AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. ED BESSNER – CHAIRMAN
MONDAY, MAY 8, 2017 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET

1. CALL TO ORDER

2. ROLL CALL

3. POLICE DEPARTMENT

a. Recommendation to approve use of Amplification Equipment for the 2017 Festival of the Fox.

4. COMMUNITY & ECONOMIC DEVELOPMENT

a. Presentation of a Concept Plan for The Quad St. Charles.

b. Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 1650 W. Main Street (Nick Smith - Alexander's Café).

c. Plan Commission recommendation to approve a PUD Preliminary Plan for Generation Rescue, Tyler & 64 Business Park PUD Lot 2.

d. Historic Preservation Commission recommendation to approve Historic Landmark Designation for 412 Fulton Ave., Charles S. McCornack House.

e. Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 228 W. Main St.

f. Recommendation to approve an Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled "Animals", Chapter 6.04 "Definitions" by adding Section 06.04.055 "Beekeeping" and Chapter 6.12 "Regulations", by adding Section 06.12.085 "Beekeeping".

g-1. Recommendation to Approve a Plat of Easement for Public Utilities between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).

g-2. Recommendation to Approve a Plat of Vacation between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).

h. Recommendation to Approve a Plat of Easement for Public Utilities between SC Out Parcels One LLC and the City of St. Charles (3830 E. Main St./Quad Retail Building).

i. Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities at 3710 and 3830 E. Main Street (SC Out Parcels One LLC).

5. ADDITIONAL BUSINESS

6. 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)

7. ADDITIONAL ITEMS FROM MAYOR, COUNCIL, STAFF OR CITIZENS.

8. 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).

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 3a
	Title:	Recommendation to Approve Use of Amplification Equipment for the 2017 Festival of the Fox
	Presenter:	Chief Keegan

Meeting: Planning & Development Committee Date: May 8, 2017

Proposed Cost: $5,193.18*	Budgeted Amount: $	Not Budgeted: ☐

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

Festival of the Fox is to be held Friday, June 9 thru Sunday, June 11, 2017. The event this year will be limited to the following venues this year:

- **Pottawatomie Park**: (Friday – Sunday) This venue will feature Dragon Boat Races, St. Charles Rowing Club demonstration, inflatables, food and vendor tent, small music combos performing in the pavilion, Family Movie night on Saturday, lawn games, and a Pet a Puppy adoption event.
- **Baker Memorial Park**: (Saturday) This venue will host the "St. Charles in Bloom" event with live music and food vendors. A safety fence will be installed along the southern edge of the park bordering the sidewalk along Main Street for pedestrian safety during the event.
- **St. Charles History Museum**: (Saturday) The museum will be open for tours during the event from 9:00 am – 5:00 pm. A request is pending for two (2) police officers to be hired back to provide safe crossing across Main Street (Route 64) between the park and museum.

Additionally, Lincoln Park will sponsor the Concert in the Park at 7:00 pm on Thursday, June 8th and the All About the Paws Adoption event on Saturday from 10:00am – 6:00 pm.

There will be no carnival this year. There will be no alcohol sales / service during this year's event. A permit is being requested for amplification for this event for both Pottawatomie and Baker Memorial Parks. There are no road closures or parking lot closures requested or required.

The event sponsor has planned a "Families with Special Needs" event at Pottawatomie Park on Friday night. Additional handicapped parking will be provided Park District staff at Pottawatomie Park.

Following are the estimated costs for city services reference this event:

Police Department: $1,485.76
Public Works: $3,707.42
City Estimated Total: $5,193.18* (*does not reflect impact of a May 1st contract increase)

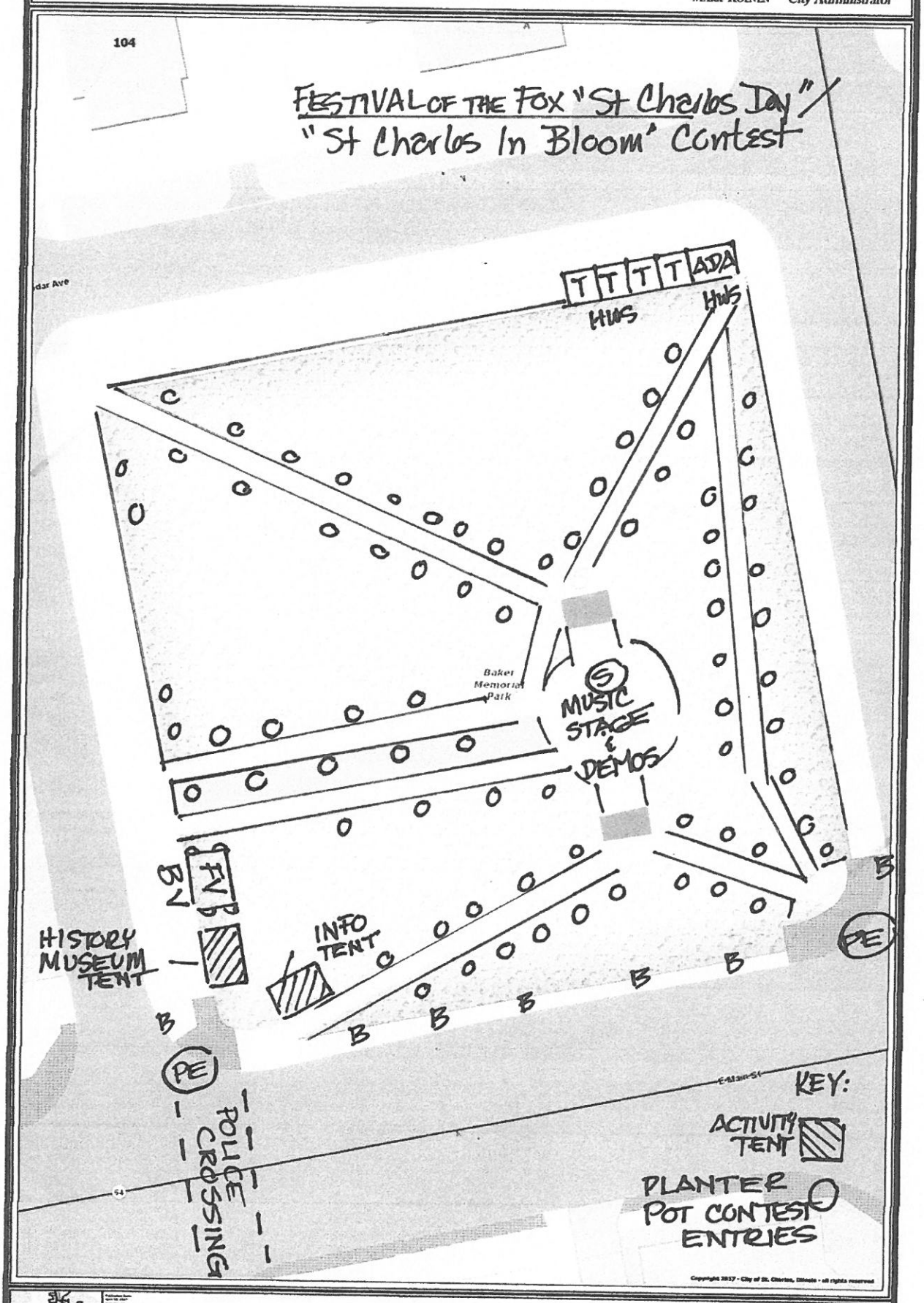
Attachments (*please list*)**:**
Event maps (2); Program at a Glance outline

Recommendation/Suggested Action (*briefly explain*)**:**
The Police Department recommends approval of the use of amplification equipment for the 2017 Festival of the Fox.

City of St. Charles, Illinois

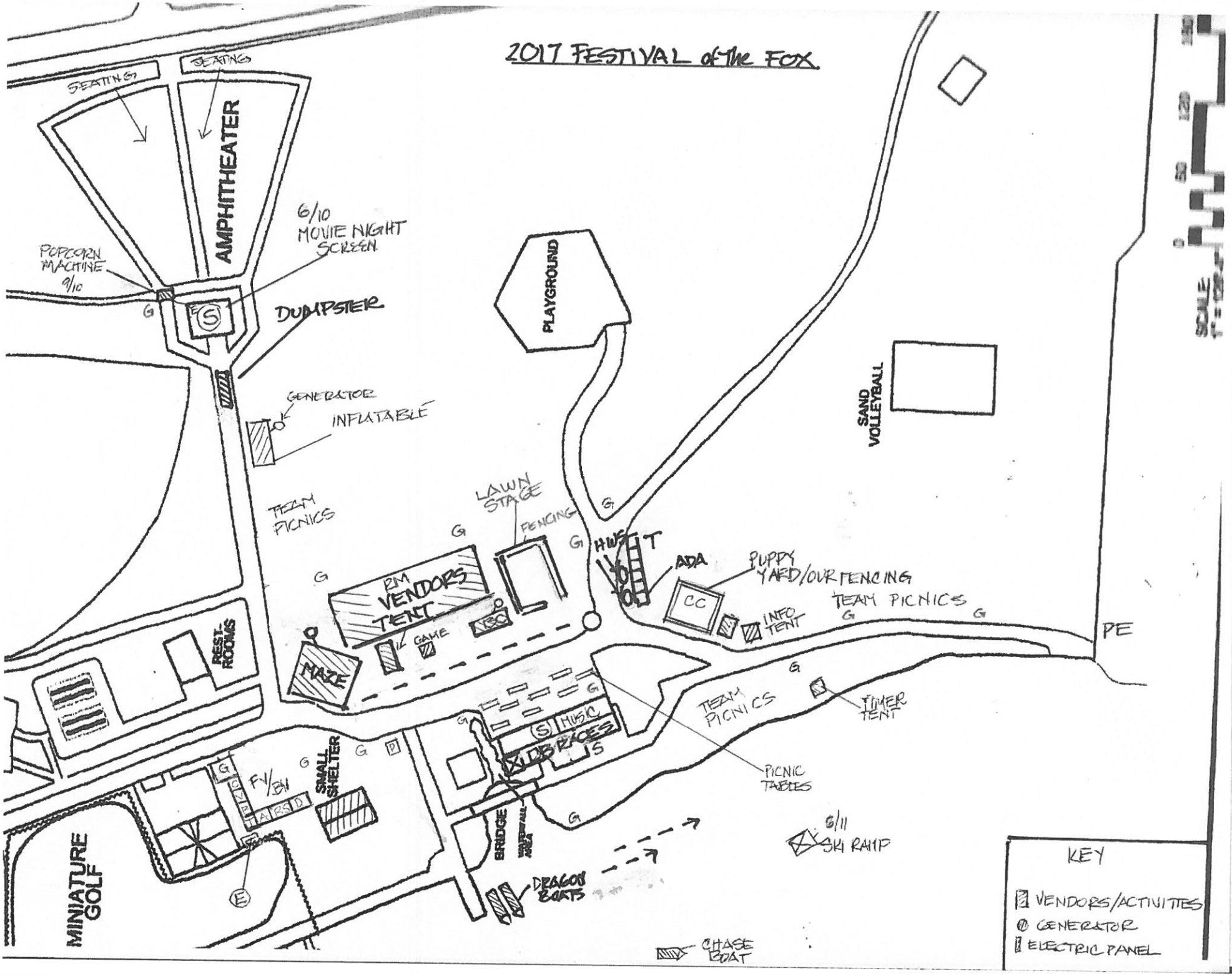
Baker Memorial Park

RAYMOND ROGINA Mayor
MARK KOENEN City Administrator



SATURDAY, JUNE 10, 2017

2017 FESTIVAL of the FOX



PROGRAM AT A GLANCE:

THURSDAY JUNE 8TH

7pm Lincoln Park
Festival Concert in the Park:
The Gregory Hyde Band

FRIDAY JUNE 9TH

4pm-7pm Pottawatomie Park
Special Needs Family Day: *Free to all D303 & D302 Special Needs families*
Inflatables, food, games , face painting
Vendors & giveaways
Project Mobility, Buddy Break & more!

SATURDAY JUNE 10TH

8am-10pm Pottawatomie Park
26th Annual Dragon Boat Races
Awakening the Dragon
Ceremony & Proclamation
St Charles Rowing Club Demo
Free inflatable Giant Corn Maze & more
Vintage Vendor Marketplace
Picnic in the Park Food Court
Live Music in the Pavilion
"Pet a Puppy" Yard sponsored by Canine Companions
Kids activities, lawn games & Chinese Kite giveaway
Family Movie Night: MOANA
9pm/dusk
New this year!

10am-6pm Baker Memorial Park
"St Charles Day" Revival of a St Charles tradition with a new community contest:
" St Charles In Bloom"
Live music
St Charles History Museum
Recipe Exchange
Food vendors & fun!
Event partner: **"All About the Paws Adoption Event"**
10am-6pm Lincoln Park

SUNDAY JUNE 11TH

8am-6pm Pottawatomie Park
Awakening the Dragon
Dragon Boat Races
Wonder Lake Water Ski Show
Free Inflatables, lawn games, Chinese kite giveaway
Live Music Jam
Vintage Vendor Marketplace
Picnic in the Park Food Court
"St Charles in Bloom" Contest display/winners announced
"Pet a Puppy" Yard
All About The Paws

...and appearances by "Paddles", our Chinese Dragon Mascot all weekend!

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4a
	Title:	Presentation of a Concept Plan for The Quad St. Charles
	Presenter:	Rita Tungare

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

In November 2013, the City Council approved an amendment to the Charlestowne Mall PUD to create new zoning and development standards for the redevelopment of the mall property, which is to be known as The Quad St. Charles. Since that time, the City has reviewed a number of plans for subdivision of the property and development of outlot buildings along Main St.

The owners of the property, SC 3800 Main LLC, have submitted a Concept Plan for The Quad that proposes the following changes to the mall building and the remainder of the site:

- Retaining the existing anchor store buildings (Von Maur, Carson Pirie Scott, Classic Cinemas).
- Keeping portions of the mall building, but significantly reducing the size of the building.
- Constructing new building entrances to create outward-facing entries into the mall building.
- Additional freestanding commercial buildings south of the mall.
- Residential townhomes north of mall (155 townhome units).
- Residential apartments east of the mall (256 apartment units).

The Concept Plan includes a "Summary of Development" that provides background and context to the plan documents that have been submitted for review.

The City's Comprehensive plan identifies the future land use of the site as "Corridor and Regional Commercial" with "Potential Mixed Use." The property is located within the East Gateway Sub Area. The property is identified as a Catalyst site and different redevelopment options for the site and adjacent property are shown in the Sub Area Plan. See the Staff Memo for additional information.

The Plan Commission reviewed the Concept Plan on 4/18/17. A summary of their comments is attached.

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

- Staff Memos (Summary of Plan Commission comments, Staff Analysis Memo)
- Application and Concept Plan
- Plan Commission review meeting transcript

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

Given the scope of the project, it is recommended that the Committee focus their comments on the land uses and site plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage. Staff suggests providing comments on the following:

- Comprehensive Plan: Does the Concept Plan meet the objectives of the Comprehensive Plan?
- Proposed Land Uses (townhomes and multi-family residential)
- Building Architecture.
- Site Design/Layout, including the street network and location/arrangement of open spaces.
- Additional information needed for a future application.

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

ST. CHARLES
SINCE 1834

MEMO

TO: Chairman Ed Bessner
And the Members of the Planning & Development Committee

FROM: Russell Colby, Planning Division Manager

RE: Concept Plan – The Quad St. Charles (Charlestowne Mall) – **Plan Commission Comments**

DATE: May 2, 2017

The Plan Commission reviewed the Concept Plan on 4/18/17. Below is a summary of the comments that were shared by a majority of the Plan Commission members.

1. Comprehensive Plan / Land Use
    a. Mixed use is appropriate and consistent with the Comprehensive Plan.
    b. Residential uses proposed in the Concept Plan are appropriate for the site as a transition from the mall building to surrounding neighborhoods.
    c. Consider mixing the location of the residential land uses within the site to make the site more balanced.

2. Building Architecture
    a. Building architecture needs to be cohesive, and the residential buildings should provide a transition from the architectural style of the mall building to the adjacent residential neighborhoods.

3. Site Design
    a. Street network
        i. A more integrated street network across the site would create a more unified site layout and identity, and better integrate the residential and commercial uses.
        ii. Consider organizing the site around boulevards through the site (both east-west and north-south)
        iii. Pursue cross access to the Stuart Crossing/Jewel property to directly connect the site to Kirk Road
        iv. A traffic study should be conducted to provide recommendations regarding connections to Stuarts Drive and Foxfield Road.

    b. Open spaces/landscaping:
        i. Consider adding more usable open spaces for residents- solicit input from the Park District.
        ii. Further define the plaza area at the center of the site as an active gathering space.
        iii. Enhanced landscaping is desirable.

Community & Economic Development
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ST. CHARLES
SINCE 1834

STAFF ANALYSIS MEMO

TO: Chairman Ed Bessner
And the Members of the Planning & Development Committee

FROM: Russell Colby, Planning Division Manager

RE: Concept Plan – The Quad St. Charles (Charlestowne Mall)

DATE: May 2, 2017

I. APPLICATION INFORMATION:

Project Name: The Quad St. Charles

Applicant: SC 3800 Main, LLC (Record Owners)

Purpose: Concept Plan review for redevelopment of Charlestowne Mall property

General Information:

Site Information	
Location	3700-3850 E. Main St.
Acres	82 acres

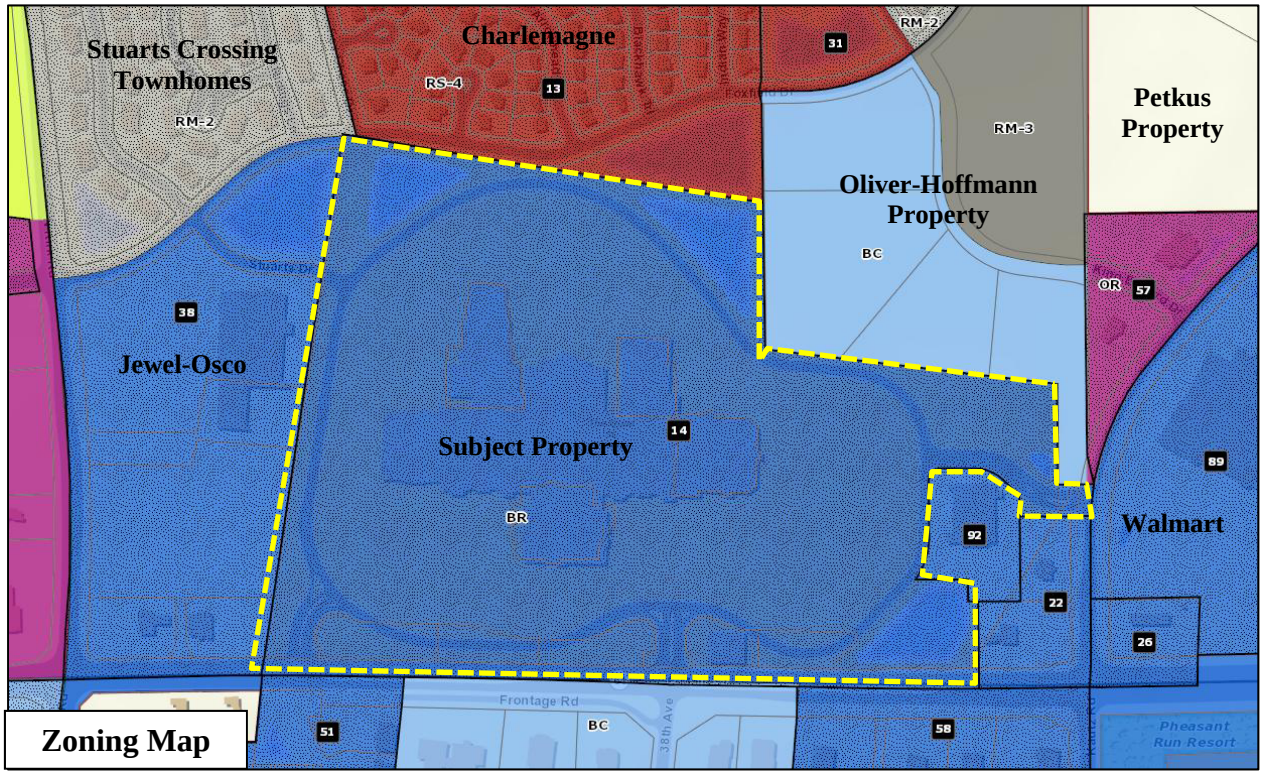
Applications	**Concept Plan**
Applicable Zoning Code Sections/ Ordinances	Table 17.14-2 Business and Mixed-Use Districts Bulk Regulations Ordinance 2013-Z-19 – The Quad/Charlestowne Mall PUD Ordinance

Existing Conditions	
Land Use	Enclosed shopping mall
Zoning	BR – Regional Business (PUD)

Zoning Summary		Current Land Uses
North	BC-Community Business (Oliver Hoffmann) RS-4 Residential PUD (Charlemagne Sub.)	Vacant/farmed Single Family Residential
East	BC-Community Business & BR Regional Business	Retail/Restaurant
South	BC-Community Business & BR Regional Business	Retail/Restaurant/Office
West	BR- Regional Business PUD (Stuart's Crossing)	Retail/Restaurant

Comprehensive Plan Designation
Corridor/Regional Commercial, Potential for Mixed Use

Aerial Photo



Zoning Map

II. BACKGROUND

In November 2013, the City Council approved an amendment to the Charlestowne Mall PUD to create new zoning and development standards for the redevelopment of the mall property, which is to be known as The Quad St. Charles. PUD Ordinance 2013-Z-19 is attached.

The 2013 PUD ordinance approved the following documents:

- A Concept Site Plan meant to demonstrate the design intent of the project.
- A PUD Standards exhibit listing the zoning and subdivision requirements that will apply to future development proposals at the site.

Since the 2013 PUD amendment, the following plans have been approved for the The Quad:

<u>2014:</u>

- PUD Preliminary Site and Engineering Plans for the overall site (Ordinance 2014-Z-9, revised by Ordinance 2014-Z-8).

<u>2015:</u>

- Final Plat of Subdivision for the Quad Unit 1, to create a building lot for the Classic Cinemas Theater (Ordinance 2015-Z-10, revised by 2015-Z-23).
- Final Plat of Subdivision for The Quad Unit 2, to create building outlots along Main Street and realign the mall ring road (Ordinance No. 2015-Z-2).

<u>2016:</u>

- PUD Preliminary Plan for The Quad Unit 2, Lot 1, for a Cooper's Hawk Restaurant (Ordinance 2016-Z-8).
- PUD Preliminary Plan for The Quad Unit 2, Lot 4, for a two-unit retail building including a Starbucks store with a drive through facility (Ordinance 2016-Z-9).

Site work to remove landscape berms along Main Street and realign the mall ring road was completed in 2015. The Starbucks building was recently completed, and the Cooper's Hawk Restaurant is expected to be completed in May.

No changes to the mall building or the rest of the property have occurred since plans were approved in 2014.

III. CONCEPT PLAN

The owners of the property, SC 3800 Main LLC, have submitted a Concept Plan for the Quad St. Charles that proposes the following changes to the site:

- Retaining the existing anchor store buildings- Von Maur, Carson Pirie Scott and Classic Cinemas.
- Keeping portions of the mall building, but significantly reducing the size of the building (including demolition of the former Sears store, former Kohls store, the food court, and the eastern side of the mall).
- Constructing new building entrances to create outward-facing front entries into the remaining mall building.

- Additional freestanding commercial buildings south of the mall, including the previously planned buildings along Main Street and additional buildings within the parking lots facing Main Street.
- Residential townhomes north of mall (155 townhome units).
- Residential apartments east of the mall (256 apartment units).

The Concept Plan includes a "Summary of Development" that provides background and context to the plan documents that have been submitted for review.

IV. COMPREHENSIVE PLAN

The City adopted its Comprehensive Plan in 2013. The City undertook an extensive planning and public engagement process to develop the Comprehensive Plan. Over a two-year period, the City hosted numerous public meeting, workshops and open houses.

During the planning process, a significant amount of discussion was devoted to three key focus areas. These focus areas are included as Sub Area plans within the plan document. The Subject Property and surrounding commercial areas are part of the East Gateway Sub Area.

Two chapters of the Comprehensive Plan include multiple references to the future development of the Subject Property:

- Chapter 4- Land Use Plan
- Chapter 8- East Gateway Sub Area Plan

The sections below reference policies and recommendations which are directly applicable to the development of the Subject Property. These sections are provided below for reference. It is recommended to review the entire chapters of the plan for additional context.

Chapter 4- Land Use Plan

Future Land Use Map (p.40) designates the site as "Corridor/Regional Commercial."
Areas designated as Corridor/Regional Commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, capitalizing on traffic volumes along the City's busy streets and drawing on a customer base that extends beyond the City limits. These areas are appropriate for "big box" stores, national retailers, and regional malls or a "critical mass" of multiple stores and large shared parking areas. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

Residential Areas Framework Plan (p.45):
Area "G": These two redevelopment sites [Charlestowne Mall and former St. Charles Mall site] have potential to develop with a mix of uses. The City should work with the property owners to explore mixed use development on these sites provided the development can assist in meeting other community objectives.

Mixed Use Outside of Downtown (p.47)
The Land Use Plan identifies both the Charlestowne Mall site in the City's East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to

Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.

Chapter 8- Sub Area Plans

The Subject Property is located within the East Gateway Subarea. Goals and Objectives (p. 94) are listed below:

Subarea Goals
The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:

- *Revitalization of the Subarea's retail areas that maximizes the locational assets within this area of the City.*
- *Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.*
- *Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City's business areas.*
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City's economy and provide places to live, work, and shop.*

Subarea Objectives

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community's identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- *Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.*
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*
- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and at-tractive building design and materials.*

East Gateway Sub Area Plan Catalyst Sites (p.104)
The Subject Property is identified as Catalyst Site "D", which includes some adjacent parcels:

Constructed in 1991, the Charlestowne Mall has been well maintained and is in good physical condition, however a lack of a critical mass of retailers and a high volume of vacancy have placed the Charlestowne Mall in jeopardy. Once a shopping destination within the community and surrounding area, most retailers have left the interior of the mall. Von Maur, Classic Cinemas, Carson Pirie Scott and Kohls occupy four of the mall's five anchor spaces and are complemented by a handful of smaller retailers and services. Internal hall-ways are desolate, parking fields are vast and empty and the Charlestowne Mall needs intervention to reposition the site to improve the mall's future viability or its full-scale redevelopment.

The Charlestowne Mall "Framework Plan", "Repositioning Alternatives" and "Repositioning Option A" are shown on the next three pages (p. 105-107).

Charlestowne Mall Framework Plan

The Charlestowne Mall site represents the single greatest opportunity to redefine the character and function of the East Gateway. This Framework Plan highlights recommendations that could be implemented regardless of the timing or end vision for the repositioning of the mall structure itself. Within this framework, specific repositioning alternatives can be considered as mall tenancy, local market conditions, and other factors play out over time.

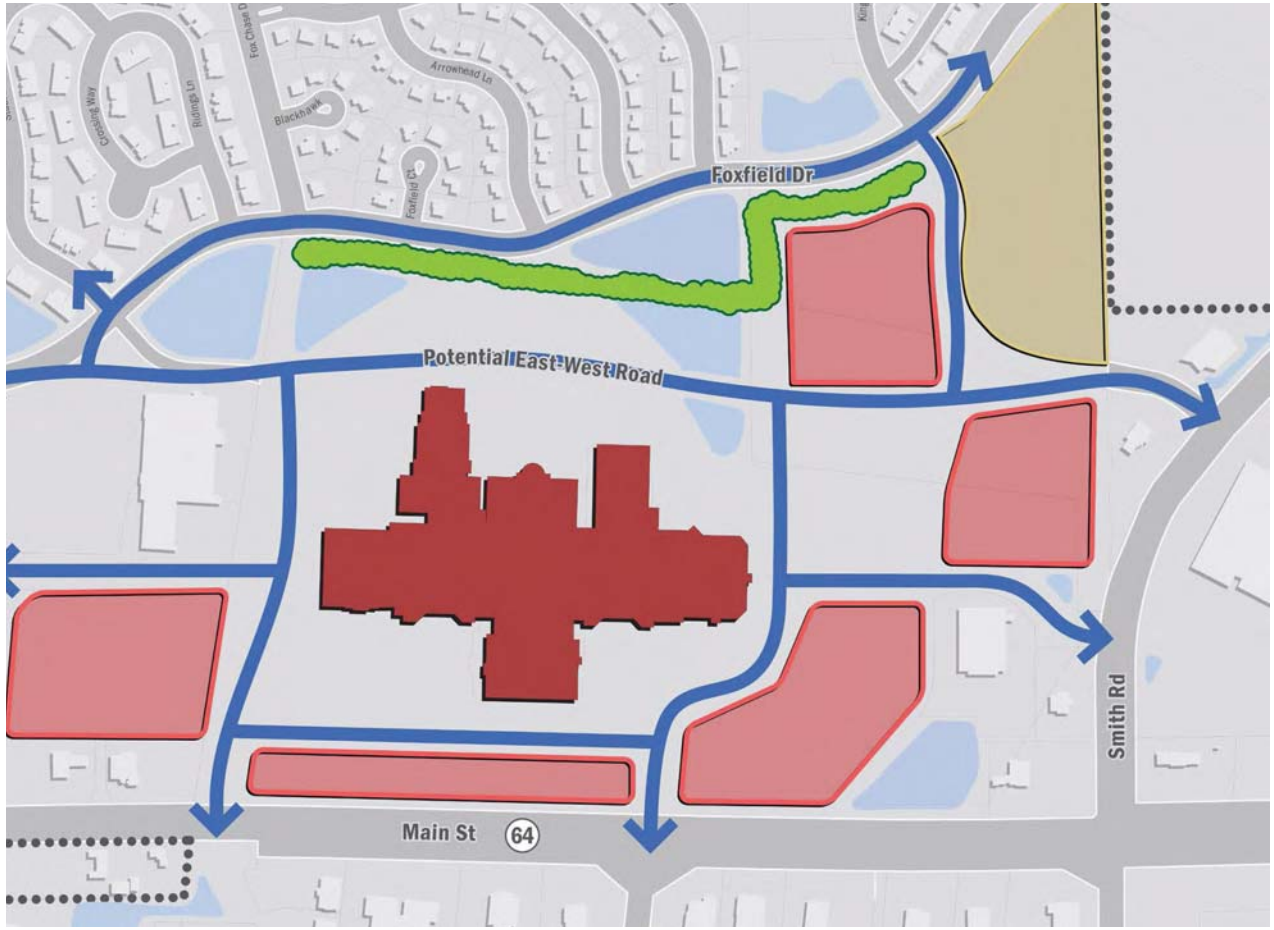
Proposed Street or Circulator. These include public streets and on-site circulators designed to enhance on-site access and mitigate the impacts of traffic on surrounding neighborhoods. The key recommendation is a new street that would run along the north side of the mall property and make Foxfield Drive a residential street.

Out Lot Commercial, Retail, and Office Development. This includes development sites located along Main Street that could capitalize on high visibility and more prominent access point offered by the proposed grid of streets and circulators. This also includes development sites located to the rear of the mall property with less visibility but enhanced access from the proposed grid of streets and circulators.

Single Family Attached/Multi-Family Residential. Attached single family or multi-family development is permitted in this area and would complement existing housing development. It would also increase the number of residents that could support the mall site and other commercial properties in the eastern portion of the City.

Natural Buffer/Screening. Screening and buffering should be provided between commercial and residential uses. This will minimize the impacts of non-residential uses on existing and future neighborhoods.

Repositioned Charlestowne Mall. Within the proposed framework of streets and peripheral uses, the mall structure could be repositioned to be more responsive to contemporary consumer needs. The following page illustrates some proposed alternative approaches.



Legend

- *Existing Retail Anchors*
- *Local Commercial/Retail Infill*
- *Local "Main Street" or Circulator*
- *Landscaped Open Space or Event Space*

Charlestowne Mall Repositioning Alternatives

The Charlestowne Mall has struggled to maintain occupancy, with the majority of its commercial spaces sitting vacant. The following repositioning alternatives illustrate how different approaches may be taken to redefine the form, function, and context of the mall in an effort to make it more competitive in the contemporary market and more responsive to consumer demands.

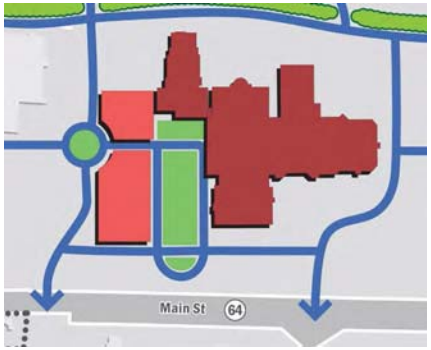
Each of the alternatives can be accommodated by the Charletowne Mall Framework Plan on the previous page, though minor modifications would be required. The intent of the alternatives is to provide residents, elected officials, and the development community with somewhat of a flexible roadmap as a number of factors come to pass over time. It should be also noted that a fourth option exists - **Option D** - which would include leaving the mall intact, in its current location, with facade improvements to the existing building, in addition to other improvements made around the periphery of the mall as identified on the Charlestowne Mall Framework Plan (previous page).

Option A

This concept illustrates how much of the existing mall could remain intact while access is enhanced through the implementation of a local street network. Most importantly, the existing east-west axis of the mall would be converted to a multi-modal street that would accommodate comfortable and attractive commercial sidewalks, vehicular traffic in each direction, and on-street parking. The mall's existing central space would become a green event or gathering plaza. At each end, roundabouts would provide the opportunity for gateway elements, artwork, or other anchoring elements. Small commercial spaces could be removed to create pocket plaza spaces that could host café seating, kiosks, seasonal markets or other uses in front of primary anchors.

Considerations

- Would maintain much of the existing mall fabric and primary anchors
- Creates multi-modal access to storefronts throughout the entire mall
- Creates an attractive streetscape environment for all tenants
- Roof over the internal street could be completely removed, or partially removed to allow for some areas of year-round activity
- Does little to address the exterior image and aesthetics of the mall structure and property



Option B

This concept demonstrates how the eastern portion of the existing mall could stay mostly intact while the western portion would be reconceived as an entertainment and events complex. By removing retail space on the southwest face of the mall, retail activities could be concentrated towards the eastern end of the mall, and the vacated space could accommodate a plaza or green space. This space could accommodate outdoor events, and would build off of the cinema as the centerpiece of the entertainment complex. It would also extend south towards Main Street, creating an attractive "front door" for the mall by integrating landscaping, water, and sculptural elements. The west end of the entertainment complex could include active ground-floor uses with a decorative parking garage above.

Considerations

- Substantially redefines a portion of the commercial mall for other kinds of intended uses
- Reduces the overall square footage of retail space in order to concentrate it in another portion of the mall
- Creates a more attractive identity for the mall from primary corridors
- Requires a new approach to mall tenant recruitment and programming

Option C

This concept illustrates how the existing mall can be fragmented to create a more traditional town center pattern of streets, storefronts and open space. By removing specific retail spaces, a network of local streets can be accommodated in order to create smaller blocks and various points of entry into the commercial environment. These streets would also frame a central "town square" that could host events, markets or other temporary or seasonal activities. An east-west street would replace the existing pedestrian mall axis, and would include commercial sidewalks, streetscaping, and on-street parking. Other individual storefronts could be removed to create pocket plazas that provide more visibility for primary anchors and a place for café seating and other complementary activities.

Considerations

- Preserves the primary tenants as anchors around which other retail and open spaces exist
- Creates a significant central event or open space that brings users into the heart of the mall environment
- Requires significant intrusion into the existing mall fabric to create street and open space network
- Does little to address the appearance or image of the mall from primary corridors

Repositioning Option A

This figure represents an illustrative development concept for the Charlestowne Mall. The concept is intended to illustrate one possible approach for redevelopment that satisfies the goals, objectives, and guidelines as expressed in the St. Charles Comprehensive Plan. It is not intended to express action on behalf of the City to acquire and redevelop privately-held properties. The final format of redevelopment for these sites will depend upon local property ownership, unforeseen site constraints, and market forces at the time of redevelopment. Although this illustration does not depict it, there are grade changes within the site that any redevelopment will have to address.

Potential Improvements

1. Retained Anchor Tenants
2. Roof Removed to Create "Open Air" Shopping Center
3. Mixed-traffic "Main Street" Shopping Corridor
4. Central Plaza and Event Space
5. Architectural Elements that Stress Public Spaces
6. Commercial Storefront Facade Enhancements
7. Pocket Plazas in Front of Major Tenants
8. Enhanced Landscaping in Plazas and on "Main Street"
9. More Efficient On-site Circulation
10. New Parking Lot Landscaping
11. On-site Green Space and Stormwater Management
12. Comprehensive Pedestrian Network

V. ANALYSIS

Land Use and Redevelopment Options shown in the Comprehensive Plan

- Although the Comprehensive Plan identifies that mixed use might be appropriate for the site, none of the potential redevelopment options illustrates how residential use could be integrated into the property.

- The Comprehensive Plan does contemplate that the mall building itself may be partially demolished and split into standalone buildings. However, these redevelopment options are more illustrative ideas than actual plans, since they treat the site as relatively flat. (These plans do not account for the significant grade changes across the site that result from the property being graded to have entrance doors on both floors of the mall building.)

- Because the redevelopment options assumed that most of the site would remain commercial in use, the proposed street layouts around the mall are based upon improving commercial access into and across the property. The proposed residential land uses may require a modified access layout from what is shown in the Comprehensive Plan.

Zoning

The property is currently zoned BR Regional Business District, with a PUD approved in 2013. The current zoning and PUD do not permit residential use of the site.

A future proposal for zoning approval of the project could be structured as:

- Creating a PUD that permits residential land uses, or
- Rezoning portions of the property to permit residential land uses as shown on the plans, with a PUD remaining over the entire site.

The Concept Plan application includes Zoning Compliance tables for each land use area. These tables are meant to compare the plans with the City's comparable zoning districts for each development type:

- Commercial uses: BR Regional Business as modified by the current PUD
- Townhomes: RM-2 Mixed Medium Density Multi-Family Residential
- Apartments: RM-3 General Residential

Access

The access layout is designed to control vehicular traffic through the site and generally segregate the commercial traffic from residential traffic within the site.

A new access into the townhome area is shown on the north boundary of the site from Foxfield Road.

The existing access to Foxfield Road via Stuarts Drive will be modified to serve the commercial development only, with no direct access to the townhome area north of the mall. This modification will cut off the existing north private ring road, which serves as a significant cut through route. (Long term, the future extension of King Edward Drive to Smith Road as a public street within the

adjacent Oliver-Hoffmann property is intended to provide a direct route for traffic between Foxfield Road and Smith Road).

VI. UTILITIES AND INFRASTRUCTURE

Utility and infrastructure capacity will be studied if the developer files formal zoning applications.

The following items will need to be provided:

- **Traffic Study** assessing the adequacy of the surrounding roadway network to accommodate the development and providing recommendations for systems improvements.
- **Water Modeling** and study of the adequacy of the City's water system to service the development and provide adequate fire flow based on the building types and sizes.
- **Sanitary Sewer Study**, quantifying the anticipated sanitary sewer flows from the project and assessing the capacity of the City's sanitary sewers that will service the property.
- **Stormwater Management Report,** based on the developer's engineering design for the stormwater management system designed to comply with the City's Stormwater Ordinance.
- **Electrical Service Design** assessing the capacity of the City's electrical system to service the property and identifying any needed system improvements.

VII. SCHOOL AND PARK DISTRICT

The project will be required to comply with the Dedications Chapter of the City's Subdivision Code (Chapter 16.10). This chapter requires either a land donation or an equivalent cash contribution to the School and Park districts based on population generation formulas in the City Code. The developer has submitted a Land-Cash Worksheet with these calculations based upon the Concept Plan. The Concept Plan has been forwarded to the School and Park Districts for comment.

VIII. INCLUSIONARY HOUSING

The City's Inclusionary Housing Ordinance, Title 19 of the City Code, requires either the provision of affordable units within a new residential project, or payment of a fee-in-lieu for units. The developer has submitted the Inclusionary Housing Worksheet, showing that a fee-in-lieu of units is proposed.

IX. QUESTIONS TO CONSIDER

Given the scope of the project, it is recommended that the Committee focus their comments on the land uses and site plan. Detailed information on the traffic/utilities/stormwater will be analyzed and reviewed later at the Preliminary Plan stage. Staff suggests providing comments in response to the following questions:

Comprehensive Plan:

- Does the Concept Plan adequately meet the objectives for development of the site identified in the Comprehensive Plan?

- The Concept Plan has similarities to the options shown in the Comprehensive Plan, however there are certain differences identified. Should the City consider a Comprehensive Plan amendment as a part of the any future formal application process?

Land Use:

- Is the proposed land use break down acceptable? If not, what is the preferred land use breakdown? Are there other land uses that should be considered?

- Is the residential unit count and density acceptable? If not, what unit count would be acceptable?

Site Design/Layout:

- How does the proposed redevelopment relate to the existing surrounding land uses, such as the Savers property?

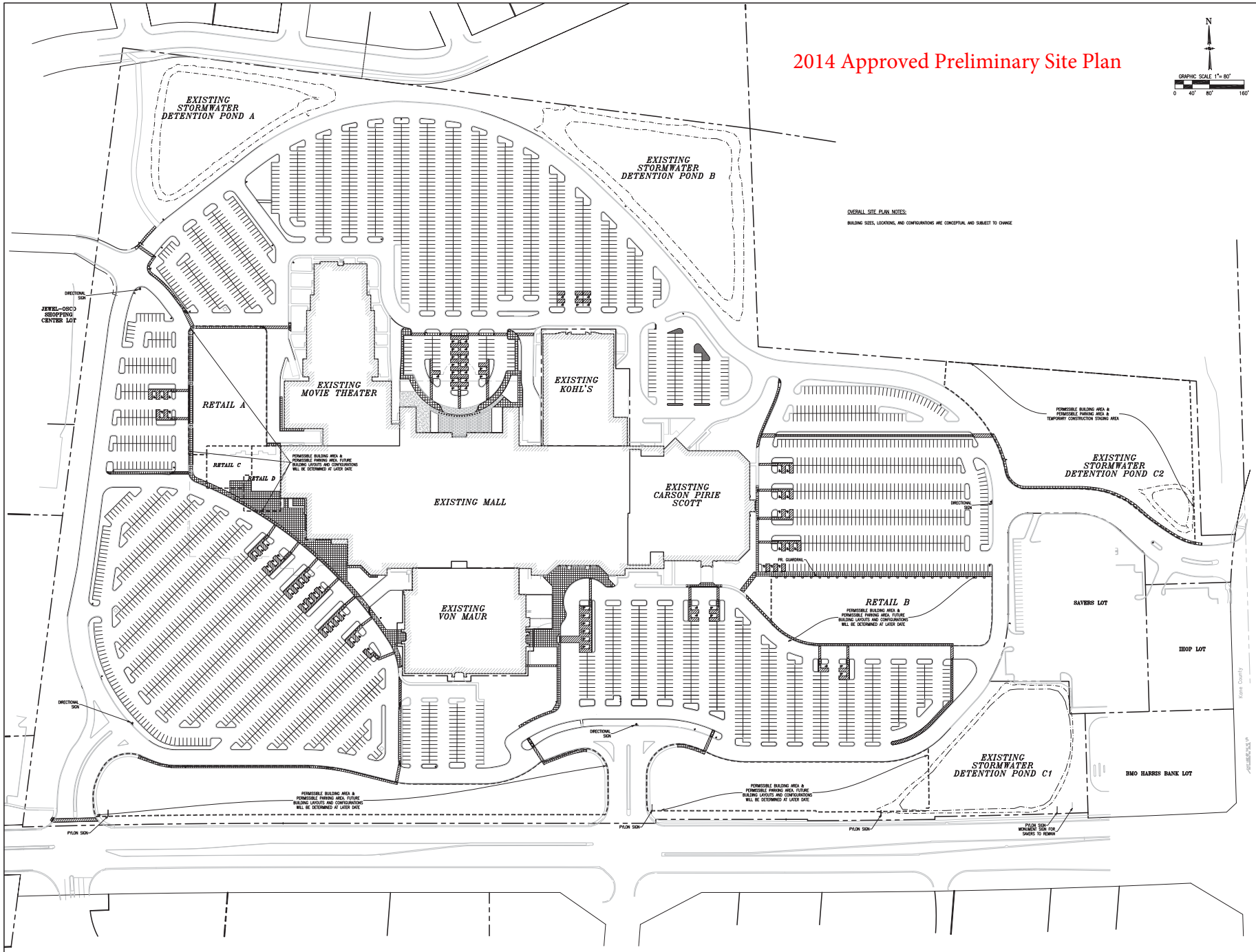
- Can the site design be improved? If so, how? What specific elements shown on the plan should be modified? Comment on:

    - Site/access layout/building orientation
    - Distribution of land use areas within the site
    - Building forms (outlot commercial buildings, townhomes, multi-story residential buildings)
    - Locations/arrangement of open spaces

What additional information would be necessary to review a future application for this project?

X. ATTACHMENTS

- Approved PUD Preliminary Site Plan, dated 7/17/14 (from Ord. 2014-Z-18)
- PUD Ordinance 2013-Z-19



3	REVISED PER SITE PLAN UPDATE	07/17/14
2	REVISED PER CITY	3/14/14
1	ORIGINAL PLAN DATE	3/25/14
#	DESCRIPTION	DATE
DESIGNED BY:	CHECKED BY:	

PRELIMINARY SITE PLAN

THE QUAD ST. CHARLES

3800 E. MAIN STREET

ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN LLC

1"=80'

F021

EX. 1

City of St. Charles, Illinois

Ordinance No. 2013-Z-19

An Ordinance Amending a Special Use for Planned Unit Development (Charlestowne Mall PUD – 3800 E. Main St.)

