

NOT TO SCALE

COPPER WATER SERVICE CONNECTION DETAILS

DATE: 11-12-13



NOTES:

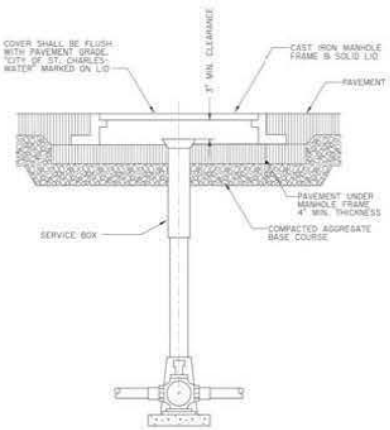
1. 48" MIN. INSIDE DIA. FOR VALVES LESS THAN 8" DIA. 60" MIN. INSIDE DIA. FOR ALL OTHER VALVE VAULTS.
2. VALVE VAULT MUST CONFORM TO ASTM C-478.
3. USE ECCENTRIC CONE ONLY.
4. VAULT SECTIONS TO BE TONGUE AND GROOVED.
5. NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTS INSTALLED.
6. BACKFILL MATERIAL SHALL BE IDOT CA-7 VIRGIN CRUSHED LIMESTONE.
7. (1) MECHANICAL JOINT BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF CORE-TEN. (2) ALL OTHER HEXAGONAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "B1" MIXTURE.

NOT TO SCALE

VALVE VAULT DETAIL

DATE: 11-12-13

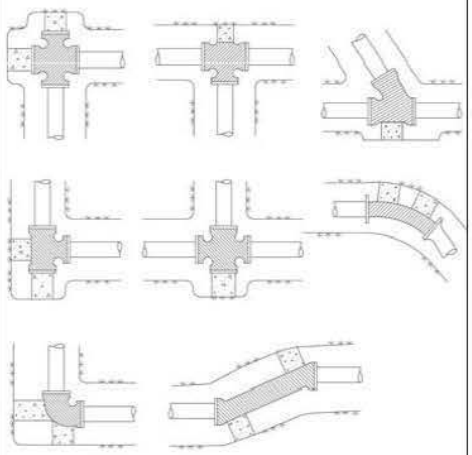
SERVICE BOX IN PAVED AREA



NOT TO SCALE

SERVICE BOX IN PAVED AREA

DATE: 3-31-09



NOTE:

1. ALL BENDS OF 10" AND LARGER SHALL BE BLOCKED WITH AT LEAST 50" THICK PREFORMED CONCRETE BLOCK(S) AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10° AND FIRE HYDRANTS SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE ENGINEERING DIVISION. BOLTS SHALL BE "COR-TEN".

NOT TO SCALE

THRUST BLOCK INSTALLATION DETAILS

DATE: 3-2-11

No.	DATE	REVISION
4	06/10/19	PER PUD COMMENTS #2
3	03/28/19	ISSUED FOR PERMIT REVIEW
2	03/28/19	ISSUED FOR PUD SUBMITTAL
1	11/26/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 12/26/18
DES. TH
DR. DH
CKD. AS

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Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER

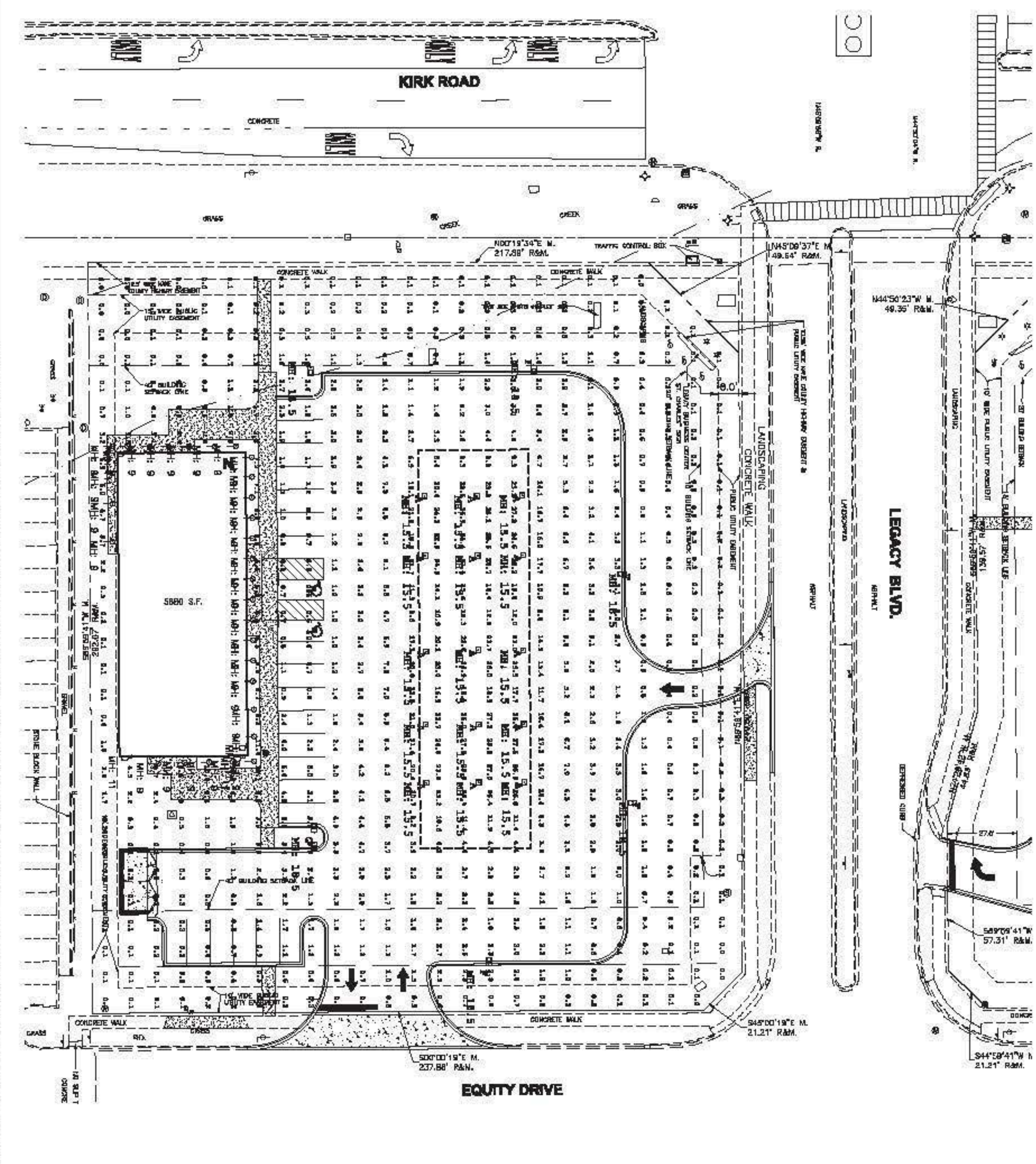
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

DETAILS

SHEET NO.

C603

Layout Tab Name: C603 DETAILS, Images: , Xrefs: 077621-TBLK.dwg
Last Saved By: tcrawford, 5/14/2018 11:20:31 AM



N

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPts_1	Illuminance	Fc	4.17	29.7	0.0

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	16	A	SINGLE	1.000	CRUS-SC-LED-SS-50	87.9
	4	D	SINGLE	1.000	XWM-2-LED-03-30	28
	5	F	SINGLE	1.000	XLCS-FTE-LED-SS-CW-16' POLE + 2.5' BASE	98
	1	C	BACK-BACK	1.000	XLCS-FTE-LED-SS-CW-DOUBLE	98
	28	I	SINGLE	1.000	PDL6K-LED-GBL-30-1H-6' MH	12.3

LED CANOPY LIGHT - LEGACY™ (CRUS)

AC distribution utilizes a reflector which alters the look from a standard S distribution

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips: 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consist of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, IL 8750 and other U.S. and international safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

Consult Factory

Class 1, Division 2 – Available on LW and SS

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

RoHS IP67 CE DLC

Project Name ____________ Fixture Type ____________
Catalog # ____________

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0 20 40 80
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
3	03/21/19	PER PUD COMMENTS