Adopted by the

City Council

of the

City of St. Charles

November 4, 2013

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, November 8, 2013

Nancy Garrison

City Clerk

CITY OF ST. CHARLES INCORPORATED OCT

(SEAL)

City of St. Charles, IL
Ordinance No. 2013-Z-19

An Ordinance Amending a Special Use for Planned Unit Development (Charlestowne Mall PUD – 3800 E. Main St.)

WHEREAS, on or about September 19, 2013, SC 3800 Main, LLC. ("the Applicant"), with authorizations from Charlestowne Mall Investments, LLC., Von Maur, Inc., and the City of St. Charles, filed a petition for a Special Use for Planned Unit Development for the purpose of amending an existing Special Use for Planned Unit Development to establish new Planned Unit Development standards for the real estate described in Exhibit "A"; said Exhibit being attached hereto and made a part hereof, (the "Subject Realty"); and,

WHEREAS, on or about September 19, 1988, the City passed and approved Ordinance No.1988-Z-10, being an "Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall" which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16; and

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No.1988-Z-10 and all subsequent amendments shall be null, void and of no further force or effect with respect to the Subject Realty; and,

WHEREAS, the required Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about September 21, 2013, in a newspaper having general circulation within the CITY, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the CITY; and,

WHEREAS, pursuant to said notice, the Plan Commission conducted a public hearing on or about October 8, 2013 and October 22, 2013 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the CITY; and,

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

WHEREAS, the Plan Commission recommended approval of said petition on or about October 22, 2013; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about October 28, 2013; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same:

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

1. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Planned Unit Development is in the public interest and adopts the Findings of Fact for Special Use for Planned Unit Development, set forth on Exhibit "B", which is attached hereto and incorporated herein.

2. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Realty by Ordinance No.1988-Z-10, being an "Ordinance Granting a Special Use as a Planned Unit Development for Charles Towne Mall" which ordinance approved a planned unit development, which was subsequently amended by Ordinance Nos. 1989-Z-8, 1991-Z-2, 1994-Z-8, and 1995-Z-16, shall be null, void and of no further force or effect with respect to the Subject Realty; except that all previously approved PUD Preliminary Plans and Final Plats of Subdivision approved pursuant to Ordinance No. 1988-Z-10 and its subsequent amendments shall remain valid under the Special Use for Planned Unit Development approved under Section 1 of this Ordinance.

3. That passage of this Ordinance shall constitute approval of the Concept Plan entitled "Conceptual Site Plan" (The New Charlestowne Mall); Jacob & Hefner Associates, Inc., dated 10/9/2013, attached hereto and incorporated herein as Exhibit "C", such that this document is hereby approved to depict the design intent for future PUD Preliminary Plan applications to be submitted for review and approval in accordance with the procedures outlined in the St. Charles Municipal Code.

4. Application and approval of new PUD Preliminary Plan(s), pursuant to the procedures in Title 17 of the St. Charles Municipal Code, Section 17.04.410(F), "PUD Preliminary Plan process for lots within an existing PUD", shall be required prior to any demolition or reconstruction of any portion of the mall building, modifications to the configuration of the parking lot, or construction of any additional buildings on the subject property. Subsequent to the approval of a new PUD Preliminary Plan(s), future changes to the PUD Preliminary Plan(s) plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments."

5. A Construction, Operation, and Reciprocal Easement Agreement ("COREA") has been entered into by the owners of the subject property. The City shall have no responsibility with respect to the COREA and may approve PUD Preliminary Plans or issue permits without regard to the COREA. The owners shall be jointly responsible for amending the COREA in any manner necessary to modify the site, or otherwise securing the joint authorization of the owners, prior to constructing any improvements to the site. The owners shall provide to the City notice and copies of any amendments to the COREA.

6. The Subject Realty shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning: The property shall be subject to the requirements of the BR Regional Business Zoning District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Standards" attached hereto and incorporated herein as Exhibit "D".

b. Subdivision: The subject property shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. The subject property may be subdivided to create separate parcels for the anchor stores or any other freestanding building constructed on the site. Such subdivision shall require the submission of a Final Plat of Subdivision application, pursuant to the procedures and requirements of Title 16 of the St. Charles Municipal Code, for review by the City. At the time of application, the applicant shall demonstrate that all necessary easements (including, but not limited to, access, parking and utilities) have been provided to adequately serve the proposed lot.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 4th day of November 2013.

Raymond P. Rogina, Mayor

Attest:

City Clerk

COUNCIL VOTE:

Ayes: 10
Nays: 0
Absent:
Abstain:

APPROVED AS TO FORM:

_____
City Attorney

DATE: _____

Exhibit "A"

Legal Description (Subject Property)

The subject property is located at 3700, 3740, 3800, 3810, 3840, & 3850 E. Main Street (Illinois Route 64), St. Charles, Illinois, 60174, and is legally described as follows:

THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1461.93 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 505.23 FEET TO AN ANGLE IN SAID EASTERLY LINE; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1015.80 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 357.09 FEET TO A POINT THAT IS 110.0 FEET NORTHERLY OF THE NORTH LINE OF LOT 1, ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, ST CHARLES, KANE COUNTY, ILLINOIS (MEASURED ALONG SAID EASTERLY LINE EXTENDED); THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST QUARTER 78.35 FEET TO THE WESTERLY LINE OF SMITH ROAD AS ESTABLISHED BY DOCUMENT 90K59922; THENCE SOUTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 995.0 FEET, 110.91 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 197.34 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 293.27 FEET TO AN ANGLE IN SAID WEST LINE; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 148.48 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 242.05 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF ILLINOIS STATE ROUTE NO. 64 AND THE SOUTH LINE OF LOT 1 IN SAID CHARLESTOWNE CENTER MALL 2463.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID CHARLESTOWNE CENTRE MALL; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CHARLESTOWNE CENTRE MALL 1816.74 FEET TO THE POINT OF BEGINNING (INCLUDING LOT 1 OF CHARWIL'S FIRST RESUBDIVISION OF PART OF LOT 1 CHARLESTOWNE CENTRE MALL, IN THE CITY OF ST. CHARLES, KANE COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 93K15081); (ALSO INCLUDING LOT 1 CHARWIL'S THIRD RESUBDIVISION OF CHARLESTOWNE MALL, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2001K007611); (EXCEPT LOT 1 OF CHARWIL'S SECOND RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 94K067871); AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE NORTHWESTERLY 698.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20162.06

FEET (CHORD BEARS NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET), SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64 (NORTH AVENUE) PER DOCUMENT NO. 92K04278, THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64, FOR A DISTANCE OF 301.20 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 27 SECONDS EAST, 9.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, 301.20 FEET; THENCE SOUTHEASTERLY 49.72 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20153.06 FT (CHORD BEARS SOUTH 88 DEGREES 26 MINUTES 48 SECONDS EAST, 49.72 FEET); THENCE SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST, 3.00 FEET; THENCE SOUTHEASTERLY 294.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20156.06 FEET, (CHORD BEARS SOUTH 88 DEGREES 56 MINUTES 08 SECONDS EAST, 294.31 FEET. THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS EAST, 6.50 FEET; THENCE SOUTHEASTERLY 354.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20149.56 FEET, (CHORD BEARS SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, 354.04 FEET TO THE POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID LINE, 12.50 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

AND (EXCEPT THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201857, DESCRIBED AS FOLLOWS:: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64-SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800, THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 1, AND ON A 20162.06 FOOT RADIUS CURVE CONCAVE TO THE NORTH, 698.41 FEET, THE CHORD OD SAID CURVE BEARS AN ASSUMED BEARING NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET TO A POINT OF TANGENCY OF SAID CURVE ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, 301.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 157.62 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST, 53.15 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS EAST, 169.44 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST, 44.21 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 11. 82 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 27 SECONDS WEST, 9.00 TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS.

Exhibit "B"

Findings of Fact

SPECIAL USE FOR PLANNED UNIT DEVELOPMENT

From the St. Charles Zoning Ordinance, Section 17.04.410.D.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:

1. 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.

       The mall property is obsolete in design. The property lacks character/uniqueness, has no visual presence from Main Street, and does not have clearly designated front entrances. The PUD Amendment will establish standards to enable a more modern, distinctive development to establish a new sense of place for a facility that is already integral to 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.

       The mall property was designed primarily for customers arriving by automobile and has very limited facilities to accommodate pedestrians. The PUD amendment will provide an opportunity for the property to be redeveloped with improved building entrances and pedestrian infrastructure. A continuous pathway system will be established on the site to facilitate pedestrian movement into the site and between buildings. New landscaping and new outlot buildings around the mall will help reduce the scale of the parking lot.

    3. To encourage a harmonious mix of land uses and a variety of housing types and prices.

       Not applicable.

    4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

       Not applicable.

    5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

       The PUD amendment will facilitate the redevelopment of an underutilized commercial site.

The redevelopment will utilize existing utilities and site improvements to the extent possible.

6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

   The PUD amendment will facilitate the redevelopment of a property that is obsolete in terms of building and site design.

7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

   The City engaged in a Comprehensive Plan rewriting process from June 2011 to September 2013, with a focus on both the mall property itself and the larger East Gateway commercial area that the mall anchors. The community had an opportunity to provide input and ideas for revitalizing the mall, and those ideas were incorporated into the plan document that was adopted by the City.

   The developer used the Comprehensive Plan as reference for developing the concept site plan submitted in support of this application. The developer also has taken steps to engage the community, including hosting a neighborhood meeting at the mall.

2. 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 art, pedestrian and transit facilities.

      New outdoor public spaces will be created at the reconstructed entrances to the mall.

   2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.

      Not applicable.

   3. The PUD will provide superior landscaping, buffering or screening.

      The PUD amendment will facilitate an update to the site's landscaping, which is sparse within the site but is heavy and overgrown along the site's Main St. frontage. The Comprehensive Plan has called for a reduction of landscaping along the Main St. frontage. The existing landscaping and buffering along the north property line will be maintained.

   4. The buildings within the PUD offer high quality architectural design.

      The PUD amendment will facilitate an improved, modernized architectural design for the building, including better screening of existing loading docks, incorporating complementary architecture in the reconstructed portions of the building, and establishing new, prominent front entrances with pedestrian-oriented streetscaping.

   5. The PUD provides for energy efficient building and site design.

      Not applicable.

6. The PUD provides for the use of innovative stormwater management techniques.

   The proposed site improvements will include naturalizing the existing stormwater detention basins and introducing bioswales and rain gardens into some parking lot islands.

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.

   Not applicable.

8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

   Not applicable.

9. The PUD preserves historic buildings, sites or neighborhoods.

   Not applicable.

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

   From the Charles Zoning Ordinance, Section 17.04.430.C.2:
   No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

   On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

      The PUD will remain primarily an enclosed retail shopping mall that will continue to serve the public with a shopping location.

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

      The proposed redevelopment will utilize existing infrastructure, which was installed based upon a development of similar land use and intensity. A Traffic Memorandum prepared by HLR demonstrates that the proposed redevelopment will generate a comparable volume of traffic compared to the mall as approved by the City in 1995. Additionally, much of the infrastructure around the site has been enhanced in recent years, including Route 64, which has been widened to increase capacity.

   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 redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on nearby property. Existing buffering of the site from residential properties to the north will be maintained.

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

The mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.

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

The proposed redevelopment of the mall site will not constitute a change in land use or an increase in intensity of land use; therefore the amended Special Use will not have a new a negative effect on the general welfare.

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 redevelopment will comply with all code requirements, except for PUD deviations identified in the PUD Development Standards document.

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

The mall site serves as an anchor for the East Gateway business district and the mall's existing condition has been a detriment to the viability of businesses in the area. The proposed redevelopment to modernize the mall site will encourage new investment in underutilized and undeveloped sites around the mall.

Redevelopment and modernization of the mall is strategically important for the City as the East Gateway business district contributes significantly to the City's tax base and economic well-being.

The concept plan being presented in support of the PUD amendment proposes substantial changes to the mall property that will be beneficial to the physical development of the East Gateway business district.

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

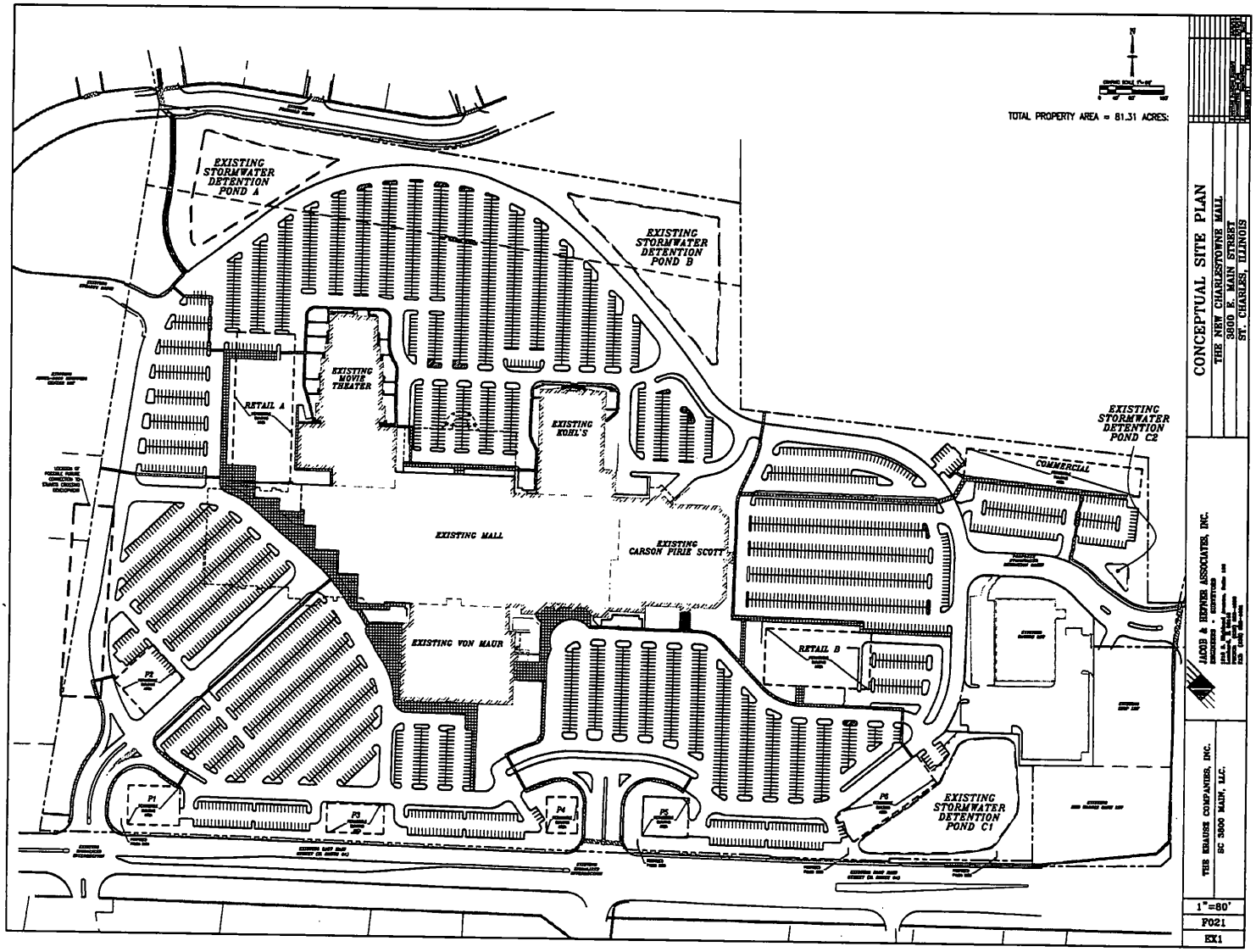
The PUD amendment will facilitate site improvements that further the goals of the Comprehensive Plan.

The City recently adopted a new Comprehensive Plan that addresses the Charlestowne Mall site in detail. The site is discussed in the East Gateway Subarea Plan located in Chapter 8 of the document. The East Gateway area was subject to considerable discussion during the comprehensive planning process, including a visioning workshop designed specifically to gather input on how the mall site could be redeveloped. Feedback from that workshop was used to draft the Charlestowne Mall Framework Plan (p. 105) and Repositioning Alternatives (p. 106). The plans presented in support of the PUD amendment request incorporate some of those recommendations including: the introduction of outlot buildings around the mall property, the demolition and reconfiguration of vacant portions of the mall building, and façade improvements to the mall building.

Additionally, the East Gateway Improvement Plan (p. 103) identifies other potential improvements that have been incorporated into the concept site plans for the mall property, including: a landscaping reduction along Main St.; better pedestrian connections to commercial sites; and cross access between commercial sites.

Exhibit "C"

Concept Site Plan



TOTAL PROPERTY AREA = 81.31 ACRES:
EXISTING STORMWATER DETENTION POND A
EXISTING STORMWATER DETENTION POND B
EXISTING MOVIE THEATER
RETAIL A
EXISTING KOHL'S
EXISTING STORMWATER DETENTION POND C2
COMMERCIAL
EXISTING MALL
EXISTING CARSON PIRIE SCOTT
EXISTING VON MAUR
RETAIL B
EXISTING STORMWATER DETENTION POND C1
P1
P2
P3
P4
P5
P6
CONCEPTUAL SITE PLAN
THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS
JACOB & HEFNER ASSOCIATES, INC.
THE KRAUSE COMPANIES, INC.
SC 3800 MAIN, LLC.
1"=80'
F021
EX1

Exhibit "D"

PUD Standards

Permitted and Special Uses	
	Per Table 17.14-1 of the Zoning Ordinance (BR Regional Business District), except that 3 Drive-Through Facilities shall be Permitted Uses.
Minimum Setbacks from Perimeter Property Lines	
• **Front/Rt.64 & Smith Rd.**	Parking: 20 ft. for parking stalls; 15 ft. for circulation drives associated with drive-through uses. Buildings: 20 ft.
• **Rear/abutting Charlemagne Subdivision**	Parking: Existing location per approved PUD Preliminary Plans. Buildings: 200 ft. to Charlemagne Subdivision property line
• **Sides/other property lines**	Buildings: 15 ft. Parking: 0 ft.
Maximum Building Size	
Maximum Building Height	Mall Building: Roofline max. elevation: 829 ft. above sea level (existing mall skylight ridge) Parapets max. elevation: 846 ft. above sea level (existing mall skylight peak) Feature elements max. elevation: 854 ft. above sea level All other buildings: Building height shall not exceed 50 ft. from the average finished ground level measured 10 ft. out from exterior walls.
Maximum Floor Area	1,200,000 square feet of Gross Floor Area (GFA) 925,000 square feet of Gross Leasable Area (GLA)
Minimum Parking Requirement	
Number of parking stalls required	4 spaces per 1,000 square feet of GLA, calculated over all buildings on the site (excluding internal hallways, corridors and courts in the mall building). Parking located outside of the ring road for outlot buildings shall be provided at 4 spaces per 1,000 square feet of GLA. Where outlot buildings share a parking lot, a parking reduction for shared parking may be requested in accordance with the procedures in the Zoning Ordinance.
Signs	
Freestanding/ Identification Signs	3 Shopping Center signs (To display shopping center name, anchor store business names, Retail A & B business names) Area: 225 sf Height: 30 ft. 1 cinema readerboard sign, Area: 150 sf. Height: 15 ft.

	Outlot buildings (P1 to P6): 1 monument sign per building Area: 50 sf. Height: 8 ft. Existing off-site sign for 3880 E. Main St./ Lot 1of Charwil's Second Resubdivision/ Saver's store, may remain per approved PUD Preliminary Plans.
Wall Signs	Anchor stores: 1 per side. Retail A & B: 1 per business per side. Outlots: 1 per side. Anchor buildings located at the rear of the mall building (Cinema and Kohl's): Wall sign permitted on south mall elevation; cinema sign may be a marquee extending above the parapet/roofline. For other stores/restaurants in the mall building with exterior frontage/storefronts, 1 per business.
Directional Signs	2 at each access point into the site. At each intersections of an entrance drive and the ring road, 1 per leg of the intersection. Signs may contain mall name/logo and business name/logo of Anchors, Retail A or B, or Outlots.
Landscaping Standards	
• **Overall % of landscaped area**	Per Ordinance requirements: 20% landscape area over entire site.
• **Bufferyards**	Existing setback and landscaping along Charlemagne Subdivision to be maintained in conformance with the approved PUD Preliminary Plan.
• **Building foundation**	Building foundation areas to be landscaped, but flexibility is granted to provide a comparable alternative design, including a "streetscape" design along walkways (trees in grates and/or planter islands etc.) or providing landscaping on the opposite side of a drive-through lane.
• **Public Street frontage**	Per Ordinance requirements along Main St. frontage; flexibility to provide lower plantings in lieu of some trees.
• **Parking Lot Screening**	Per Ordinance requirements: 30" screening of 50% of the parking lot frontage.
• **Interior Parking Lot**	No percentage requirement. All rows shall end with landscape islands, except where truck circulation is impeded. All islands shall be planted with shade trees and/or low shrubs/ groundcover.

Building Design and Material Requirements	
Building Design & material requirements	Per Ordinance requirements contained in Section 17.06.030, and: • EIFS may exceed 10% per façade, but shall not be used on the lower 10 ft. of any building. EIFS will generally be used for accent features and not as a primary façade material. • Screening of existing loading docks shall be improved to the extent possible, but full screening shall not be required. • Exterior Design elements of the reconstructed and new portions of the project, though varied, shall be complementary with the existing anchor buildings.
Access Locations	
	Existing access points shown on the Concept Site Plan, plus future cross access to west (Stuart's Crossing) and east (Oliver Hoffmann) shall be permitted.
Subdivision Standards	
Number & Configuration of Lots	PUD shall be considered a single zoning lot, regardless of subdivision. Subdivision shall be permitted for any anchor stores, Retail A or B, and any outlot buildings, provided easements as determined essential by the City are provided.
Minimum Lot Width	None
Minimum Lot Area	None

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

Certificate

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

I further certify that on November 4, 2013, the Corporate Authorities of such municipality passed and approved Ordinance No. 2013-Z-19, entitled

"An Ordinance Amending a Special Use for Planned Unit Development (Charlestowne Mall PUD – 3800 E. Main St.),"

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

The pamphlet form of Ordinance No. 2013-Z-19, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on November 8, 2013, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 4th day of November 2013.

(S E A L)

Nancy Garrison
Municipal Clerk

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

CONCEPT PLAN APPLICATION

CITYVIEW Project Name:	The Quad - Concept Plan
Project Number:	2013 -PR- 013
Application Number:	2017 -AP- 014

Received Date
RECEIVED
St. Charles, IL
APR 05 2017
CDD
Planning Division

To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

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: 3800 E. Main St., St. Charles, IL 60174	
	Parcel Number (s): 09-25-200-043, 09-25-200-016, 09-25-200-017	
	Proposed Project Name: The Quad St. Charles	
2. Applicant Information:	Name SC 3800 Main, LLC (Contact: Chuck May)	Phone 847-858-3228
	Address 44 Montgomery Street, Suite 3300 San Francisco, CA 64104	Fax 847-295-6945
		Email chuck@chmay.com
3. Record Owner Information:	Name SC 3800 Main, LLC	Phone
	Address 44 Montgomery Street, Suite 3300 San Francisco, CA 64104	Fax
		Email

Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: The Quad St. Charles

☐ **Subdivision Concept Plan** Proposed Name: _____

☐ Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: BR PUD

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

Current use of the property: Regional mall with parking, outlots

Proposed zoning of the property: BR and RM-3 PUD? Yes

Proposed use of the property: Mixed use commercial retail / residential

Comprehensive Plan Designation: Corridor / Regional Commercial

Attachment Checklist

☐ **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.

☒ **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

☒ **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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

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.

Concept Plans shall show:

1. Existing Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Existing streets on and adjacent to the tract
   - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:
   - Name of project, north arrow, scale, date
   - Boundaries of property with approximate dimensions and acreage
   - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
   - Architectural elevations showing building design, color and materials (if available)
   - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

☒ **SUMMARY OF DEVELOPMENT:**
Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

☒ **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.

☒ **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.

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.

4/5/17

Record Owner — Date
SC 3800 Main, LLC by F. Ron Krausz

4/5/17

Applicant or Authorized Agent — Date
Charles May

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (LLC)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I,_____, being first duly sworn on oath depose and say that I am

Manager of SC 3800 Main, LLC, a Delaware Limited

Liability Company (LLC), and that the following persons are all of the members of the said

LLC:

SC 3800 Main Holding LLC

a Delaware Limited Liability Company

By: _____, Manager of Manager

Subscribed and Sworn before me this 5TH day of

APRIL, 20 17.

Lisa M. Rippa
Notary Public

OFFICIAL SEAL
LISA M RIPPA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 22, 2020

THE QUAD ST. CHARLES
Legal Description

THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857 AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1461.93 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 505.23 FEET TO AND ANGLE IN SAID EASTERLY LINE; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID LOT 1015.80 FEET TO A NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID LOT 357.09 FEET TO A POINT THAT IS 110.0 FEET NORTHERLY OF THE NORTH LINE OF LOT 1, ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, ST. CHARLES, KANE COUNTY, ILLINOIS (MEASURED ALONG SAID EASTERLY LINE EXTENDED); THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST QUARTER 78.35 FEET TO THE WESTERLY LINE OF SMITH ROAD ESTABLISHED BY DOCUMENT 90K59922; THENCE SOUTHERLY ALONG WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS 995.0 FEET, 110.91 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 197.34 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 293.27 FEET TO AN ANGLE IN SAID WEST LINE; THENCE WESTERLY ALONG A NORTH LINE OF SAID SUBDIVISION 148.48 FEET TO A NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG A WEST LINE OF SAID SUBDIVISION 242.05 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID SUBDIVISION; THENCE WESTERLY ALONG THE NORTH LINE OF ILLINOIS STATE ROUTE NO. 64 AND THE SOUTH LINE OF LOT 1 IN SAID CHARLESTOWNE CENTRE MALL 2463.67 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SAID CHARLESTOWNE CENTRE MALL; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CHARLESTOWNE CENTRE MALL 1816.74 FEET TO THE POINT OF BEGINNING (**EXCEPT** LOT 1 OF CHARWIL'S FIRST RESUBDIVISION OF PART OF LOT 1 CHARLESTOWNE CENTRE MALL, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 93K15081); (ALSO **EXCEPTING** LOT 1 OF CHARWIL'S SECOND RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 94K067871); (ALSO **EXCEPT** LOT 1 CHARWIL'S THIRD RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2001K007611) AND (**EXCEPT** THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT

THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800; THENCE NORTHWESTERLY 698.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 20162.06 FEET (CHORD BEARS NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST, 698.38 FEET), SAID CURVE BEING THE NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64 (NORTH AVENUE) PER DOCUMENT NO. 92K04278; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 64, FOR A DISTANCE OF 301.20 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 27 SECONDS EAST, 9.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS EAST 301.20 FEET; THENCE SOUTHEASTERLY 49.72 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS 20153.06 FEET (CHORD BEARS SOUTH 88 DEGREES 26 MINUTES 48 SECONDS EAST, 49.72 FEET); THENCE SOUTH 01 DEGREES 28 MINUTES 58 SECONDS WEST 3.00 FEET; THENCE SOUTHEASTERLY 294.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS 20156.06 FEET (CHORD BEARS SOUTH 88 DEGREES 56 MINUTES 08 SECONDS EAST, 294.31 FEET); THENCE NORTH 00 DEGREES 38 MINUTES 46 SECONDS EAST 6.50 FEET; THENCE SOUTHEASTERLY 354.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS 20149.06 FEET (CHORD BEARS SOUTH 89 DEGREES 51 MINUTES 26 SECONDS EAST, 354.04 FEET) TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS EAST ALONG SAID LINE, 12.50 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.
(ALSO **EXCEPTING** LOTS 1 & 2 IN THE QUAD ST. CHARLES – UNIT 1 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055076, (ALSO **EXCEPTING** LOTS 1,2,3,4 AND 5 IN THE QUAD ST. CHARLES – UNIT 2, BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077;
AND (**EXCEPT** THAT PART OF LOT 1, CHARLESTOWNE CENTRE MALL, BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN ILLINOIS ROUTE 64 - SMITH ROAD SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1991, AS DOCUMENT 91K55800; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 1, AND ON A 20162.06 FOOT RADIUS, CONCAVE TO THE NORTH, 698.41 FEET, THE CHORD OF SAID CURVE BEARS AN ASSUMED BEARING NORTH 89 DEGREES 22 MINUTES 06 SECONDS WEST,

698.38 FEET TO A POINT OF TANGENCY OF SAID CURVE ON SAID SOUTH LINE; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, 301.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST ON SAID SOUTH LINE, A DISTANCE OF 157.62 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 21 SECONDS EAST, 53.15 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 39 SECONDS EAST, 169.44 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 21 SECONDS WEST, 44.21 FEET; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 11.82 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 27 SECONDS WEST, 9.00 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

TOGETHER WITH;

LOT 1 OF CHARWIL'S FIRST RESUBDIVISION OF PART OF LOT 1 CHARLESTOWNE CENTRE MALL, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 93K15081;

ALSO;

LOTS 1 & 2 IN THE QUAD ST. CHARLES – UNIT 1 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055076.

LOTS 1 THRU 5 IN THE QUAD ST. CHARLES – UNIT 2 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077.

H:\F\F021\S\Docs\Legal\F021 overall legal desciption excluding Von Maur.docx

SUMMARY OF DEVELOPMENT

"The Quad St. Charles" is a mixed use commercial retail and residential development proposed for the former Charlestowne Mall site. Given the significant challenges facing today's retail industry, regional malls generally, and this site in particular, a re-envisioning of the project was undertaken. The owners propose to create an environment for a viable, vital and successful development that will serve as the City of St. Charles' premier gateway entry from the east along the Route 64 corridor. The development will incorporate a refocused retail and commercial approach complemented with mixed residential uses in the form of for-sale townhomes and for-rent residential units, creating engaging opportunities for a cohesive, creative, and exciting project that takes advantage of this superior location.

A portion of the current mall space will be demolished, including the now vacant Kohl's and Sears stores. Significant architectural and facade improvements will be made to the remaining portions of the mall building. This will result in a more targeted, amenitized space of approximately 507,000 square feet of gross leasable area intended for restaurant, entertainment and retail uses that will benefit from the existing and very successful Von Maur and movie theater. The building coverage will be approximately 334,000 square feet with a total floor area of approximately 589,000 square feet. Two additional pad sites (P6 and P7), with a floor area of 5,000 square feet each, will be created to complement the recently approved outlots along Rt.64.

The newly introduced residential component of the site will be located to the north and east of the existing mall. A for-sale townhome neighborhood of approximately 155 units will provide an appropriate transition from the more intensive commercial uses of the site to the existing single-family residences to the north. The townhomes will be two stories with a total building coverage of approximately 298,000 square feet. The main access to this neighborhood will be from Foxfield Road, and will be designed to discourage cut-through traffic. A mid-rise apartment product of approximately 256 units will provide the new entrance to the site from the east along Smith Road, with impressive architecture and amenities to welcome residents to the site. These buildings will be four to five stories tall with four floors of residential over a partially below grade floor of covered parking. A pool and clubhouse facility is also planned to serve the apartment residences.

A core design feature of the project is the visual and pedestrian connectivity provided to allow future residents to travel freely among the various site uses. The central feature of this connectivity is the open air "Pavilion" on the northeast side of the mall building, intended to be a civic gathering place for both the residents of the project and visitors to the reinvented commercial space.

Public utilities currently serve the property. Utility relocation will be required in certain areas; however the redevelopment improvements will be laid out to minimize this relocation work.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: **The Quad St. Charles**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: N/A	**Ordinance #:** 2013-Z-19	
Minimum Lot Area		None	None
Minimum Lot Width		None	None
Maximum Building Coverage		N/A	N/A
Maximum Gross Floor Area per Building		1,200,000 GFA	800,000 GFA
Maximum Building Height		Mall Building: • Roofline max. elevation: 829 ft. above sea level (existing mall skylight ridge) • Parapets max. elevation: 846 ft. above sea level (existing mall skylight peak) • Feature elements max. elevation: 854 ft. above sea level All other buildings: • Building height shall not exceed 50 ft. from the average finished ground level measured 10 ft. out from exterior walls	Mall Building: • Roofline max. elevation: 829 ft. above sea level (existing mall skylight ridge) • Parapets max. elevation: 846 ft. above sea level (existing mall skylight peak) • Feature elements max. elevation: 854 ft. above sea level All other buildings: • Building height shall not exceed 50 ft. from the average finished ground level measured 10 ft. out from exterior walls
Front Yard		20 ft	20 ft
Interior Side Yard		Bldg: 15 ft Parking: 0 ft	Bldg: 15 ft Parking: 0 ft
Exterior Side Yard		200 ft to Charlemagne Subdivision	200 ft to Charlemagne Subdivision
Minimum Rear Yard		15 ft	15 ft

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: **The Quad St. Charles**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: N/A	**Ordinance #:** 2013-Z-19	
Landscape Buffer Yard[2]		Existing setback and landscaping along Charlemagne Subdivision to be maintained in conformance with the approved PUD Preliminary Plan.	Existing setback and landscaping along Charlemagne Subdivision to be maintained in conformance with the approved PUD Preliminary Plan.
% Overall Landscaped Area		20%	20%
Building Foundation Landscaping		Building foundations to be landscaped	Building foundations to be landscaped
% Interior Parking Lot Landscaping		All rows shall end with landscape islands and planted with shade trees and / or low shrubs / groundcovers	All rows shall end with landscape islands and planted with shade trees and / or low shrubs / groundcovers
Interior Parking Lot Shade Trees		N/A	N/A
# of Parking spaces		4 spaces per 1,000 square feet of GLA	4 spaces per 1,000 square feet of GLA
Parking Stall Dimensions		9' x 18'	9' x 18'
Drive-through Stacking Spaces (if applicable)		N/A	N/A

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

RESIDENTIAL ZONING COMPLIANCE TABLE

(Townhomes)

Name of Development: **The Quad St. Charles**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	**Ordinance #:**	
	RM2	**N/A**	**TBD**
Minimum Lot Area	4,300 sf / du		5,700 sf / du
Minimum Lot Width	24 ft / du		22 ft / du
Maximum Building Coverage	35%		57%
Maximum Building Height	35 ft or 3 stories		2 stories
Minimum Front Yard	30 ft		Smith Rd.: 50 ft Other: 15 ft
Interior Side Yard	10 ft		10 ft
Exterior Side Yard	30 ft abutting collector 20 ft abutting other streets		40 ft abutting collector 20 ft abutting other streets
Minimum Rear Yard	25 ft, 5ft for garages accessed from alley		20 ft
% Overall Landscape Area	20%		50%
Building Foundation Landscaping	N/A		N/A
% Interior Parking Lot Landscape	N/A		N/A
Landscape Buffer Yards1	N/A		20 ft
# of Parking spaces	2 spaces per du		2 spaces / du (310 spaces)

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

RESIDENTIAL ZONING COMPLIANCE TABLE

(Apartments)

Name of Development: **The Quad St. Charles**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	**Ordinance #:**	
	RM3	**N/A**	**TBD**
Minimum Lot Area	2,200 sf / du		1,850 sf / du
Minimum Lot Width	65 ft		N/A
Maximum Building Coverage	40%		50%
Maximum Building Height	45 ft or 4 stories		5 stories
Minimum Front Yard	30 ft		10 ft
Interior Side Yard	25 ft		15ft
Exterior Side Yard	30 ft		30 ft
Minimum Rear Yard	30 ft, 5ft for garages accessed from alley		30 ft
% Overall Landscape Area	20%		38%
Building Foundation Landscaping	75% of front wall 50% of other walls		75% of front wall 50% of other walls
% Interior Parking Lot Landscape	10%		10%
Landscape Buffer Yards[1]	30 ft		30 ft
# of Parking spaces	1 Bedroom: 1.2/du 2 Bedroom: 1.7/du 3 Bedroom: 2.0/du		1.6 sp / du average (411 spaces)

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

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: THE QUAD ST. CHARLES
Date Submitted: APRIL , 5 2017
Prepared by: SDA, INC.

ST. CHARLES
SINCE 1834

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*		*Estimated Population*
Detached Single Family				
➢ 3 Bedroom	0	DU x 2.899	=	0
➢ 4 Bedroom	0	DU x 3.764	=	0
➢ 5 Bedroom	0	DU x 3.770	=	0
Attached Single Family				
➢ 1 Bedroom	0	DU x 1.193	=	0
➢ 2 Bedroom	73	DU x 1.990	=	145.27
➢ 3 Bedroom	82	DU x 2.392	=	196.14
➢ 4 Bedroom	0	DU x 3.145	=	0
Apartments				
➢ Efficiency	16	DU x 1.294	=	20.70
➢ 1 Bedroom	120	DU x 1.758	=	210.96
➢ 2 Bedroom	120	DU x 1.914	=	229.68
➢ 3 Bedroom	0	DU x 3.053	=	0

Totals 411 Total Dwelling Units — 802.76 Estimated Total Population

Park Site Requirements

Estimated Total Population 802.76 x .010 Acres per capita = 8.028 Acres

Cash in lieu of requirements -

Total Site Acres 8.028 x $240,500 (Fair Market Value per Improved Land) = $ 1,930,734.00

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	THE QUAD ST. CHARLES
Date Submitted:	APRIL , 5 2017
Prepared by:	SDA, INC.

ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*			*Middle (Grades 6 to 8)*			*High (Grades 9 to 12)*		
Detached Single Family										
➢ 3 Bedroom	0	DU x .369	=	0	DU x .173	=	0	DU x .184	=	0
➢ 4 Bedroom	0	DU x .530	=	0	DU x .298	=	0	DU x .360	=	0
➢ 5 Bedroom	0	DU x .345	=	0	DU x .248	=	0	DU x .300	=	0
Attached Single Family										
➢ 1 Bedroom	0	DU x .000	=	0	DU x .000	=	0	DU x .000	=	0
➢ 2 Bedroom	73	DU x .088	=	6.424	DU x .048	=	3.504	DU x .038	=	2.774
➢ 3 Bedroom	82	DU x .234	=	19.188	DU x .058	=	4.756	DU x .059	=	4.838
➢ 4 Bedroom	0	DU x .322	=	0	DU x .154	=	0	DU x .173	=	0
Apartments										
➢ Efficiency	16	DU x .000	=	0	DU x .000	=	0	DU x .000	=	0
➢ 1 Bedroom	120	DU x .002	=	0.240	DU x .001	=	0.120	DU x .001	=	.120
➢ 2 Bedroom	120	DU x .086	=	10.320	DU x .042	=	5.040	DU x .046	=	5.52
➢ 3 Bedroom	0	DU x .234	=	0	DU x .123	=	0	DU x .118	=	0
Totals	411 TDU			36.172 TE			13.420 TM			13.252 TH

School Site Requirements

Type	*# of students*	*Acres per student*		*Site Acres*
Elementary (TE)	36.172	x .025	=	0.904
Middle (TM)	13.420	x .0389	=	0.522
High (TH)	13.252	x .072	=	0.954
		Total Site Acres		2.380

Cash in lieu of requirements -

2.380 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 572,505.92

INCLUSIONARY HOUSING WORKSHEET

ST. CHARLES
S I N CL.....l...Ll..i

Name of Development Date	THE QUAD
Submitted: Prepared by:	Revised 05-03-2017
	NEXT GENERATION DEVELOPMENT, LLC

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Iinclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	411	X	10%	=	41 UNITS

How will the Inclusionary Housing requirement be met?

__ Provide on-site affordable units

_x_ Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)

__ Provide a mixture of affordable units and fee in-lieu

- o # of affordable units to be provided:_____
- o Amount of fee in-lieu to be paid (calculate below):_____

Fee In-Lieu Payment Calculation - Single-family/Duplex/Townhome Development

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
155 Townhomes	15.5	X	$72,819.50	=	$1,128,702.00

Fee In-Lieu Payment Calculation - Multi-Family Development

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
256 Multi-Family Apts.	25.6 Units	X	$5,000	=	$128,000.00

THE QUAD ST. CHARLES

St. Charles, Illinois

North

Date: April 5, 2017

Scale: 1" = 100'

50' 200' 400'

0' 100' Graphic Scale

AERIAL PHOTOGRAPH

The KRAUSZ COMPANIES, Inc.
44 Montgomery St., Suite 3300
San Francisco, CA 94104
Phone: (415) 732-5600

Prepared For:

Next Generation Development LLC
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440

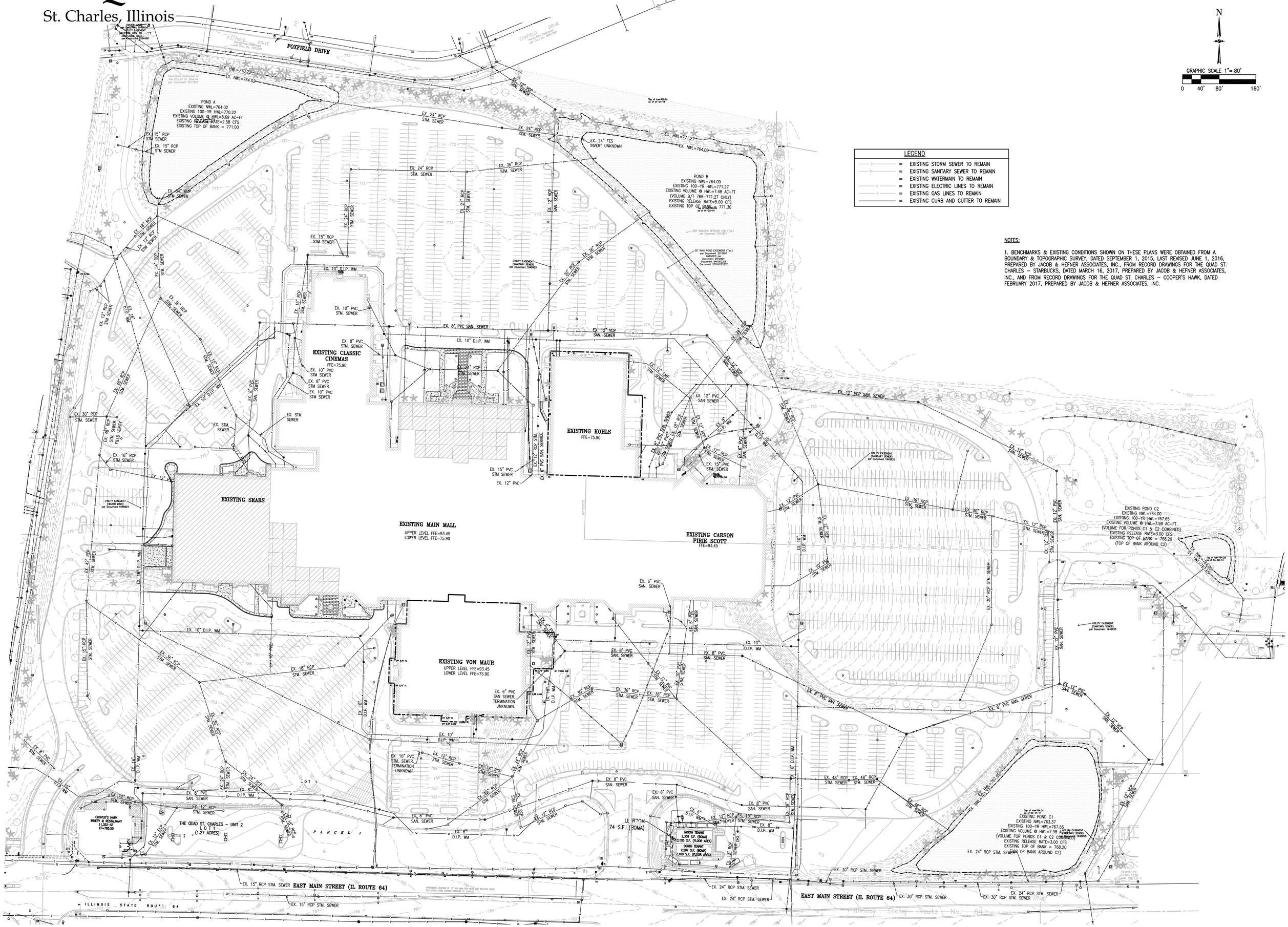
Prepared By:

Larson & Darby Group
Architects Engineers Planners

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

THE QUAD ST. CHARLES

St. Charles, Illinois



LEGEND	
=	EXISTING STORM SEWER TO REMAIN
=	EXISTING SANITARY SEWER TO REMAIN
=	EXISTING WATERMAIN TO REMAIN
=	EXISTING ELECTRIC LINES TO REMAIN
=	EXISTING GAS LINES TO REMAIN
=	EXISTING CURB AND GUTTER TO REMAIN

NOTES:

1. BENCHMARKS & EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, DATED SEPTEMBER 1, 2015, LAST REVISED JUNE 1, 2016, PREPARED BY JACOB & HEFNER ASSOCIATES, INC., FROM RECORD DRAWINGS FOR THE QUAD ST. CHARLES – STARBUCKS, DATED MARCH 16, 2017, PREPARED BY JACOB & HEFNER ASSOCIATES, INC., AND FROM RECORD DRAWINGS FOR THE QUAD ST. CHARLES – COOPER'S HAWK, DATED FEBRUARY 2017, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

EXISTING CONDITIONS PLAN

North

Date: April 5, 2017

Scale: 1" = 80'

0' 40' 80' 160' 320'

Graphic Scale

Prepared For:

The KRAUSZ COMPANIES, Inc.
44 Montgomery St., Suite 3300
San Francisco, CA 94104
Phone: (415) 732-5600

Prepared For:

Next Generation Development LLC
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440

Prepared By:

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

THE QUAD ST. CHARLES

St. Charles, Illinois

PAVILION AREA

APARTMENT MAIN STREET

GENERAL SITE DATA

USE	Acres
Townhome Area	21.15 ac
Apartment Area	11.67 ac
Retail / Commercial Area	48.49 ac
Total Site Area	**81.31 ac**

RESIDENTIAL

USE	DU
Townhomes	155 du
Apartments	256 du
Total Dwelling Units	**411 du**

PARKING	STALLS
Townhomes (2 spaces/du)	310 spaces
Apartments (surface parking)	155 spaces
Apartments (covered parking)	256 spaces
Parking Provided	**721 spaces**
Ratio	1.75 / du

RETAIL

USE	GLA
Classic Cinemas	76,210 sq. ft.
Von Maur	132,000 sq. ft.
Carson's	148,760 sq. ft.
Mall	150,000 sq. ft.
Pad 1	11,163 sq. ft.
Pad 2	7,360 sq. ft.
Pad 3	6,000 sq. ft.
Pad 4	4,452 sq. ft.
Pad 5	5,510 sq. ft.
Pad 6	5,000 sq. ft.
Pad 7	5,000 sq. ft.
Total	**551,455 sq. ft.**
Required Parking (4.5)	2,482 sq. ft.