PROJECT No: 077821
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

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1815 South Meyers Road
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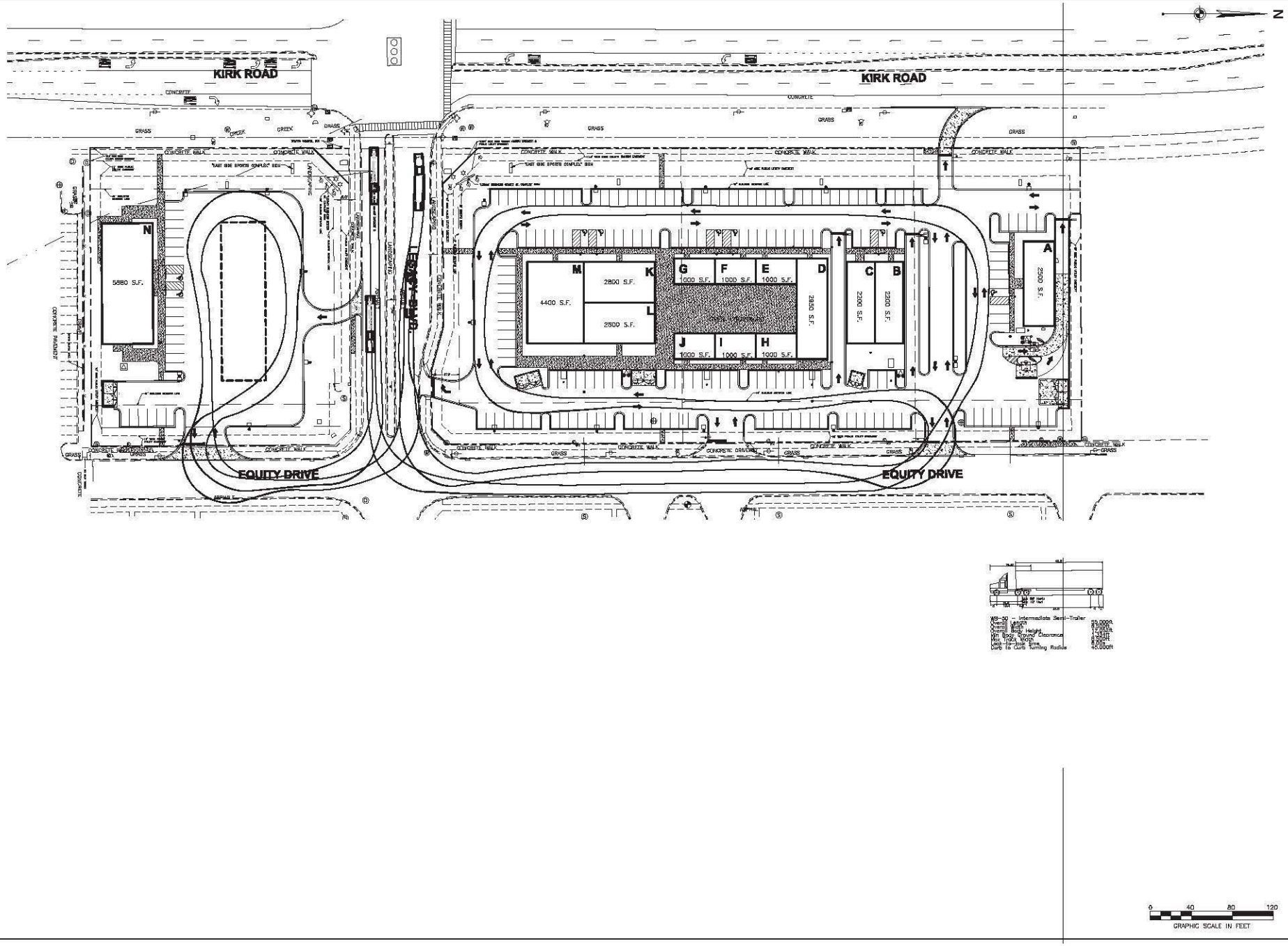
SITE IMPROVEMENT PLANS
EAST SIDE RETAIL CENTER
KIRK ROAD AND LEGACY BOULEVARD
ST. CHARLES, ILLINOIS

PHOTOMETRIC PLAN - SOUTH

SHEET NO.
C700



No.	DATE	REVISION
2	03/08/19	ISSUED FOR PERMIT REVIEW
1	11/09/17	ISSUED FOR PUD SUBMITTAL

PROJECT No: 077621
DATE 12/28/18
DES. TH
DR. DH
CKD. JG

WOOLPERT
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TRUCK TURNING EXHIBIT

SHEET NO.