PARKING LOTS	STALLS
West Lot	711 spaces
South West Lot (Includes Pad 7)	681 spaces
Von Maur South	89 spaces
Von Maur East	139 spaces
Mall East	272 spaces
Carson's South	408 spaces
Pad 6 Lot	118 spaces
West Outlot Parking	99 spaces
Center Outlot Parking	66 spaces
East Outlot Parking	61 spaces
Parking Provided	**2,644 spaces**
Ratio/1,000 S.F.	4.79 / 1,000 s.f.

STREETSCAPE ELEMENTS

North

Date: April 5, 2017

Scale: 1" = 100'

0' 50' 100' 200' 400'

Graphic Scale

CONCEPTUAL DEVELOPMENT PLAN

The KRAUSZ COMPANIES, Inc.
44 Montgomery St., Suite 3300
San Francisco, CA 94104
Phone: (415) 732-5600

Prepared For:

Next Generation Development LLC
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440

Prepared By:

Larson & Darby Group
Architects Engineers Planners

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

THE QUAD ST. CHARLES

St. Charles, Illinois

North

Date: April 5, 2017

Scale: 1" = 100'

Retail Architecture

Prepared For:

The KRAUSZ COMPANIES, Inc.
44 Montgomery St., Suite 3300
San Francisco, CA 94104
Phone: (415) 732-5600

Next Generation Development LLC
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
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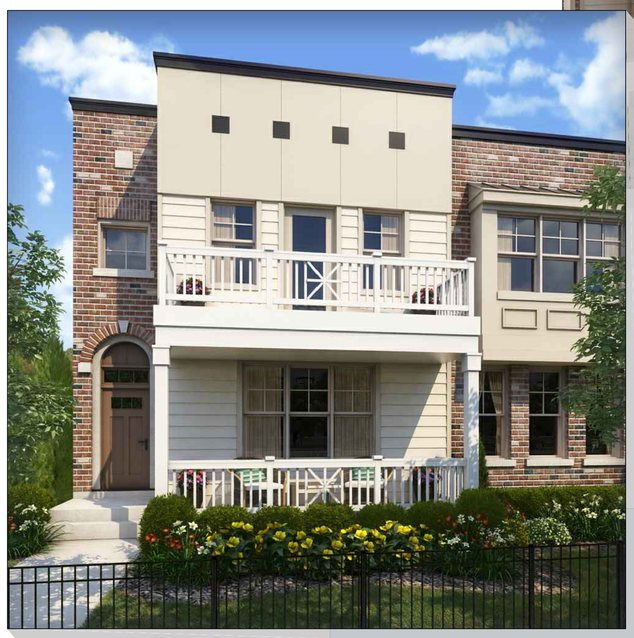
THE QUAD ST. CHARLES

St. Charles, Illinois

TYPICAL INTERIOR UNIT

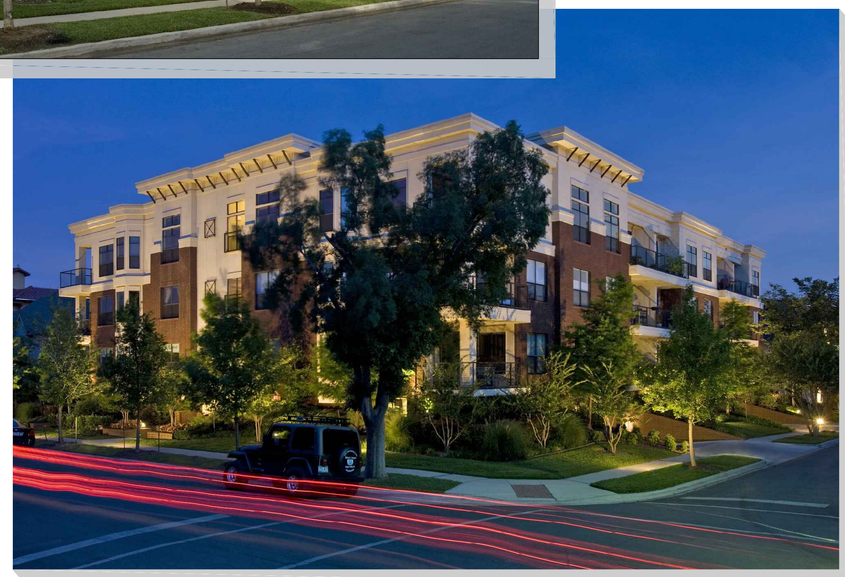


TYPICAL END UNIT

BUILDING ELEVATION

TOWNHOME ARCHITECTURE

FRONT ELEVATION



REAR ELEVATION

APARTMENT ARCHITECTURE

RESIDENTIAL ARCHITECTURE

Date: April 5, 2017

Scale: N.A.

The KRAUSZ COMPANIES, Inc.
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BEFORE THE PLAN COMMISSION

OF THE CITY OF ST. CHARLES

----------x

In Re: :

Application for Concept :

Plan Review, The Quad :

St. Charles (Charlestowne :

Mall PUD), 3700-3850 East :

Main Street. :

----------x

HEARING

St. Charles, Illinois 60174

Tuesday, April 18, 2017

7:01 p.m.

Job No.: 126917

Pages: 1 - 94

Reported by: Joanne E. Ely, CSR, RPR

HEARING, held at the location of:

ST. CHARLES CITY HALL
2 East Main Street
St. Charles, Illinois 60174
(630) 377-4400

Before Joanne E. Ely, a Certified Shorthand Reporter, and a Notary Public in and for the State of Illinois.

1 PRESENT:
2 TODD WALLACE, Chairman
3 TIM KESSLER, Vice Chairman
4 DAN FRIO, Member
5 JAMES HOLDERFIELD, Member
6 JEFFREY FUNKE, Member
7 TOM PRETZ, Member
8 LAURA MACKLIN-PURDY, Member
9 TOM SCHUETZ, Member
10 PETER VARGULICH, Member
11 ALSO PRESENT:
12 RUSSELL COLBY, Planning Division Manager
13 RITA TUNGARE, Director, Community & Economic
14 Development
15 ELLEN JOHNSON, Planner
16 CHRIS BONG, Development Engineering Division
17 Manager
18
19
20
21
22
23
24

P R O C E E D I N G S.

CHAIRMAN WALLACE: The City of St. Charles Plan Commission will come to order.

Tim.

VICE CHAIRMAN KESSLER: Holderfield.

MEMBER HOLDERFIELD: Here.

VICE CHAIRMAN KESSLER: Schuetz.

MEMBER SCHUETZ: Here.

VICE CHAIRMAN KESSLER: Vargulich.

MEMBER VARGULICH: Here.

VICE CHAIRMAN KESSLER: Funke.

MEMBER FUNKE: Here.

VICE CHAIRMAN KESSLER: Pretz.

MEMBER PRETZ: Here.

VICE CHAIRMAN KESSLER: Frio.

MEMBER FRIO: Here.

VICE CHAIRMAN KESSLER: Purdy.

MEMBER MACKLIN-PURDY: Here.

VICE CHAIRMAN KESSLER: Wallace.

CHAIRMAN WALLACE: Here.

VICE CHAIRMAN KESSLER: Kessler, here.

CHAIRMAN WALLACE: Okay. Presentation of minutes of the April 4th, 2017, meeting.

Is there a motion to approve?

1 VICE CHAIRMAN KESSLER: So moved.
2 MEMBER SCHUETZ: Second.
3 CHAIRMAN WALLACE: It's moved and seconded.
4 Any discussion?
5 (No response.)
6 CHAIRMAN WALLACE: All in favor.
7 (Ayes heard.)
8 CHAIRMAN WALLACE: Opposed.
9 (No response.)
10 CHAIRMAN WALLACE: All right. That passes
11 unanimously.
12 Item 4 on the agenda is The Quad
13 St. Charles, Charlestowne Mall PUD, and SC 3800
14 Main, LLC. This is an application for concept plan
15 review.
16 Welcome. For those of you who haven't been
17 here before, thank you for coming. The Plan
18 Commission is -- we are all appointed members by the
19 mayor to review development applications that come
20 before the city, and this is one of them.
21 Eventually, at some point in the future, an
22 application may be filed which we will have to
23 conduct a public hearing on. That's not what we're
24 doing tonight. Before the developer spends the time

1 and money in putting together plans for us, we have
2 a mechanism to have a concept plan review where they
3 can present to us what the concept is that they may
4 be coming back on an application for, and we will
5 give them feedback, positive and negative, what we
6 like, what we don't like with the plan. Members of
7 the public will have a chance to make comments
8 as well.
9 After tonight, nothing will happen. This
10 isn't going to go further unless -- is there a
11 review for Council?
12 MEMBER TUNGARE: There is a review with the
13 Planning and Development Commission on May 8th.
14 CHAIRMAN WALLACE: Okay. So there will be
15 another review for the St. Charles Planning and
16 Development Committee; but until an application is
17 filed with the City, we won't take any action on
18 this.
19 So we're at the beginning stages of a
20 potential application. That's what we're doing here
21 tonight.
22 Any questions on our procedure?
23 (No response.)
24 CHAIRMAN WALLACE: All right. Typically,

the way we would handle this is for the applicant to make a presentation to us. After that members of the Plan Commission may ask questions of the applicant, followed by any questions from members of the audience. At the end, if the applicant wants to wrap up their remarks, they can do so, and that's how we'll handle it.

Before we begin with the applicant, Russ, do you have anything for us?

MR. COLBY: No, I don't. I would just add that on the staff memo, on the last page, there is a list of questions. We would ask that at the conclusion of the concept plan review, that the plan commissioners individually respond to each of those questions and provide some direction to staff and the developer.

CHAIRMAN WALLACE: All right. Okay. After everything is done, the Plan Commission will provide kind of some wrap-up comments both positive and negative and answer the questions that are in the staff memo.

All right. Is the applicant ready?

And also I would just ask that anyone -- even though it's not a public hearing, we do have a

1 court reporter here in the room. So anyone who
2 speaks, whether it's a question, comment,
3 presentation, if you could speak at the lectern up
4 here, wait to be acknowledged by me before speaking,
5 and state your name for the record, spelling your
6 last name.
7 All right. Go ahead, sir.
8 MR. MAY: All right. I'm Chuck May, M-a-y,
9 and I'm at 185 Heathrow Court, Lake Bluff, Illinois,
10 for the applicant.
11 This evening we have our project team here,
12 and I would like to take an opportunity to introduce
13 them first. Seated here in the first row is --
14 first is Jim Hughes with Next Generation
15 Development; seated next to him is Mike Schoppe of
16 the Schoppe Design Group; next to him is Carrie
17 Hansen, also of the Schoppe Design Group; Burt
18 Andrews of Larson and Darby, our architect; and my
19 associate project manager of this is Barbara Bruce.
20 We are all here to -- any one of us may have
21 answers to questions you have, and all of us will
22 probably participate or at least most of us in the
23 presentation.
24 Here we go. The mall has been around for a

1 long time, and Russ was very -- in his usual
2 thoroughness has provided a lot of background as to
3 things that have gone on and ideas for the mall.
4 The ownership here has been in ownership
5 approximately 3 1/2 years, and it was our intent
6 when we acquired this to redevelop and re-tenant an
7 enclosed regional shopping center.
8 In short, the world has dramatically changed
9 in the area of retail. There are no more
10 particularly enclosed regional shopping centers
11 being built. In fact, they are dropping rapidly.
12 We, much to our chagrin, found that we just could
13 not find the tenants to occupy that amount of space
14 and pay the rents and the additional charges that
15 are necessary in order to make it functional.
16 So over time we've looked at a number of
17 different scenarios as to what we might do. In the
18 interim, things did not get better, they got worse.
19 Kohls closed, as you may know, last June. They
20 ceased to operate. We have reached agreement with
21 Kohls to purchase their store, and that would be our
22 intent, as part of any redevelopment that goes on
23 here would be the acquisition of the Kohls store.
24 In any case, we finally came to the

1 conclusion that there was just no way that we could
2 use the 80 acres of this site for retail
3 development. We considered alternatives. Those
4 alternatives are obviously things like office,
5 hotel, and other types of -- we excluded industrial,
6 but the office market is not really relevant here,
7 and there are already 1200 hotel rooms around us.
8 This led us to the conclusion that the
9 natural mixed-use opportunity for this site was
10 residential. And we began to look at the various
11 ways that we might incorporate residential into the
12 site.
13 It was obvious that the front of the site
14 that accesses and fronts on Main Street could still
15 be and should still be a relatively good opportunity
16 for some amount of retail. We also know that Von Maur
17 and the cinema are very good stores. They function
18 well. They want to stay there. They have made
19 investments in their property and continue to be
20 there.
21 Carson's has indicated to us at this point a
22 desire to stay at the site, and so with that in
23 mind, we are utilizing those three monuments. We
24 began to look at ways that we could incorporate

1 residential into the site, and we came up with a
2 plan to basically take the east end of the site into
3 more dense residential in the form of apartments and
4 the north side of the site into something less dense
5 in the form of townhomes.
6 This is a concept plan. I want to emphasize
7 that. It is a concept plan. It's still a work in
8 progress.
9 And I can take you through the site plan
10 kind of at this point, and you can see that we have,
11 as part of this plan, torn down the Kohls store
12 which is in this area right here, and then the old
13 food court of the mall, which is in this area right
14 here, and then basically the east section of the
15 mall. We ended up with this enclosed mall building
16 of approximately 150,000 square feet of what we call
17 the gross simple area in the mall. The gross
18 building area is maybe around 175,000 square feet.
19 As we're looking today at this, we think
20 that we can lease that type of building. We are
21 looking at emphasizing tenants in the entertainment
22 and food and restaurant services, things as salons
23 and a fitness center, that sort of thing. We think,
24 again, there's -- with the cinema, there's

1 opportunity for more restaurants from fast casual to
2 maybe a couple of sit-down restaurants.
3 But it is a challenge, unquestionably a
4 challenge today. The enclosed mall cost of
5 maintenance is significant. You know, even today
6 empty, the electric bill for the mall, now that
7 includes the exterior parking lot lights, but is
8 $600,000 a year. So someone has to pay that bill,
9 and it's things like that that make it a challenge
10 to have an enclosed mall. Whereas something like
11 Geneva Commons, which is totally open air, the
12 common area costs are significantly less.
13 So we need to figure out how to be
14 competitive, and as I say, again, this is a concept
15 plan. It could be that we would take down a little
16 more of the mall, it could be that we take down less
17 of the mall; but right now for purposes of this
18 presentation, this is what we have.
19 Frankly, if we didn't have the topography
20 that we have, and that is that we have a berm that
21 runs right here and causes this whole area to be all
22 upper-level parking, and this entrance to Von Maur
23 is all upper level and all upper level here. If
24 this were a flat, one-level site, I'd take down the

1 whole mall, and we would start over with buildings.
2 But we -- it's very challenging to try to deal with
3 that berm and deal with the structures that are in
4 place.
5 So we are working with, you know, several
6 monuments here, as I say. The good news is the
7 Von Maur and the Cinema as monuments, and the bad
8 news is we've got a major upper-level parking berm
9 situation that makes it very challenging to do
10 anything other than keep this building.
11 We continue to look at it and to see what
12 other things we might be able to do to improve the
13 retail here, but right now, this is what we have.
14 Again, leaving the Carson's, giving them
15 basically first-level entry here, utilizing their
16 upper-level parking lot, which is not very much
17 utilized right now, in exchange for parking here.
18 We take this parking into apartments, and as I said,
19 this whole area back here becomes townhomes.
20 Any questions so far?
21 CHAIRMAN WALLACE: Anything?
22 MEMBER HOLDERFIELD: I'm not sure I
23 understand when you say upper-level parking.
24 MR. MAY: Okay.

1 MEMBER HOLDERFIELD: I know that the
2 property tapers down the west side on the other side
3 of the old Sears building there.
4 MR. MAY: Okay. This is a berm right here
5 and it -- this creates all of this for upper-level
6 parking. This rises from the ring road and goes up,
7 rises eventually almost 17 feet to the entrance to
8 the upper level of the mall and the upper level of
9 the Von Maur store. Okay. So what happens is the
10 lower level of the Von Maur store is buried 17 feet
11 below grade at this point as is the mall.
12 MEMBER HOLDERFIELD: Okay.
13 MR. MAY: So if we tore the building down,
14 what happens is you stand here and you look down
15 17 feet to the entrance of the --
16 MEMBER HOLDERFIELD: All right.
17 MR. MAY: -- of the Cinema.
18 And so that's -- those are the challenges
19 that we face. I mean, it's not an easy thing to
20 deal with. If you look at some of your plans that
21 people have thrown out for this mall -- I think in
22 your package you'll see a couple of architects that
23 drew plans that gave no consideration, and Russ
24 points this out, to the topography and just

1 basically shows taking down the mall and creating a
2 one-level mall.
3 It's like, okay, what did you do with the
4 berm out front, and how did you deal with that?
5 They didn't have -- it was just a piece of paper, so
6 they didn't have to deal with it. But it makes it
7 challenging at this point.
8 So one of the things that we're looking
9 at -- we want to make this one project. So we've
10 worked at making it pedestrian friendly with
11 connectivity between the residential areas and the
12 retail, creating opportunities for passage, you
13 know, pedestrian passage. This is a nice open-space
14 plaza, pavilion.
15 We're looking at keeping the -- trying to
16 see if we could keep the center court skylight,
17 that's actually quite exciting, and seeing if we can
18 make it an outdoor facility. We haven't verified
19 the structural ability of that yet, but we think it
20 could be really exciting to do.
21 Let's see if I can find --
22 MEMBER HOLDERFIELD: Excuse me. I just have
23 one more question.
24 MR. MAY: Sure.

1 MEMBER HOLDERFIELD: The parking lot between
2 the existing Carson's and the undefined tenants of
3 the mall --
4 MR. MAY: Here?
5 MEMBER HOLDERFIELD: Yes, right there. And
6 that would be the upper level --
7 MR. MAY: No, no.
8 MEMBER HOLDERFIELD: No?
9 MR. MAY: The only upper level that now
10 exists -- would now exist would be here, would be
11 this area right here.
12 MEMBER HOLDERFIELD: Okay.
13 MR. MAY: Everything else is taken down.
14 This gets graded down to some extent to create the
15 opportunity for these buildings here.
16 MEMBER HOLDERFIELD: So that would be new
17 entrances too.
18 MR. MAY: There would be no entrance --
19 there would be no entrance here to Carson's.
20 Carson's would lose -- so Carson's would have an
21 entrance here, lower level. Carson's would have an
22 entrance here, lower level.
23 MEMBER HOLDERFIELD: Okay.
24 MEMBER FUNKE: You know, I've got a

1 question. You know, I agree with you. The whole
2 idea of an interior mall is kind of -- it's becoming
3 obsolete. We have some pretty successful in Old
4 Orchard and up north --
5 MR. MAY: Oak Brook and Old Orchard.
6 MEMBER FUNKE: Yeah. I mean, the idea of
7 actually opening up the mall and creating interior
8 streets.
9 MR. MAY: Yeah.
10 MEMBER FUNKE: Have you thought about that?
11 MR. MAY: We've thought about that, and
12 we've given it a lot of consideration. There is
13 some problems in terms of frost proofing all of the
14 columns at that point because they're there now, and
15 we'd have to build new facing.
16 But it is an option that we continue to kind
17 of -- wouldn't it be great if we could that. Gee, I
18 wonder how that would work. But then you'd create a
19 bunch of -- you know, there's a bunch of space in
20 here that just face each other, and these become two
21 level and now what happens to the second level. Do
22 you just have a second-level phaseout here, you
23 know, and how do you get down. How do you create an
24 outdoor walk on the upper level.

1 We're still working through a lot of that,
2 but you're right. You know, our first two major
3 shopping centers in the Chicago area were Oak Brook
4 and Old Orchard built by Phil Klutznick a long time
5 ago, and I guess he actually knew what was going on,
6 but most of us that started putting up malls in the
7 '70s thought he was crazy. I guess he had a lot of
8 forethought.
9 MEMBER MACKLIN-PURDY: I have a question.
10 MR. MAY: Yes.
11 MEMBER MACKLIN-PURDY: Is there a reason why
12 Carson's is not connected at all, like a walkway
13 or --
14 MR. MAY: There is a walkway, yes. We're
15 looking at -- this is a walkway. We're looking at
16 whether that needs -- would be covered. You know,
17 we've given thought to putting a cover over it, but
18 that's right now considered a walkway, and it will
19 be a pedestrian -- it will be a pedestrian walkway
20 between the two.
21 MEMBER HOLDERFIELD: But not necessarily
22 enclosed in the walls?
23 MR. MAY: No. We would never -- I mean,
24 there wouldn't any reason to enclose that. It's

1 just that would be --
2 MEMBER HOLDERFIELD: It would be covered.
3 MR. MAY: If we cover it, it would be a
4 canopy of sorts.
5 And, again, concept, I mean, these are just
6 ideas that we're -- as you put pen to paper, and
7 then we do a cost analysis and say, okay, what makes
8 sense here from a cost standpoint.
9 We're tearing down a lot of buildings. I
10 mean, there, with the Sears store and the Kohls
11 store and the mall, it's close to 400,000 square
12 feet that's being torn down here. That's a lot of
13 building.
14 So this is pretty well parked. It's got
15 good parking but we figure -- we think that with the
16 entertainment uses that we're trying to think about
17 and the restaurants, it's going to need parking.
18 It's going to need a lot of parking. So that's why
19 we're kind of trying to say, okay, well, let's save
20 as much parking as we can.
21 Once you get into actual final design and
22 you figure out all the landscaped areas you want to
23 put in and all the walkways you're going to put in,
24 and all of a sudden you find yourself losing cars,

1 but I think that, you know, we want to make sure
2 it's well parked.
3 Cooper's Hawk in itself is clearly going
4 to -- when they open in less than a month now, it
5 will be interesting to see what the parking looks
6 like, and that will give us a good idea as to what's
7 going to happen.
8 MEMBER VARGULICH: Will the theater only
9 have an entrance on the west side?
10 MR. MAY: Yes. The theater now has an
11 entrance --
12 MEMBER VARGULICH: Yes.
13 MR. MAY: -- on the west side.
14 MEMBER VARGULICH: It looks like you're
15 closing the entrance on the east side.
16 MR. MAY: Yes. The theater entrance right
17 now is right here. I worked with Chris Johnson, and
18 he actually came up with the idea of using that as
19 an entrance, and he signed it and lit it, and the
20 idea would be to create an entranceway and hardscape
21 it as opposed to the way it looks now. So that's
22 the main -- would become the main entrance.
23 Although we would still -- with this plan,
24 still have plans to -- I keep losing the arrow.

1 There we go. We would still have a plan that you
2 would be able to come here and escalate down to the
3 entrance here.
4 MEMBER VARGULICH: So no entrance on the
5 east side.
6 MR. MAY: But no entrance -- well, in this
7 plan, there's an entrance here to the mall. So you
8 could always park here at the theater and walk in
9 this entrance and get to the --
10 MEMBER VARGULICH: But not directly from the
11 east side.
12 MR. MAY: But not directly into this
13 building, correct.
14 MEMBER SCHUETZ: I have a question. As far
15 as the relationship of the townhomes and the
16 apartments to the retail, have you done any numbers
17 as far as will these townhomes and apartments
18 support the retail? I mean, I know it's a
19 guesstimate, but can you explain any of that, what
20 your thoughts are at least?
21 MR. MAY: There could be some small shops
22 that would relate to and -- it could be like a dry
23 cleaners or things like that that would relate to
24 this, but frankly, this type of retail is not

1 supported by just that number of people. It helps.
2 It's good because you got close in -- you've got
3 people that will come frequently, but, I mean,
4 Von Maur pulls from 350,000 -- a population of
5 350,000 people, and that's their trade area.
6 So in order -- you know, in order for this
7 retail to work, we have to pull -- and the theater
8 pulls from quite a distance, as does Carson's, and
9 Cooper's Hawk will pull from quite a distance also.
10 So, again, while it's a help to have this
11 close in and I think it's a selling point for
12 retailers, in and of themselves it's not enough to
13 make it work.
14 CHAIRMAN WALLACE: I have a question that
15 possibly staff could answer.
16 I know that from the time the mall was built
17 for probably -- I don't know how many years, 10
18 years probably, there was a direct route from the
19 north side of the mall to Foxfield, and I don't know
20 if that was changed when the Jewel development went
21 in.
22 MR. COLBY: Yes.
23 CHAIRMAN WALLACE: The routing of that.
24 MR. COLBY: Yes, it was.

1 MR. MAY: This right here was the original
2 planned access, and it is now a pedestrian access.
3 CHAIRMAN WALLACE: Yeah.
4 MR. MAY: I couldn't figure out -- we had
5 old site plans, and I kept saying, well, they're
6 wrong. Why is that -- this is not the road, and
7 finally someone explained to me that that was --
8 CHAIRMAN WALLACE: It used to be.
9 MR. MAY: That was the planned road.
10 CHAIRMAN WALLACE: Yeah.
11 MR. MAY: Did it open that way? I wasn't
12 sure even if it opened that way but --
13 MEMBER VARGULICH: It did.
14 MR. MAY: I finally had to have our
15 engineers draw it, you know, change the plan because
16 the old plans were -- we were using old plans, and I
17 kept saying it's in the wrong place, guys.
18 CHAIRMAN WALLACE: I'll get to you in just
19 one second. I have one other question for staff.
20 Do you see an issue with the north roadway
21 not lining up with any of the roads on the other
22 side?
23 MR. COLBY: What do you mean by an issue?
24 As a traffic concern?

1 CHAIRMAN WALLACE: Yes.
2 MR. COLBY: It's something that we haven't
3 analyzed yet. I think that's something we would
4 look at in more detail when we have full engineering
5 plans and traffic.
6 MR. BERTUCCI: I'd like to --
7 CHAIRMAN WALLACE: Sure. Come on up.
8 MR. BERTUCCI: My name is Mike Bertucci.
9 I've been there for about 30 years.
10 CHAIRMAN WALLACE: I'm sorry. Say it again.
11 MR. BERTUCCI: My name is Mike Bertucci. I
12 live in Charlemagne. I've been living there for
13 about 30 years. Bertucci, B-e-r-t-u-c-c-i.
14 Yeah. Originally, when that mall was built,
15 there was a direct access in there. There was a big
16 concern of traffic coming through there and
17 overloading the residential area there.
18 So what they did was they reconfigured it
19 when they built Stuarts Crossing and also Jewel and
20 ran it over that way, and that road was supposed to
21 be used for emergency -- for fire department and
22 stuff like that.
23 CHAIRMAN WALLACE: Okay. Sir, do you have a
24 question?

1 MR. NELSON: My name is Pete Nelson. I live
2 at 701 Foxfield Court. You can see my house right here.
3 That road that's accessing to Foxfield Court
4 where the berm currently is, and that was part of an
5 agreement with the Charlemagne subdivision to have
6 that berm put in, and I would definitely fight not
7 to have that removed from the area and put a road in
8 there. That would cause way too much traffic.
9 CHAIRMAN WALLACE: Are you talking about the
10 berm running east and west on the south side of
11 Foxfield Drive?
12 MR. NELSON: Yes. There's a full berm
13 there. It was an agreement with Charlemagne there
14 with the mall.
15 CHAIRMAN WALLACE: Okay.
16 MR. NELSON: That would cause great problems
17 in traffic through that area. There's no other way
18 out of that location except through that road.
19 They've got nothing going through the mall at all
20 except going back out and around.
21 CHAIRMAN WALLACE: Okay.
22 MR. NELSON: Plus there are additional
23 things. There's twice as many people in that area
24 than are in Charlemagne currently. Because we have

175 homes in Charlemagne. You've got almost 400 residents there, and all that traffic will go right out that way. Trust me. I know. They cut through now.

CHAIRMAN WALLACE: All right.

MR. NELSON: Those are some of my concerns, plus there's no parks in that drawing. Every community that's been put up is required to put a park up in the community. Just some notes that I've identified on what's going on.

CHAIRMAN WALLACE: All right. Thank you.

MEMBER PRETZ: I have some questions.

CHAIRMAN WALLACE: Okay.

MEMBER PRETZ: I have two questions for you. The first one is that I notice, and my eyes may not have picked it up in the town house area, but you have a pool and a clubhouse, is that right, in the apartment area?

MR. MAY: To the apartments, yes.

MEMBER PRETZ: And I guess I wanted to know what the rationale was on why you would -- because that's a rental scenario, and then the townhomes I'm under the impression that's going to be a purchase; correct?

1 MR. MAY: Yes. That's the intent at this
2 point, yes.
3 MEMBER PRETZ: That you would locate the
4 clubhouse and the pool without putting such a
5 facility or thinking about putting a facility in
6 with the townhomes, what's your rationale?
7 MR. MAY: Jim, do you want to respond to
8 that?
9 MR. HUGHES: Good evening. My name is Jim
10 Hughes. I'm with Next Generation. We're
11 residential developer/builders. Hughes, H-u-g-h-e-s.
12 Yes. The clubhouse is serving the rental
13 component. It's an amenity package. It's a
14 clubhouse. It also would be our leasing center.
15 We're still not sure where we might locate another
16 one within, and yes, you are correct. The townhomes
17 are a for-sale component.
18 And we may -- depending on what we do there
19 because I'm thinking of maybe splitting -- we've got
20 155 units. We may do part of that as a more senior
21 targeted. So that's still all shifting ground, if
22 you will. But most of the apartment complexes that
23 are being built today, they are highly amenitized;
24 and traditionally, to get the rents we're looking to

1 get, you're going to have to have the clubhouse with
2 the workout room with the business center,
3 et cetera, et cetera, et cetera, and normally a
4 pool, a hot tub, and all that type of stuff. So
5 it's extremely, extremely highly amenitized in the
6 rental market today.
7 MEMBER PRETZ: My second question, and maybe
8 you can answer this too, and it was partially stated
9 with the gentleman just before. Your approximate --
10 and I can't remember what I read in here related to
11 the kids that will be throughout the complex there.
12 Do you remember that number that you were
13 projecting?
14 MR. HUGHES: You're talking school-age
15 children?
16 MEMBER PRETZ: Correct.
17 MR. HUGHES: I don't have that.
18 MEMBER VARGULICH: It's 60.
19 MR. HUGHES: About 60?
20 MEMBER VARGULICH: 60. 6-0 on the land cash
21 portion.
22 Russ, is that right? It's 60, 62 in the
23 land cash portion?
24 MR. COLBY: We have it at 60.

1 MR. HUGHES: Yeah, 60.
2 MEMBER PRETZ: Doesn't that seem somewhat
3 low?
4 MR. HUGHES: The apartments you would have,
5 very candidly, very little children, and the
6 townhomes, depending on, as I said, if we go to a
7 senior targeted or --
8 MEMBER PRETZ: I understand.
9 MR. HUGHES: Those are numbers that -- we
10 have done a lot of this type of stuff. Those are
11 pretty realistic Numbers. At first blush, I agree
12 with you, but once you get into it, it's a low
13 number.
14 MEMBER PRETZ: I'm going to have to trust
15 you to know these numbers. Because my thought was
16 that if we had young children and the amount of
17 parking area that exists there, I was wondering what
18 we were going to do with kids when they need some
19 area to go to and play.
20 MR. HUGHES: I've got all the data that I
21 can supply you with that --
22 MEMBER PRETZ: Okay.
23 MR. HUGHES: -- can validate those numbers.
24 MEMBER HOLDERFIELD: I'm sorry?

1 MR. HUGHES: That can validate those
2 numbers. I've got all the data information that we
3 can do that.
4 MEMBER PRETZ: Those are my only two
5 questions. The rest are comments for later.
6 CHAIRMAN WALLACE: Okay. Any other
7 questions from the Plan Commission members?
8 MEMBER VARGULICH: I have some questions.
9 CHAIRMAN WALLACE: Uh-huh.
10 MEMBER VARGULICH: I notice that there's no
11 park area here, but there is a park in the
12 Charlemagne-Kingswood subdivision --
13 MR. HUGHES: Okay.
14 MEMBER VARGULICH: -- of about 7 acres. And
15 so while I understand this is a concept plan, I
16 would encourage you to meet with the park district
17 at the beginning, not in the middle of this process,
18 and sort through whether they feel that their 7
19 acres can support 800 new residents; and if not,
20 then I would encourage you to alter your plan to
21 include a park area.
22 MR. HUGHES: We would certainly meet with
23 the park district right out of the box here. We
24 have been working with staff internally to get to a

1 conceptual concept plan; and as soon as we're ready
2 to take that leap, that would be first and foremost
3 who we would get together with.
4 MEMBER VARGULICH: Okay. And then as far as
5 the actual townhome project that's being represented
6 here, I guess from kind of a user experience
7 standpoint, whether you be a resident or a visitor,
8 it doesn't seem overly interesting.
9 MR. HUGHES: Okay.
10 MEMBER VARGULICH: Not from an architecture
11 standpoint, I don't feel adequate to really address
12 that, but certainly from the standpoint that the
13 access drive that people use to get to their unit
14 as well as any visitors that happen to be there,
15 there's no visitor parking for anyone. And
16 everybody who is going to drive through this complex
17 or through the apartment, the townhome portion, they
18 will be viewing two-car garages continuously.
19 MR. HUGHES: These are rear-loaded product.
20 MEMBER VARGULICH: I understand.
21 MR. HUGHES: And one of the rationales for
22 that is you can load more architectural labors to
23 the front of the units which all face into green
24 space and open space. We will provide -- we will

1 provide visitor parking throughout the community.
2 MEMBER VARGULICH: Where would that be in
3 this scenario?
4 MR. HUGHES: Well, we'll locate that as we
5 move farther down the road. I don't think we have
6 located any specific at this point, but we will
7 locate visitor parking throughout.
8 We're presently marketing this product --
9 we're doing a large development at the Route 59
10 train station in Aurora and Naperville, and we're
11 doing 460 mid-rise apartments there. We're doing 55
12 for-sale townhomes there as well, which have been
13 extremely well received. They are more urban
14 looking, which is very candidly what Aurora wanted
15 because that's their TOD corridor.
16 We will work on the details of the
17 architecture. As I said, if we go to a split senior
18 market here, I may have to go to more ranch style.
19 So that's, again, all in flux. We just tried to put
20 this together to get the concept put before
21 everybody so we could get thoughts.
22 MEMBER VARGULICH: I think that the parking
23 for the apartments, at one point six per unit seems
24 vastly low.

1 MR. HUGHES: Depending on what your bedroom
2 count is, if you're one-bedroom units or two-bedroom
3 units. We're providing parking underneath these
4 buildings so that there's no competition with the
5 Christmas shoppers, et cetera. So we're fairly
6 comfortable with that number; but, again, I can
7 verify those numbers for you data-wise of what we've
8 done in prior projects.
9 MEMBER VARGULICH: Okay. Then on the
10 service parking for the rest of the project, you
11 have about 4.8 it appears, 4.79, 4.8.
12 MR. HUGHES: That's correct.
13 MEMBER VARGULICH: I would encourage that
14 number to go lower.
15 MR. HUGHES: You're talking on the retail?
16 MEMBER VARGULICH: Uh-huh.
17 MR. HUGHES: That's Mr. May's bailiwick. I
18 don't want to speak for him on that.
19 MR. MAY: The parking, original parking
20 ratio was over 5 on here. I think our PUD is 4 to
21 1, and that's where we were kind of at. We are
22 concerned about -- if we have a number of
23 restaurants here, you have to park -- you can't park
24 those at 4 or 5. I mean, it becomes significant.

1 So, you know, it will depend on the uses
2 that we really get going here. I mean, you can
3 just -- you generally can take a regional shopping
4 center and park it at 4 1/2 or 4 1/4 or whatever,
5 depending on the size, and as you know, you get a
6 lot of trade offs. But if we're going to use a lot
7 of entertainment here and restaurant and food, then
8 we have to really think about the parking ratios.
9 MEMBER VARGULICH: So then do you have a
10 target for how much of your 150,000 you're looking
11 to do as restaurant-oriented uses right now?
12 Because that's really what drives the parking.
13 MR. MAY: Yeah. In the neighborhood of
14 another 15-, 20,000 feet, but that could verify. I
15 mean, this is a concept plan, and the other problem
16 is that when we start getting into actual counts and
17 the green spaces that we want in, then we're going
18 to lose spaces. We've overparked it right now a
19 bit, and that's why.
20 MEMBER VARGULICH: Okay.
21 MR. MAY: So as we get into details, we
22 always find ourselves losing spaces.
23 MEMBER VARGULICH: Okay.
24 MEMBER FUNKE: Is that one tenant you're

1 looking at when you're doing the interior mall?
2 MR. MAY: No. That would be -- the interior
3 mall would be several restaurants, not one, not just
4 one.
5 MEMBER FUNKE: Interior restaurants. Are
6 they going to a have a facade?
7 MR. MAY: The intent would be to put them
8 right here at this entrance for the most part.
9 There may be some that would go around this plaza
10 area, but the idea would be to do them in
11 conjunction with the escalator down to the theater.
12 Let's see. Am I not rolling this right?
13 How do I roll this? How do I -- how do I get it to
14 move off of that one? There we go.
15 If you look at -- this is a conceptual
16 entrance upper level. That's that southwest parking
17 lot. You can see two build outs on each side of the
18 entrance. That's a concept that we were just kind
19 of playing with as the potential for restaurants at
20 that entry, major restaurants.
21 And we also have to consider the fact
22 that -- we also have to consider the fact that we've
23 got, you know, Cooper's Hawk opening down here, and
24 it's anticipated that this parking area, while it

1 meets code, will not support their intended volumes.
2 MEMBER VARGULICH: I hope they're busy
3 enough where it doesn't.
4 MR. MAY: We do too. So, you know, a good
5 portion of this parking area, and we'll see how they
6 open, but in looking and visiting other Cooper's
7 Hawks and looking at the parking on a Friday and
8 Saturday night, and then you add this Friday and
9 Saturday night at the theater, and, you know, taking
10 up all this parking and some of this, and, you know,
11 it's --
12 MEMBER VARGULICH: What percentage of the
13 west lot would the theater and you call retail?
14 MR. MAY: This lot, all of it. They would
15 use pretty much all of that lot. That would be a --
16 they want -- this, I think, is 700 cars about.
17 Yeah. They use every bit of 600 now.
18 It's interesting what they're doing. You
19 know, they're going to the larger seats, and they're
20 going theater by theater, and this is an 18-plex
21 theater, and they're going -- in each theater,
22 they're doing the seats, and it actually reduces the
23 number of seats dramatically. So you would think
24 you would need less parking, but because of the

1 result of that, they become far more active, and
2 they fill their seats, and so historically, they
3 need more parking. That's kind of the good news
4 about what happens.
5 MEMBER FUNKE: Since this is a four-sided
6 building, how are you handling the trash and the
7 loading on the Classic Cinemas, the mall, and
8 Von Maur? I see in Carson's you have a --
9 MR. MAY: Okay. Classic Cinemas has a --
10 right here is their trash and truck access. We have
11 truck -- we have trash access here. We will have
12 truck access here. Von Maur has a truck dock here.
13 We're looking at maybe having to create something
14 along here to get into this corner, but this is a
15 concept plan. We are still working on that.
16 We're taking Carson's loading dock -- where
17 they have their compacter and loading dock, it faces
18 out this way, so trucks back in this way. We're
19 turning the dock so that trucks come in this way,
20 and, you know, this will -- there obviously needs to
21 be some berm and screening, landscape screening from
22 that. But we have given it some thought but not
23 detailed thought.
24 MEMBER VARGULICH: With respect to traffic

1 and circulation, there seems to be, you know,
2 comparable drive aisles that circulate back to the
3 outside road adjacent to the mall, Von Maur. But
4 that seems to be missing from the theater, like
5 towards Stuarts Drive.
6 You kind of come in, and then everything is
7 dropped in. Is there a reason that you couldn't
8 have a driveway that would connect back towards
9 Stuarts Drive, much like the way the remainder of
10 the mall circulates?
11 MR. MAY: You mean coming back this way?
12 That's come back out --
13 MEMBER VARGULICH: Yes.
14 MR. MAY: -- so that you could go around?
15 MEMBER VARGULICH: Yeah.
16 MR. MAY: That's just a layout right now.
17 You know, we have -- you know, one of the desires
18 was to get as many cars in here as we could.
19 The other thing that happened was, you know,
20 we didn't know exactly where this line was going to
21 be. So we had a little more space up here to allow
22 before. So we'll need to work on this area right
23 here so that we have circulation.
24 I mean, it's intended to have a drop-off

1 point. You know, you'll see an indentation right
2 here where there's intended to be a drop off for the
3 theater. This right here is the fire road. We'll
4 probably need a little more planning on how that
5 works.
6 And then, you know, there's things like do
7 we really need this much of a drive here? We do
8 need to have circulation around the theater for fire
9 protection purposes. So we'll be working with the
10 fire department just to see exactly what we would
11 need and to make sure that we're complying with
12 their needs.
13 MEMBER VARGULICH: Okay. And I would also
14 encourage you to meet with the Charlemagne
15 Homeowners Association.
16 MR. MAY: We have.
17 MEMBER VARGULICH: And continue that
18 dialogue. I think reopening the Fox Chase Drive
19 connection to the mall would probably make more
20 sense for the traffic flow than a stubbing out to
21 Foxfield Drive the way you're showing it now.
22 MR. MAY: This one?
23 MEMBER VARGULICH: Yes. Was there a
24 two-lane drive before?

1 MR. MAY: Yeah.
2 MEMBER VARGULICH: And it would -- you would
3 come out at a place where there's already left-turn
4 lanes already striped into the road system, rather
5 than just stubbing out where you're showing it
6 against the side of the lot now.
7 MR. MAY: That's a good point. I mean, one
8 of the things that we struggled with was we felt
9 that anybody that -- while we welcomed pedestrian
10 connections, we didn't think people wanted people
11 that were leaving the theater at 1:00 o'clock in the
12 morning to drive through there, to be parading
13 through their subdivision.
14 So the idea was to get -- to really make it
15 difficult or impossible to do that. And so that's
16 what drove us kind of to this entry right here that
17 gave them -- not only that, but it gave them an
18 opportunity to do kind of a feature entrance into
19 the subdivision.
20 But maybe there's -- you know, that might be
21 a good point. As I say, that's something we could
22 take a look at.
23 MEMBER VARGULICH: There could still be an
24 entry there. I mean, you could have your pond, and

1 then you have the Jewel pond which has just been
2 redeveloped.
3 MR. MAY: Yeah. If we were going to do
4 that, we would want to do something that came in
5 this way and came over so you'd still keep out the
6 movement through of commercial traffic mixing in the
7 residential area.
8 CHAIRMAN WALLACE: Question.
9 MS. PAYLEITNER: I just stepped in. Rita
10 Payleitner, I'm the Second Ward Alderman for the
11 City of St. Charles.
12 I had mentioned this, and perhaps
13 Mr. Bertucci can speak to it as well, but the little
14 pedestrian path that goes straight up to Fox Chase,
15 the reason why that was closed was because there's
16 actual houses on Fox Chase, and people were worried
17 that the traffic coming right from the high school
18 would increase and go right into the mall there. So
19 that was one of the main reasons why that was
20 closed. This road right here. And then going up
21 here, there is actual residences up there, so.
22 CHAIRMAN WALLACE: Yes, sir.
23 MR. NELSON: There's actual residents that
24 come out too. That's where I live.

1 MS. PAYLEITNER: I know. There's no houses
2 on Fox --
3 MR. NELSON: I live on the border there.
4 Yes, there's a house there. There's one across The
5 street. There is one on the next one.
6 MS. PAYLEITNER: Your houses face Foxfield?
7 That's my point.
8 MR. NELSON: It doesn't face it.
9 MS. PAYLEITNER: Right, right.
10 MR. NELSON: But it's there.
11 MS. PAYLEITNER: Right, right. I agree with
12 you. I agree with you. I'm just saying as far as
13 the driving count.
14 MR. NELSON: There's always traffic there.
15 There was a young man killed on that road too.
16 MS. PAYLEITNER: He was killed, yes. Right,
17 right, right.
18 But anyway, I'm just explaining why that
19 was. I'm not sure that would be a good idea to open
20 that up. Keeping the Stuarts Drive open, yes.
21 MR. BERTUCCI: I've been at Charlemagne, as
22 I said, for 30 years, and the City has played games
23 with this situation here a number of times. We were
24 supposed to have limited access into it. We've had

1 actually three additions of traffic coming in there.
2 You know, first, it was Kingswood, then West
3 Chicago, and then Majestic Oaks, and it's all
4 flowing into Charlemagne now, okay, one way or the
5 other.
6 Any additional spot into Charlemagne is
7 going to increase the traffic not only on Foxfield
8 but also going through the front entrance of
9 Charlemagne too, which in the morning is a lot of
10 fun to get through and everything, so.
11 MS. PAYLEITNER: It does move up.
12 MR. BERTUCCI: Yeah. Up further right
13 where --
14 MS. PAYLEITNER: Right, right, right, right.
15 MR. BERTUCCI: -- it ends up at Kirk Road.
16 The area -- you know my thinking on this,
17 and I know it's only a concept plan, is to try to
18 improve this access here going straight out to Kirk
19 Road and have all that come out there and maybe out
20 to Smith Road and North Avenue, instead of going to
21 that part.
22 MS. PAYLEITNER: Right.
23 CHAIRMAN WALLACE: Thank you for leading
24 into my question.

1 One of the main issues that I typically will
2 voice regarding pretty much any development is
3 circulation within the site; and going to basically,
4 I think, what is the consensus here is the stub,
5 I'll call it, that happens at the end of the row of
6 condos on the northwest side of the site, where it
7 doesn't connect through to Stuarts Drive as it
8 currently does.
9 And my feeling is that any circulation on
10 the site, you know, unless somebody -- if somebody
11 comes around to the north side of the site, I would
12 expect that probably they'll exit the site through
13 Foxfield Drive as opposed to driving all the way
14 back around to Route 64, of course, depending on
15 where they're planning on going.
16 But one of the benefits of Stuarts Drive
17 right now is that it's more of a commercial access
18 into the same area without having to go to Foxfield
19 Drive and filter to the north through the
20 neighborhood there. I know Stuarts Drive does
21 encounter some residential when it gets up to the
22 condos and Stuarts Crossing. Yeah. But it doesn't
23 encounter the single-family houses on, you know,
24 Foxfield Court and Fox Chase.

1 So one of the things that I would look for
2 would be improved circulation through the site; and
3 if that entails rearranging the townhomes or
4 something like that, I'm foreseeing a lot of people
5 going down this road from in front of Carson's,
6 what's now the east side of Carson's going north,
7 taking a big semicircle trying to get around the
8 theater, and running into a nice little roundabout
9 here in the residential area.
10 MR. HALL: You mean coming -- so are we
11 talking about someone coming out of here?
12 CHAIRMAN WALLACE: I'm saying somebody is
13 here, and they go north up around there to try to
14 get to the other side of the mall, which you can do
15 now.
16 MR. MAY: Well, first of all, there is no
17 entrance to Carson's here. This is not -- this is
18 all apartment dwellers right here. So anybody up
19 here is going to be from the apartments. I mean,
20 there might be someone who gets lost.
21 MEMBER VARGULICH: They're still going to
22 come in off of Smith Road.
23 MR. MAY: You can still come in off of
24 Smith --

1 MEMBER VARGULICH: Yeah.
2 MR. MAY: -- right now here to get to the
3 retail.
4 MEMBER VARGULICH: Correct.
5 MR. MAY: You can come down here, and you
6 can go out that way. So I guess I'm not quite
7 sure --
8 CHAIRMAN WALLACE: I guess my point is in
9 the overall thought of mixed-use development would
10 be to integrate the uses, and what I'm seeing in the
11 plan as it is right now is a separation of the uses.
12 There's no --
13 MR. MAY: Well, that separation is -- from a
14 vehicle standpoint, the answer would be correct.
15 CHAIRMAN WALLACE: Yeah. And --
16 MR. MAY: Again, because we've got -- we've
17 got a lot of things going on here that could go late
18 into the night. Theater lights are quite often, you
19 know, on until when people are leaving at
20 1:00 o'clock in the morning. So the question is do
21 you want -- do you expect to buy a home here and
22 have people leaving the theater at 1:00 o'clock in
23 the morning and driving through your residential
24 streets.

1 CHAIRMAN WALLACE: Well, I guess my thought
2 in being an advocate of mixed-use would be if it's
3 going to be a mixed use, then the people that are
4 buying there are buying there with the expectation
5 that that would happen.
6 Otherwise, we're developing -- we have two
7 separate developments, a residential development and
8 a commercial development; and I think that without
9 integrating the two, there are going to be
10 difficulties on both sides.
11 For example, the mall east lot that you have
12 between Carson's and the pavilion doesn't have
13 vehicular entrance or access to the road just to the
14 north of it. I understand your reasoning from what
15 you're saying with wanting to avoid traffic through
16 the residential area, but I think that it subverts
17 our need to have circulation through the site.
18 MR. MAY: I can only say what the developers
19 of the residential area are saying to me. I'm
20 saying, you know what, we have a hard time selling
21 and marketing homes that have the potential of
22 people driving through it from the shopping center.
23 CHAIRMAN WALLACE: And I'm just telling you
24 from my perspective, you know, based on our

1 comprehensive plan and, you know, the
2 recommendations that have been approved by the City
3 Council in the past, you know, circulation is an
4 issue, integration of uses is an issue, and I think
5 that those are two things that, you know,
6 potentially could be sticking points.
7 MEMBER FUNKE: Or is it possible to relocate
8 the retention ponds to the south?
9 MR. MAY: No.
10 MEMBER FUNKE: No.
11 MR. MAY: No. They're there. They exist.
12 That would be a monumental undertaking. That would
13 change the drainage to everything.
14 MEMBER HOLDERFIELD: I don't know that it
15 would be such a great compromise on your part, but
16 here's Kirk Road, and this corner where Kirk Road
17 goes out, that parking road that went up through the
18 town houses could exit out of Stuart Road? Would
19 that be a problem? This would answer your question
20 on that circulation.
21 CHAIRMAN WALLACE: Well, I think what I'm
22 hearing is they don't -- they want to avoid having
23 through traffic by the condo buildings, which I
24 understand; and although I'm sympathetic to people

1 wanting to maintain property values, I think that if
2 we're starting from ground zero in making this
3 development, we have to make it make sense from a
4 circulation standpoint and then craft the
5 development from there.
6 MEMBER HOLDERFIELD: But I would think even
7 those people who live in the town houses would like
8 to get out on Stuart Road or go down south on that
9 corridor to get onto 64. Now, they have to go out
10 and come on the property for that. I don't know.
11 It's just a suggestion.
12 MR. MAY: I'm fine with -- yeah, I'm not the
13 expert on that, but I will say one thing. This is
14 an unusual -- I mean, we came in and bought with
15 this Stuart here. Interestingly, in 2006, when the
16 people that were managing this mall had traffic
17 counters, this was the number one entrance to the
18 mall. And, you know, that's -- I think because of
19 the significance of the cinema at the time.
20 But I think that people find that this is
21 going to be -- you know, it's a significant entrance
22 for the commercial, and I think that we were trying
23 not to -- you know, not to mix a lot of that
24 traffic.

1 Now, maybe -- you know, maybe that was
2 just -- that was just our thought, and I know that
3 Jim has been very concerned about just that thing,
4 of mixing the commercial and the residential
5 traffic, and so I'll let him respond to you.
6 MR. HUGHES: Just real quick, mixed use, I
7 understand, and if this was -- I don't want to use
8 the term "true mixed use"; but if it was a mixed use
9 where you had retail on the first floor and you had
10 three stories of residential on top of it, that's a
11 little different plan that what we're doing here.
12 We are trying to create an enclave, if you
13 will, for the residential component. We have gone
14 to great lengths to try and interact it so that it's
15 not viewed as a residential community -- a
16 residential project and a retail project. We tried
17 to create continuity pedestrian-wise where it can
18 work.
19 Very candidly, the success of the retail
20 component here is what's going to make our
21 residential component successful. I want that to be
22 just an outstanding amenity package for what we're
23 doing with the residential.
24 There is concerns of, as Chuck alluded to,

1 at 1:00 o'clock in the morning on Saturday night
2 when the theater gets out and they're blasting
3 through, cutting through, or whatever through what
4 will be a residential community.
5 To that effect and with that thought in
6 mind, we're hearing what you're saying. Let us kind
7 of take a look at it and see what we can or can't
8 do. As Chuck has said many times, this is a concept
9 plan. And that's what we want to reinforce to
10 everybody more than anything. We wanted to hear
11 what you had to say. I think we've heard the
12 concerns for the circulation.
13 We think we've got the circulation
14 pedestrian-wise, and let us see what we can further
15 take care of. But as I said, it's not a mixed-use
16 like you see in an infill piece and closer into the
17 city where you have retail on the first -- the Burr
18 Ridge Club. The Burr Club -- I don't know who has
19 been there. The Burr Ridge Club is a perfect
20 example. You've got retail on the first floor, and
21 you've got three stories of residential on top of
22 that. That's part of what those people were buying
23 is that.
24 We think this buyer wants to be a little

1 more secluded but still have the ability to go to
2 and use this amenity, this great package, this great
3 lifestyle center that we think is being created
4 here.
5 CHAIRMAN WALLACE: Has there been given any
6 thought to attempting to integrate the condos and
7 apartment uses or the townhomes and the apartments?
8 MR. HUGHES: As far as mixing them up
9 together?
10 CHAIRMAN WALLACE: Yeah.
11 MR. HUGHES: No.
12 CHAIRMAN WALLACE: Geographically, yeah.
13 MR. HUGHES: No, we haven't -- I don't know
14 how that would be perceived by the for-sale
15 component. They want -- there's a for-sale person,
16 and there's a rental person. Not good or bad, bad
17 or indifferent, but that is -- that's a different
18 market mindset to those two sections of the market.
19 MEMBER VARGULICH: I would offer a thought
20 relating to your current townhome circulation
21 layout. Now, anybody on the west side, on a day of
22 bad weather, the only way they can get to a parking
23 space is to drive all the way around the entire
24 property. So that's not -- people won't do that.

1 You have to drive all the way east to come in and
2 park over by the theater.
3 MR. HUGHES: Okay.
4 MEMBER VARGULICH: And if you either
5 couldn't for whatever that reason was or just chose
6 because of weather, instead of being able to drive
7 maybe 200 feet, you'd drive a mile, three quarters
8 of a mile all the way around the property.
9 MR. HUGHES: As I said, we're hearing what
10 everybody is saying tonight, and let us look at what
11 we can do and certainly try and incorporate. But,
12 again, I do want to emphasize the difference between
13 the Burr Ridge Club person and this person are not
14 the same.
15 MEMBER VARGULICH: I understand.
16 MR. HUGHES: Not the same client.
17 CHAIRMAN WALLACE: Okay. I'd like to know
18 if anyone in the audience has any more questions.
19 Yes, sir.
20 MR. STEFFEK: My name is Frank Steffek,
21 S-t-e-f-f-e-k.
22 What is the price point of the apartments
23 and the townhomes?
24 MR. HUGHES: The townhomes will be 300 to

1 350. The apartments will rent for about a $1.75 a
2 square foot. So that would be 1400 to 1800 a month,
3 in that price range.
4 MR. STEFFEK: And then right now, the only
5 north exit you've got is in that middle area?
6 MR. HUGHES: Going to the north?
7 MR. STEFFEK: Yeah, right here.
8 MR. HUGHES: To the townhomes, correct.
9 MR. STEFFEK: Okay. All right. The only
10 other concern I have is as you come out of Stuart,
11 you've got Jewel right here, and Jewel takes a lot
12 of that traffic off of Stuart and then dumps it onto
13 Foxfield already.
14 So I know there's going to be backups galore
15 exiting Stuart from here and then trying to blend in
16 with the Jewel traffic that uses Stuart to get onto
17 Foxfield and either go east or west to Kirk and so
18 forth.
19 So I don't know if this is -- obviously,
20 that's going to drop people on Foxfield, and then
21 that's going to be a backup over here as Stuart taps
22 into Foxfield. So you're going to have -- no matter
23 where this taps in, you're going to have backups
24 galore and most likely a traffic sign or a traffic

1 light somewhere on that.
2 And then if you get a traffic light at
3 Stuart, that can cause issues off of Kirk because
4 they're so close. That would be my headache over
5 there.
6 CHAIRMAN WALLACE: I don't think that we
7 could put a traffic light in at Stuart and Foxfield,
8 could we?
9 MR. COLBY: It's a possibility. There's no
10 reason that we couldn't. That could be analyzed
11 after we get the criteria for installation of a
12 signal. That type of analysis hasn't been done yet.
13 We don't have a preliminary plan and a traffic
14 study.
15 CHAIRMAN WALLACE: And, Russ, maybe you
16 could answer another question that had occurred
17 to me earlier. The comprehensive plan incorporated
18 a lot of roundabout interchanges. Has there been
19 any discussion on that? Obviously, there was
20 discussion for creation of the comprehensive plan,
21 but what is the feeling at the City level on that
22 type of a traffic measure?
23 MR. COLBY: Well, with respect to the
24 comprehensive plan for this site, as I noted in the

1 staff memo, because most of the assumptions about
2 land use were that the site remain commercial, there
3 was sort of a new street network shown through the
4 site to try and simplify the traffic that's moving
5 to and from the commercial uses and also some of the
6 traffic that might be crossing through the site.
7 So there wasn't really an analysis done of
8 how the access drives and streets will be laid out
9 if there were separate land uses created on the site
10 for residential use.
11 But going back to your question is a
12 roundabout a type of improvement that can be made at
13 intersections, it's not something that's common
14 right now in St. Charles; but it's something that
15 could be analyzed as a potential traffic solution;
16 but it, again, would require some study to make a
17 determination if that's desirable in this specific
18 location.
19 CHAIRMAN WALLACE: Okay.
20 MR. STEFFEK: The other question I had was
21 on the berm, the existing berm right now. Is your
22 thought to leave it at the height it is?
23 MR. HUGHES: The existing berm we would
24 anticipate leaving alone except for the entrance

1 would punch through here.
2 MR. STEFFEK: Yeah.
3 MR. HUGHES: Yes. We'll enhance the berms,
4 but no, we would leave those where they're at.
5 MR. STEFFEK: Okay. Thank you.
6 CHAIRMAN WALLACE: Thanks.
7 MR. NELSON: I have a question. Where is
8 the parking for the apartments?
9 MR. HUGHES: The parking for the apartments
10 is at grade level or semi below. So it's beneath
11 the building itself.
12 MR. NELSON: 500 spaces?
13 MR. HUGHES: Depending on how we finish, the
14 unit counts, and make that work, sure.
15 CHAIRMAN WALLACE: Okay. Other questions?
16 MS. LEISNER: So my name is Jennifer
17 Leisner. I've lived in St. Charles, oh my gosh, 25
18 years. This is my daughter Amanda, and she has been
19 going to the mall, to the old Charlestowne Mall
20 since it was built, since she was just tiny. She
21 has been passing this all this while and worried
22 that it's going to die.
23 So I guess we would be sort of the John Q.
24 Public about the use of the mall. And so when we

1 look at what brings people to the mall, I know you
2 have to deal with -- regarding tax revenue and you
3 have to have the right balance of retail and
4 residential and all of these details.
5 But we'd like to maybe just have a few
6 comments to help you guys remember why people in
7 town need this space.
8 So Amanda, do you want to tell them what you
9 think?
10 MS. BOLLERO: Hi, my name is Amanda Bollero,
11 and I've been going to this mall since I was a
12 little girl, and I've been very sad since there were
13 not too many stores open since I went with my
14 school.
15 So I was hoping they would build like a
16 Cheese Cake Factory or a Famous Dave's or a Rain
17 Forest Cafe on the restaurants. The stores that I
18 was hoping for to replace the old Sears that was
19 closed is Macy's and Nordstrom.
20 MS. LEISNER: That's all she wanted you to
21 know. Thank you guys very much.
22 THE REPORTER: Could you spell your names,
23 please.
24 MS. LEISNER: B-o-l-l-e-r-o for Amanda, and

1 my last name is Leisner, L-e-i-s-n-e-r.
2 Thank you very much.
3 CHAIRMAN WALLACE: All right. Any other
4 questions?
5 MEMBER FRIO: Is there a way to flip the
6 screen back to page 17? It's like two or three from
7 this one. I just have a comment on if a road could
8 be put in.
9 MR. COLBY: Which plan document are you
10 looking at? What's the title of it?
11 MEMBER FRIO: I'm sorry. If you go up.
12 MEMBER MACKLIN-PURDY: That one right there.
13 MEMBER FRIO: On the south side of Jewel,
14 could a road be put in -- I don't know if it's even
15 possible -- right there? Can you put an access road
16 in because that road is very rarely used. I mean,
17 it's used, but it's not as crazy as the store.
18 MR. MAY: You know --
19 MEMBER VARGULICH: I think it's somebody
20 else's property.
21 MR. MAY: Yes.
22 MEMBER VARGULICH: It's just a right-in,
23 right-out.
24 MR. MAY: That belongs to Inland, and very

1 frankly, we have discussed that with staff on many
2 occasions when we looked at redoing the mall and
3 actually having some point of connection so that one
4 of our aisle drives would connect to that space.
5 And it would be great, but it does belong to Inland.
6 I know they had plans for a strip center
7 there, which I don't know where it is right now. I
8 haven't -- actually, what's happening is most of the
9 tenants, the box tenants that we were trying to
10 maybe get into the mall and Inland was trying to get
11 are going to the big empty space back here in this
12 mall, which is the good news.
13 The good news for that and also, I think,
14 for the intersection here is going to be the area --
15 this area is going to be significantly enhanced by
16 the addition of those tenants; but if this ever got
17 developed, it would be great if as part of that
18 development, they put a road, a connecting road, and
19 we would welcome the opportunity to work on that.
20 CHAIRMAN WALLACE: It seems like a
21 cross-access easement would be mutually beneficial
22 as it would potentially create demand for a strip
23 center to go in there, to have access to it.
24 MR. MAY: It actually is pretty close to

1 tying into the entrance at that --
2 CHAIRMAN WALLACE: Yeah.
3 MR. MAY: -- and the lights --
4 CHAIRMAN WALLACE: That is.
5 MR. MAY: If I'm not mistaken --
6 CHAIRMAN WALLACE: I believe that is the
7 road that goes straight to Kirk; right?
8 MR. MAY: Yes.
9 MR. COLBY: You can extend that drive
10 directly into the east and intersect the mall.
11 MR. MAY: And we would, you know, very much
12 welcome the opportunity to work with that.
13 CHAIRMAN WALLACE: Is the grading such --
14 just to take that one step further, the grading in
15 what you're calling the west lot, basically where
16 Seers is now.
17 MR. MAY: Right here?
18 CHAIRMAN WALLACE: Yeah. I know there's a
19 significant elevation difference, and it seems on
20 your plan that you show an east/west wall here.
21 MR. MAY: There is -- on our plan this is a
22 retaining wall because there is a grade change. At
23 this point right -- well, right around in here, the
24 grade is 17 -- about a 17-foot difference.

1 CHAIRMAN WALLACE: Okay. I'm just wondering
2 if there would be -- if there was a possibility to
3 have access through that area in that --
4 MR. MAY: Well, yeah, no, but see, when you
5 get to here -- when you get to here you're at grade.
6 I mean, you're pretty much at grade.
7 CHAIRMAN WALLACE: Yeah.
8 MR. MAY: So if you put an access -- if you
9 wanted to cross here, you're -- there is a slight
10 grade change here mainly because there's a
11 drainage -- I think there's a drainage -- there's a
12 ditch, if I'm mistaken. But that can be piped.
13 There is all sorts of ways to deal with that.
14 That's simple.
15 CHAIRMAN WALLACE: Okay.
16 MR. MAY: Just money.
17 CHAIRMAN WALLACE: All right. Any other
18 questions from members of the audience?
19 (No response.)
20 CHAIRMAN WALLACE: Okay. Is there anything
21 else from staff before we go to Plan Commission
22 comments?
23 MR. COLBY: No.
24 CHAIRMAN WALLACE: Okay. Do you want to say

1 anything further? At this point, I'll poll the Plan
2 Commission to provide comments.
3 MR. MAY: Does anybody want to enhance
4 anything that I've said? Correct anything that I've
5 said?
6 MR. HUGHES: I think we're good.
7 CHAIRMAN WALLACE: All right. Anything
8 else? Okay.
9 In the staff materials, there is a section
10 on page 9 of questions to consider, and I'll just
11 kind of go through and summarize them quickly.
12 It would be constructive for us to provide
13 comments in response to the following: On the
14 comprehensive plan, does the concept plan adequately
15 meet the objectives for development of the site
16 identified in the comprehensive plan?
17 The concept plan has similarities to the
18 options shown in the comprehensive plan, but there
19 are differences. Should we consider a comprehensive
20 plan amendment as part of any future formal
21 application process?
22 Regarding land use: Is the proposed land
23 use breakdown acceptable? If not, what is the
24 preferred breakdown? Are there other land uses that

1 could be considered?
2 Is the residential unit count and density
3 acceptable? If not, what unit count would be
4 acceptable?
5 Regarding site design and layout: How does
6 the proposed redevelopment relate to the existing
7 surrounding land uses such as the Savers property,
8 which was previously Toys R Us to the east.
9 Can the site design be improved? If so,
10 how? What specific elements shown on the plan
11 should be modified? Comment on: Site/access
12 layout/building orientation; distribution of land
13 use areas within the site; building forms, outlot
14 commercial, townhomes, multi-story residential; and
15 locations/arrangement of open spaces.
16 So I guess I'll ask if anyone would like to
17 go first? If not, I'll call on you.
18 VICE CHAIRMAN KESSLER: I'll go.
19 CHAIRMAN WALLACE: All right.
20 VICE CHAIRMAN KESSLER: First of all, I just
21 want to make a couple of quick comments; that is,
22 you've met with the neighbors at Charlemagne, and I
23 would encourage you to continue that dialogue.
24 They've been actively involved in pretty much any

1 development in that area that's come before us in
2 the past, and I'm sure they're still very
3 interested.
4 I'm going to speak just very briefly about
5 circulation. I know you've heard it. I am
6 concerned about creating enclaves. We have an
7 enclave -- existing, We have an enclave in
8 Charlemagne. We have an enclave in Kingswood. We
9 need to come up with ways to connect these
10 neighborhoods, the residential portion.
11 Residential stays for a long time. This
12 commercial development 50 years from now may be
13 residential; but once you build residences, they
14 tend to stay. So I think we need to look far in the
15 future on how the circulation runs in that area.
16 I do have a little bit of a concern about
17 the building heights of the apartments. I see five
18 story, and, you know, while I understand that would
19 speak to the density that you're trying to
20 achieve -- and I know that we have the grade change
21 from the west to the east. Still with five story
22 compared to the height of the mall, we're probably
23 looking at close to a 20-foot difference in building
24 height between the two.

1 We're up to about 45 feet, 55 to 60 feet for
2 a five-story building. We're probably around 35 to
3 40 at the mall at the high point. So I do have some
4 concerns about that, and it may -- you may consider
5 your density.
6 Regarding the questions that the staff
7 framed for us, I think that it does meet the
8 comprehensive plan guidelines. It does speak to the
9 comprehensive plan about even single-family, but
10 mostly multifamily buffers in these commercial areas
11 to residential. So I don't really think that we
12 need to consider a comprehensive plan amendment as
13 part of a future application. It does speak to this
14 kind of use.
15 I believe that, you know, from a market
16 standpoint and just the way, you know, our building
17 has been going, that these types of development are
18 important now, and to make this change I don't think
19 is that significant.
20 I do have some concerns -- I'm just going to
21 the site design and layout, it feels like -- I think
22 I may have heard it earlier, it feels like this is
23 just something that we need some residential, so
24 let's just put this here. It doesn't feel like it

1 flows now. And, again, we go back to the flow of
2 the site.
3 I'd like to make a comment about perhaps
4 doing some mixing, perhaps not, you know, one
5 apartment, one condo, but to blend those uses a
6 little bit better than they are. I believe that the
7 proposed land use breakdown is acceptable. I think
8 that that amount of property off of that site could
9 convert to residential.
10 You know, we've gone back and forth on this
11 property with the neighbors, and I don't know how
12 else you can develop this site without having some
13 sort of buffer between those single-family homes and
14 this commercial; and the way it's done typically is
15 with some sort of multifamily component, and that's
16 what we're looking at here.
17 For me, the unit count density is acceptable
18 for the land use, and, you know, I could spend a lot
19 of time on the site layout, but I think we've
20 already done that. I think you've heard some of
21 that.
22 I do want to say one thing specifically, and
23 what Jim suggested, is coming up with some sort of
24 perhaps roundabout or some sort of traffic

1 connection at the -- I can't remember now.
2 MEMBER VARGULICH: Stuarts Drive.
3 VICE CHAIRMAN KESSLER: But for the
4 residential. Instead of having a cul-de-sac, coming
5 up with a connection at Stuarts Drive, opening that,
6 and coming up with some sort of a traffic connection
7 that will, you know, deter traffic from cutting
8 through and at the same time allowing traffic to get
9 in there.
10 MR. SCHOPPE: Could you just clarify -- I'm
11 sorry -- Mike Schoppe with Schoppe Design
12 Associates.
13 Could you clarify where the thought might be
14 to put a roundabout now that we have a plan?
15 VICE CHAIRMAN KESSLER: It would be at
16 Stuarts Drive on the west side all the way to where
17 this road -- where the roadway comes -- I don't know
18 what street -- at the end of the condominiums where
19 it just --
20 MR. SCHOPPE: If you could turn around the
21 screen where we have the arrow. Is it this area
22 generally?
23 VICE CHAIRMAN KESSLER: Yes.
24 MR. SCHOPPE: Yes.

1 VICE CHAIRMAN KESSLER: Generally, that
2 area.
3 MR. SCHOPPE: Okay.
4 VICE CHAIRMAN KESSLER: So that it has its
5 own access out of the residential property and has
6 some sort of traffic deterrent that will deter
7 traffic from going there from the commercial but at
8 the same time allowing it.
9 MR. SCHOPPE: Okay. Thanks for clarifying
10 that.
11 VICE CHAIRMAN KESSLER: I think that would
12 be really very important. From Smith Road, if you
13 don't happen to turn left, you're just going to go
14 in a circle. I can tell you people are going to be
15 pulling in there to try and go into that mall. And
16 if they don't turn left, you know, they're going
17 out. So that's all I have to say.
18 I like the idea. I like the concept of what
19 you're trying to do.
20 CHAIRMAN WALLACE: All right. Go ahead.
21 MEMBER MACKLIN-PURDY: Hi, there. Okay.
22 I've just kind of been listening and watching. I
23 love the overall concept. I think you've got
24 something really good here.

1 I do have some comments and some
2 suggestions. I do think there needs to be more
3 green space. There's no parks in here, and that's a
4 huge red flag for me.
5 In terms of the apartments, a person I work
6 with, he's 25 years old, he's just visited The
7 Springs in Aurora. I don't know if you've --
8 MR. HUGHES: I know where it is.
9 MEMBER MACKLIN-PURDY: Sorry?
10 MR. HUGHES: I know where it is.
11 MEMBER MACKLIN-PURDY: Okay. And the rents
12 are right about where you're talking, but the
13 amenities are unbelievable, and that's something I
14 think would attract him to St. Charles. Instead of
15 him going to Aurora and getting an apartment, maybe
16 he could stay here.
17 But they have a dog park. They have a gym,
18 a whole clubhouse. I mean, the amenities are
19 incredible. So that's something you might want to
20 think about for both the condo and the apartments is
21 some kind of dog park, more parks for kids, walking
22 areas throughout the whole plan. That's huge for
23 people around here. They want to get out and walk.
24 As soon as the whether gets nice, they want to walk

1 their dogs.
2 So I think that's something you should
3 consider if you're going to be competing with some
4 of these other apartment and condo places that have
5 the amenities that people are looking for nowadays,
6 the millennials.
7 I do agree with the flow. I mean, some of
8 my concerns is the end of these apartments, the road
9 just stops. You might want to think about how the
10 fire department can get in there, if they can, and
11 what that's going to do in terms of, you know,
12 emergency vehicles.
13 Right outside of the mall area where that
14 circle is, where you're talking about keeping that
15 one overhead piece, you might want to consider
16 making that a little bit larger. Maybe they could
17 do outdoor concerts there. Maybe you could have
18 more of a gathering space and bring the residents
19 into the whole shopping, cinema, and be more of a
20 gathering space. Make that larger.
21 MR. MAY: That was the intent of that space,
22 and keep in mind this is 100 scale drawing. So it
23 is pretty sizable.
24 MEMBER MACKLIN-PURDY: Okay.

1 MR. MAY: But we have -- my design group
2 keeps telling me it needs to be bigger, so I guess
3 I'm outvoted, so it will probably get bigger.
4 MEMBER MACKLIN-PURDY: As you've already
5 stated to the other gentleman here, you know, talk
6 to the park district.
7 MR. HUGHES: Oh, we will, absolutely.
8 MEMBER MACKLIN-PURDY: I'm sure you will.
9 MR. HUGHES: Absolutely.
10 MEMBER MACKLIN-PURDY: They're a really
11 amazing park district and will work with you to, you
12 know, make the concept great.
13 Also, you know, I know you've had a few
14 meetings with the neighborhood. It sounds like, you
15 know, they are concerned about some of this. Do
16 some more meetings, get feedback on how you can
17 integrate their concerns with your plans.
18 I think that's it.
19 CHAIRMAN WALLACE: Okay. Dan.
20 MEMBER FRIO: I basically have the same
21 things. The buildings are so nice, we can move out
22 of our house.
23 But the same thing, the amenities, open
24 areas for the kids. I know there's not going to be

1 a lot of kids, but, you know, some open areas. I
2 think you could figure that out in the concept plan.
3 But my biggest thing is open areas and amenities and
4 the flow.
5 There's got to be a way to get out, but I
6 agree exactly with what you're saying. If I were to
7 buy that town house right at the end there, I
8 wouldn't want at 1:00 o'clock in the morning to have
9 all these kids leaving the movie flying past my
10 house. So you've got a challenge there, but maybe
11 we just open it up a little more. That's it.
12 MR. HUGHES: Thank you.
13 CHAIRMAN WALLACE: Jim.
14 MEMBER HOLDERFIELD: Okay. Well, on a
15 positive note, I really like the main street coming
16 into the apartments. I think that's a wonderful
17 streetscape there, and I commend you for that.
18 As I sit here and look at it, it would be
19 nice if you could see that coming off of 64 going
20 north and go right up to Carson's there. Something
21 just to consider, keep in mind in bringing people in
22 to the area. But the main street into the
23 apartments is great.
24 I am concerned, like Tim was saying earlier,

1 about the height of the buildings; and with
2 underground parking and then five stories above
3 that --
4 MR. HUGHES: No, no. It's underground.
5 Underground parking with four on top of that.
6 MEMBER HOLDERFIELD: Four on top. So the
7 underground parking would be kind of a half down?
8 MR. HUGHES: Yes.
9 MEMBER HOLDERFIELD: Okay.
10 MR. HUGHES: Like an English basement.
11 MEMBER HOLDERFIELD: All right. And then
12 with town houses, will that be the same way?
13 MR. HUGHES: No, no, no. It's two-story
14 townhomes with a basement and a two-car garage.
15 MEMBER HOLDERFIELD: At street level.
16 MR. HUGHES: Pardon me?
17 CHAIRMAN WALLACE: At street level.
18 MR. HUGHES: Yes.
19 MR. MAY: Just for a point of clarification,
20 I believe our mall is closer to 45 feet. If I'm not
21 mistaken, I think our PUD may be in the neighborhood
22 of 47 feet in terms of height because we've got two
23 stories, each 17 feet, with the build on and a
24 parapet and the skylights are close to 45 feet.

1 So, you know, if you're looking at a
2 building, the magnitude of that mall right now is
3 significant. I don't know if people -- because you
4 look so much at the second level and the upper level
5 parking, you don't see the magnitude of it; but if
6 you get back to where you see the whole building,
7 it's pretty high.
8 MEMBER HOLDERFIELD: And I think that's why
9 I'm always concerned about height of buildings, and
10 I know where you're coming from.
11 But also on the town houses, just a
12 suggestion as we go forward here, I have no --
13 anything wrong with the elevations that you're
14 proposing, but perhaps you might want to consider
15 putting instead of a flat roof, kind of -- it almost
16 looks like retail there -- putting a hip roof or a
17 gabled roof to transition those towards Foxfield
18 Drive, towards the homes in Charlemagne. Just a
19 suggestion you might want to consider.
20 The apartments, I have no problem with the
21 roof being flat as you've proposed. Just a
22 transitional way from the mall and into the
23 single-family dwellings, just to think about that.
24 MR. HUGHES: Thank you.

1 MEMBER HOLDERFIELD: I would like to see it
2 approved.
3 CHAIRMAN WALLACE: Thank you.
4 Okay. Tom.
5 MEMBER SCHUETZ: All right. To address some
6 of the questions that staff had, first, I want to
7 say I am supportive of your mixed use, and I commend
8 you. Since we've moved here in 1996 -- we all know
9 that this area needs help, and I commend you for
10 that.
11 I do believe it meets the comprehensive
12 plan; however, I believe Todd mentioned that the
13 cohesiveness between the residential and the retail
14 seems to be very -- I don't know what the right word
15 is -- dissected. They seem very separate from each
16 other; and I did notice looking at the facade of the
17 town houses, which I do like very much, they don't
18 appear to be similar in style at all to what I see
19 you proposing for the mall facade.
20 I know they can't be the same, but I'm just
21 saying from a traditional to a contemporary, that's
22 what it appears to be. I would call the town houses
23 more traditional, a little contemporary flair, and
24 then the mall looks to be very contemporary. And I

1 like it, but they're very different from each other,
2 and I'm wondering if you could try to consider
3 making it more cohesive so that the retail and the
4 residential go together, and it appears as though
5 they have been built to complement each other.
6 And the other thing I did want to mention, I
7 think you somewhat addressed it or talked about it,
8 is you're not sure -- of course, I do understand,
9 you know, what your town house -- who is going to be
10 purchasing those. Is it going to be an empty
11 nester? Is it going to be, you know, a family with
12 two children, young families?
13 So if there was some way a product could be
14 put in there so that outside would look the same as
15 they do, the elevations, but the inside could be
16 much more flexible down the road as to what the
17 market will bear from whether it be seniors, empty
18 nesters, or young families because these might not
19 develop, I assuming, for a couple years.
20 MR. HUGHES: We hope to start everything
21 next year.
22 MEMBER SCHUETZ: All right. Well, I'm just
23 saying --
24 MR. HUGHES: I'm not building out 150

1 townhomes in a year. I'd love to if the market was
2 there. But our intent is to get our approvals in
3 place collectively and start our efforts
4 collectively next year.
5 MEMBER SCHUETZ: So I'm hearing you may do
6 some kind of analysis, study to say what the market
7 bears.
8 MR. HUGHES: Absolutely. And obviously,
9 whatever I can do to increase my sales, I'm going to
10 do that.
11 MEMBER SCHUETZ: Sure. I think that's all I
12 have.
13 CHAIRMAN WALLACE: All right.
14 Peter.
15 MEMBER VARGULICH: From a comp plan and land
16 use standpoint, I think introducing the residential
17 is perfectly fine. I don't know if there's an
18 amendment technically that is needed.
19 The uses themselves, the townhomes and the
20 apartments and the density levels, I have no problem
21 with. It's more the execution, and I think you've
22 commented on the townhomes. The kind of lack of
23 sense of place as you drive towards all driveways --
24 or driveways and the garage units; and if the best

1 part of the architecture is on the front, no one
2 sees it until they park and get out of their car.
3 And maybe that's not the worst thing in the world,
4 but I'm just not sure that that's the most common
5 thing that's done. So I'd ask you to think about
6 that.
7 The use of the apartments for the density
8 and the heights, that's fine. I think given the
9 distance they are from the street and from the
10 adjacent land uses, the height differences would be
11 almost inconceivable by most people.
12 I think from a standpoint of the green space
13 that's being provided, I think that's a positive. I
14 think overall your impervious area is going to be
15 going down significantly; so hopefully, as you're
16 reworking your ponds, you talk about naturalizing
17 those and looking at the grading.
18 Because right now the edges are fairly
19 eroded, but that can be addressed obviously working
20 through the technical issues of volume, but maybe
21 the slopes could be softened and, you know, do some
22 things that would improve the overall maintenance
23 and usability of those. That would be a good thing
24 to do.

1 You indicated that in your PUD documents and
2 your submittal that you were willing to do some
3 green infrastructure, and I don't really see where
4 that's indicated so far or even how it would be
5 incorporated, given the spaces that you have for
6 that, but that would be something that I would be
7 very interested in seeing moving forward.
8 And then also on the landscape, the PUD says
9 it's supposed to be superior, and I think to me the
10 ordinance is not superior. So I would encourage at
11 least 25 percent more to meet that definition.
12 Whether that's maintaining existing trees or
13 relocating them and/or doing what you need to do
14 with respect to parking layouts and your green space.
15 I understand the issues with respect to
16 restaurants and the high levels of parking that are
17 required, especially the longer people stay whether
18 it's a bar or a sit-down restaurant. But hopefully,
19 there's blending of uses that allow there to be
20 overlap of time frames and separation of time
21 frames, so that the parking count and the overall
22 number of spaces is used effectively and to the
23 point where you don't have to have excess spaces.
24 It's very discouraging to go places even when

1 they're all built out and to see, you know, a lot of
2 parking sitting around unused.
3 CHAIRMAN WALLACE: All right.
4 MEMBER FUNKE: Thanks. Just a couple
5 things.
6 When I look at the site, the overall site
7 plan, I see -- you know, it seems like it's
8 lopsided. It seems like you're very heavy on, you
9 know, one side of the site, and then you're very
10 light on the other side of the site. You know what
11 I mean. You see the differences with retail and
12 residential.
13 Is there a way to balance this site? You
14 know, I look back at the -- you know, the City's
15 Charlestowne Mall plan, and they have, you know,
16 nice circulation paths from east to west, you know,
17 that would really integrate nicely into this site
18 plan.
19 Right now what I'm seeing is -- you know,
20 you have a nice boulevard. You know, typically,
21 boulevards are a drive through, and it's a place
22 where your buildings are talking to each other.
23 What you have here is you have a boulevard that
24 basically comes to a dead end to the back of the

1 building. I mean, is there a way to create that
2 boulevard to create that extension through the site
3 from east to? West.
4 You know, I like the density. Is it
5 possible to, you know, create, you know, that
6 mixed-use idea of having retail on the first floor
7 because you're going to have a lot of tenants here
8 and a lot of homeowners, the idea of having retail
9 on the first-floor, opportunities for smaller cafes,
10 smaller retail.
11 The idea of, you know -- you talk about
12 pedestrian. People who like to walk, like to stop,
13 stop at a cafe, stop at a store, you know, similar
14 to the idea of a plaza or piazza. You have this
15 mall, and you're basically taking out half the mall
16 and creating a parking lot.
17 Is there an opportunity for the buildings to
18 talk to each other, create that three-sided wall to
19 create that piazza, that plaza. Right now you have
20 really just one wall and then you have a lot of -- I
21 like the idea of the pavilion area; but when you
22 look at the picture of your pavilion, you know,
23 you're creating space with the buildings.
24 And what I'm seeing is an open space with a

1 parking lot, and my concern is that retail -- that
2 mall, you know, it's an interior mall. It's not
3 really -- there are not going to be tenants for it
4 because of the location. It's off North Avenue, and
5 the idea of a restaurant on the north side of
6 that -- on the north side on Von Maur is going to be
7 difficult.
8 So is there a way to create an identity for
9 this, whether it's buildings that are talking to
10 each other that show off on North Avenue. I like
11 the pavilions or the pads that you're creating. You
12 know, P1 through P7 are creating a nice dialogue
13 from the street, from North Avenue, and then they're
14 creating openings that emphasize the retail beyond
15 Von Maur and Carson's and if there are other
16 opportunities to create more retail that can balance
17 this site out.
18 And then the idea of creating that east/west
19 connection which, you know, balances the site a
20 little bit more. Creating some retail within the
21 residential is a great idea, and grading and parking
22 we talked about. So right now I think that, you
23 know, it's lopsided, and it needs to be worked on.
24 Those are my comments.

1 CHAIRMAN WALLACE: Tom.
2 MEMBER PRETZ: I'd like to say thank you for
3 bringing the plan before us. It's nice to see that
4 there is some creativity to do something with the
5 property, and I do appreciate that very much.
6 Originally, I had a lot items written down,
7 but many of these have been spoken, and I'm down to
8 two. I'm not going to repeat everything. You've
9 heard many items, several times with a few of them.
10 But I have two. I'm just going down to two requests
11 that I would like to see from you by the time you
12 come back for your plan or presentation.
13 The first would be as it represents the
14 three major tenants that are there, that there would
15 be some documentation that they support what your
16 plan is going to be. The reason I say that is
17 because their happiness of what is going on with the
18 mall and your future business there is as vital to
19 the City of St. Charles as it is for you bringing
20 people into the mall.
21 I didn't get a really strong, warm and fuzzy
22 that Carson's was a solid tenant to remain there.
23 Von Maur is -- has their own new concepts, building
24 out their own little shopping centers with their

1 supporting departments.
2 And so what I'd like is going forward that
3 you have some representation from those companies to
4 be able to say, yes, we're on board with your plan.
5 I think that will give a little bit better comfort
6 to the officials here in the City.
7 The second item just relates to the comp
8 plan, and I think it is supporting -- your concept
9 is supporting the comprehensive plan, but the
10 comprehensive plan still is a major item for the
11 City; and if you can sell the comprehensive plan,
12 you sell your project. And the rest of the items on
13 the project are just more busy work and just kind of
14 figuring it out and planning it out.
15 So as we look down the road, it would
16 probably be a good exercise for you to see how your
17 plan and your project is fitting into this plan, and
18 then maybe start putting down some notes on what the
19 pluses and minuses are, and also the minuses which
20 are important, but how you will either overcome
21 those by what your project is going to do or simply
22 that this is a component that can't be met, which is
23 not a bad thing at the end of the day.
24 But those would be two things that I would

1 like to see from you as we progress down the road
2 here because, again, it sells the project, how it
3 fits into the city, as well as with the other three
4 businesses that are there, on how they buy into this
5 and how willing and supportive they are because I
6 would think that it's in their best interest also.
7 Thank you.
8 CHAIRMAN WALLACE: All right. You know, I'm
9 been here long enough to know very well that we tend
10 to dwell on the negatives in this type of meeting,
11 but I do want you to know that there's not a person
12 here in this room that does not want this property
13 to be an incredible success. We all have a vested
14 interest in it, and I'm in favor of the concept that
15 you're presenting very much. I think that you've
16 put a lot of thought into it, and I like what you're
17 doing.
18 One of the biggest things that I want to
19 echo is what Jeff said regarding the east/west -- a
20 potential east/west -- I'm going to call it a
21 collector road. I think you know what I mean. You
22 know, it would have to be a winding boulevard, but I
23 do think that it could really draw better attention
24 to what we've always called the back of the mall.