EXH 1

Layout Tab Name: EXH 1 TRUCK TURNING EXHIBIT, Images: , Xrefs: 077621-TBLK.dwg; 077621-P.dwg; 077621-X.dwg; D77621-X-DIGITIZED.dwg
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SIGNAGE
SIGNAGE
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East Side Retail Center

St. Charles, IL

Contact

Coming 2016

East Side Retail Center

St. Charles, IL

Contact

Coming 2016

Excerpts from Legacy PUD Ordinance 2006-Z-3

The following additional principal retail and service uses are permitted only within Outlots 1,2,3 and 4 as shown on Exhibit VI, and the total area occupied by such uses shall not exceed ten (10) acres:

Bakery
Barbershop, hair salon, and/or nail salon
Books and periodical store
Brokerage Office
Business and professional offices
Computer and data processing centers
Convenience store
Currency exchange
Day care centers and preschools
Delicatessen
Drive-though facility (no more than 3)
Drugs and cosmetics store
Dry cleaners
Education facilities and classrooms for business & professional schools
Electronics store
Financial institution (No more than 1)
Florist shop (may include accessory temporary outdoor storage)
Food store
Gift shop
Hardware store
Health or fitness clubs
Locksmith shop
Office supply and art store
Optical sales and service
Photocopying and retail printing services
Photography studio and store
Picture framing shop
Restaurant carry-out
Restaurant, coffee or tea house, (may include accessory outdoor dining)
Restaurant, sit-down, (may include accessory outdoor dining)

Exhibit IV
Development Standards

A. Minimum Building and Parking Setbacks for Lots 1 through 16:

Front Yard:	25 feet
Side Yard:	2 feet
Rear Yard:	2 feet
From Kirk Road:	40 feet

Minimum Building and Parking Setbacks for Outlots 1 through 4:

From Kirk Road:	40 feet
From Collector Street:	15 feet
From Local Street:	25 feet
From Internal lot line:	5 feet

B. Maximum Floor Area Ratio:

The maximum floor area ratio within the North Parcel as a whole shall be 0.30
The floor area of any building containing a retail or service use permitted on Outlots 1,2,3 and 4 shall not exceed 12,000 sq. ft.

C. Lot Area and Depth:

There shall be no minimum lot area or minimum lot depth required within the North Parcel.

D. Building Height:

The maximum building height shall be 35 feet.

E. Outside Storage:

Except for parking and loading facilities, 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

Two Type I freestanding signs (as described below) identifying the Park District facilities located east of the Subject Realty may be located within the North Parcel, 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 retail or service building, 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 North Parcel of the Subject Realty:

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 horizontal length 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: (Monument)

Maximum number	One per lot
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 from right of way

Type II: Entry Sign

Maximum number	Two for the entire North Parcel of the Subject Realty
Maximum height	10 ft.
Maximum area	100 sq. ft.
Setbacks	10 feet from Kirk Road right-of-way

Exhibit VII
Architectural Guidelines for Retail and Service Buildings on Outlots 1,2,3 and 4

A. Articulation of Building Facades

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

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

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

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

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

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

   ii. change in wall texture or masonry patterns,

   iii. transparent windows,

   iv. columns or pilasters.

3. Building entryways 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, metallic 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. Windows should be provided on any wall facing a public street or parking lot accessory to the building so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the facade, and should include a public entrance. Windows shall be clear glass (no tinted or reflective glass), recessed or projected in the wall plane to create shadow and visual interest, and should include visually prominent sills or other appropriate forms of framing. Awnings, pilasters or columns may be used to accentuate window openings and add interest to the design of the building.

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

C. Building Entrances and Pedestrian Walkways

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

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

2. All public entrances should be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that include landscaping or seating.

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

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

D. Roof Design

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

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

2. Exposed roof materials shall be similar to, or an architectural equivalent of asphalt or fiberglass shingle, 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, relate to traditional building materials used historically in Kane County, and reinforce the character of the community. Approved and prohibited building materials are:

1. Approved Materials
   a. Brick
   b. Wood
   c. Native or architectural cast stone
   d. Tinted and/or textured concrete masonry units
   e. Cement based Stucco
   f. Tilt-up concrete panels designed with an architectural pattern or a brick veneer are permitted; plain concrete panels are prohibited
2. Prohibited Materials
   a. Smooth-faced, untinted concrete masonry units

b. Exterior Insulation Finish Systems 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 form public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

G. Colors

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

H. Compatibility within the Development

The buildings to be developed within Outlots 1,2,3 and 4 of the North Parcel of the Subject Realty 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,:

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.)