1 I mean, as you know, this mall was built
2 backwards, with the grand entrance being in the back
3 of the mall; and it's unfortunate because when I --
4 I worked in this mall the day it opened actually. I
5 was 14 years old. But, you know, even from that
6 day, I thought why do they have this huge carousel
7 and this huge entrance in the back of the mall.
8 And, you know, certainly that is a problem that has
9 plagued the mall for a long time, among other
10 things.
11 But bringing traffic -- and I'm not saying
12 traffic in a negative sense, but bringing attention
13 through the property from the east to the west to
14 the north of Carson's and around the north of
15 Classic Cinemas and going into Stuarts Drive, I
16 think is feasible, and I think it's beneficial and
17 also connecting what I think will be the new main
18 entrance of the mall.
19 Before the main entrance of the mall was at
20 the southwest corner. That's always been the main
21 entrance of the mall in my view; but if the main
22 entrance of the mall is where Starbucks is, it would
23 be a great thing to be able to -- instead of trying
24 to shut off traffic and get them to go left or

1 right, to have them come down the middle but give
2 them the ability to access another road that can
3 split them off either in front of the mall or behind
4 the mall.
5 And I really don't think that that is going
6 to disturb the residential character that you want
7 to establish behind the mall. I really don't. I
8 think the people are going to see what's there in
9 the building, and they're going to want to stay
10 there. It's going to be a magnet for people. And
11 the people that want the commercial uses are going
12 to be attracted to the south, east, and west, and
13 the people that want the residential are going to be
14 to the north.
15 And the other benefit to that would be that
16 if there are people in the residential area that
17 want to get to 64, they're not going to have to
18 truck through Foxfield to get there. They're going
19 to be able to take that road without having to go
20 around the mall to get out onto 64.
21 So rather than going north through that
22 entrance and out Foxfield Drive to Kirk, they would
23 be able to go south through the property and get
24 onto 64 that way, which I think in the end would be

1 very beneficial, not only for the traffic through
2 the commercial area, but also for the residents to
3 be able to have that access.
4 There are a couple of small things that I
5 want to mention. What I'm going to call an alley
6 between Classic Cinemas and Sears where you put the
7 entrance into the theater, which I went through that
8 entrance for the first time last weekend, and I was
9 pleasantly surprised to see it there because we
10 actually used to come down the little service
11 entrance, the door is right there, and you come down
12 the hallway to get to the theater from the back.
13 But it makes sense for an entrance to be there.
14 One of the comments that I would make is
15 would it make sense to enclose that entire alleyway
16 and make it a lobby for the theater and for the mall
17 so that you could have a common entrance that's
18 going into both places. Obviously, we don't know
19 right now what the interior layout of that mall is
20 going to be, but that's just a thought.
21 Let's see. I think that it would be
22 constructive, you know, to have at least a
23 discussion to see if there could be a cross access
24 with Inland and with the Jewel property. Obviously,

1 I think that that's something that would be mutually
2 beneficial.
3 For a potential traffic study, I think it
4 would be good to include an analysis not only with
5 the existing access points, but also with that
6 potential west access point through the Inland
7 property and without the north access point to
8 Foxfield. I'm not saying that that would be the
9 case, but I would just like to know what the
10 thoughts were on where residents would enter and
11 exit if they didn't enter and exit to the north.
12 Regarding the question about revising the
13 comprehensive plan in tandem with this application,
14 I don't think that that's a good idea, my personal
15 opinion, because the point of the comprehensive plan
16 is to give an objective view; and if we're doing it
17 in tandem with a specific plan, we necessarily are
18 not being objective. We're weighing it against what
19 the plan is. It would be too subjective for a
20 comprehensive plan, I believe.
21 I don't think that that means that we
22 shouldn't revise the comprehensive plan. I think we
23 would need to do it independent of this application.
24 And that's it. I wish you luck. I think

1 you guys have a lot of good things here, a lot more
2 good things than bad things, and even the bad things
3 aren't really that bad. So how is that?
4 MR. HUGHES: Thank you.
5 CHAIRMAN WALLACE: Were there any other
6 comments?
7 Frank, did you have something else?
8 MR. STEFFEK: I just -- my only other
9 thought is This is on an island by itself. What
10 happens when that lease -- I don't know if it was
11 bought or purchased, whatever, is obsolete now, what
12 happens to that building?
13 CHAIRMAN WALLACE: Actually, I believe,
14 correct and me if I'm wrong, Carson's and Von Maur
15 and the theater are all privately owned.
16 MR. MAY: No, no. We own Carson's, and we
17 own the theater.
18 CHAIRMAN WALLACE: So only Von Maur.
19 MR. STEFFEK: Von Maur and Kohls were the
20 only other --
21 CHAIRMAN WALLACE: All right.
22 MR. STEFFEK: So what happens if they don't
23 re-up their lease? I mean that building becomes an
24 eyesore by itself or --

1 MR. MAY: That's a great piece of property
2 that can be reused. It has great parking and great
3 visibility.
4 CHAIRMAN WALLACE: Macy's.
5 MR. STEFFEK: Sears.
6 CHAIRMAN WALLACE: Do you remember when JC
7 Penney was here.
8 All right. Anything else?
9 (No response.)
10 CHAIRMAN WALLACE: All right. In that case,
11 that concludes our application for concept plan
12 review. I just want to thank everybody. I think we
13 had some good discussion. Thank you.
14 Item No. 5, additional business for Plan
15 Commission members. Staff?
16 MR. COLBY: No.
17 CHAIRMAN WALLACE: All right. We all have
18 seen, and we have thoroughly reviewed the weekly
19 development report, so I don't think that requires
20 any discussion.
21 The meeting announcements, we have upcoming
22 meetings of the Plan Commission and Planning and
23 Development.
24 Do we have any potential cancellations of

1 those dates?
2 MR. COLBY: At this point, we do not have
3 anything scheduled for the next two meeting dates I
4 don't believe, but there's always the potential that
5 we will.
6 CHAIRMAN WALLACE: All right. We still have
7 something in July.
8 MR. COLBY: We'll see.
9 CHAIRMAN WALLACE: All right.
10 Any public comments?
11 (No response.)
12 CHAIRMAN WALLACE: Is there a motion to
13 adjourn?
14 VICE CHAIRMAN KESSLER: So moved.
15 MEMBER SCHUETZ: Second.
16 CHAIRMAN WALLACE: All in favor.
17 (Ayes heard.)
18 CHAIRMAN WALLACE: Opposed.
19 (No response.)
20 CHAIRMAN WALLACE: The St. Charles Plan
21 Commission adjourned at 8:58 p.m.
22 (Off the record at 8:58 p.m.)
23
24

CERTIFICATE OF SHORTHAND REPORTER

I, Joanne E. Ely, Certified Shorthand Reporter No. 84-4169, CSR, RPR, and a Notary Public in and for the County of Kane, State of Illinois, the officer before whom the foregoing proceedings were taken, do certify that the foregoing transcript is a true and correct record of the proceedings, that said proceedings were taken by me stenographically and thereafter reduced to typewriting under my supervision, and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 25th day of April, 2017.

My commission expires: May 16, 2020

Joanne E. Ely

_____

Notary Public in and for the
State of Illinois

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4b
	Title:	Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 1650 W. Main Street (Nick Smith - Alexander's Café)
	Presenter:	Matthew O'Rourke

Meeting: Planning & Development Committee Date: May 8, 2017

Proposed Cost: $25,000	Budgeted Amount: Program budgeted at $100,000 for FY 2017/18, there is $75,000 remaining in FY 2017/18.	Not Budgeted: ☐

Nick Smith, the owner of Alexander's Café located at 1650 W. Main Street, has applied for a Tier 2 Commercial Corridor and Downtown Business Economic Incentive Program Award that exceeds the $10,000 Tier 1 limit. The restaurant building needs to install upgrades to the existing HVAC system that provide the proper amount of outside air back into the building. The current system (installed by the previous building owner) draws too much air out of the restaurant through the required hoods and exhaust exchangers. The return "make up" air part of the system cannot keep up and causes a negative pressure balance in the restaurant. Therefore, the owner has applied for this grant to assist with the cost of balancing the system. The award will assist with the following modifications:

- Re-balance existing exhaust fans and existing rooftop units to create a positive air pressure balance between the dining and kitchen areas.
- Rework the supply ductwork in the kitchen, includes new 2" gas line from meter to new makeup air unit.
- Necessary equipment as detailed in the scope of work submitted by Tessendorf Mechanical Services, Inc. dated 1/24/2017

Staff reviewed the improvements and found that they are within the eligible scope of the program. The total cost of the improvements is $54,388.00 and the City's share will be the program maximum of $25,000.

Attachments (*please list*)**:**
DRAFT Commercial Corridor and Downtown Business Economic Incentive Award for 1650 W. Main Street (Nick Smith - Alexander's Café)

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to Approve a Commercial Corridor and Downtown Business Economic Incentive Award for 1650 W. Main Street (Nick Smith – Alexander's Café)

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Award Agreement

1650 W. Main Street

(Nick Smith - Alexander's Cafe)

THIS AGREEMENT, entered into this 15th day of May 2017, as authorized by Resolution No. _____ and approved by the City Council on May 15th, 2017, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name**: Nick Smith**

Address of Property to be Improved**: 1650 W. Main Street**

PIN Number(s): **09-28-377-012**

Property Owner's Name: **Nick Smith**

WITNESSETH:

WHEREAS, the CITY has established a **Commercial Corridor and Downtown Business Economic Incentive Award Program** to provide matching grants for permanent Building Improvements within the Commercial Corridor and Downtown Business Economic Incentive Program Boundary Area of the CITY as described in Exhibit I; and

WHEREAS, Nick Smith APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

WHEREAS, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Commercial Corridor and Downtown Business Economic Incentive Award Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-28-377-012, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit "II" (the " Eligible Building Improvements Cost Estimate"), but in no event more than the maximum amounts as defined below:

Building Improvements cost: $54,388.00 City's Share @ 50% up to a maximum of $25,000.00

Labor by the APPLICANT ("sweat equity") is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT's control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements as well as each separate component amount due

to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and “before” and “after” pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising

out of, resulting from or in any way connected with directly or indirectly with the Commercial Corridor and Downtown Business Economic Incentive Award(s) which are the subject of this Agreement. The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT	**PROPERTY OWNER** (if different from APPLICANT)
_____	_____

CITY OF ST. CHARLES: _____

Mayor or Director of Community & Economic Development

ATTEST: _____

City Clerk

Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

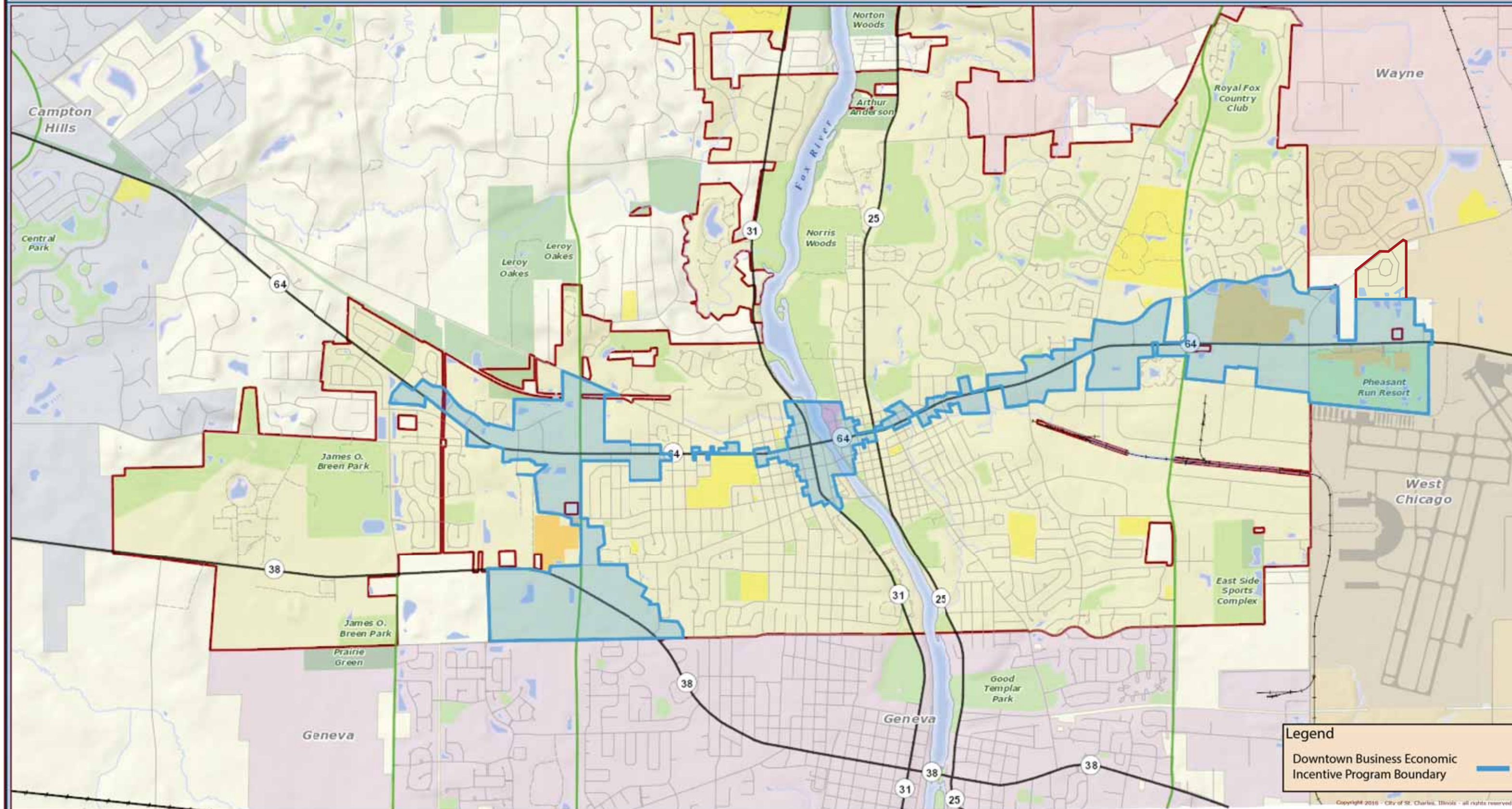
Exhibit I

Map of the Downtown Economic Incentive Program Eligible Properties Boundary

City of St. Charles, Illinois
Two East Main Street St. Charles, IL 60174-1984
Phone: 630-377-4400 Fax: 630-377-4440 - www.stcharlesil.gov

Precision GIS

RAYMOND ROGINA *Mayor*
MARK KOENEN *City Administrator*



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois

Coordinate System: Illinois State Plane East
Projection: Transverse Mercator
North American Datum 1983

Printed On: May 2, 2016 02:17

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Powered by Precision GIS

Exhibit II

Eligible Interior Building Improvements Cost Estimate

TESSENDORF
Mechanical Services, Inc.

HEATING
AIR CONDITIONING
PROCESS PIPING
SHEET METAL
PLUMBING
REFRIGERATION

45 CENTER DRIVE
GILBERTS, ILLINOIS 60136
(847) 426-7524
FAX: (847) 426-6234

January 24, 2017

Bob Karas

Alexander's Restaurant

1650 W. Main St

St. Charles, IL 60174

Re: Make Up Air

Dear Bob,

Tessendorf Mechanical is pleased to provide you with the following estimate to replace your existing make up air unit with a new CaptiveAire 10,000 cfm direct fired heated make up air unit. This unit includes the following.

Scope of Work

Tessendorf Mechanical is pleased to provide you with these recommendations based on our study of your facility. We will reduce hood exhaust to code required per hood. Replace existing non-heated make up air unit with a new direct fired, full modulating, make up air unit sized at 10,000 cfm. Revise kitchen make up air by removing supply air that is currently going into each hood and distribute the air throughout the kitchen. If necessary to use existing supply air into hoods we will supply 25% of existing supply air for hood exhaust.

Our new supply air requirement would allow for proper exhaust of all kitchen hoods and dishwasher. Exhaust listed below are new air requirements.

2 kitchen hoods 400 cfm/lf x 9' = 3,600 cfm for a total of 7,200 cfm

1 kitchen hood 300 cfm/lf x 6' = 1,800 cfm

1 dishwasher exhaust 600cfm

Total exhaust is 9,600 cfm

Re balance existing exhaust fans to new required cfm's. Set each existing Rooftop unit for minimum outside air of 10 to 20 percent. This will provide air to bathroom exhaust fans and maintain positive air pressure in dining area vs kitchen.

This includes reworking the supply ductwork in the kitchen. Also includes new 2" gas line from meter to new makeup air unit.

Equipment Proposed

Direct Gas Fired Heated Make Up Air Unit with 20" Blower and 24" Burner Supply Fan handles 10000 CFM @ 0.500" wc ESP, Fan runs at 614 RPM.
Heater supplies 864,000 BTUs. 80°F Temperature Rise. [Fuel: Natural Gas] Supply Motor: 10.000 HP, 3 Phase, 230 V, 60Hz, 24.4 FLA, ODP, Premium (E-Plus3) Eff. Down Discharge - Air Flow Right

- Sloped Filtered Intake for Size #5 Modular Heater. 55.81" Wide X 70.05" Long X 51.00" High. Includes 2" MV EZ Kleen Metal Mesh FIlter.

- RTC Solutions • 40-90°F Discharge Temp Control • Remote Panel

- Gas Manifold for DF5 GM - BTU 0 - 1100000 - 7 in. w.c. - 14 in. w.c., No Insurance Requirement (ANSI), BV250-1212

- Cooling Interlock Relay. 24VAC Coil. 120V Contacts. Locks out burner circuit when AC is energized. x1

- Motorized Back Draft Damper 43" X 43" for Size 5 Standard & Modular Direct Fired Heaters w/Extended Shaft, Standard Galvanized Construction, 3/4" Rear Flange, AF120S Actuator Included

- Low Fire Start. Allows the burner circuit to energize when the modulation control is in a low fire position.

- Gas Pressure Gauge, 0-35", 2.5" Diameter, 1/4" Thread Size x1

- Gas Pressure Gauge, -5 to +15 Inches Wc., 2.5" Diameter, 1/4" Thread Size x1

- VAV (Variable-Air-Volume) Wiring Package for Commercial Fans. Building Static Pressure Variable Frequency Drive Control Included

- ESV752N02TXB - Variable Frequency Drive - 5 HP Max., 200/240 V, Three Phase, 29.0 A Max., NEMA 1 Enclosure, (Default Shipped Loose for Field Installation) PART NEEDS PROGRAMMING

- VFD factory mounted and wired on unit control panel. x1

- Curb CRB42 x 20INS Insulated On Fan # 1 Flat Curb x1

- Rail RAIL-42" x 6" x 20"H On Fan # 1 x

Estimated Cost $54,388.00

Prices include parts, ductwork, shipping, taxes, crane, roof patching and labor. Also includes 2" gas line on outside of building from meter to make up air.

Does not include any gas pressure upgrades that might be need to handle the extra btu's. Sizing to be determined by NiCor.

Permits and fees not included

We are working with Nicor to see if there will be any available rebates for this job.

Please let me know if you have any questions or would like us to schedule the install

Respectfully,

Steve Kramer

Operations Manager

stevek@tessendorfmechanical.com

ALEXANDER'S CAFE - ST CHARLES

Optimized Design

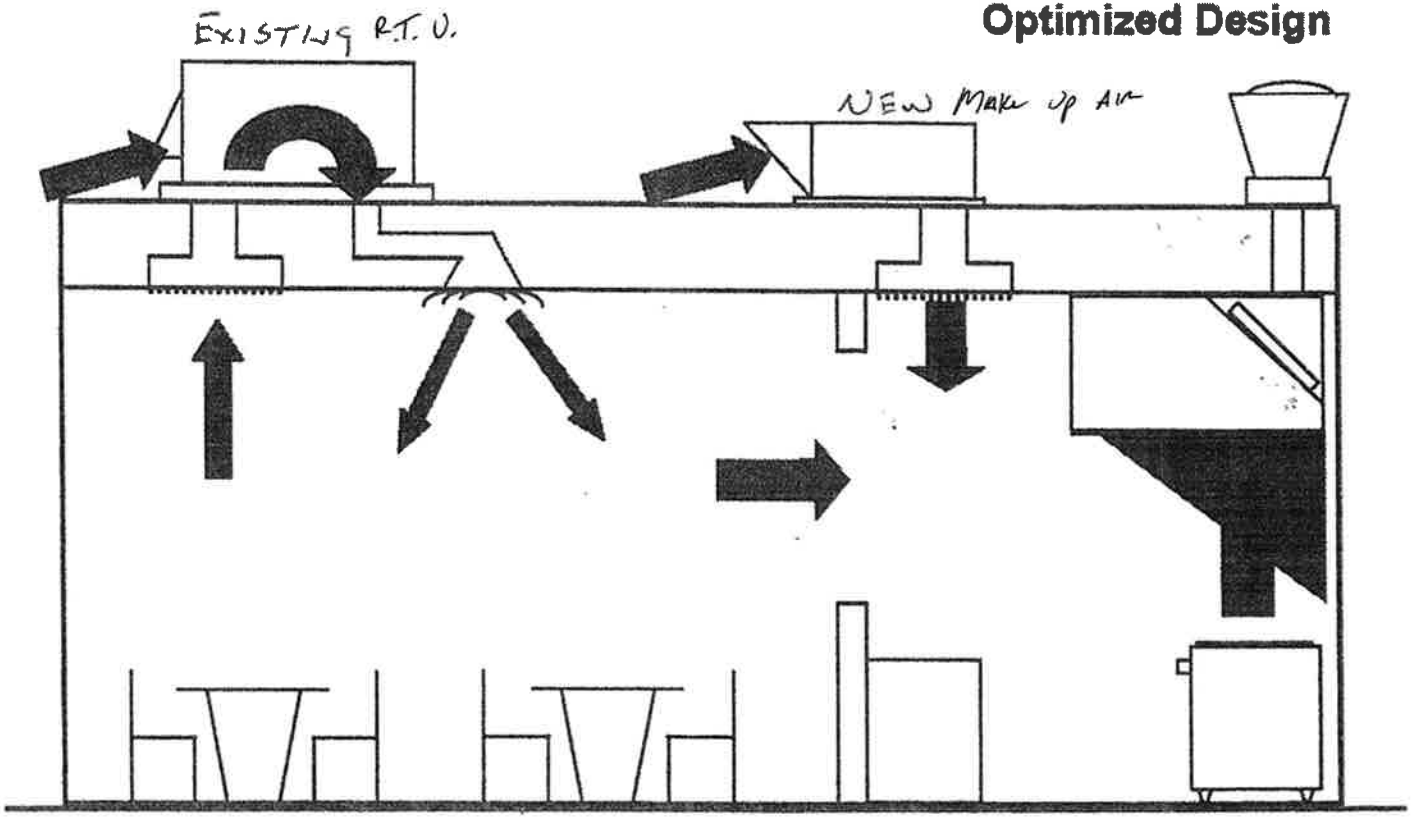


Exhibit III

Checklist for Eligible Improvements & Reimbursements

1650 W. Main Street Nick Smith (Alexander's Cafe)

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Re balance existing exhaust fans to new required cfm's. Set each existing Rooftop unit for minimum outside air of 1 O to 20 percent. This includes reworking the supply ductwork in the kitchen. Also includes new 2" gas line from meter to new makeup air unit.	-			
Direct Gas Fired Heated Make Up Air Unit with 20" Blower and 24" Burner Supply Fan	-			
Premium (E-Plus3) Eff. Down Discharge	-			
Sloped Filtered Intake for Size #5 Modular Heater.	-			
RTC Solutions 40-90°F Discharge Temp Control Remote Panel	-			
Gas Manifold for DF5 GM	-			
Cooling Interlock Relay. Motorized Back Draft Damper 43" X 43" for Size 5 Standard & Modular Direct Fired Heaters w/Extended Shaft	-			
Low Fire Start. Allows the burner circuit to energize when the modulation control is in a low fire position	-			
VAV (Variable-Air-Volume) Wiring Package for Commercial Fans. Building Static Pressure Variable Frequency Drive Control Included	-			
ESV752N02TXB - Variable Frequency Drive	-			
VFD factory mounted and wired on unit control panel	-			
Total HVAC Improvement Cost	$ 54,388.00			

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4c
	Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for Generation Rescue, Tyler & 64 Business Park PUD Lot 2
	Presenter:	Ellen Johnson

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

The subject property is part of Lot 2 of the Tyler and 64 Business Park PUD. City Council approved the PUD in 2004 under Ordinance 2004-Z-14. A PUD Preliminary Plan was also approved for the development at that time.

Vincent Fiore of Fiore Builders, Inc. has applied for PUD Preliminary Plan approval to develop the remaining building pad on Lot 2 with a clinic for Generation Rescue, a non-profit advocacy organization. Details of the proposal are as follows:

- Construct a one-story, approx. 5,100 sf building.
- Sidewalk along the east and south sides of the building, leading to the two entrances.
- Foundation landscaping.
- Play area on the north side of the building.
- Open space east of the building to allow for construction of a parking lot in the future, if needed.

Approval of a new PUD Preliminary Plan for the subject property is required to accommodate the proposal.

Plan Commission Review

Plan Commission reviewed the PUD Preliminary Plan on 5/2/17 and voted 7-0 to recommend approval.

Attachments (*please list*)**:**
Plan Commission Resolution, Staff Report, Application for PUD Preliminary Plan, Plans, Ordinance 2004-Z-14

Recommendation/Suggested Action (*briefly explain*)**:**
Plan Commission recommendation to approve a PUD Preliminary Plan for Generation Rescue, Tyler & 64 Business Park PUD Lot 2.

City of St. Charles, Illinois
Plan Commission Resolution No. 9-2017

A Resolution Recommending Approval of a PUD Preliminary Plan for Generation Rescue (Lot 2 – Tyler & 64 Business Park PUD) (Vincent Fiore)

Passed by Plan Commission May 2, 2017

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for Generation Rescue (Lot 2 – Tyler & 64 Business Park PUD) (Vincent Fiore) received April 19, 2017; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the Tyler & 64 Business Park PUD, Ordinance No. 2004-Z-14, and all applicable requirements of the Zoning Ordinance, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a PUD Preliminary Plan for Generation Rescue (Lot 2 – Tyler & 64 Business Park PUD) (Vincent Fiore), contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:
Ayes: Kessler, Pretz, Holderfield, Schuetz, Wallace, Vargulich, Funke
Nays: None
Absent: Purdy, Frio
Motion carried: 7 - 0

PASSED, this 2nd day of May 2017.

_____
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 Ed Bessner
And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Generation Rescue – Tyler & 64 Business Park PUD, Lot 2

DATE: May 5, 2017

I. APPLICATION INFORMATION:

Project Name: Generation Rescue

Applicant: Vincent Fiore

Purpose: Construct a clinic on the property

General Information:

Site Information	
Location	**Unit 2 of Lot 2 in the Tyler & 64 Business Park at the southwest corner of Tyler Rd. and Rt. 64**
Acres	2.23 acres

Applications	**PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ordinance 2004-Z-14 "An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)"

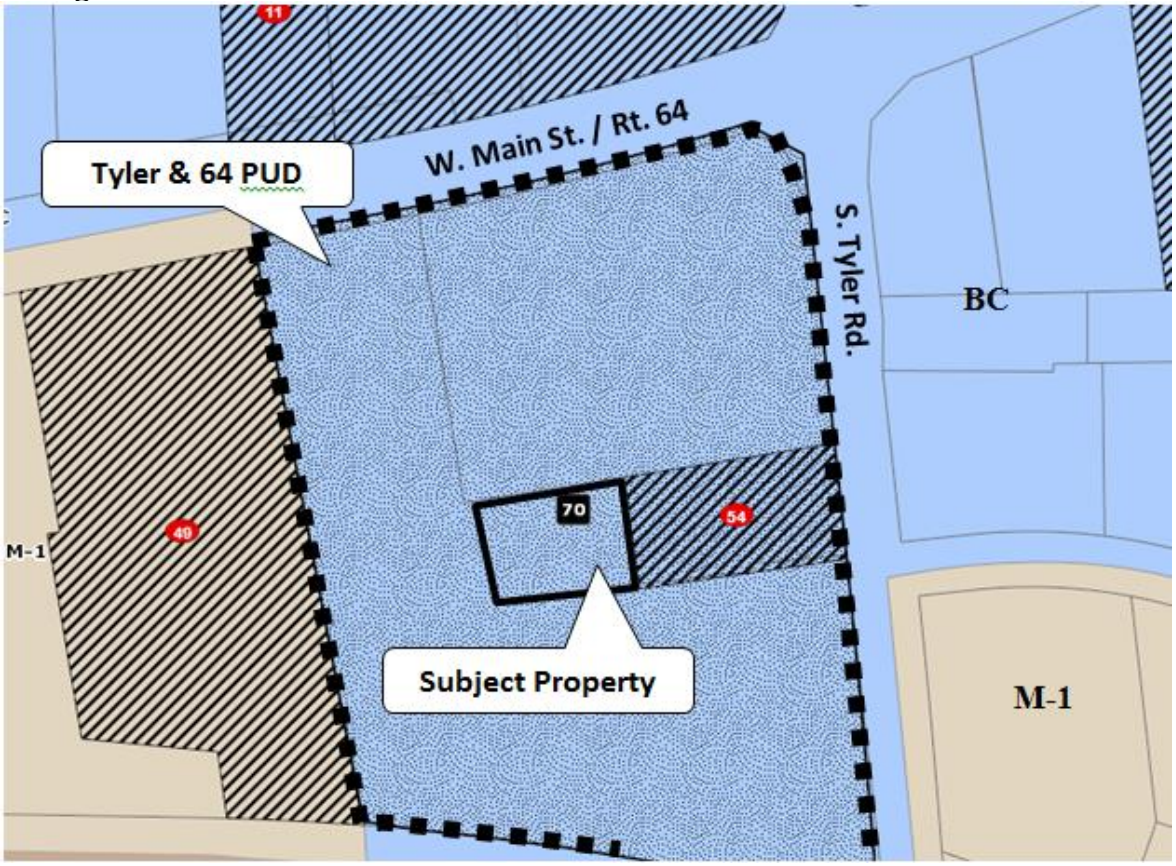
Existing Conditions	
Land Use	Vacant
Zoning	BC- Community Business (PUD)

Zoning Summary		
North	BC- Community Business (PUD)	Chrysler dealership
East	BC- Community Business (PUD)	Children of American daycare
South	BC- Community Business (PUD)	Stormwater detention area
West	BC- Community Business (PUD)	Office buildings

Comprehensive Plan Designation
Neighborhood Commercial

Aerial

Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is part of Lot 2 of the Tyler and 64 Business Park PUD. City Council approved the PUD in 2004 under Ordinance 2004-Z-14 "An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)". A PUD Preliminary Plan was also approved with the ordinance.

The approved PUD includes two lots. Lot 1 was designated for development of the St. Charles Chrysler dealership, which was constructed in 2005. Lot 2 was approved for four (4) office buildings and a stormwater retention facility. Buildings #1 and #2 which are multi-tenant office buildings were constructed in 2006, along with the internal circulation system, shared parking lots, and stormwater facility per the approved PUD Preliminary Plan. Building #4 was constructed as a Children of American day care in 2012, upon a recommendation from Plan Commission and City Council approval of a Special Use for a Daycare Center, as well as a new PUD Preliminary Plan for the site.

B. PROPOSAL

Vincent Fiore of Fiore Builders, Inc. has applied for PUD Preliminary Plan approval to develop the last remaining building pad on Lot 2, identified as Building #3, with a clinic for Generation Rescue, a non-profit advocacy organization. Details of the proposal are as follows:

- Construct a one-story, approx. 5,100 sf building.
- Sidewalk along the east and south sides of the building, leading to the two entrances.
- Foundation landscaping
- Play area on the north side of the building.
- Open space east of the building to allow for construction of a parking lot in the future, if needed.

Approval of a new PUD Preliminary Plan is required to accommodate the proposal because the plan differs from the approved PUD Preliminary Plan for the site. The following changes are the most significant:

- Building size has been reduced from 7,500 sf to 5,100 sf.
- The parking lot between Buildings #3 and #4 identified on the approved PUD Preliminary Plan will not be constructed at this time (see parking discussion below).

III. ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the Tyler and 64 Business Park PUD and the Zoning Ordinance, City Code Title 17. The following is a description of staff's analysis.

A. PROPOSED USE

The applicant has stated that the building will serve two functions: a medical clinic for children with disabilities and a clinic for cosmetic surgery. The south entrance will be for the children's clinic and the west entrance will be for the cosmetic surgery clinic.

Based on the information provided by the applicant and floor plan submitted for the proposed building, staff believes the use would be considered a Medical Clinic. Permitted uses in the Tyler and 64 PUD are listed in Exhibit III of the ordinance. "Medical and Dental Offices and Clinics" is identified as a permitted use. The Zoning Ordinance defines the use as follows:

Medical/Dental Clinic. *A medical or dental office or clinic offering professional medical or dental services primarily on an out-patient basis. Such services may include examination and consultation, treatment, surgery, radiology, MRI, on-site testing laboratories, physical therapy, diagnostic services, training, administration, and other services to patients provided by licensed medical or dental professionals.*

B. ZONING STANDARDS

The table below compares the submitted plans with the applicable requirements of the Zoning Ordinance and the Tyler & 64 Business Park PUD. Because the subject property does not have public street frontage, all sides of the lot are considered interior side yards for the purpose of determining setback requirements. All applicable standards are met.

Category	Zoning Ordinance or PUD Standard	Proposed
Min. Lot Area	N/A	No Change
Lot Width	Layout approved as part of PUD	No Change
FAR	0.8	0.1 (includes all of Lot 2)
Building Setbacks:		
North	10 ft.	20.1 ft.
East	10 ft.	70.2 ft.
South	10 ft.	24.8 ft.
West	10 ft.	28.3 ft.
Parking Requirement	Medical Clinic: 5 spaces per 1,000 sf of net floor area @ 4,455 sf net floor area = 22 spaces	22 spaces (See discussion below)

The Tyler & 64 PUD ordinance contemplates a total of 188 parking spaces to be shared among the four buildings on Lot 2. Per the ordinance, this parking count would accommodate 45,560 sf total net floor area of professional/office uses. Out of the 45,560 sf, no more than 37,600 sf net floor area could be used as medical/dental clinics. The parking requirement for a professional/business office is 4 spaces per 1,000 sf of net floor area, and the parking requirement for medical/dental clinics is 5 spaces per 1,000 sf of net floor area.

Currently, a total of 169 parking spaces exist in the business park. The proposed plan adds two spaces, for a total of 171 shared spaces. The PUD ordinance contemplated an additional parking lot with 22 spaces to be constructed on the subject property, between the proposed building and Children of America. If constructed, this would equate to a total of 193 shared spaces. However, the applicant is not proposing to construct the additional parking lot at this time.

Staff examined the uses and net floor area of each existing use within the three buildings on Lot 2 to determine whether there is adequate parking to accommodate the proposed medical clinic without construction of the additional 22-space parking lot. Based on staff's analysis, a total of 145 spaces are required for the current uses in the PUD. Including the proposed building, a total of 167 spaces are required, while 171 spaces are proposed.

Therefore, the parking count is adequate to accommodate the proposed use and other uses in the PUD, with 4 excess spaces.

If additional medical uses establish within the PUD in the future, it will need to be verified that the existing parking count is adequate. The planned parking lot on the subject property could be constructed in the future, if necessary. The proposed building has an unfinished basement. If the basement is ever finished, additional parking will need to be constructed.

C. LANDSCAPING

Specific landscaping requirements are not provided in the Tyler & 64 PUD ordinance. The ordinance states that the property is to be landscaped in conformance with the Landscape Plan approved as part of the PUD Preliminary Plan.

Staff has compared the planting areas, types and number of plantings illustrated on the proposed Landscape Plan with the approved Landscape Plan. The proposed plan is in general conformance with the approved plan, including foundation landscaping along the east, south, and west sides of the building, and a comparable amount of plantings and types of plantings. The proposed plan adds foundation landscaping along the north side of the building, and proposes a total of 27 more plantings than shown on the approved plan.

Staff Comment:

- A portion of the lot is left vacant to allow for construction of a parking lot in the future. The Landscape Plan does not include this portion of the lot. This area should be maintained as turf grass. Based on aerial imagery, it appears that topsoil and seeding is needed in this area.

D. BUILDING DESIGN

The Tyler & 64 PUD ordinance does not provide building design requirements or guidelines for the subject property. The ordinance states, "Building elevations for Office Buildings Three and Four on Lot 2 must be approved by the City Council, upon recommendation by the Plan Commission, prior to issuance of any building permits for these buildings." Therefore, building elevations will need to be approved as part of the PUD Preliminary Plan.

Building elevations have been submitted. The primary wall material is brick, in keeping with the rest of the buildings in the PUD. A hipped roof is proposed, also consistent with the existing buildings.

Staff Comment:

- Divided pane windows are shown on the colored rendering, while double-hung windows are shown on the elevation drawings. The applicant has stated double-hung windows without divided panes will be used.

E. ENGINEERING REVIEW

The subject property is served by existing utility infrastructure and stormwater detention. Development Engineering has provided the applicant with minor technical comments related to water service.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission reviewed the PUD Preliminary Plan on 5/2/17 and voted 7-0 to recommend approval.

V. ATTACHMENTS

- Application for PUD Preliminary Plan; received 4/19/17
- PUD Preliminary Plans
- Ordinance 2004-Z-14

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

PUD PRELIMINARY PLAN APPLICATION

RECEIVED
St. Charles, IL
APR 19 2017
CDD
Planning Division

For City Use	
Project Name:	Tyler + 64 PUD - Lot 2 Generation Rescue
Project Number:	2017 -PR- 008
Application Number:	2017 -AP- 015

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: 157 SOUTH TYLER ROAD ST CHARLES 60174	
	Parcel Number (s): 09-26-328-046-0000	
	Proposed PUD Name: TYLER & 64 BUSINESS PARK PUD	
2. Applicant Information:	Name: VINCENT FIORE	Phone: 312-969-9373
	Address: P.O BOX 193 BARRINGTON ILLINOIS 60011	Fax: 630-855-5803
		Email: homes@fiorebuilders.net
3. Record Owner Information:	Name: GOOD FELLOWS, LLC	Phone: 310-699-6311
	Address: 10719 NORWALK BOULEVARD SANTA FE SPRINGS, CALIFORNIA 90670	Fax:
		Email: CANDACE.MCDONALD@generationrescue.org

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. (SEE ATTACHED AUTHORIZATION LETTER)

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:**

N/A

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:**

N/A

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:** (ELEVATIONS INCLUDED)

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:** (INCLUDED)

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:**

N/A 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:** (ELEVATIONS INCLUDED)

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:**

N/A 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:** (INCLUDED)

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:** (INCLUDED)

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

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

N/A 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:** (N/A)

  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**

  N/A 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**

  N/A 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	Date
Applicant or Authorized Agent	Date 4/18/2017

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Candace McDonald being first duly sworn on oath depose and say that I am Manager of Goodfellows 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.:

Samir Patel
Candace McDonald

By: Candace McDonald Manager

See attached CA Journal

Subscribed and Sworn before me this _____ day of _____, 20 _____.

_____
Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 19th day of April, 2017, by Candace Anne McDonald,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARK BRYAN
Commission # 2121000
Notary Public - California
Los Angeles County
My Comm. Expires Jul 26, 2019

Signature

GOODFELLOWS, LLC
10719 NORWALK BOULEVARD
SANTE FE SPRINGS, CALIFORNIA 90670

City of St. Charles
2 East Main Street
St. Charles, Illinois 60174-1984

April 18th 2017

Subject: Generation Rescue, 157 S. South Tyler Road St. Charles 60174

Planning Commission:

Please accept this letter as written permission to authorize Vincent Fiore to be the Applicant for the PUD Preliminary Plan Application for the above referenced property.

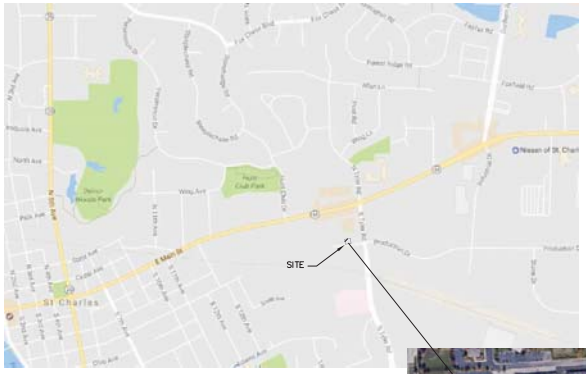
Sincerely

Candace McDonald

Site Improvement Plans
Generation Rescue
St. Charles, IL

SITE BENCH MARKS

Benchmark #1
"X" cut in back of curb at southwest corner of site.
Elev=740.27 (NAVD 88)



LOCATION MAP
NTS

INDEX OF SHEETS

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

LEGEND

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

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

State of Illinois)
)SS
County of Kane)

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

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

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

RAYMOND G. ULREICH
040213
REGISTERED PROFESSIONAL ENGINEER OF
STATE OF ILLINOIS

TOPOGRAPHIC SURVEY BY:

Taurus Engineering LLC

Dated: April 18, 2017

DATE	REVISION

PREPARED FOR:

JV Construction Enterprises
P.O. Box 193
Barrington, IL 60011
(312) 969-9373

PREPARED BY:

TAURUS ENGINEERING L.L.C.
3N655 E. Laura Ingalls Wilder Road
St. Charles, IL. 60175
(630) 377-3997
tauruseng@sbcglobal.net

EARTHWORK, PAVING

1. The Contractor shall familiarize himself with the plans and shall notify the engineer at once of any discrepancies. The contractor shall examine the drainage patterns shown on the plans and make certain that all gutter flags are pitched properly to achieve this drainage pattern.

GENERAL

1. All work shall be performed in accordance with the current edition of the Illinois Department of Transportation's "Standard Specifications for Road and Bridge Construction."
2. Pavement, curb and gutter, sidewalks, and storm sewer shall conform to Standard Specifications for Road and Bridge Construction, IDOT.
3. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
4. The Contractor will be responsible for notifying each of the utility companies before any work is started. All utilities must be staked prior to construction.
5. The Engineer will be given seventy-two (72) hours notice for any staking that is to be done. Each of the various items of work covered by this contract will be staked once. Additional staking required due to the contractor negligence shall be paid for by the Contractor at the current hourly rate.
6. No construction or ground disturbance shall commence prior to pre-construction meeting. The Contractor shall inform the City Public Works Department Seventy-two (72) hours before work commences on each category of construction, i.e. water main, sanitary, street and drainage improvement. A 72 hour notice shall be given for any road closure and any item that requires final testing and inspection such as water main testing, roadway shutdowns, or sanitary sewers air and mandrel testing.
7. The Contractor is responsible for water main construction, sanitary sewer construction and drainage improvements (underground work) shall dispose of all surplus excavated material from trenches or structure excavations and shall deposit said surplus materials on the site as directed by the Engineer. No additional compensation shall be paid and said work be incidental to the other items of construction.
8. The underground contractor shall be responsible to place on grade and coordinate with other Contractors all underground structure frames such as catch basins, inlets, manholes, hydrants, buffalo boxes, valves, etc. No additional compensation will be paid and said adjustments shall be considered incidental to other items of construction.
9. The Owner will furnish the Contractor with lines and grades necessary to the proper prosecution and control of the work. The contractor shall call the attention of the Owner's representative to any errors of discrepancies which may be suspected in lines and grades which are established by the Owner and shall not proceed with the work until any lines and grades which are believed to be in error have been verified or corrected by the Owner's representative.
10. Contractors shall keep public street pavements clean of dirt and debris and when necessary, clean pavements on a daily basis.
11. Engineers/Surveyors to provide iron pipe at all property corners.
12. All subgrade and base course shall be inspected and tested in the presence of the City Engineer or City Public Works representative. The Developer's representative shall be present at proof rolls to determine the suitability of the subgrade and base course. Compaction tests are required on binder, BAM and surface courses. All reports including curb and gutter cylinder tests shall be submitted within 7 days of completion.
13. All on-site and offsite improvements shall be constructed in accordance with the requirements of the "City of St. Charles".
14. Permits shall be obtained from all governmental agencies having jurisdiction prior to the initiation of construction activity.
15. City Public Works Department, City Police Department, and the Fire District shall be notified a minimum of seventy-two (72) hours prior to road or water main shutdowns, all in accordance with pre-construction meeting coordination.
16. An electronic copy, and a reproducible mylar set (signed and sealed by a professional engineer) and two (2) paper copies of "Record Drawings" shall be submitted to the City prior to any final acceptance. Said "Record Drawings" shall indicate the exact final location and layout of all improvements, including verification of all rim and invert elevations and shall include all field design changes.

SOIL EROSION AND SEDIMENTATION SPECIFICATIONS

A) STANDARDS

1) THE FOLLOWING STANDARDS SHALL GOVERN THE CONSTRUCTIONS:

2) THE "PROCEDURES AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NORTHEASTERN ILLINOIS", THE LATEST EDITION, PREPARED BY THE NORTHEASTERN ILLINOIS EROSION AND SEDIMENTATION CONTROL STEERING COMMITTEE.

3) THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND CONTROL IN NORTHEASTERN ILLINOIS", THE MOST RECENT EDITION PREPARED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY;

4) STANDARD SPECIFICATIONS FOR "ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

5) UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.

B) GENERAL

1) THE CITY SHALL BE NOTIFIED ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

2) A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

4) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

5) THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY REASONABLE ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE DEVELOPER, BY THE CITY.

6) THE BUILDER, OR A DESIGNEE OF THE BUILDER, SHALL BE RESPONSIBLE FOR INSPECTION OF EROSION CONTROL PRACTICES.

7) PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW BY THE CITY.

8) IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

C) IMPLEMENTATION

1) BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF REQUIRED BY THE OWNER, CITY, OR OTHER AGENCY HAVING JURISDICTION, THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL DEVICES WHERE NEEDED.

2) THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT, WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

3) DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.

4) GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. AN SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED IMMEDIATELY AND AGAIN BEFORE THE END OR EACH WORKDAY.

5) ANY PUBLIC AND/OR PRIVATE ROADS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND SWEPT WHEN DIRTY AT THE DIRECTION OF THE OWNER, OR CITY.

6) SEDIMENT BAGS SHALL BE INSTALLED AND MAINTAINED IN ALL INTAKE STRUCTURES (I.E. INLETS, CATCH BASINS) AS SHOWN ON THE PLAN.

7) STOCKPILES OF EARTH MATERIAL WILL BE PLACED AT LOCATIONS AS INDICATED ON THE PLANS. A SILT FENCE WILL BE PLACE AROUND THE BASE OF THE STOCKPILE WHERE INDICATED.

8) STOCKPILES NOT BEING ACTIVELY WORKED AND TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

9) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

10) AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT NEWLY CONSTRUCTED INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

11) TEMPORARY DIVERSION DITCHES AND SEDIMENT TRAPS MAY BE REQUIRED BASED ON THE CONSTRUCTION PHASING AND SHALL BE INSTALLED PRIOR TO UPSTREAM TOPSOIL REMOVAL AS DETERMINED BY THE CITY ENGINEER.

12) IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 14 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.

13) ALL TEMPORARY MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION.

14) ANY BERMS SHOWN ON THE GRADING PLANS SHALL BE CONSTRUCTED FROM NON-STRUCTURAL FILL. THE HEIGHT AND SHAPE SHALL FOLLOW THE LIMITS SHOWN IN THEIR RESPECTIVE DETAILS SO THAT THE TOP OF BERM ELEVATION SHALL NOT BE LESS THAN THE MINIMUM REQUIRED AS INDICATED. THE MAXIMUM HEIGHT SHALL BE 6' AND NO SIDE SLOPES SHALL BE GREATER THAN 3:1.