I. Refuse enclosures

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

EXHIBIT VIII
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 an average of 0.5 foot-candles, as measured horizontally at the property line.

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. 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 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. No luminaire mounted on a building shall project above the height of the building.

7. Canopy Lighting

   Luminaires mounted 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, 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.

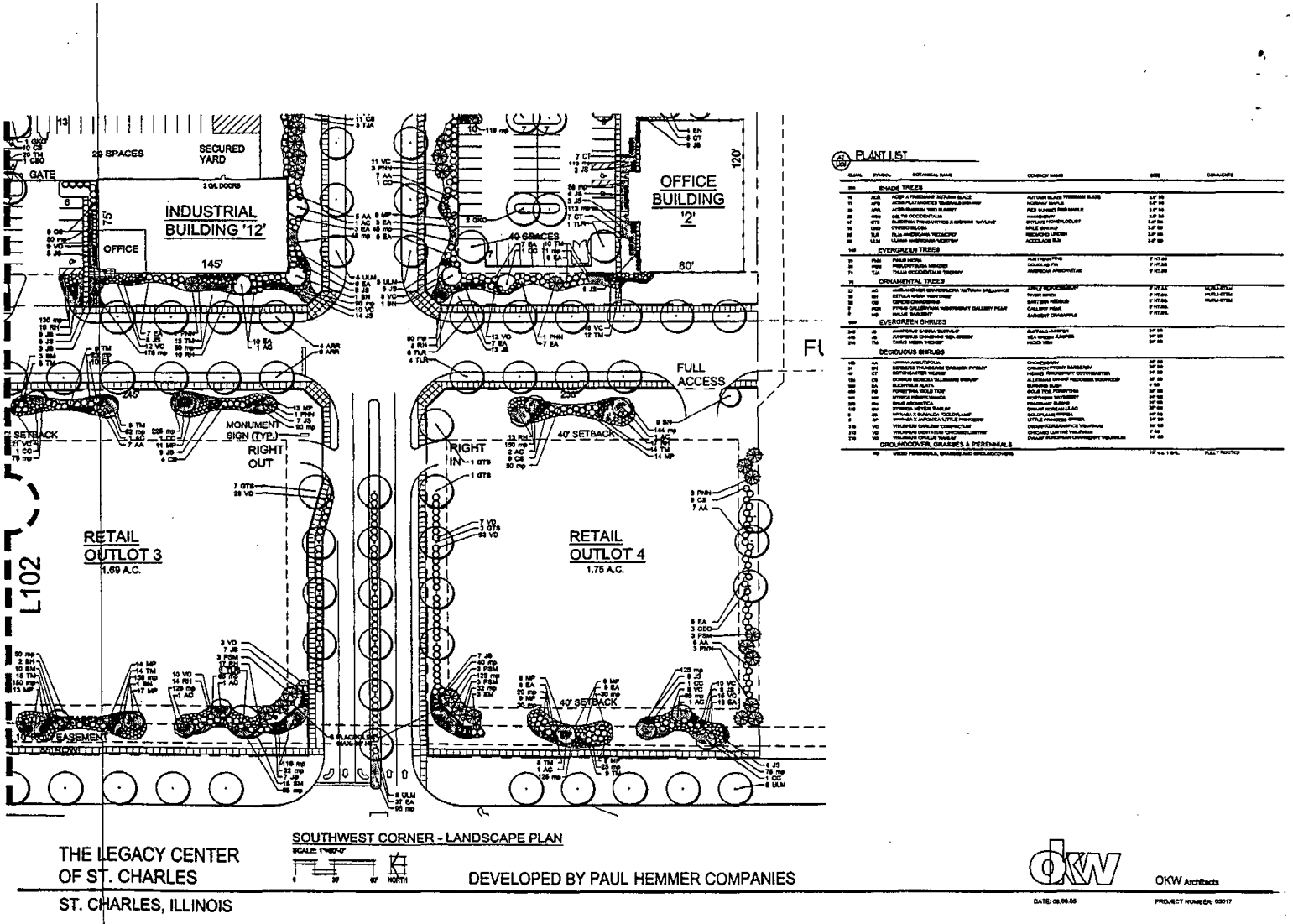
8. Light Pole Height

   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 on that lot.

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.