D) INSPECTION AND MAINTENANCE

1) THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

2) THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2 INCH. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

3) AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.

4) ANY TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

E) VEGETATION NOTES

1) PERIMETER VEGETATION STRIPS, OPEN SPACES AND LAWN AREAS, SHALL HAVE A MINIMUM OF 4" (INCHES) OF TOPSOIL RESPREAD AND SHALL HYDRO - SEEDED WITH CLASS 1 SEEDING IN ACCORDANCE WITH THE MIXTURES AND RATES ESTABLISHED IN THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS PUBLISHED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, THE MOST RECENT EDITION. THE HYDRO - SEED SLURRY MIXTURE SHALL CONSIST OF THE SEED MIX AS SPECIFIED, A COMMERCIAL GRADE 12-12-12 FERTILIZER AT 500 LBS. PER ACRE, A WOOD FIBER MULCH AT 1,000 LBS. PER ACRE AND A WOOD FIVER MULCH BINDER AT 40 LBS. PER ACRE. PLANTING OF SEED SHALL NOT BE DONE AFTER OCTOBER 15TH OR BEFORE APRIL 1ST UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

2) NATURALIZED STORMWATER BASINS AND LANDSCAPE BERMS SHALL HAVE A MINIMUM OF 6" (INCHES) OF TOPSOIL RE-SPREAD. SEED MIXTURES SHALL BE AS SPECIFIED ON THE LANDSCAPING PLANS. ALL SEEDED AREAS SHALL BE HYDRO - SEEDED AS SPECIFIED ABOVE.

3) EROSION CONTROL BLANKETS SHALL BE USED ON SIDE SLOPES WHICH EXCEED 4:1. EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN P300 OR EQUAL.

F) WINTER SHUTDOWN

1) THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

PROTECTION OF WATER MAIN AND WATER SERVICE LINES

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

A. Water Mains
1. Horizontal separation:
a. Water mains shall be laid at least 10' (feet) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
b. Water mains may be laid closer than 10' (feet) to a sewer line when:
1. Local conditions prevent a lateral separation of ten feet.
2. The water main invert is at least 18" (inches) above the crown of the sewer; and
3. The water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
c. When it is impossible to meet (a) or (b) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint ductile iron pipe, or the drain or sewer shall be sleeved with steel pipe or constructed of PVC pipe (meeting water main standards, ASTM D2241) with elastomeric joints per ASTM D3139. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.
2. Vertical Separation:
a. A water main shall be laid so that its invert is 18" (inches) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for the portion of the water main located within 10' (feet) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
b. Both the water and drain or sewer shall be constructed of slip-on mechanical joint ductile iron pipe or constructed of PVC pipe (meeting water main standards ASTM D2241) with elastomeric joints per ASTM D3139 or reinforced concrete pipe with C-361 joints (Storm sewers) when it:
1. It is impossible to obtain the proper vertical separation as described in
(a) above; or
2. The water main passes under a sewer or drain.
c. Alternatively to Item (b) above, when the water main passes under a sewer or drain, the water main shall be encased in steel sleeve extending 10' from the edge of the pipe on each side of the crossing and an 18" (inch) vertical separation shall be maintained between the invert of the sewer or drain and the crown of the water main. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

B. Water Service Lines
1. The horizontal and vertical separation between water service lines and all storm sewers, sanitary sewers, combined sewers or any drain or sewer service connection, shall be the same as water main separation described in (A) above.
2. Water pipe described in (A) above shall be used for sewer service lines when minimum horizontal and vertical separation cannot be maintained.
C. Special conditions
Alternate solutions shall be presented to the agency when extreme topographical, geological or existing structural conditions make strict compliance with (A) and (B) above technically and economically impractical. Alternate solutions will be approved provided watertight construction structurally equivalent to approved water main materials is proposed.
D. Water mains shall be separated from septic tanks, disposal fields and seepage beds by a minimum of 25' (feet).
E. Water mains and water service lines shall be protected against entrance of hydrocarbons through diffusion through any material used in construction of the line.

SANITARY SEWER, STORM SEWER, WATER MAIN

1. All sanitary sewer and water main work shall be constructed in accordance with the latest edition of the applicable Standard Specifications for Water and Sewer Main Construction in Illinois and the City Ordinances. If a conflict arises, the strictest standard shall govern.
2. The Contractor shall notify all utility companies prior to construction to verify in the field all existing and underground utilities adjacent to the project and be responsible for protection of same. The Contractor shall call J.U.L.I.E. (1-800-892-0123) 48 hours prior to construction.
3. The Contractor shall beware of potential conflicts with existing utilities as indicated on the plans. The Contractor shall excavate around utilities to determine elevations before beginning construction.
4. The Contractor shall provide to the Engineer, as-built locations of all water and sewer services, with tie-ins to fixed objects and/or property lines.
5. All existing field drainage tile identified on these plans shall be removed or crushed. The Engineer and City Inspector shall be notified if any other field tiles are encountered during construction. These shall be removed, crushed or properly rerouted and/or connected to the storm sewer system as determined by the Engineer and the City inspector. All locations of encountered field drainage tile which are rerouted shall be properly indicated on the record set of as-built drawings.
6. Any existing utility structures requiring adjustment are to be adjusted (up to 8" total adjustment) or reconstructed by the Contractor. Adjustments or reconstructions not called for on the plans shall be considered incidental to the contract.
7. Where shown on the plans or directed by the engineer, existing drainage structures and systems shall be cleaned of debris and patched as necessary to assure integrity of the structure. This work will be paid for at the contract unit price each for structures and contract unit price per lineal foot for systems which shall be payment in full for cleaning, patching, removal and disposal of debris and dirt. Drainage structure and systems constructed as part of this project shall be maintained by the contractor at his expense. No payment will be made for cleaning structures or systems constructed as part of this project.
8. Connections to the existing sanitary, storm and water systems shall be considered incidental to the contract.
9. All existing utilities or improvements, including walks, curbs, pavement and parkways damaged or removed during construction shall be promptly restored to their respective original condition.
10. Sanitary sewers and water main services shall have a minimum of 5.5' (feet) of cover and shall be run in straight alignment unless specifically shown on the plans.
11. All utility trenches under proposed or existing improved surfaces shall be water jetted or mechanically compacted.
12. Granular trench backfill, CA 6 shall be used in all locations where the proposed underground utility is to be constructed under permanent type pavements, in any utility trench over which another utility will pass or as directed by the engineer. Trench backfill shall be extended 2' (feet) on each side of the permanent type surface.
13. All manhole, valve vault, or catch basin adjustment of frames shall be made with precast concrete adjusting rings set in preformed butyl mastic rub-R-nek or approved equal, and no more than 8" of adjusting rings will be permitted.
14. All water mains shall be cement lined ductile iron pipe, class 52 conforming to AWWA C-150 with push-on or mechanical joints, conforming to ASTM 21.6, AWWA C-111 and C-600. All water mains to have minimum 5.5' (feet) cover.
15. Water services shall include the necessary length of type "K" Copper water tube of the size shown on the plans, corporation stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, excavation and backfill, for a complete installation as shown on the plans.
16. All ductile iron watermain, including fire hydrant leads shall be encased in polyethylene film in accordance with AWWA C-105-82.
17. All water mains shall be pressure tested and disinfected in accordance with standards and procedures meeting the approval of the municipality. Cost to be included in the various water main items.
18. All watermain shall be chlorinated in accordance with Section 41-21.4 of the Standard Specifications for Water and Sewer Main Construction in Illinois.
19. The testing and sterilization of all new water distribution facilities shall be completed prior to making water service taps.
20. P.V.C. sanitary sewers shall be SDR 26, conforming to ASTM D3034 for pipe with flexible elastomeric seals conforming with ASTM F477 and joints conforming with ASTM D3212.
21. All new sanitary sewers shall have wyes for proposed building services. All connections to existing sanitary sewers not having wyes shall be made with a "sewer tap" for building services and with a manhole for sewer extensions. All taps shall include a properly installed hub wye saddle.
22. "Band Seal" or similar couplings shall be used when joining sewer pipes of dissimilar materials.
23. Sanitary sewer structures shall be assembled, adjusted, and water tight sealed with bitumastic "Easy Stik" or approved equal.
24. P.V.C. sanitary sewers and services shall be subject to deflection testing in accordance with the Illinois Recommended Standards for Sewerage Works, Current Edition.
25. All sanitary sewers shall pass a low pressure air test conforming to section 31-1.11B of the Standard Specifications for Water and Sewer Main Construction in Illinois and meet the approval of the municipality.
26. All sanitary manholes shall be vacuum tested in accordance with per ASTM D1244.
27. All sanitary sewers shall be video taped. Video tapes and logs shall be provided to the City.
28. Storm sewer shall be reinforced concrete pipe conforming to ASTM C-76 classes 1-5 with joints conforming to ASTM C361 or ASTM C443.
29. All storm sewers shall be constructed with a minimum granular bedding of 4" (inches) in accordance with Section 550.04 of the I.D.O.T. Standard Specifications for Road and Bridge Construction.
30. All drainage structures to have poured inverts conforming to the shape of the pipe.
31. Trench backfill will be paid for in accordance with IDOT'S 2002 edition of the Illinois Department of Transportations "Standard Specifications for Road and Bridge Construction."

NO.	DATE	DESCRIPTION	BY

Construction Specifications & General Notes

Generation Rescue
St. Charles, Illinois

DATE: 4-18-2017

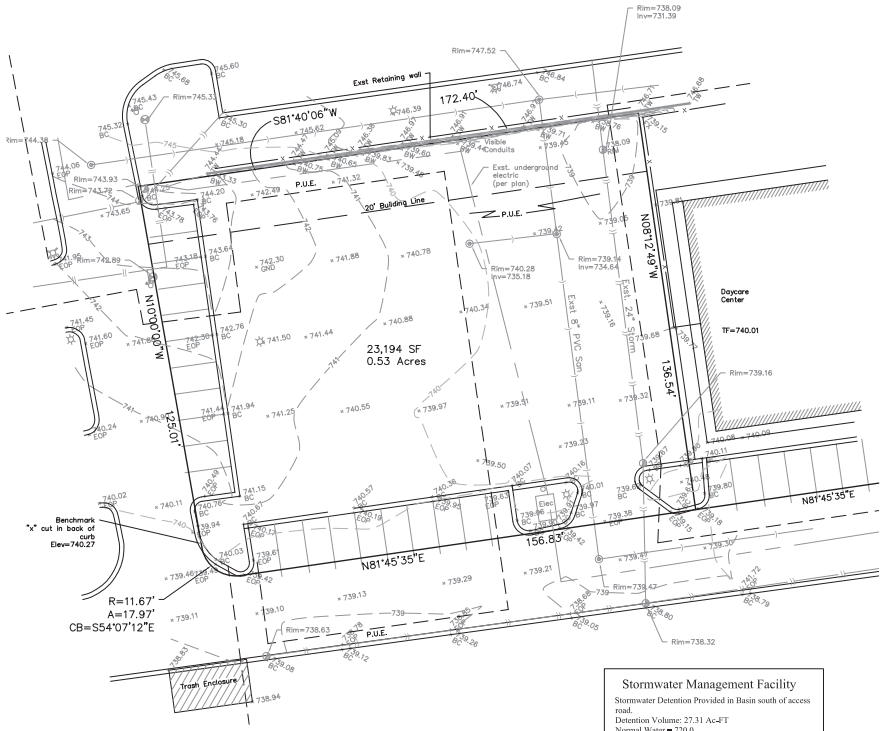
SCALE: NTS

SHEET NUMBER 2 OF 5

SITE BENCH MARKS

Benchmark #1
"X" cut in back of curb at southwest corner of site.
Elev=740.27 (NAVD 88)

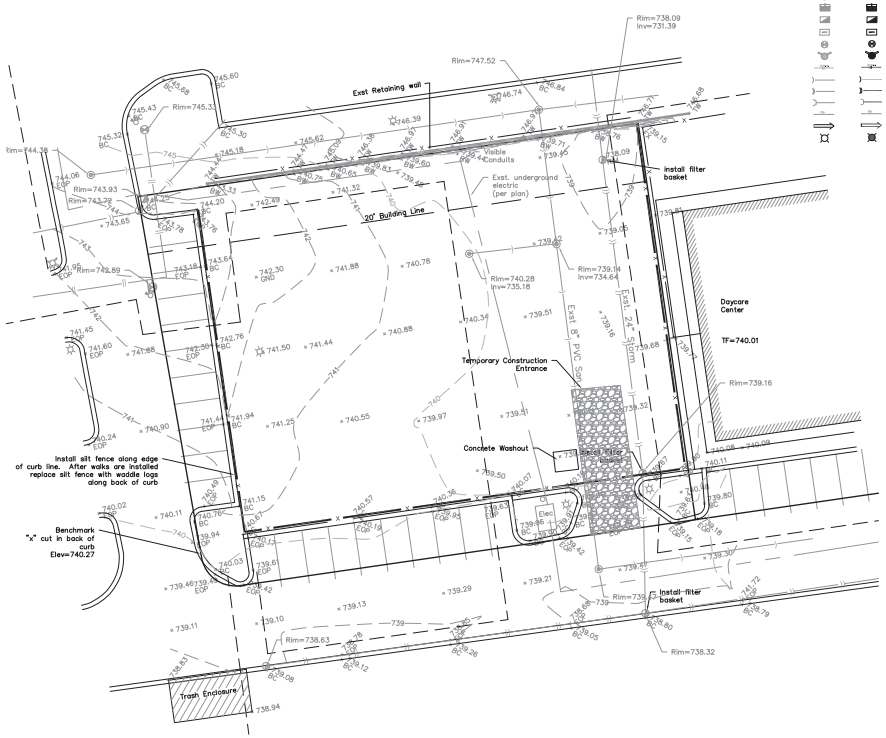
Existing Condtions



Stormwater Management Facility

Stormwater Detention Provided in Basin south of access road.
Detention Volume: 27.31 Ac-FT
Normal Water = 720.0
High Water = 736.5

Erosion Control



LEGEND

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

Erosion Control Notes

1. Filter baskets shall be installed in all open grates within the vicinity of the work area.
2. Any disturbed areas shall be seeded and blanketed or sodded.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NO.	DATE	DESCRIPTION	BY

Existing Conditiongs & Erosion Control Plan

Generation Rescue

DATE: 4-18-2017

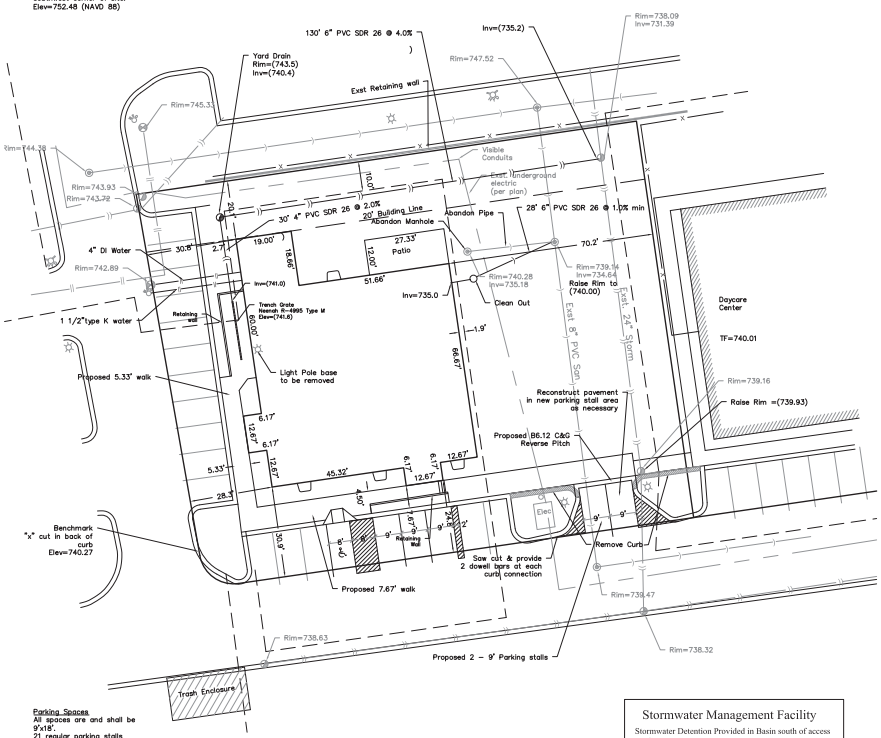
SCALE: NTS

SHEET NUMBER 3 OF 5

Utility & Geometry Plan

SITE BENCH MARKS

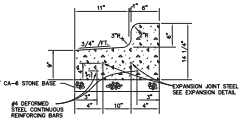
Benchmark #1
"x" cut in back of curb at southwest corner of site.
Elev=752.48 (NAVD 88)



Parking Spaces
All spaces are and shall be 9'x18'.
21 regular parking stalls
1 handicap stall

Stormwater Management Facility

Stormwater Detention Provided in Basin south of access road.
Detention Volume: 27.31 Ac-FT
Normal Water = 720.0
High Water = 736.5

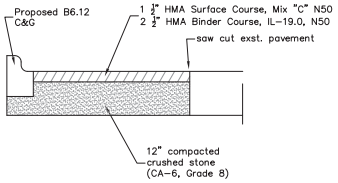


REVERSE PITCH

NOTE:

1. SET EXPANSION JOINTS AT ALL PC'S, PT'S, FIVE FEET ON EITHER SIDE OF ANY FRAMES, AND AT 45' MAX. INTERVALS.
2. SAW CUT CONTRACTION JOINTS FULL FACE AND TOP, AT LEAST 2 INCHES IN DEPTH AND AT 15' MAXIMUM INTERVALS WITHIN 24 HOURS OF POURING.
3. CURING COMPOUND REQUIRED.

B6.12 CURB & GUTTER



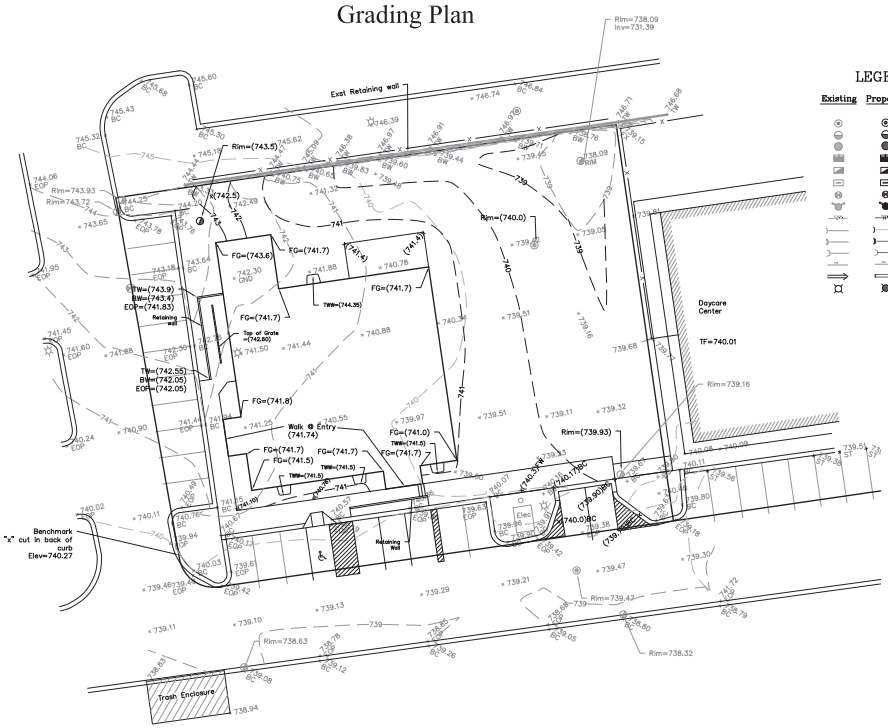
Pavement Section

GRAPHIC SCALE

20 0 10 20 40 80

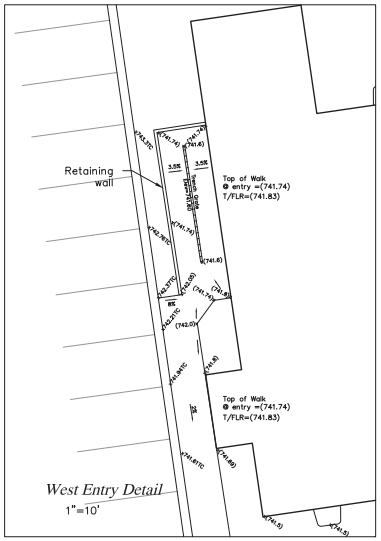
(IN FEET)
1 inch = 20 ft.

Grading Plan

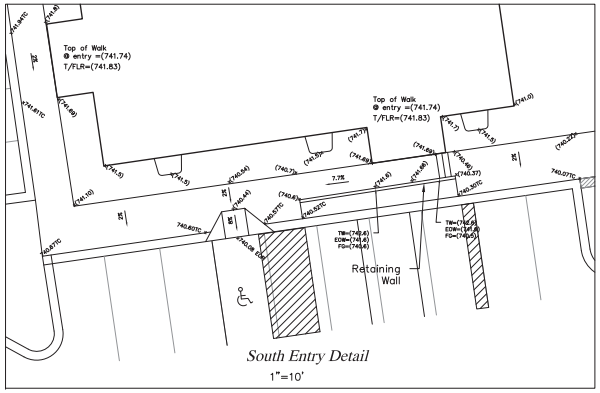


LEGEND

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



West Entry Detail
1"=10'



South Entry Detail
1"=10'

NO.	DATE	DESCRIPTION	BY

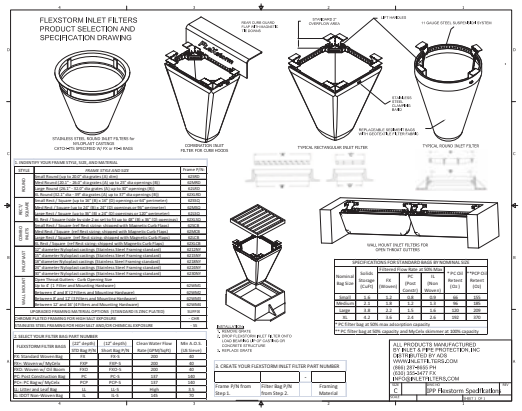
Utility & Grading Plan

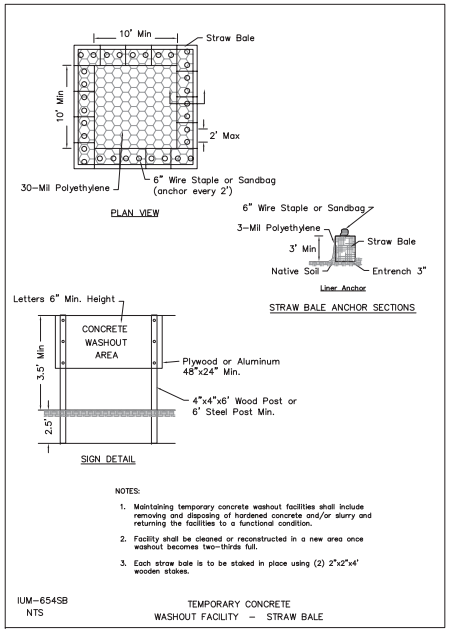
Generation Rescue

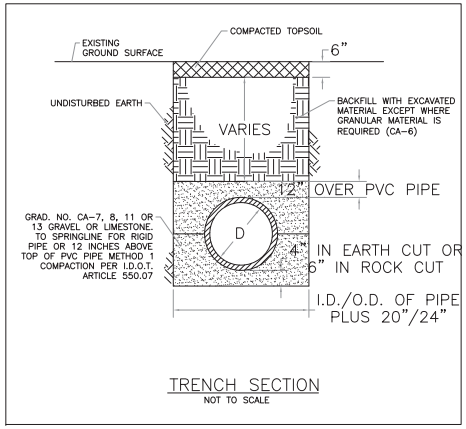
DATE: 4-18-2017

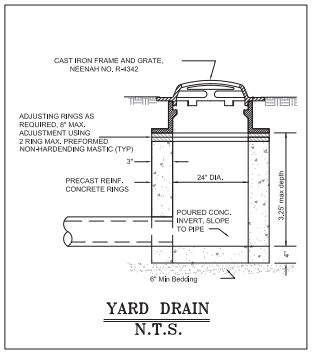
SCALE: NTS

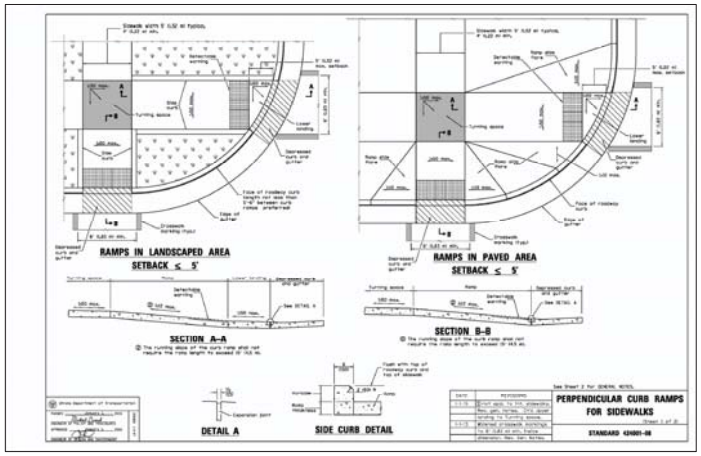
SHEET NUMBER 4 OF 5

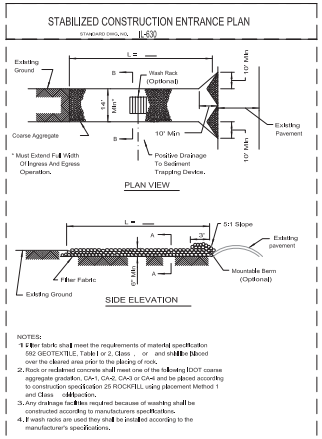






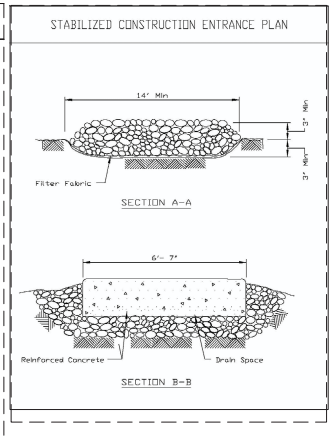


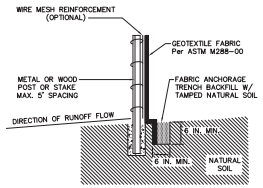




NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , or and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class of location.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.





NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

TYPICAL DETAILS FOR
SILT FENCE CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

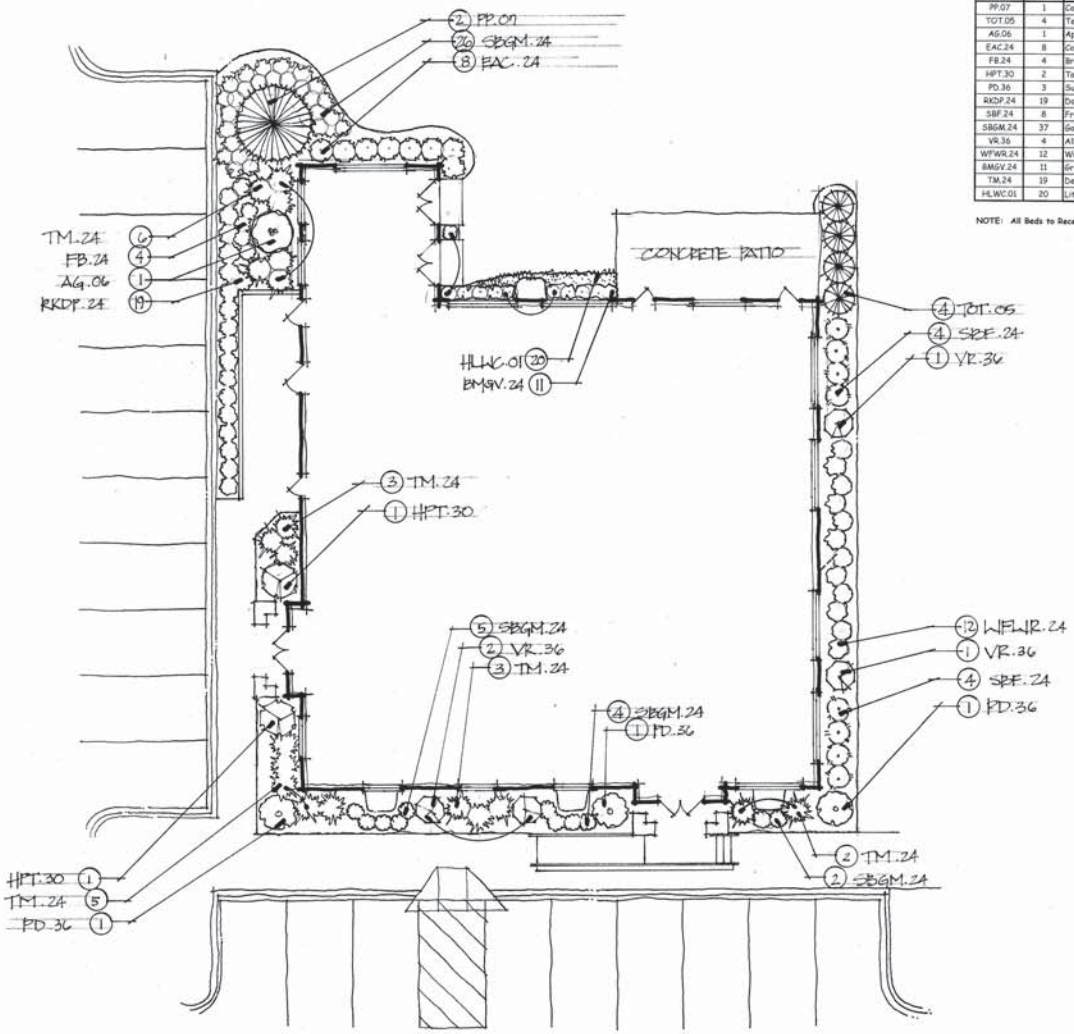
Construction Details

Generation Rescue

DATE: 4–18–2017

SCALE: NTS

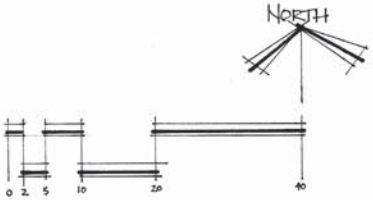
SHEET NUMBER 5 OF 5



PLANT LIST

CODE	QTY	MATERIAL	SIZE
PP.07	1	Colorado Spruce	7'
TOT.05	4	Techny Arborvitae	5'
AG.06	1	Apple Serviceberry	6'
EAC.24	8	Compact Burning Bush	24"
FB.24	4	Bronx Forsythia	24"
HPT.30	2	Tardiva Hydrangea	30"
PD.36	3	Summer Wine Ninebark	36"
RKDP.24	19	Double Pink Knockout Rose	24"
SBF.24	8	Froebel Spirea	24"
SBGM.24	37	Goldmound Spirea	24"
VR.36	4	Alleghany Leatherleaf Viburnum	36"
WFWR.24	12	Wine & Roses Weigela	24"
BMGV.24	11	Green Velvet Boxwood	24"
TM.24	19	Dense Yew	24"
HLWC.01	20	Little Wine Cup Daylily	1 Gal.

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



ISSUE

PROJECT: GENERATION RESCUE
ST. CHARLES, IL

TITLE: LANDSCAPE PLAN

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306 E. 3rd STREET
EAST DUNDEE, IL 60118
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DATE: 4·10·17

SHEET NO: L-1

RECEIVED
St. Charles, IL

APR 19 2017

CDD
Planning Division

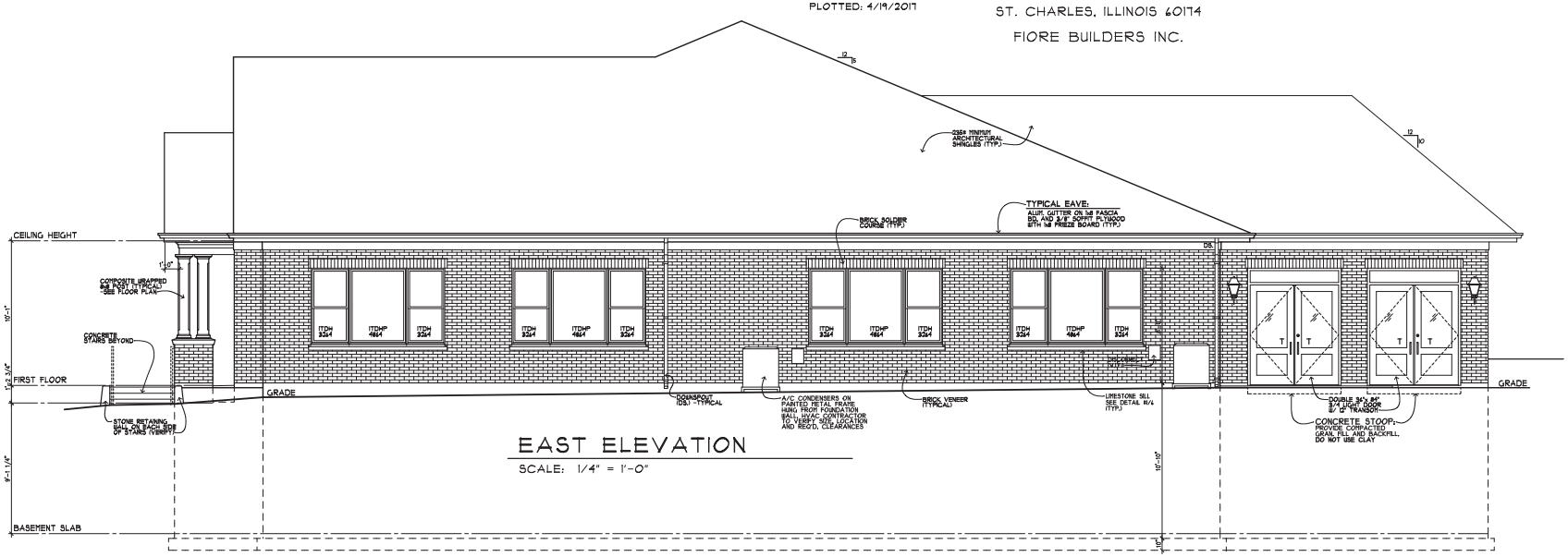
PROPOSED NEW OFFICE BUILDING:

GENERATION RESCUE

PLOTTED: 4/19/2017

ST. CHARLES, ILLINOIS 60174

FIORE BUILDERS INC.



EAST ELEVATION

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

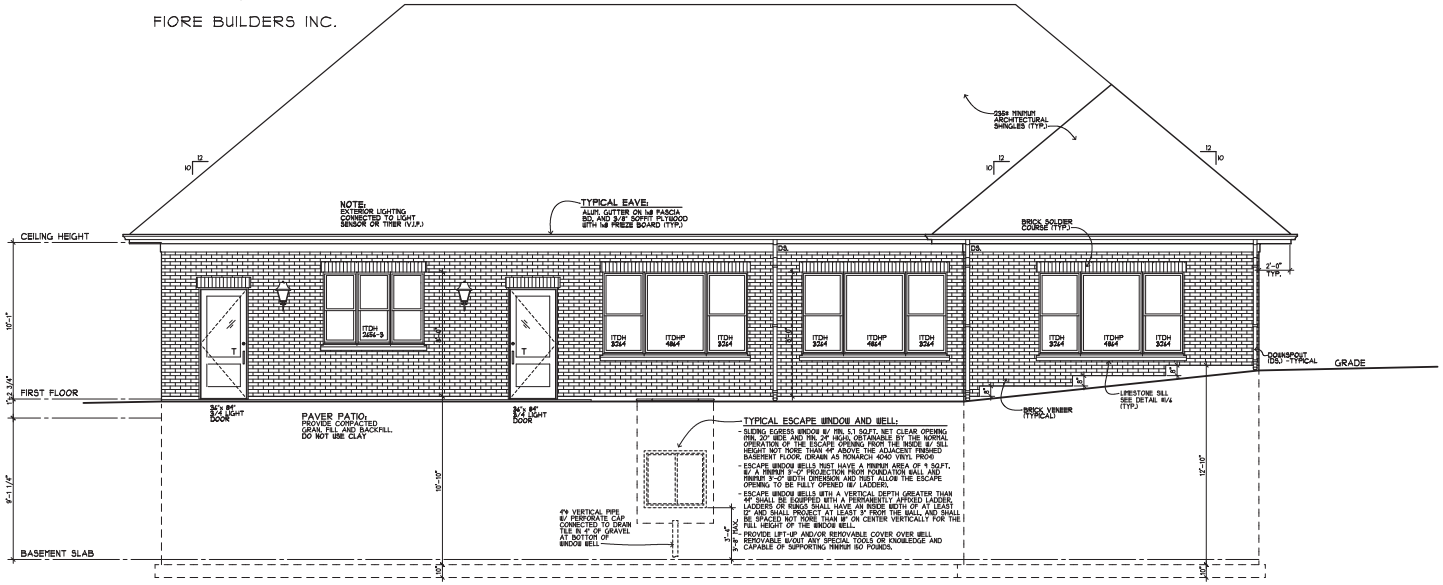
PROPOSED NEW OFFICE BUILDING:

GENERATION RESCUE

PLOTTED: 4/19/2017

ST. CHARLES, ILLINOIS 60174

FIORE BUILDERS INC.



NORTH ELEVATION

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

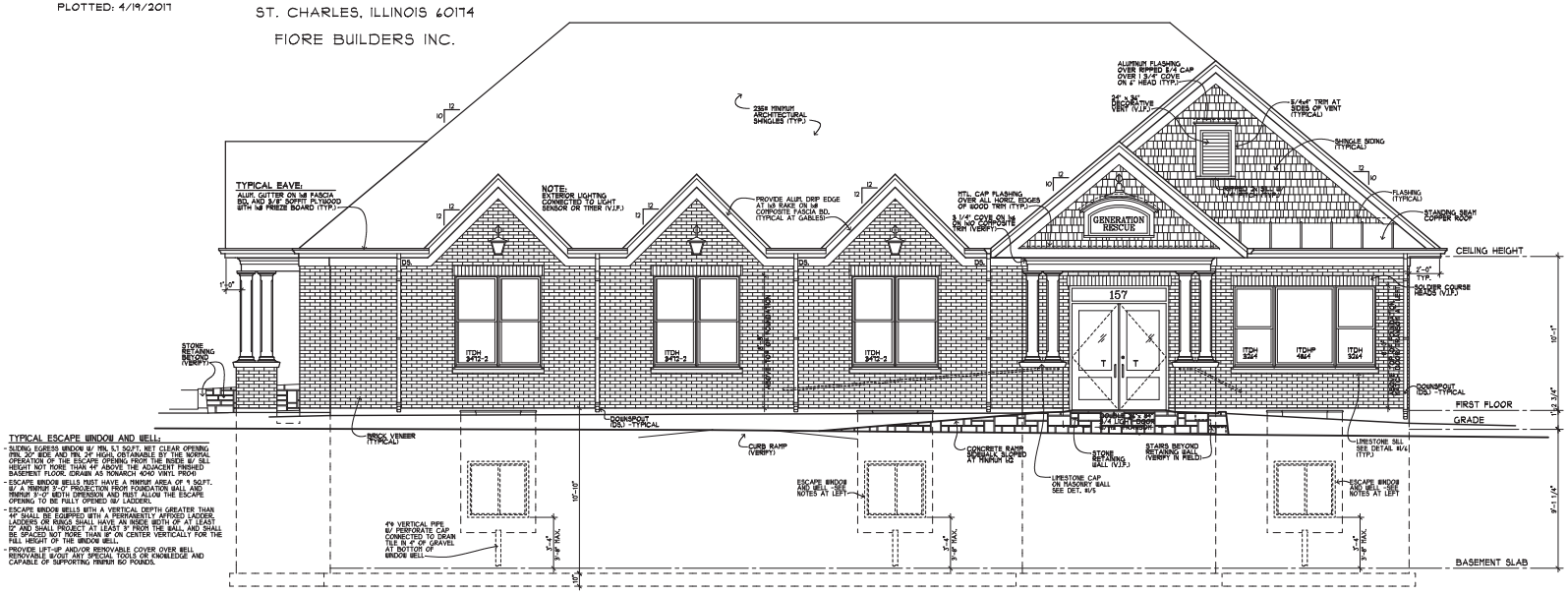
PROPOSED NEW OFFICE BUILDING:

GENERATION RESCUE

PLOTTED: 4/19/2017

ST. CHARLES, ILLINOIS 60174

FIORE BUILDERS INC.



TYPICAL ESCAPE WINDOW AND WELL:

- SLIDING EGRESS WINDOW W/ MIN. 5.7 SQ.FT. NET CLEAR OPENING MIN. 20" WIDE AND MIN. 24" HIGH, OBTAINABLE BY THE NORMAL OPERATION OF THE ESCAPE OPENING FROM THE INSIDE W/ SILL HEIGHT NOT MORE THAN 44" ABOVE THE ADJACENT FINISHED BASEMENT FLOOR. (DRAIN AS MONARCH 4040 VINYL PROH)
- ESCAPE WINDOW WELLS MUST HAVE A MINIMUM AREA OF 9 SQ.FT. W/ A MINIMUM 3'-0" PROJECTION FROM FOUNDATION WALL AND MINIMUM 3'-0" WIDTH DIMENSION AND MUST ALLOW THE ESCAPE OPENING TO BE FULLY OPENED W/ LADDER).
- ESCAPE WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- PROVIDE LIFT-UP AND/OR REMOVABLE COVER OVER WELL REMOVABLE W/OUT ANY SPECIAL TOOLS OR KNOWLEDGE AND CAPABLE OF SUPPORTING MINIMUM 150 POUNDS.

SOUTH ELEVATION

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

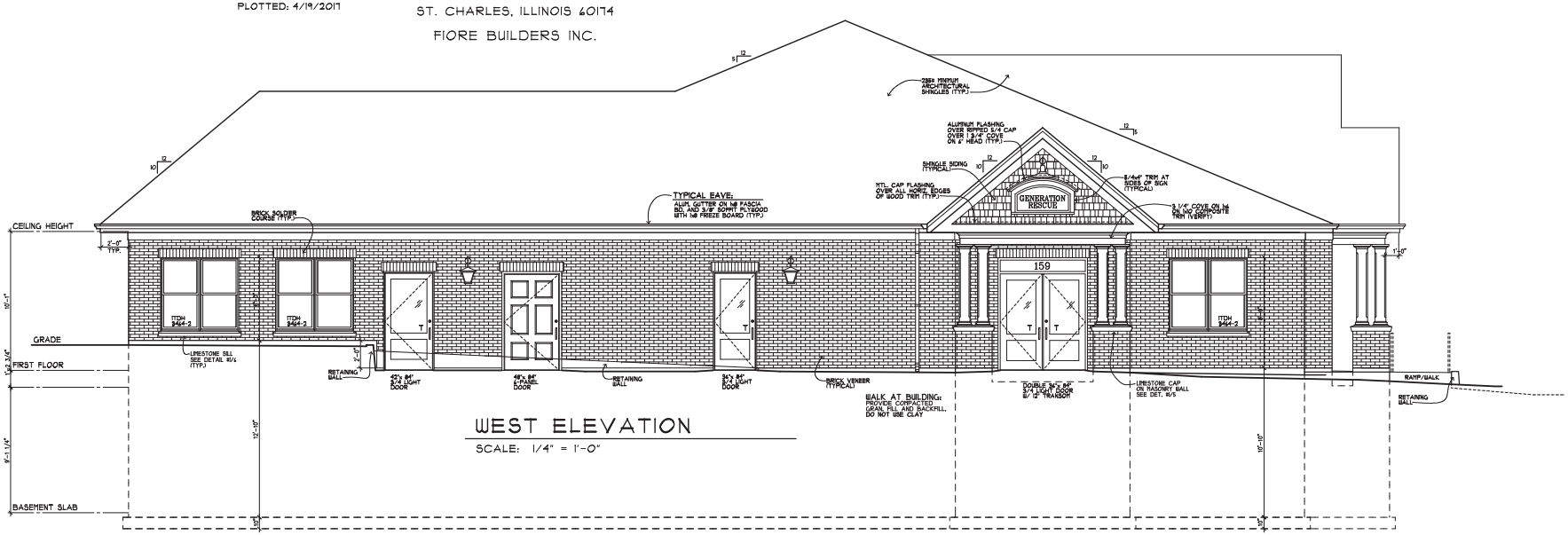
PROPOSED NEW OFFICE BUILDING:

GENERATION RESCUE

PLOTTED: 4/19/2017

ST. CHARLES, ILLINOIS 60174

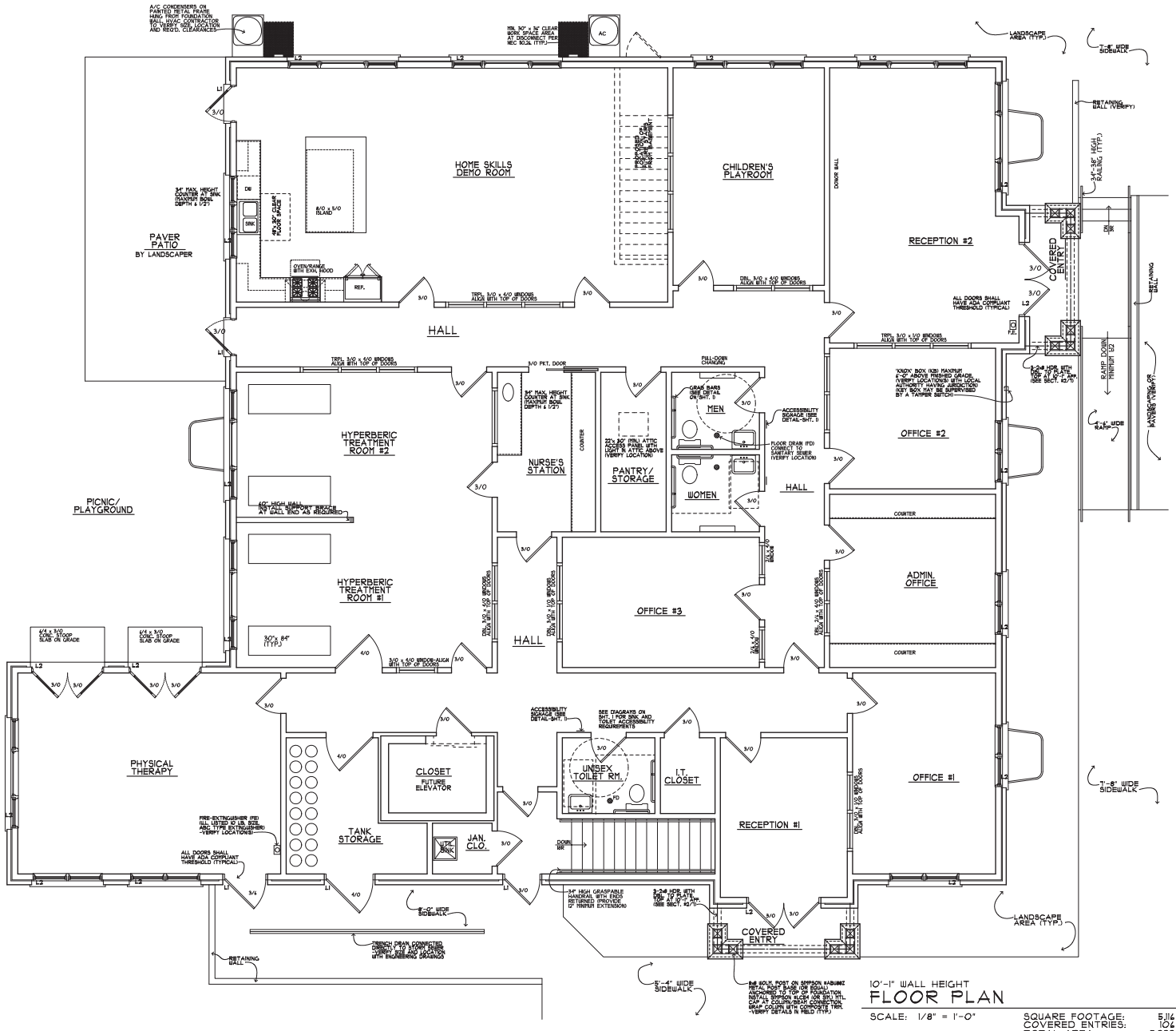
FIORE BUILDERS INC.