Landscape Plan for Retail Outlots approved in PUD Ordinance 2006-Z-3

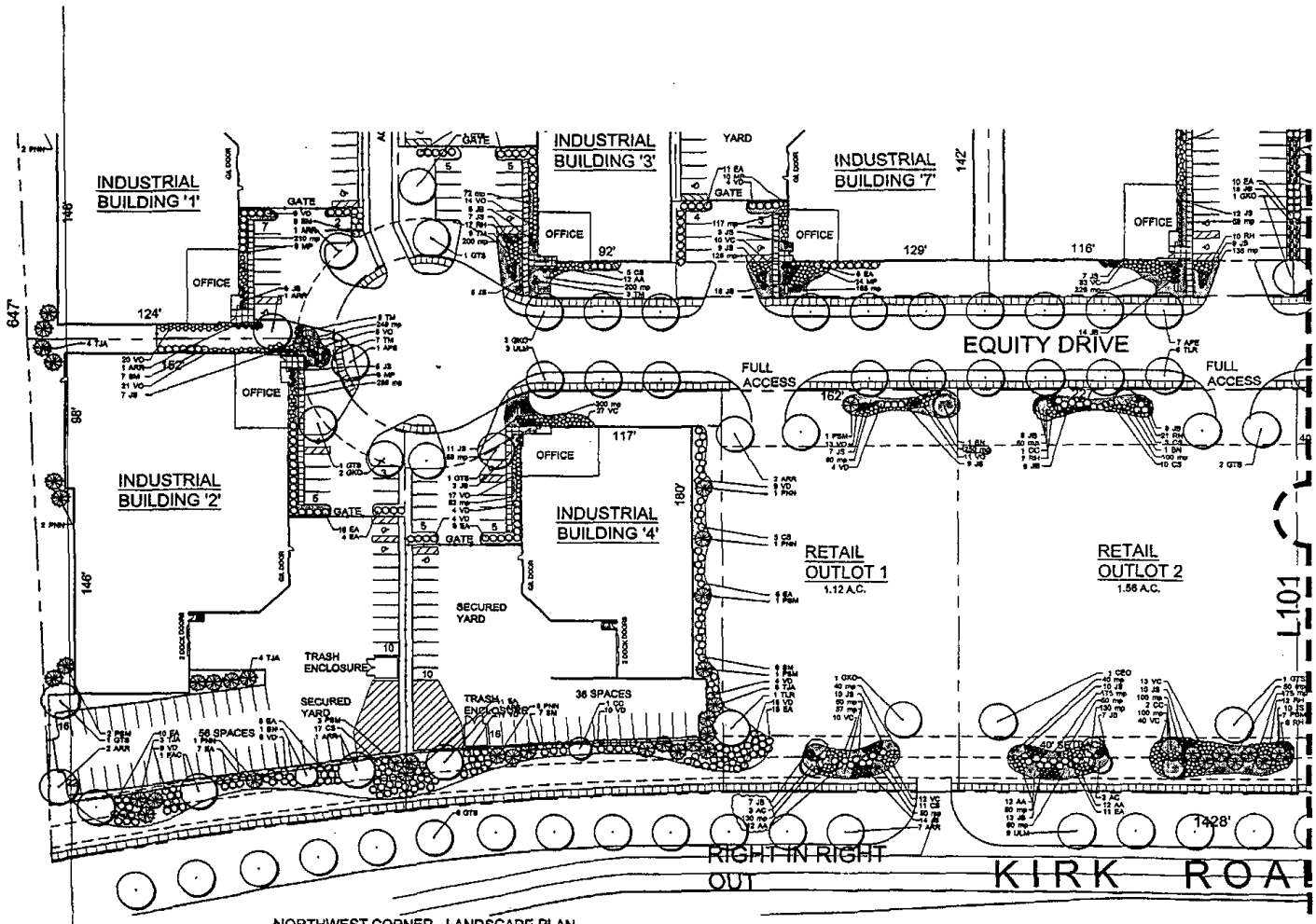


SOUTHWEST CORNER - LANDSCAPE PLAN

THE LEGACY CENTER
OF ST. CHARLES
ST. CHARLES, ILLINOIS

DEVELOPED BY PAUL HEMMER COMPANIES

OKW Architects



NORTHWEST CORNER - LANDSCAPE PLAN

SCALE: 1"=60'-0"

THE LEGACY CENTER
OF ST. CHARLES
ST. CHARLES, ILLINOIS

DEVELOPED BY PAUL HEMMER COMPANIES

OKW Architects

DATE: 09.08.05

PROJECT NUMBER: 05017