WEST ELEVATION

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

LINTEL SCHEDULE		
	LLV TYPICAL	
L1	L 3 1/2" X 3 1/2" X 1/4"	4" BEARING
L2	L 4" X 3 1/2" X 5/16"	4" BEARING
L3	L 7" X 4" X 3/8"	6" BEARING



NOTE: SERVICE DISCONNECTS:
PROVIDE SERVICE DISCONNECTING MEANS EITHER OUTSIDE, IN THE FIRE ALARM RISER, ELECTRICAL OUTLET, IN THE FIRE ALARM RISER, PANEL OR OTHER APPROVED LOCATION, WITH PROVISIONS TO ALLOW THE SERVICE TO BE LOCKED OPEN.

EACH BUILDING/TENANT SPACE SHALL HAVE A MAIN DISCONNECT INCORPORATED WITH THE MAIN DISTRIBUTION PANEL INSIDE THE SPACE.

NOTE: THE TYPE (WARESE OR STORE) AND SIZE OF THE FIRE DEPARTMENT CONNECTION SHALL BE IN ACCORDANCE WITH THE NFPA STANDARD APPLICABLE TO THE SYSTEM DESIGN. SHALL COMPLY WITH SECTIONS #23 THROUGH #27 AND BE SUBJECT TO APPROVAL OF THE FIRE DEPARTMENT. (IF SEE STORE TYPE CONNECTION 6/ 30# DOWTURN IS GENERALLY REQUIRED-VERIFY)

10'-1" WALL HEIGHT
FLOOR PLAN

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

SQUARE FOOTAGE:	5,114
COVERED ENTRIES:	102
TOTAL AREA:	5,222

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

PLOTTED: 4/20/2017

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

MARSHALL ARCHITECTS
802 E. Main Street
Suite 101
St. Charles, Illinois
60174
Ph: 630.584.1888
Fax: 630.584.1889

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION NUMBER
184.002454

Revisions:

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MARSHALL ARCHITECTS
ALL RIGHTS RESERVED

Commission: 2551
Issue Date:
Drawn By: CDZ
FLOOR PLAN

Sheet:
3
of: 8

City of St. Charles, Illinois

Ordinance No. 2004-Z-14

An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park)

Adopted by the

City Council

of the

City of St. Charles

July 6, 2004

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, July 9, 2004

Kristie A. Nephew

City Clerk

(SEAL)

DATE OF PUBLICATION 7/9/04
NEWSPAPER Pamphlet Form

REFER TO:
MINUTES 7/6/04
PAGE

ORDINANCE NO. 2004-Z-14

PRESENTED AND PASSED BY CITY COUNCIL ON
July 6, 2004

AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT (TYLER AND 64 BUSINESS PARK)

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the real estate described in "Exhibit I" attached hereto and made a part hereof (hereinafter sometimes referred to as the "Subject Realty") has been filed by Tyler and 64 LLC, an Illinois Limited Liability Company, record owner of the Subject Realty, hereinafter sometimes referred to as "Owner";

WHEREAS, the Plan Commission has held a public hearing on said petition in accordance with law; and

WHEREAS, the City Council of the City of St. Charles has received the recommendation of the Plan Commission and has considered the same; and

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact regarding the granting of a Special Use as a Planned Unit Development for the Subject Realty:

FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:

1. **That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**
   The proposed redevelopment of the subject property will be a tremendous improvement to the area. The subject property was previously used as an obsolete

manufacturing facility, which had been vacant for several years. It lacked maintenance and was an eyesore from Route 64. The current owner has entered into a redevelopment agreement with the City to ensure that redevelopment of the site will promote and foster public heath, safety and general welfare. The proposed development of the auto dealership and the office buildings through the special use for the PUD will therefore not be detrimental to or endanger the public health, safety or general welfare.

2. **That the special use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.**
   The redevelopment will enhance the subject property. The surrounding properties are commercial uses, which are compatible with the proposed uses. The special use for the PUD will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purpose already permitted, nor substantially diminish or impair property values within the neighborhood.

3. **That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**
   The surrounding properties are already developed.

4. **That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**
   The PUD process requires a complete review of engineering plans to ensure that adequate utilities are provided on the site. The access points off of Route 64 and Tyler Road as shown on the plans are acceptable. The IEPA designated area on the southwest side of the property is to remain capped and will not be disturbed due to the development.

5. **That adequate measures have been made, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets.**
   The curb cut off of Route 64 is being restricted to a right-in, right-out only. The applicant has taken into consideration IDOT's future plans for Route 64 road improvements in designing access to the site.

6. **That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission.**
   The Special Use conforms to the applicable regulations of the M-1 zoning districts in which it is proposed to be located, with the exception of the requested variations.

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

SECTION 1. That Section 17.02.180 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office of the City Clerk, is hereby amended by granting of a Special Use as a Planned Unit Development for the entire Subject Realty, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Realty being subject to the additional conditions, variations, and restrictions hereinafter set forth.

SECTION 2. That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following additional definitions, uses, procedures, and restrictions contained herein.

A. PRELIMINARY PLAN APPROVAL

The Preliminary Plan for the Subject Realty, consisting of a plan set entitled "Preliminary/Final Engineering Plan Tyler and 64 Business Park" prepared by Robert H. Anderson & Associates dated June 18, 2004; building elevations for Al Piemonte Cadillac dated February 27, 2004; building elevations for office buildings "Building One" and "Building Two" prepared by Marshall Architects dated May 4, 2004; landscape plans prepared by Gary Weber Associates Inc. dated 1/26/04, revised 6/3/04, received June 7, 2004; signage for Al Piemonte prepared by Image Point dated March 8, 2004; a reduced copy of which is attached hereto as Exhibit "II", is hereby approved.

Building elevations for Office Buildings Three and Four on Lot 2 must be approved by the City Council, upon recommendation by the Plan Commission, prior to issuance of any building permits for these buildings.

Changes to the Preliminary Plan may be approved by resolution of the City Council without amending this Ordinance, if such changes conform to the provisions hereof and do not constitute a Major Change as defined in Section 17.42.080 C of the St. Charles Municipal Code, as determined by the City Council.

B. ZONING REQUIREMENTS AND STANDARDS

1. The provisions set forth in the St. Charles Zoning Ordinance for property in the M-1 Limited Manufacturing District in effect as of the date of this agreement shall apply to the Subject Realty, except as specifically provided in this Section.
2. **Permitted Uses**: Motor vehicle sales shall be allowed as an additional permitted use.
3. **Maximum net floor area for office use on Lot 2:**

   On the attached preliminary plan, 188 parking spaces have been shown on Lot 2. This parking would accommodate 45,560 square feet total net floor area of professional/business office use on Lot 2. Out of the 45,560 square feet, only 37,600 square feet net floor area can be used for medical/dental office use, in order to comply with the parking requirement.

   If additional parking is provided to comply with the City's zoning ordinance, then additional floor area may be used for medical/dental offices.

"Net floor area" shall be as defined in Section 17.04.210 A and B of Title 17 of the St. Charles Municipal Code.

4. **Parking setback**: The northeast corner of the parking lot on Lot 1, as measured at a distance of approximately 60 feet from the proposed ROW intersection at Route 64 and Tyler Road shall be setback 3 feet from the proposed ROW line. A fifteen foot parking setback shall be provided along the northernmost 240 feet of the Tyler Road frontage, as shown generally on the attached preliminary plan.
5. **Building setback for office buildings "D" and "E":** A ten foot side yard setback shall be provided for office buildings "D" and "E", as measured from the northern property line between Lots 1 and 2 (as shown on the preliminary plan).

C. PRELIMINARY PLAN, ENGINEERING PLANS & FINAL PLAT

No final engineering plans or final plat for any part of the Subject Realty shall be approved prior to City Council approval of a preliminary plan for the entire Subject Realty conforming to the provisions hereof and the applicable provisions of the St. Charles Municipal Code. The foregoing notwithstanding, Owner may submit revised preliminary plans and final plat, provided that such submittal shall include a revised preliminary plan for the entire Subject Realty conforming to the provisions hereof and the St. Charles Municipal Code, and may include final plans and plat for all or any part thereof. Review of final plans and plat shall not be required if the revised preliminary plan fails to conform with the City ordinances (except as varied herein). Such determination shall be first made by

the Director of Public Works and the Director of Community Development, subject to confirmation by the City Council. Final development plans and plats which are hereafter submitted by Owner shall be approved by the City Council provided same conform with the applicable provisions, of the St. Charles Municipal Code and the provisions hereof, and substantially conform with the approved Preliminary Plan, and practices and policies of the City, all as determined by the City Council.

No final plat for any part of the Subject Realty shall be approved prior to approval of engineering plans for the unit or phase being developed and it's related offsite improvements as reasonably determined by the City. No final plat for any part of the Subject Realty shall be recorded prior to issuance of all third party approvals including but not limited to IDOT, IEPA, United States Army Corps of Engineers and prior to City Council approval and receipt of the guarantee for completion of the Land Improvements (as defined in Title 16 of the St. Charles Municipal Code). Such guarantee shall be in the form of a financial guarantee conforming with the provisions of Paragraph 16.12.220 (C) of the St. Charles Municipal Code.

D. BUILDING PERMIT TIMING

No building permit shall be issued for construction of any structure on the Subject Realty until after the engineering plans and a final plat have been approved and a final plat has been recorded for all of the Subject Realty.

E. COMPLETION OF LAND IMPROVEMENTS PRIOR TO OCCUPANCY

No occupancy permit shall be issued for any building until the Land Improvements for the Subject Realty have been accepted by the City Council; however, the following need not be completed prior to issuance of an occupancy permit: a) public sidewalks, street trees and parkway seeding. At all times during construction the Owner shall be responsible for removal of construction debris and waste related to the Subject Realty.

F. SOIL EROSION CONTROL

Upon five (5) days notice to Owner, the City shall have the right to stop any construction of Land Improvements, buildings and other structures if the City Engineer determines that the erosion control measures shown on the approved erosion control plan and as field modified are not being adequately maintained. A stop work order may be issued on these grounds against the then-owner of the property on which the violation occurs and will not be lifted until all violations are corrected. The then-owner shall indemnify and hold harmless the City from any and all losses, claims, expenses and penalties, including attorneys' fees, arising out of the City's issuance of a stop work order on these grounds.

G. SPECIAL SERVICE AREAS

Any stormwater management facilities, retaining walls and pump stations related to stormwater management facilities, wetlands, which are not accepted by the CITY shall be owned and maintained by the landowner. Developer and Owner

shall not object to the formation of an amendment to one or more Special Service Areas, encompassing all or part of the Subject Realty for the purpose of maintaining and repairing drainage facilities and other facilities. Such Special Service Area shall be of perpetual duration with a maximum rate per State statute. Such Special Service Area or Areas may provide for maintenance by the City in the event that drainage facilities are not adequately maintained by the Owner or successors.

H. LANDSCAPING

The Subject Realty shall be landscaped in substantial conformance with the approved Preliminary Plan and the approved Landscape Plan. Landscaping for a building or phase shall be completed prior to occupancy of that building. However, if conditions beyond the control of the Developer prohibit the installation of the landscaping prior to a request for occupancy of a structure, a temporary certificate of occupancy may be issued for a period not to exceed six months, subject to posting of a letter of credit or cash for 115% of a registered landscape architect's estimate for incomplete landscape work. If the landscaping is not completed as of the expiration of the temporary certificate of occupancy, the Building Commissioner shall not be required to issue a final certificate of occupancy or any additional temporary certificates of occupancy, but may do so in his discretion as governed by the St. Charles Municipal Code, and the City may utilize funds to complete said landscape work.

I. FACILITIES TO BE UNDERGROUND

All utility and communication facilities to be installed within the Subject Realty, including, but not limited to, telephone, electric, and cable television, shall be underground. Utilities to be installed by the City within the Subject Realty, if any, shall be installed underground. This does not include facilities installed in and along the rights-of-way of Main Street, Tyler Road and the existing UPRR railroad tracks.

J. ELECTRIC UTILITY SERVICE

The Owner may connect to the existing municipal electrical distribution system which adjoins the property line of the Subject Realty, and such connection shall be permitted upon payment of the City's normal connection fees consistent with the City's ordinances and policy in effect at the time of final plat approval.

K. NATIONAL ELECTRIC SAFETY CODE

The existing site structures and the proposed site structures must comply with the 2002 National Electric Safety Code. Further, all construction activities must adhere to the safety guidelines and clearances within the 2002 National Electric Safety Code.

L. EASEMENTS

An easement or easements over, under and upon that portion of the Subject Realty reasonably determined by the City to be necessary for the benefit of the Subject Realty for access by emergency vehicles or for access for maintenance, repair, replacement and customary servicing of all electricity lines, sanitary sewer, storm drainage, storm water detention and retention, water main systems, telephone lines, natural gas supply systems, communication facilities and other utilities, shall be provided at the City's request on all

final plats in favor of the City. Such easements shall also be provided for all of the involved utility and communications companies, now or in the future receiving a City franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment, in locations consistent with the location of said utilities as identified on the final engineering plans and electric utility plans for the Subject Realty.

SECTION 3. HOLD HARMLESS AND INDEMNIFICATION

In the event a claim is made against the City, its officers, other officials, agents and employees or any of them, or if any is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit Development for the Subject Realty, or the development of the Subject Realty, including matters pertaining to hazardous materials and other environmental matters, the Developer and Owner shall defend and hold the City and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgements, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The City and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

SECTION 4. That this ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of July, 2004

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of July, 2004

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of July, 2004

Susan L. Klinkhamer, Mayor

Attest:

City Clerk/Recording Secretary

Voice Vote:
Ayes: 9
Nays: 0
Absent: 1
Abstain: 0

Approved as to form:

City Attorney

Date: 7/6/04

EXHIBIT "I"
LEGAL DESCRIPTION OF PROPERTY

EXHIBIT 'I'

Legal Description for Tyler & 64 Business Park

THAT PART OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ 749.80 FEET; THENCE NORTH 61 DEGREES, 45 MINUTES, 0 SECONDS EAST 75.40 FEET TO THE SOUTHEAST CORNER OF W.H. WILCOX'S SECOND ADDITION TO THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTH 27 DEGREES, 20 MINUTES, 0 SECONDS WEST ALONG THE EAST LINE OF SAID SEC0ND ADDITION 800.00 FEET TO THE NORTHEAST CORNER OF BLOCK 3 OF SAID SECOND ADDITION; THENCE NORTH 62 DEGREES, 08 MINUTES, 0 SECONDS EAST ALONG THE SOUTHERLY LINE OF INDIANA AVENUE EXTENDED 71.60 FEET; THENCE NORTH 17 DEGREES, 09 MINUTES, 0 SECONDS WEST ALONG AN OLD CLAIM LINE 683.38 FEET TO THE SOUTHERLY LINE OF EAST MAIN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 658.50 FEET TO A POINT OF CURVATURE; THENCE NORTH 78 DEGREES, 18 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY LINE 676.50 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES, 42 MINUTES, 0 SECONDS EAST 706.33 FEET TO THE NORTHERLY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID NORTHERLY LINE 634.10 FEET TO THE WESTERLY LINE OF TYLER ROAD AS ESTABLISHED BY DOCUMENT 1651703; THENCE NORTH 05 DEGREES, 44 MINUTES, 36 SECONDS WEST ALONG SAID WESTERLY LINE 105.21 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 7960.0 FEET TANGENT TO THE LAST DESCRIBED COURSE, 243.12 FEET; THENCE NORTH 82 DEGREES, 30 MINUTES, 24 SECONDS EAST RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 33.0 FEET TO THE ORIGINAL CENTER LINE OF SAID TYLER ROAD; THENCE NORTH 7 DEGREES, 29 MINUTES, 36 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 530.24 FEET TO THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 1541226; THENCE NORTH 62 DEGREES, 58 MINUTES, 42 SECONDS WEST ALONG THEE SOUTHWESTERLY LINE OF SAID TRACT 117.56 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EAST MAIN STREET 607.14 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "II

PRELIMINARY PLAN

PRELIMINARY / FINAL ENGINEERING PLANS FOR

TYLER & 64 BUSINESS PARK

CIVIL / SITE WORK IMPROVEMENTS

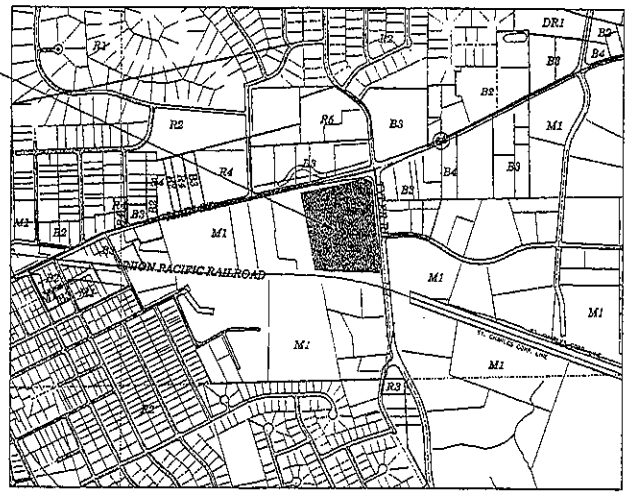
City of St. Charles Kane County Illinois

2003

RECEIVED
JUN 2 1 2004
PLANNING OFFICE

CURRENT ZONING- M1 (LIMITED MANUFACTURING DISTRICT)
PROPOSED ZONING- PUD (PLANNED UNIT DEVELOPMENT)

PROJECT LOCATION
EXISTING SITE AREA IS
APPROX. 12.285 ACRES



LOCATION MAP

1" APPROX. 1000'

0 1000 5000

OWNER

TYLER & 64, LLC.
P.O. BOX 3970
ST. CHARLES, IL 60174
630-443-9393

DEVELOPER

JRD DEVELOPMENT, INC.
P.O. BOX 3970
ST. CHARLES, ILLINOIS 60174
630-443-9393

ENGINEER

ROBERT H. ANDERSON AND ASSOC., INC.
220 WEST RIVER DRIVE
ST. CHARLES, ILLINOIS 60174
630-584-3530

BENCHMARKS

PRIMARY BENCHMARK
KANE COUNTY BENCHMARK 3-68
ELEV. = 773.41

SITE BENCHMARK
NW FLANGE BOLT ON HYDRANT NEAR
NW CORNER OF SUBJECT PARCEL
ELEV. = 767.82

WARNING
CALL BEFORE YOU DIG
800-892-0123

INDEX OF SHEETS

1. TITLE SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. TREE SURVEY & TREE REMOVAL PLAN
5. OVERALL SITE PLAN
6. LOT #1 GEOMETRIC PLAN
7. LOT #2 GEOMETRIC PLAN
8. REGIONAL STORMWATER MANAGEMENT FACILITY PLAN
9. STORMWATER LIFT STATION PLAN & DETAILS
10. STORMWATER LIFT STATION SPECIFICATIONS
11. STORM SEWER & EROSION CONTROL PLAN
12. UTILITY PLAN
12A. ELECTRICAL LAYOUT
13. SANITARY SEWER PROFILE
14. STRUCTURE SCHEDULE
15. GRADING PLAN
16. PROPOSED ROAD PROFILE
17. RETAINING WALL PLAN
18. RETAINING WALL PROFILES
19. RETAINING WALL PROFILES
20. RETAINING WALL PROFILES
21. RETAINING WALL PROFILES
22. STORM SEWER DETAILS
23. EROSION CONTROL DETAILS
24. EROSION CONTROL DETAILS
25. MISCELLANEOUS DETAILS
26. SANITARY SEWER DETAILS
27. WATER SYSTEM DETAILS
28. PAVING DETAILS
29. IDOT DISTRICT 1 PAVEMENT MARKING DETAILS
30. IDOT DISTRICT 1 PAVEMENT MARKING DETAILS
31. ROUTE 64 CROSS SECTIONS
32. ROUTE 64 CROSS SECTIONS

(24)

REVISED: JUNE 17, 2004
REVISED: JUNE 2, 2004
REVISED: MAY 12, 2004
REVISED: APRIL 16, 2004
REVISED: MARCH 17, 2004
REVISED: MARCH 8, 2004
REVISED: JANUARY 26, 2004
REVISED: JANUARY 16, 2004
REVISED: DECEMBER 1, 2003
REVISED: OCTOBER 31, 2003
DATE: SEPTEMBER 30, 2003

ENGINEERING PLAN SUBMITTAL

THESE ENGINEERING PLANS AND SUPPORTING DOCUMENTS ARE ISSUED FOR THE FOLLOWING PURPOSE ONLY.

	PRELIMINARY PLAN REVIEW No.
✓	FINAL PLAN REVIEW No.
	PERMIT APPLICATION
	BIDDING
	CONSTRUCTION

ROBERT H. ANDERSON & ASSOCIATES
BY: [signature] DATE: 6/10/04

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 749.90 FEET; THENCE NORTH 61 DEGREES, 45 MINUTES, 0 SECONDS EAST 73.40 FEET TO THE SOUTHEAST CORNER OF W.H. WILCOX'S SECOND ADDITION TO THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE NORTH 27 DEGREES, 20 MINUTES, 0 SECONDS WEST ALONG THE EAST LINE OF SAID SECOND ADDITION 600.00 FEET TO THE NORTHEAST CORNER OF BLOCK 3 OF SAID SECOND ADDITION; THENCE NORTH 62 DEGREES, 08 MINUTES, 0 SECONDS EAST ALONG THE SOUTHERLY LINE OF INDIANA AVENUE EXTENDED 71.60 FEET; THENCE NORTH 17 DEGREES, 00 MINUTES, 0 SECONDS WEST ALONG AN OLD CLAIM LINE 583.38 FEET TO THE SOUTHERLY LINE OF EAST MAIN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 659.50 FEET TO A POINT OF CURVATURE; THENCE NORTH 78 DEGREES, 18 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY LINE 670.50 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES, 42 MINUTES, 0 SECONDS EAST 706.33 FEET TO THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY); THENCE EASTERLY ALONG SAID NORTHERLY LINE 634.10 FEET TO THE WESTERLY LINE OF TYLER ROAD AS ESTABLISHED BY DOCUMENT 1651703; THENCE NORTH 05 DEGREES, 44 MINUTES, 38 SECONDS WEST ALONG SAID WESTERLY LINE 105.21 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 7950.0 FEET TANGENT TO THE LAST DESCRIBED COURSE, 243.12 FEET; THENCE NORTH 62 DEGREES, 30 MINUTES, 24 SECONDS EAST RADIAL TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT 33.0 FEET TO THE ORIGINAL CENTER LINE OF SAID TYLER ROAD; THENCE NORTH 7 DEGREES, 29 MINUTES, 38 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 530.24 FEET TO THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT 1541226; THENCE NORTH 82 DEGREES, 58 MINUTES, 42 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 117.55 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EAST MAIN STREET 607.14 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Tanners Professional Center
220 West River Drive, St. Charles, Illinois 60174
Phone: +630.584.3530 Fax: +630.584.3547
Email: rhaa@rhaa.com
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION REGISTRATION NO. 184-000813

REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION.
DATED AT ST. CHARLES, ILLINOIS THIS 18th DAY OF June 2004
[signature]
ANTHONY S. MADONE
ILLINOIS REG. PROF. ENGINEER NO. 062-049840 EXPIRATION DATE 11-30-2005

PROJECT: 573-302

GENERAL CONSTRUCTION NOTES

1. ALL GRADING AND STREET CONSTRUCTION WITHIN THE LIMITS OF THE PROJECT SHALL BE DONE IN ACCORDANCE WITH THE (SSRBC), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", WITH THESE "CONSTRUCTION NOTES" AND WITH THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

2. ALL SEWER AND WATER MAIN CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", WITH THESE "CONSTRUCTION NOTES" AND WITH THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

3. A COPY OF THE ABOVE SPECIFICATIONS SHALL BE IN THE POSSESSION OF THE CONTRACTOR ON THE PROJECT AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING, AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. HE SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC.

5. EXISTING UTILITIES AND UTILITY EASEMENTS, BOTH PUBLIC AND PRIVATE, ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE TO THE ENGINEER AND ARE ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE OWNER AND ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF ALL UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

6. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.

7. BEFORE FINAL APPROVAL BY THE OWNER AND THE AGENCY HAVING JURISDICTION OVER THE PROJECT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE AND A REPRESENTATIVE OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT. THE FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND CERTIFIED COMPLETE.
THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE ON THE CERTIFICATE OF COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD.

5. PUBLIC WATER MAIN FACILITIES MAY BE OPERATED ONLY BY CITY OF ST.CHARLES PERSONNEL. THE CONTRACTOR IS NOT PERMITTED TO OPEN, CLOSE, OR ADJUST ANY PUBLIC WATER VALVE FOR ANY REASON. IF AN EMERGENCY SITUATION ARISES, THE CONTRACTOR SHALL CONTACT THE CITY OF ST.CHARLES PUBLIC WORKS DEPARTMENT IMMEDIATELY.

SITE GRADING AND PAVING

1. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING, AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NON-STRUCTURAL FILLS, AND FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 200 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

2. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS. THE REMOVAL AND BACKFILL OF UNSUITABLE MATERIAL SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR UNSUITABLE SOIL REMOVAL WITH THE QUANTITY DETERMINED BY FIELD MEASUREMENT.

3. THE CONTRACTOR SHALL STOCKPILE EXCAVATED TOPSOIL AND CLAY ON THE SITE AT SEPARATE LOCATIONS DESIGNATED BY THE OWNER AND IN ACCORDANCE WITH THE SPECIFICATIONS. EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A SEQUENCE SO AS TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATION SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL EXCAVATED MATERIAL, INCLUDING PAVEMENT, CONCRETE, ETC. FROM THE SITE.

5. CONTRACTOR MUST PROVIDE OWNER WITH RECORD DRAWINGS.

SCHEDULE OF STRUCTURE - SEE SHEET 14

SPECIFICATIONS: STORM SEWER

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
STORM SEWER	REINF. CONC. PIPE	ASTM C-76		⚠ WITHIN 10 FT FROM WATERMAIN PROVIDE FLEXIBLE GASKETS IN ACCORDANCE WITH ASTM C443 OR C361
PIPE CULVERT	REINF. CONC. PIPE	ASTM C-76		IDOT STANDARD SPECIFICATIONS
PIPE DRAINS	P.V.C. SDR 26 or 35	ASTOM D-3034		6" DIAMETER
INLET FRAME, HIGH BACK	CAST IRON	ASTM A-48	NEENAH	NO. R-3281-A OR 3278-1
INLET GRATE, DEPRESSED	CAST IRON	ASTM A-48	NEENAH	NO. R-3506-A2
MANHOLES, TYPE A	PRECAST REINF. CONC.	ASTM C-478		
MANHOLE FRAME, TYPE 1	CAST IRON	ASTM A-48	NEENAH	NO. R-1712
MANHOLE LIDS (CLOSED)	CAST IRON	ASTM A-48	NEENAH	⚠ TYPE B (SEE DETAIL ON SHEET 22 FOR SPECIFICATIONS)
C.B. FRAME, HIGHBACK	CAST IRON	ASTM A-48	NEENAH	NO. R-3278-1 or R-3281-A
C.B. GRATE, DEPRESSED	CAST IRON	ASTM A-48	NEENAH	NO. R-3506-A2
C.B. FRAME, TYPE B	CAST IRON	ASTM A-48	NEENAH	NO. R-4340-B
TRENCH BACKFILL	CA-6 OR FA-6			PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)

SPECIFICATIONS: SANITARY SEWER

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
MAINS	P.V.C. SDR 26	ASTM D-3034		ASTM D-2321 FOR INSTALLATION
MAINS	DUCT. IRON PIPE CL52	AWWA C-151	CLOW CORP.	
FORCE MAIN	DUCT. IRON PIPE CL52			W/ POLY WRAP OR PVC SDR21
MANHOLES, TYPE A	PRE CAST REIN. CONC.	ASTM C-478		W/ FLEXIBLE RUBBER BOOTS
FRAME	CAST IRON	ASTM A-48	NEENAH	NO. R-1712 OR R-1510
LID	CAST IRON	ASTM A-48	NEENAH	⚠ TYPE B (SEE DETAIL ON SHEET 26 FOR SPECIFICATIONS) SELF SEALING
SERVICES	P.V.C. SDR 26	ASTM D-3034		6" DIAMETER
JOINTS		ASTM D-3212		FLEXIBLE SEAL
TRENCH BACKFILL	CA-6 OR FA-6			PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)
AIR TEST	METHOD C	SECTION 31-1.11		STANDARD SPECIFICATIONS (INCIDENTAL)
TELEVISE		SECTION 31-1.11		STANDARD SPECIFICATIONS (INCIDENTAL)
DEFLECTION TEST	MANDREL TEST	SECTION 31-1.11		STANDARD SPECIFICATIONS (INCIDENTAL)

SPECIFICATIONS: WATER MAIN

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
MAINS	DUCT. IRON PIPE CL 52	AWWA C-151	CLOW CORP.	CEMENT LINED AWWA C-104
POLYETHYLENE ENCASEMENT		AWWA C-105		
GATE VALVE	CAST IRON, RESILIENT WEDGE	AWWA C-509	WATEROUS OR CLOW	WITH 316 SS TRIM
VAULT FRAME	CAST IRON	ASTM A-48	NEENAH	R1530
VAULT LID	CAST IRON	ASTM A048	NEENAH	⚠ TYPE B (SEE DETAIL ON SHEET 27 FOR SPECIFICATIONS)
STANDARD HYDRANTS	CAST IRON	AWWA C-502		MUELLER SUPER CENTURION 250 A-423, CLOW MEDALLION OR WATEROUS PACER WB-67-250
SPECIAL HYDRANTS	CAST IRON	AWWA-C-502		MUELLER SUPER CENTURION 250 A-425
FITTINGS	DUCTILE IRON	ANSI/AWWA C110, A21.10		CEMENT LINED IN ACCORDANCE WITH AWWA C-104
SERVICES	2" COPPER, TYPE K		CONTINOUS	
CORPORATION STOP	2"		MUELLER	B-25008
CURB STOP	2" ⚠		MUELLER	B-25155
B- BOX	2"		MUELLER	H-10300 4 'MINNEAPOLIS PATTERN (BUFFALO TYPE)
JOINTS	M.J. OR PUSH-ON	ANSI/AWWA C-111/A21.11		⚠ SERR. BRASS WEDGES REQ'D.
JOINT RESTRAINTS	"MEGA-LUG"			BY EBAA IRON CO. OR APPROVED EQUAL
TRENCH BACKFILL	CA-6 OR FA-6			PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)

LEGEND

	EXISTING MINOR CONTOUR		PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR		PROPOSED MAJOR CONTOUR
	EXISTING 100 YEAR FLOODWA		PROPOSED 100 YEAR FLOODPLAIN
	EXISTING 100 YEAR FLOODPLAIN		PROPOSED PROPERTY LINE
	CONTAMINATED SOIL BARRIER		PROPOSED RIGHT-OF-WAY
	VEGETATED SOIL BARRIER		PROPOSED CHAINLINK FENCE
	EXISTING WETLAND AREA		PROPOSED STEEL GUARDRAIL
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	EXISTING STORM MANHOLE		PROPOSED STORM MANHOLE
	EXISTING CATCH BASIN		PROPOSED CATCH BASIN
	EXISTING STORM INLET		PROPOSED STORM INLET
x736.76	EXISTING SPOT ELEVATION		PROPOSED STORM LIFT STATION
	EXISTING WATERMAIN		PROPOSED FLARED END SECTION
	EXISTING VALVE VAULT		PROPOSED DOWNSPOUT
	EXISTING FIRE HYDRANT		PROPOSED CLEANOUT
	EXISTING SANITARY SEWER	x736.76	PROPOSED SPOT ELEVATION
	EXISTING SANITARY MANHOLE		PROPOSED WATERMAIN
	EXISTING OVERHEAD ELECTRIC		PROPOSED FIRE & SERVICE
	EXISTING POWER POLE		PROPOSED VALVE VAULT
	EXISTING ELECTRIC MANHOLE		PROPOSED FIRE HYDRANT
	EXISTING COMMUNICATION LINE		PROPOSED SANITARY SEWER
	EXISTING STREET LIGHT		PROPOSED SANITARY SERVICE
	EXISTING UTILITY SPLICE BOX		PROPOSED SANITARY MANHOLE
	EXISTING HANDHOLE		PROPOSED OVERHEAD ELECTRIC
	EXISTING GAS VALVE		PROPOSED UNDERGROUND ELECTRIC
	EXISTING STREET SIGN		PROPOSED POWER POLE
	EXISTING MONUMENT STONE / SURVEY MARKER		PROPOSED TRANSFORMER
	EXISTING TREE		PROPOSED STREET LIGHT
	PROPOSED STREET SIGN		PROPOSED HANDRAIL

⚠ NOTE:

RETAINING WALL SHOP DRAWINGS SIGNED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ILLINOIS MUST BE SUBMITTED 30 DAYS PRIOR TO THE START OF CONSTRUCTION.

⚠ REVISIONS PER CLIENT COMMENTS	
⚠ REVISIONS PER CITY COMMENTS	
⚠ REVISIONS PER CITY COMMENTS	
⚠ REVISIONS PER CITY COMMENTS	
⚠ REVISIONS PER CITY COMMENTS	
⚠ REVISIONS PER IN-HOUSE COMMENTS	
⚠ REVISIONS PER CITY COMMENTS	
⚠ REVISIONS PER I.D.O.T. COMMENTS	
⚠ REVISIONS PER I.D.O.T. COMMENTS	
⚠ REVISIONS PER I.D.O.T. COMMENTS	

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNED: A. MALONE
TECHNICIAN: M. DAYSON

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers

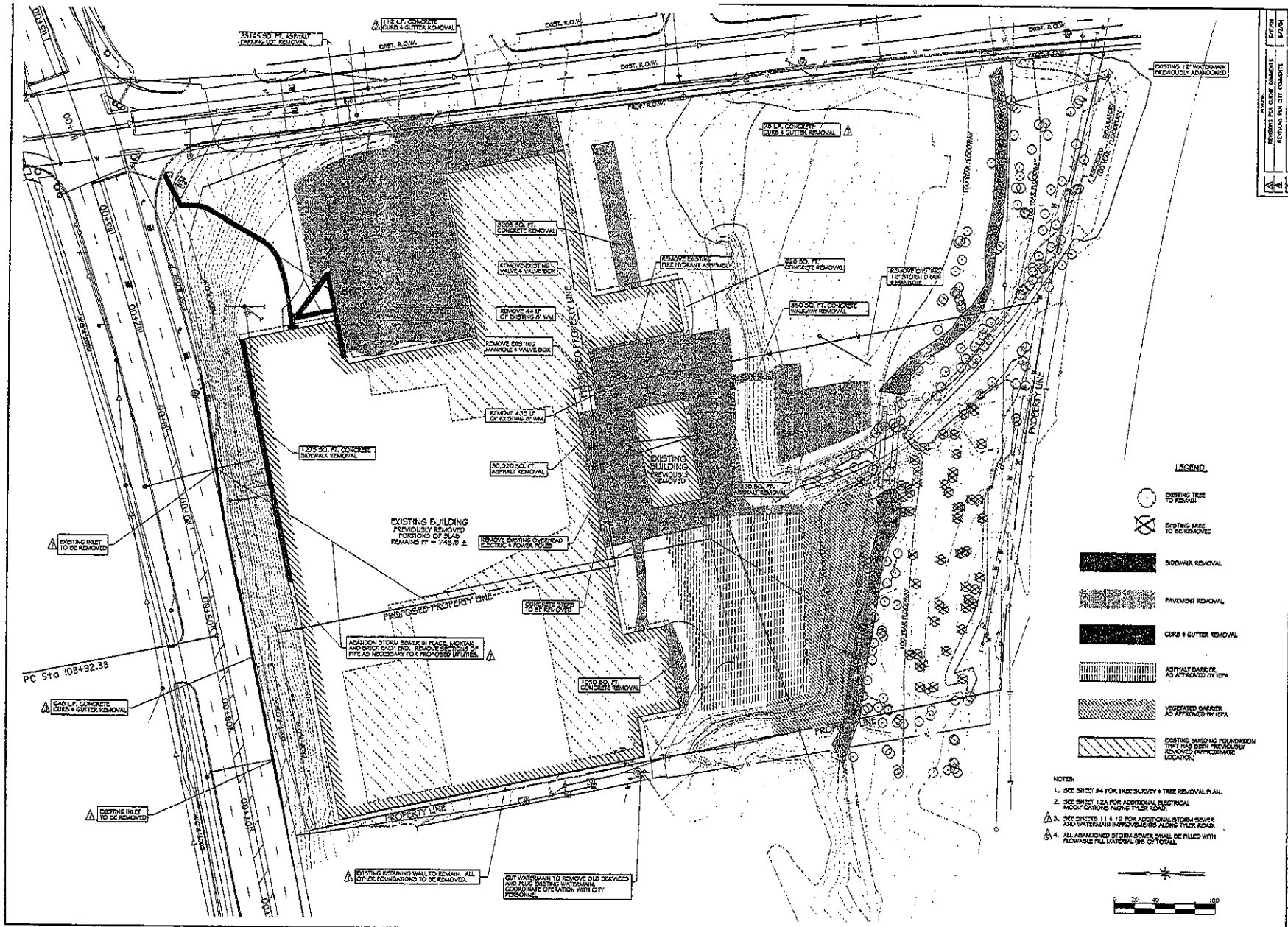
TYLER & 64 BUSINESS PARK

GENERAL NOTES & LEGEND

CITY of ST.CHARLES KANE COUNTY ILLINOIS

PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
CAD FILE: JRD-INC/573302/design/dgn/02_CGNOL.dgn

SHEET 2 OF 32



1	REVISIONS PER CLIENT COMMENTS	5/7/04
2	REVISIONS PER CITY COMMENTS	5/12/04
3	REVISIONS PER CITY COMMENTS	5/26/04
4	REVISIONS PER CITY COMMENTS	5/27/04
5	REVISIONS PER IHPA COMMENTS	5/28/04
6	REVISIONS PER CITY COMMENTS	7/26/04
7	REVISIONS PER U.S.A.T. COMMENTS	7/26/04
8	REVISIONS PER U.S.A.T. COMMENTS	8/17/04
9	REVISIONS PER U.S.A.T. COMMENTS	8/24/04

PROJECT MANAGER: ANTHONY C. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: SURVEY
CHECKED: M. BATSON
REVIEWED:
APPROVED:

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Land Development Consultants
225 N. Gulf Street, P.O. Box 2000, St. Charles, Illinois 60174-2000
Phone: (630) 584-7900 Fax: (630) 584-7916
Email: rha@rhaa.com

TYLER & 64 BUSINESS PARK
DEMOLITION PLAN

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION, BUREAU OF LOCAL ROADWAY STANDARDS

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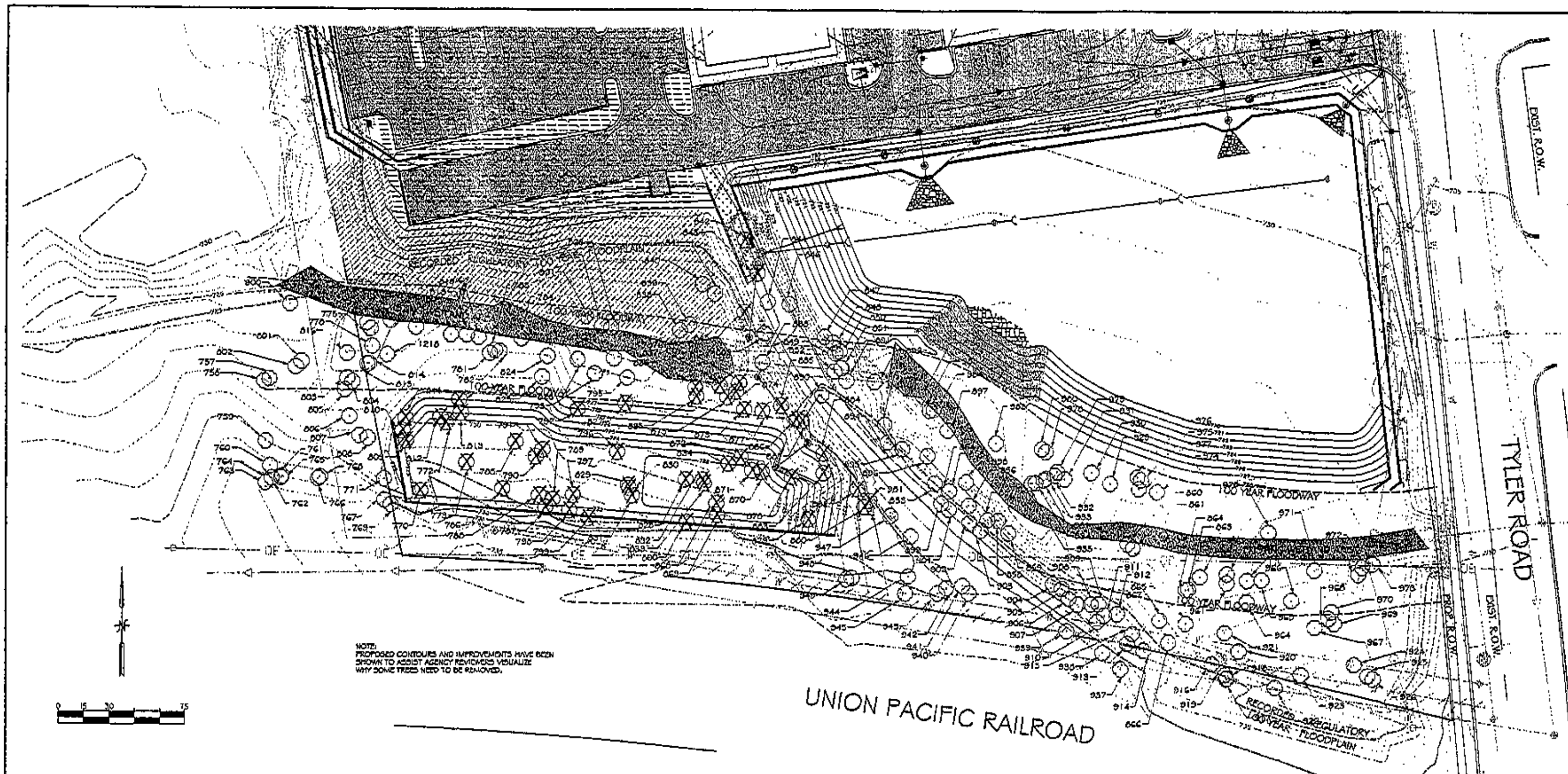
PROJECT NO.: 373-302
DATE: MARCH 16, 2003
SCALE: AS SHOWN
CAD FILE: JR-RC/373302/design/dwg/DEMOLITION.dwg

SHEET 3 OF 32

06/17/2004 H:\JRchris\373DCDESIGN\DGN-03_Sandrign



TAG	COMMON NAME	LATIN NAME	DBH (in.)*
757	box elder	Acer negundo	14
758	slippery elm	Ulmus rubra	9
759	box elder	Acer negundo	11
760	hackberry	Celtis occidentalis	29
761	hackberry	Celtis occidentalis	21
762	box elder	Acer negundo	20
763	slippery elm	Ulmus rubra	11
764	slippery elm	Ulmus rubra	6
765	box elder	Acer negundo	6
766	box elder	Acer negundo	8
767	black cherry	Prunus serotina	12
768	box elder	Acer negundo	6
769	slippery elm	Ulmus rubra	16
770	box elder	Acer negundo	14
771	hackberry	Celtis occidentalis	15
772	box elder	Acer negundo	16
773	box elder	Acer negundo	10
774	black cherry	Prunus serotina	50
775	white mulberry	Morus alba	11
776	box elder	Acer negundo	13
777	box elder	Acer negundo	10
778	box elder	Acer negundo	13
779	box elder	Acer negundo	19
780	box elder	Acer negundo	10
781	box elder	Acer negundo	8
782	box elder	Acer negundo	15
783	box elder	Acer negundo	13
784	box elder	Acer negundo	13
785	box elder	Acer negundo	13
786	box elder	Acer negundo	14
787	box elder	Acer negundo	11
788	box elder	Acer negundo	17
789	box elder	Acer negundo	13
790	box elder	Acer negundo	6
791	box elder	Acer negundo	7
792	box elder	Acer negundo	20
793	green ash	Fraxinus pennsylvanica sub.	10
794	silver maple	Acer saccharinum	14
795	silver maple	Acer saccharinum	8
796	box elder	Acer negundo	12
797	box elder	Acer negundo	8
798	box elder	Acer negundo	14
799	box elder	Acer negundo	9
800	box elder	Acer negundo	6
801	box elder	Acer negundo	13
802	box elder	Acer negundo	13
803	box elder	Acer negundo	13
804	box elder	Acer negundo	8
805	box elder	Acer negundo	9
806	hackberry	Celtis occidentalis	35

TAG	COMMON NAME	LATIN NAME	DBH (in.)*
807	black cherry	Prunus serotina	10
808	box elder	Acer negundo	9
809	box elder	Acer negundo	11
810	box elder	Acer negundo	12
811	slippery elm	Ulmus rubra	6
812	box elder	Acer negundo	15
813	box elder	Acer negundo	13
814	box elder	Acer negundo	23
815	box elder	Acer negundo	15
816	box elder	Acer negundo	13
817	box elder	Acer negundo	16
818	box elder	Acer negundo	12
819	box elder	Acer negundo	17
820	silver maple	Acer saccharinum	7
821	silver maple	Acer saccharinum	26
822	box elder	Acer negundo	6
823	silver maple	Acer saccharinum	25
824	box elder	Acer negundo	11
825	box elder	Acer negundo	20
826	silver maple	Acer saccharinum	9
827	box elder	Acer negundo	34
828	box elder	Acer negundo	36
829	black cherry	Prunus serotina	13
830	black cherry	Prunus serotina	25
831	box elder	Acer negundo	16
832	box elder	Acer negundo	31
833	black cherry	Prunus serotina	8
834	box elder	Acer negundo	12
835	box elder	Acer negundo	11
836	box elder	Acer negundo	15
837	box elder	Acer negundo	11
838	box elder	Acer negundo	16
839	box elder	Acer negundo	10
840	box elder	Acer negundo	10
841	box elder	Acer negundo	8
842	black cherry	Prunus serotina	15
843	black cherry	Prunus serotina	7
844	box elder	Acer negundo	7
845	slippery elm	Ulmus rubra	20
846	box elder	Acer negundo	10
847	box elder	Acer negundo	6
848	box elder	Acer negundo	28
849	box elder	Acer negundo	10
850	box elder	Acer negundo	7
851	box elder	Acer negundo	11
852	box elder	Acer negundo	7
853	box elder	Acer negundo	23
854	box elder	Acer negundo	8
855	box elder	Acer negundo	8
856	box elder	Acer negundo	14

TAG	COMMON NAME	LATIN NAME	DBH (in.)*
857	box elder	Acer negundo	11
858	box elder	Acer negundo	9
859	box elder	Acer negundo	10
860	box elder	Acer negundo	7
861	box elder	Acer negundo	6
862	box elder	Acer negundo	7
863	box elder	Acer negundo	7
864	box elder	Acer negundo	6
865	box elder	Acer negundo	6
866	box elder	Acer negundo	7
867	box elder	Acer negundo	16
868	slippery elm	Ulmus rubra	8
869	slippery elm	Ulmus rubra	17
870	box elder	Acer negundo	24
871	box elder	Acer negundo	9
872	box elder	Acer negundo	14
873	box elder	Acer negundo	10
874	box elder	Acer negundo	8
875	box elder	Acer negundo	13
876	box elder	Acer negundo	13
877	box elder	Acer negundo	16
878	box elder	Acer negundo	22
879	box elder	Acer negundo	15
880	black cherry	Prunus serotina	10
881	box elder	Acer negundo	36
882	box elder	Acer negundo	15
883	box elder	Acer negundo	13
884	box elder	Acer negundo	14
885	box elder	Acer negundo	10
886	black cherry	Prunus serotina	11
887	box elder	Acer negundo	16
888	box elder	Acer negundo	31
889	black cherry	Prunus serotina	6
890	box elder	Acer negundo	6
891	box elder	Acer negundo	11
892	box elder	Acer negundo	45
893	box elder	Acer negundo	8
894	box elder	Acer negundo	7
895	box elder	Acer negundo	13
896	box elder	Acer negundo	21
897	box elder	Acer negundo	10
898	box elder	Acer negundo	6
899	black cherry	Prunus serotina	12
900	silver maple	Acer saccharinum	15
901	green ash	Fraxinus pennsylvanica sub.	7
902	box elder	Acer negundo	8
903	black cherry	Prunus serotina	14
904	slippery elm	Ulmus rubra	7
905	box elder	Acer negundo	7
906	box elder	Acer negundo	32

TAG	COMMON NAME	LATIN NAME	DBH (in.)*
907	box elder	Acer negundo	9
908	box elder	Acer negundo	25
909	box elder	Acer negundo	6
910	box elder	Acer negundo	25
911	box elder	Acer negundo	10
912	box elder	Acer negundo	6
913	green ash	Fraxinus pennsylvanica sub.	6
914	Siberian elm	Ulmus pumila	10
915	box elder	Acer negundo	12
916	box elder	Acer negundo	7
917	box elder	Acer negundo	16
918	box elder	Acer negundo	7
919	box elder	Acer negundo	13
920	box elder	Acer negundo	7
921	box elder	Acer negundo	7
922	box elder	Acer negundo	15
923	box elder	Acer negundo	17
924	Siberian elm	Ulmus pumila	10
925	box elder	Acer negundo	7
926	box elder	Acer negundo	6
927	box elder	Acer negundo	13
928	Siberian elm	Ulmus pumila	8
929	box elder	Acer negundo	16
930	box elder	Acer negundo	16
931	box elder	Acer negundo	10
932	box elder	Acer negundo	8
933	box elder	Acer negundo	7
934	box elder	Acer negundo	10
935	box elder	Acer negundo	10
936	box elder	Acer negundo	13
937	slippery elm	Ulmus rubra	9
938	box elder	Acer negundo	7
939	box elder	Acer negundo	7
940	box elder	Acer negundo	45
941	box elder	Acer negundo	8
942	box elder	Acer negundo	13
943	box elder	Acer negundo	14
944	box elder	Acer negundo	8
945	box elder	Acer negundo	7
946	box elder	Acer negundo	13
947	black cherry	Prunus serotina	8
948	box elder	Acer negundo	15
949	box elder	Acer negundo	11
950	slippery elm	Ulmus rubra	10
951	-	NOT USED	-
952	-	NOT USED	-
953	-	NOT USED	-
954	-	NOT USED	-
955	-	NOT USED	-
956	-	NOT USED	-

TAG	COMMON NAME	LATIN NAME	DBH (in.)*
957	-	NOT USED	-
958	-	NOT USED	-
959	-	NOT USED	-
960	-	NOT USED	-
961	box elder	Acer negundo	7
962	box elder	Acer negundo	7
963	slippery elm	Ulmus rubra	8
964	box elder	Acer negundo	11
965	box elder	Acer negundo	6
966	box elder	Acer negundo	8
967	Eastern cottonwood	Populus deltoides	27
968	black cherry	Prunus serotina	10
969	black cherry	Prunus serotina	9
970	black cherry	Prunus serotina	7
971	box elder	Acer negundo	6
972	box elder	Acer negundo	10
973	box elder	Acer negundo	6
974	box elder	Acer negundo	6
975	box elder	Acer negundo	9
976	box elder	Acer negundo	7
977	box elder	Acer negundo	7
978	box elder	Acer negundo	12
979	box elder	Acer negundo	11
980	box elder	Acer negundo	8
981	box elder	Acer negundo	11
982	box elder	Acer negundo	9
983	box elder	Acer negundo	11
984	box elder	Acer negundo	8

* Diameter at Breast Height
**Number of stems greater than 6 inches at breast height. The DBH is the combined inches of all stems greater than 6 inches.

"NOTE" Tree tags provided by Hey & Associates, Inc.

REVISIONS	DATE
REVISIONS PER CLIENT COMMENTS	5/27/04
REVISIONS PER CITY COMMENTS	5/21/04
REVISIONS PER CITY COMMENTS	5/12/04
REVISIONS PER CITY COMMENTS	4/16/04
REVISIONS PER CITY COMMENTS	3/17/04
REVISIONS PER IN-HOUSE COMMENTS	3/05/04
REVISIONS PER CITY COMMENTS	1/26/04
REVISIONS PER I.D.O.T. COMMENTS	1/16/04
REVISIONS PER I.D.O.T. COMMENTS	12/10/03
REVISIONS PER I.D.O.T. COMMENTS	12/2/03

PROJECT MANAGER: ANTHONY C. MALONE, P.E.
DESIGNER: A. MALONE
TECHNICIAN: M. DAYSON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
TREE SURVEY & TREE REMOVAL PLAN

CITY of ST. CHARLES KANE COUNTY ILLINOIS

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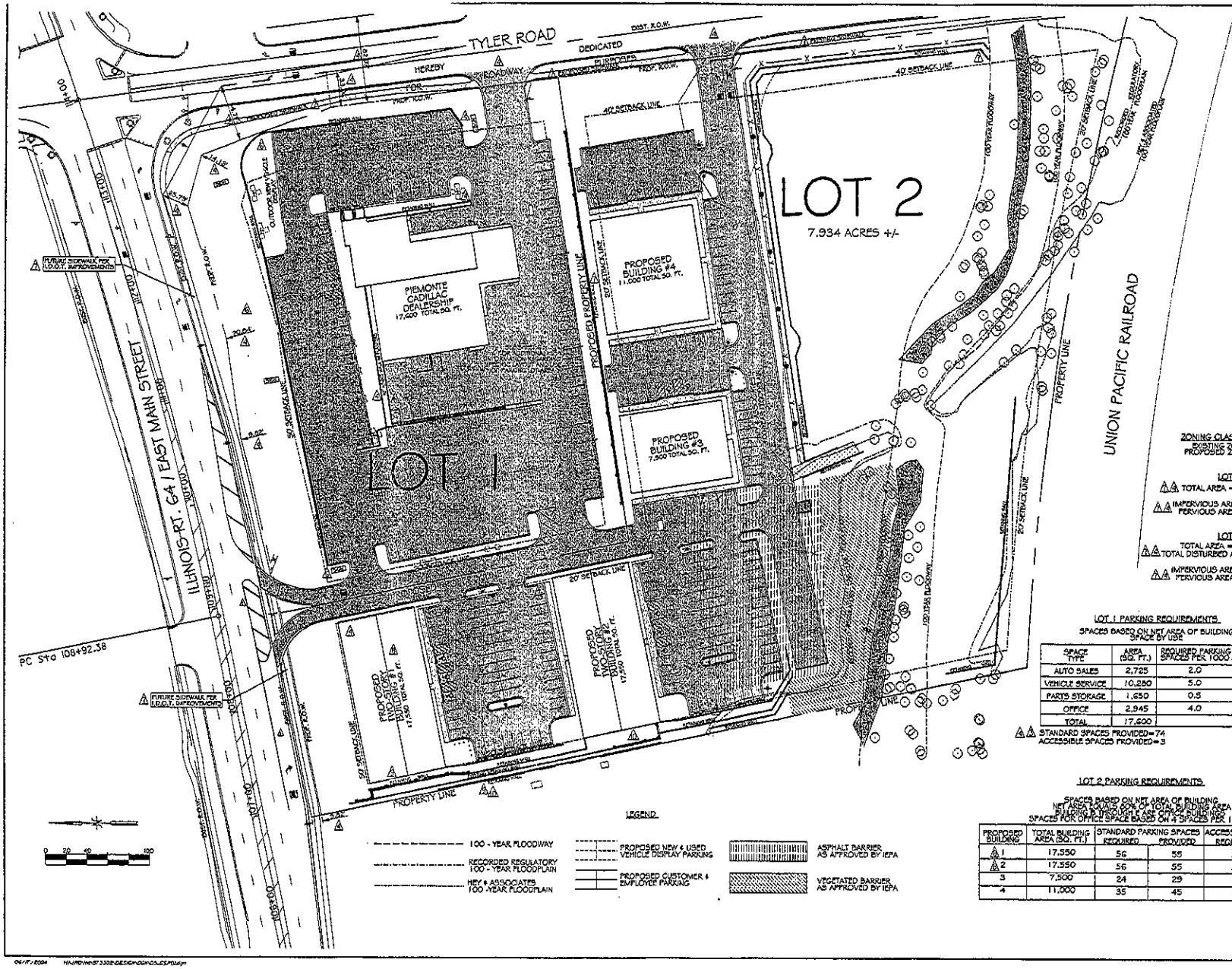
PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: AS SHOWN
CAD FILE: JRD-INC/573302/design/dgn/04_CDM02.dgn



ZONING CLASSIFICATIONS
EXISTING ZONING : M-1
PROPOSED ZONING : P.U.D.

LOT #1
TOTAL AREA = 3.693 ACRES
IMPERVIOUS AREA = 2.76 ACRES
PERVIOUS AREA = 0.91 ACRES

LOT #2
TOTAL AREA = 7.934 ACRES
TOTAL DISTURBED AREA = 6.15 ACRES
IMPERVIOUS AREA = 4.07 ACRES
PERVIOUS AREA = 2.08 ACRES

LOT 1 PARKING REQUIREMENTS
SPACES BASED ON NET AREA OF BUILDING
SPACE BY USE

SPACE TYPE	AREA (SQ. FT.)	REQUIRED PARKING SPACES PER 1000 SF	SPACES REQUIRED
AUTO SALES	2,725	2.0	6
VEHICLE SERVICE	10,280	5.0	52
PARTS STORAGE	1,650	0.5	1
OFFICE	2,945	4.0	12
TOTAL	17,600		71

STANDARD SPACES PROVIDED=74
ACCESSIBLE SPACES PROVIDED=3

LOT 2 PARKING REQUIREMENTS
SPACES BASED ON NET AREA OF BUILDING
NET AREA EQUALS 50% OF TOTAL BUILDING AREA
BUILDING #1 & #2 HAVE 1/2 AREA OF TOTAL BUILDING
SPACES FOR OFFICE SPACE BASED ON 4 SPACES PER 1000 SF

PROPOSED BUILDING	TOTAL BUILDING AREA (SQ. FT.)	STANDARD PARKING SPACES REQUIRED	STANDARD PARKING SPACES PROVIDED	ACCESSIBLE PARKING SPACES REQUIRED	ACCESSIBLE PARKING SPACES PROVIDED
1	17,550	56	55	3	3
2	17,550	56	55	3	3
3	7,500	24	29	2	2
4	11,000	35	45	2	2

NO.	REVISIONS	DATE
6	REVISIONS PER D.O.T. COMMENTS	6/2/04
5	REVISIONS PER CITY COMMENTS	4/21/04
4	REVISIONS PER CITY COMMENTS	3/22/04
3	REVISIONS PER CITY COMMENTS	1/16/04
2	REVISIONS PER CITY COMMENTS	3/07/04
1	REVISIONS PER IN-HOUSE COMMENTS	2/20/04
A	REVISIONS PER CITY COMMENTS	12/5/03
A	REVISIONS PER I.D.O.T. COMMENTS	9/4/03
A	REVISIONS PER I.D.O.T. COMMENTS	8/27/03
A	REVISIONS PER I.D.O.T. COMMENTS	8/13/03

PROJECT MANAGER: ANTHONY A. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: M. SILVESTRI
CHECKED: TEDMAN

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Corporate Headquarters: 1111 Plaza Drive, Suite 100, Schaumburg, Illinois 60173
Phone: 847-394-3300 Fax: 847-394-3301
E-mail: info@rhaa.com

TYLER & 64 BUSINESS PARK
SITE PLAN

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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PROJECT NO.: 373-302
DATE: MARCH 26, 2003
SCALE: AS SHOWN
CAD FILE: JOB-NO/373302/design/PDP/01_SIteP.dwg
SHEET 5 OF 32

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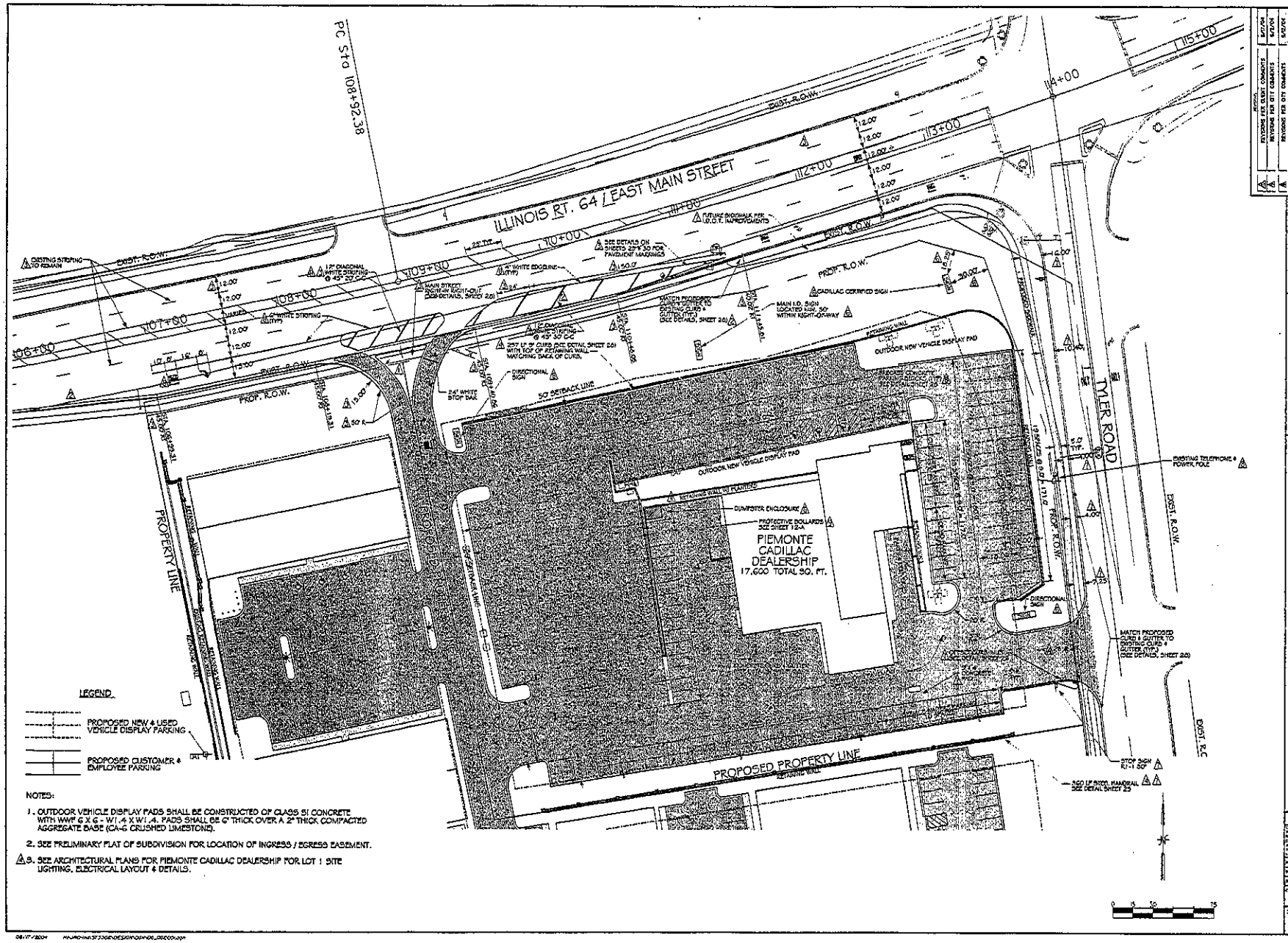

REVISION	
REVISIONS PER CLIENT COMMENTS	8/27/04
REVISIONS PER CITY COMMENTS	9/27/04
REVISIONS PER CITY COMMENTS	10/27/04
REVISIONS PER CITY COMMENTS	3/17/05
REVISIONS PER REVIEW COMMENTS	3/28/05
REVISIONS PER U.S.C.I. COMMENTS	4/11/05
REVISIONS PER U.S.C.I. COMMENTS	6/13/05
REVISIONS PER SERVICE COMMENTS	8/15/05

STAFF
PROJECT MANAGER: ANTHONY C. BLUME, P.E.
DESIGNED:
DRAWN: J.A. MAURINE
CHECKED: M. BAVISON
REVIEWED: TERRONE / RICHTONE

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Civil • Structural • Mechanical • Electrical
20 N. Wacker Drive, Suite 2000, Chicago, Illinois 60606
Phone: (312) 782-7606 Fax: (312) 782-7607
E-Mail: rha@rha-inc.com

TYLER & 64 BUSINESS PARK
LOT #1 GEOMETRIC PLAN
CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

LICENSED DEPARTMENT OF ARCHITECTURE & ENGINEERING
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PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: AS SHOWN
CAD FILE: JRD-INC/573302/design/dp-01_02000.dwg
SHEET 6 OF 32

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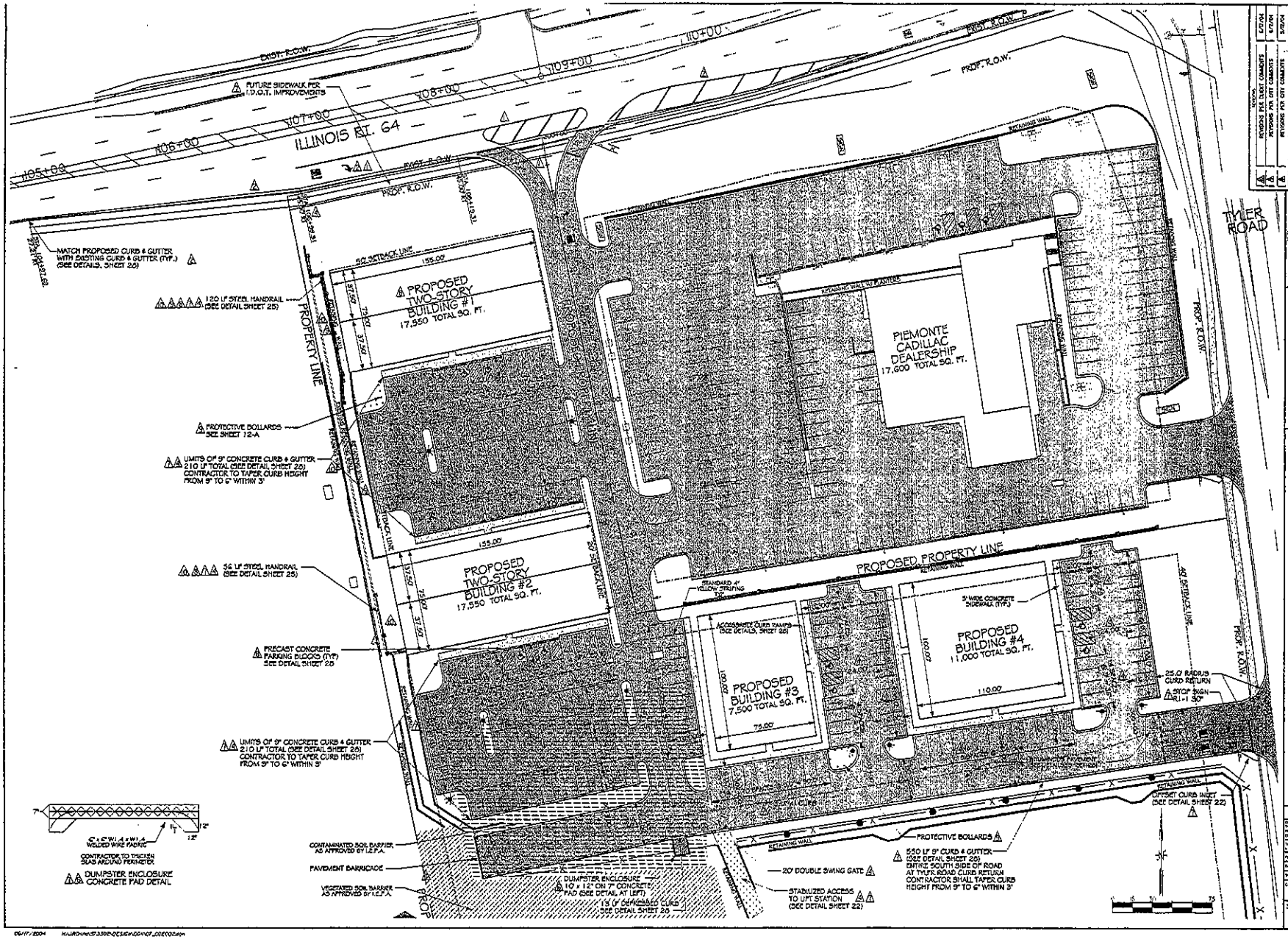

A	REVISIONS PER TENANT COMMENTS	6/17/04
A	REVISIONS PER CITY COMMENTS	6/7/04
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A	REVISIONS PER CITY COMMENTS	4/16/04
A	REVISIONS PER WINDROSE COMMENTS	3/31/04
A	REVISIONS PER CITY COMMENTS	3/25/04
A	REVISIONS PER TENANT COMMENTS	3/4/04
A	REVISIONS PER CITY COMMENTS	2/26/03
A	REVISIONS PER TENANT COMMENTS	2/13/03

REVISIONS

CITY

PROJECT MANAGER: ANTHONY C. SALERNO, P.E.
DRAWN BY: A. SALERNO
CHECKED BY: A. SALERNO
DATE: 6/17/04
SCALE: AS SHOWN
DRAWING: 573-302

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
2001 Midwest Road, Suite 200
Oakbrook Terrace, Illinois 60181
(630) 953-1900 Fax: (630) 953-1929
E-Mail: rha@rhaa.com

TYLER & 64 BUSINESS PARK

LOT #2 GEOMETRIC PLAN

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: AS SHOWN

SHEET 7 OF 32

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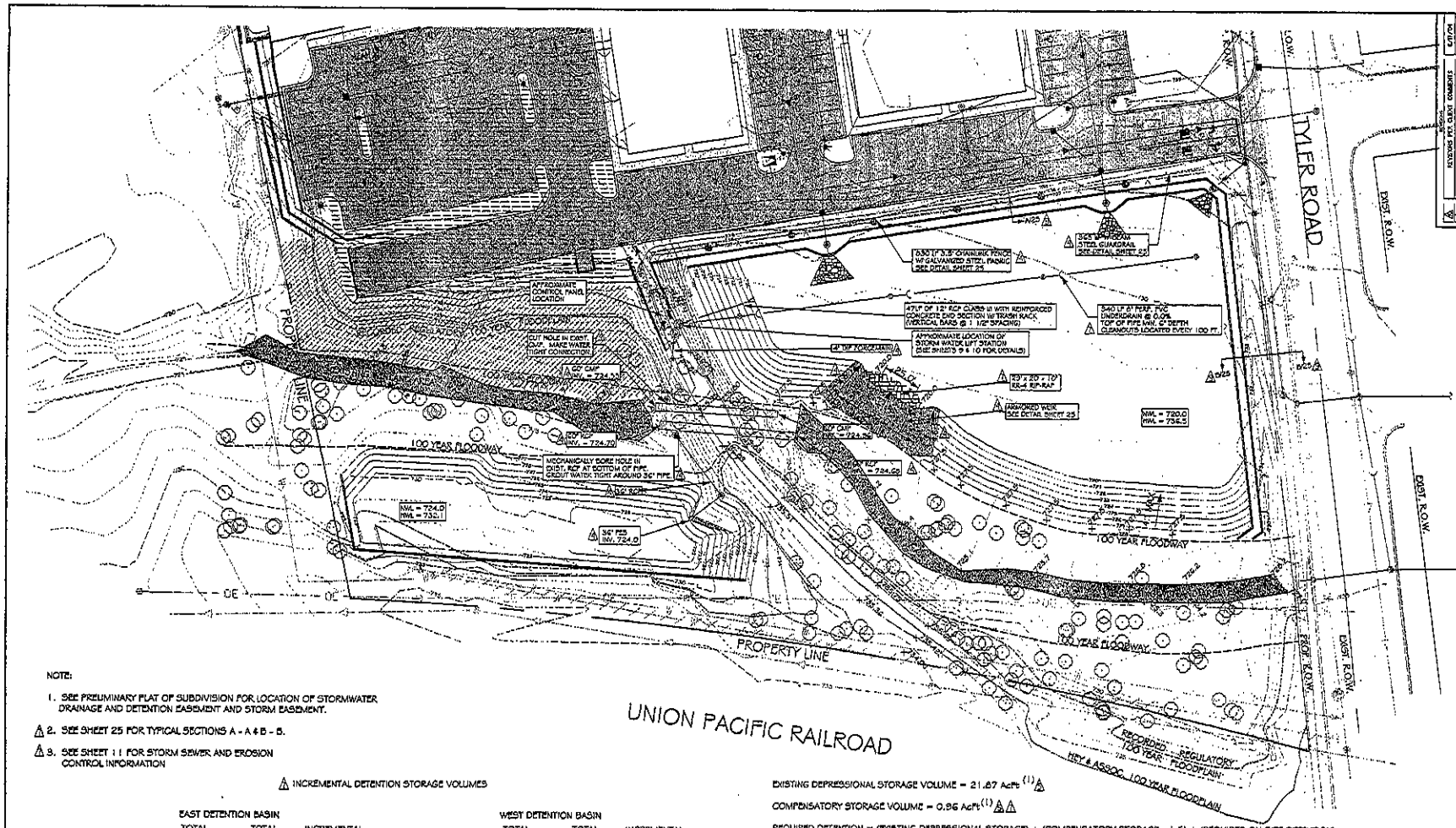

NOTE:

1. SEE PRELIMINARY PLAT OF SUBDIVISION FOR LOCATION OF STORMWATER DRAINAGE AND DETENTION EASEMENT AND STORM EASEMENT.
2. △1 SEE SHEET 25 FOR TYPICAL SECTIONS A - A & B - B.
3. △1 SEE SHEET 11 FOR STORM SEWER AND EROSION CONTROL INFORMATION

△1 INCREMENTAL DETENTION STORAGE VOLUMES

EAST DETENTION BASIN

ELEV.	TOTAL VOLUME (cu yd)	TOTAL VOLUME (ac ft)	INCREMENTAL VOLUME (ac ft)
720	0.00	0.00	0.00
721	1555.73	0.96	0.96
722	3172.35	1.97	1.00
723	4850.47	3.01	1.04
724	6590.61	4.09	1.08
725	8394.08	5.20	1.12
726	10277.08	6.37	1.17
726.5	11326.57	7.02	0.65
727	12482.99	7.74	0.72
728	15130.67	9.38	1.63
729	18064.90	11.21	1.83
730	21276.52	13.19	1.98
731	24562.65	15.22	2.04
732	27916.68	17.30	2.08
733	31352.24	19.43	2.13
734	34865.28	21.62	2.19
735	38490.63	23.86	2.23
736	42192.31	26.15	2.29
736.5	44065.38	27.31	1.16

WEST DETENTION BASIN

ELEV.	TOTAL VOLUME (cu yd)	TOTAL VOLUME (ac ft)	INCREMENTAL VOLUME (ac ft)
724	0.00	0.00	0.00
725	2428.88	0.27	0.27
726	1076.14	0.67	0.40
726.5	1455.04	0.90	0.23
727	1877.18	1.16	0.26
728	2910.20	1.80	0.64
729	4155.63	2.58	0.77
730	5513.00	3.42	0.84
731	6955.01	4.31	0.89
732	8489.59	5.26	0.95
732.1	8647.39	5.36	0.10

EXISTING DEPRESSIONAL STORAGE VOLUME = 21.87 Ac-ft (1) △1

COMPENSATORY STORAGE VOLUME = 0.86 Ac-ft (1) △1 △1

REQUIRED DETENTION = (EXISTING DEPRESSIONAL STORAGE) + (COMPENSATORY STORAGE x 1.5) + (REQUIRED ON-SITE DETENTION)

REQUIRED DETENTION = (21.87 Ac-ft) + (1.44 Ac-ft) + (4.6 Ac-ft) △1 △1

REQUIRED DETENTION VOLUME = 28.11 Ac-ft △1 △1

PROPOSED DETENTION PROVIDED = 32.67 Ac-ft △1 △1 △1

(1) VOLUME BASED ON HEY & ASSOCIATES 100 - YEAR FLOODPLAIN

LEGEND

ASPHALT BARRIER AS APPROVED BY IEPA

VEGETATED BARRIER AS APPROVED BY IEPA

100 - YEAR FLOODWAY

RECORDED REGULATORY 100 - YEAR FLOODPLAIN

HEY & ASSOCIATES, INC. 100 - YEAR FLOODPLAIN

0 15 30 75

REVISIONS		
A	REVISIONS PER CLIENT COMMENTS	4/07/04
A	REVISIONS PER CITY COMMENTS	5/12/04
A	REVISIONS PER CITY COMMENTS	6/18/04
A	REVISIONS PER CITY COMMENTS	7/16/04
A	REVISIONS PER IEPA COMMENTS	3/17/04
A	REVISIONS PER CITY COMMENTS	3/25/04
A	REVISIONS PER CITY COMMENTS	5/18/04
A	REVISIONS PER CLIENT COMMENTS	7/14/04
A	REVISIONS PER CITY COMMENTS	8/26/04
A	REVISIONS PER IEPA COMMENTS	8/26/04

PROJECT MANAGER ANTHONY E. HILLING, P.E.
DESIGNED
DRAWN
CHECKED
P.E. NO. 062-
IL STATION
SIGNATURE

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
2001 Midwest Road, Suite 200
Oakbrook Terrace, Illinois 60181
Phone: 630.953.1300 Fax: 630.953.1301
E-mail: rha@rhaengr.com

TYLER & 64 BUSINESS PARK
REGIONAL STORMWATER MANAGEMENT FACILITY
CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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PROJECT NO.: 512-320
DATE: MARCH 15, 2003
SCALE: AS SHOWN
CAD FILE: J:\0-PROJECTS\512320\DRAWINGS\512-320.DWG
SHEET 8 OF 32

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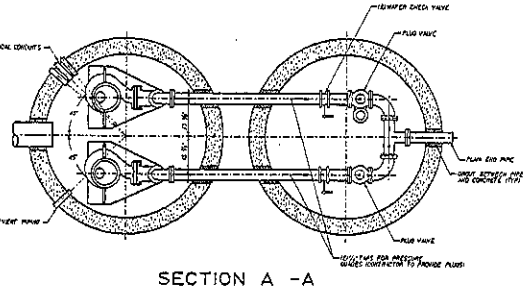
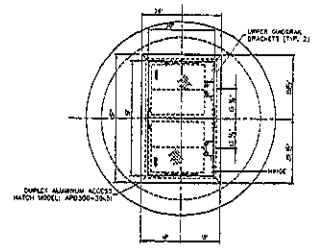
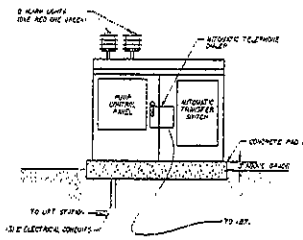


SECTION A -A



WET WELL HATCH LAYOUT

(SIMILAR LAYOUT FOR VALVE VAULT)

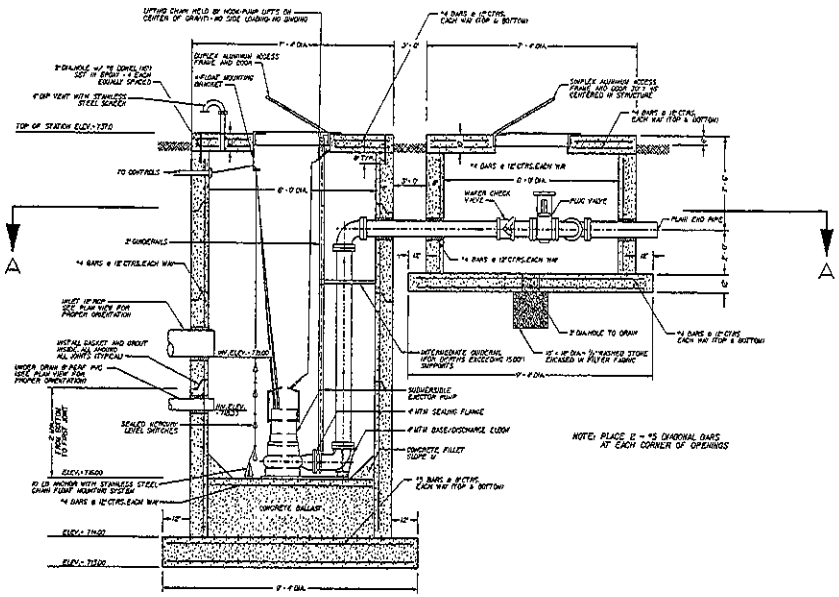


CONTROL ENCLOSURE

NOTES:

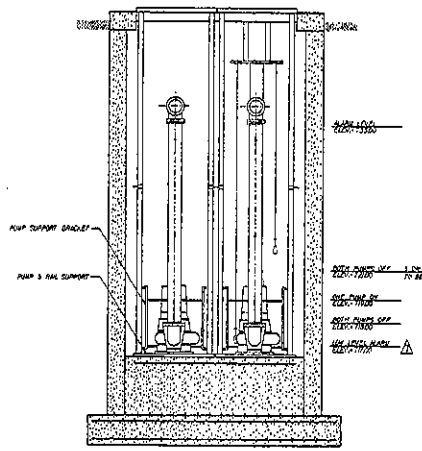
1. CONTRACTOR TO ORDER CONTROL & POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS W/O SPLICING.
2. ALL PIPING & FITTINGS ARE TO BE PROVIDED BY CONTRACTOR UNLESS OTHERWISE NOTED.
3. ALL CONCRETE WORK IS THE RESPONSIBILITY OF CONTRACTOR.
4. LIFT STATION TO BE INSTALLED BY AN EXPERIENCED & QUALIFIED CONTRACTOR.
5. CONDUITS ARE AS FOLLOWS: 1-FOR LEVEL CONTROLS AND 1-FOR EACH PUMP POWER CORD.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AND ORIENTATION OF INLET(S), DISCHARGE, AND CONDUITS).



SIDE VIEW

PROVIDE WATERTIGHT SEAL OR WRAP WITH STEEL CLAMPS AROUND EXTERIOR OF STRUCTURE AT JOINTS. SEE SPECIFICATION ON SHEET 10.



END VIEW

REVISIONS		
1	REVISIONS PER ELEOF COMMENTS	6/17/04
2	REVISIONS PER CITY COMMENTS	6/8/04
3	REVISIONS PER CITY COMMENTS	5/25/04
4	REVISIONS PER CITY COMMENTS	4/26/04
5	REVISIONS PER IN-HOUSE COMMENTS	3/31/04
6	REVISIONS PER CITY COMMENTS	3/26/04
7	REVISIONS PER U.S.A.T. COMMENTS	1/26/04
8	REVISIONS PER U.S.A.T. COMMENTS	11/6/03
9	REVISIONS PER U.S.A.T. COMMENTS	8/29/03
10	REVISIONS PER U.S.A.T. COMMENTS	8/29/03

PROJECT MANAGER	ANTHONY C. MARONE, P.E.	DATE
DESIGNED	A. MARONE	
DRAWN	M. CLAUSON	
CHECKED		

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
220 W. Roosevelt Rd.
P.O. Box 2-2-2, Wheaton, IL 60187-0222
Phone: (630) 668-5700 Fax: (630) 668-5707
Email: rhaa@rhaa.com

TYLER & 64 BUSINESS PARK
STORMWATER LIFT STATION PLAN & DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION - PROFESSIONAL ENGINEER

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PROJECT NO.: 973-302
DATE: MARCH 26, 2003
SCALE: NONE
CAD FILE: 973-302/973302/design/CONTROL/STATION.dwg

SHEET 9 OF 32

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GENERAL

FURNISH AND INSTALL A COMPLETE FACTORY-BUILT METRO-RAIL PACKAGED SYSTEM AS MANUFACTURED BY THE METROPOLITAN PUMP COMPANY, ROMEOVILLE, ILLINOIS. THE SYSTEM SHALL INCLUDE TWO SUBMERSIBLE PUMPS WITH HYDRAULIC SEALING DIAPHRAGMS, GUIDERAILS, PUMP MOUNTING PLATES, DISCHARGE ELBOW, DISCHARGE PIPING, UPPER & LOWER GUIDE RAIL SUPPORTS, ACCESS FRAME WITH COVER FOR EACH PUMP, WIRING BRACKET AS REQUIRED, ALL INSTALLED IN A PRECAST CONCRETE WET WELL. THE SYSTEM SHALL ALSO INCLUDE PRECAST CONCRETE OUTSIDE VALVE VAULT, WHICH SHALL HOUSE THE DISCHARGE PIPING, PLUG VALVES, CHECK VALVES, AND SUMP PUMP. THE CONTROLS TO BE HOUSED IN A NEMA 3R FREE STANDING WEATHERPROOF TRAFFIC ENCLOSURE WITH A NEMA 1 CONTROL PANEL ENCLOSURE, LEVEL TRANSDUCER AND BACK-UP FLOATS. STRUCTURE AND DIMENSIONS TO BE AS SHOWN ON THE DRAWING. THE WET WELL AND VALVE VAULT ARE TO BE PROVIDED BY THE CONTRACTOR BUT ARE NOT A PART OF THE PUMP MANUFACTURER'S PACKAGED SYSTEM.

WET WELL AND VALVE VAULT

GENERAL:

THE WET WELL AND VALVE VAULT EACH SHALL HAVE AN INSIDE DIAMETER OF 6 FEET AND AN INSIDE HEIGHT AS SHOWN ON THE PLANS. THE STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL CONFORM TO ASTM C-76-LATEST REVISION, CLASS III, WALL B, TYPE II PORTLAND CEMENT. STEEL REINFORCEMENT SHALL CONFORM TO ASTM A-185- LATEST REVISION WITH A 0.20 STEEL AREA.

THE VALVE VAULT SHALL HAVE AN 18" DIAMETER BY 18" DEEP SUMP PIT WITH A STEEL GRATE AND A 6" OUTLET FOR USE WITH A SUMP PUMP. THE ACCESS FRAME AND HINGED COVERS SHALL BE CAST INTO EACH TOP SLAB. PUMP MOUNTING PLATES SHALL BE BOLTED TO THE BOTTOM SLAB OF THE WET WELL. DISCHARGE PIPING FROM THE PUMP BASES SHALL BE MOUNTED IN THE WET WELL AND EXTENDED THROUGH THE WALL.

STRUCTURES MAY BE INSTALLED USING ANY RECOGNIZED CONSTRUCTION METHOD IN GENERAL USE IN THE AREA. JOINTS OF THE SECTIONS SHALL BE TONGUE AND GROOVED. JOINT MATERIAL SHALL CONSIST OF A FLEXIBLE, PLASTIC GASKET. THE GASKET SHALL MEET OR EXCEED REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-00210, TYPE 1, ROPE FORM. THE GASKET SHALL BE APPLIED TO A CLEAN JOINT AFTER PRIMING AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EXCESS MATERIAL SHALL BE SMOOTHED FLAT WITH A ROLLER. VOIDS REMAINING IN THE JOINT SHALL BE CHALKED WITH ANHYDROUS CEMENT GROUT ON THE INSIDE TO MAKE A SMOOTH WATERTIGHT SEAL.

AN EXTERNAL JOINT SEAL SHALL BE INSTALLED ON EACH PRECAST SECTION JOINT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. EXTERNAL JOINT SEALS SHALL MEET, OR EXCEED, THE REQUIREMENTS OF ASTM C-877, TYPE II. EXTERNAL JOINT SEALS SHALL BE MACWRAP EXTERNAL JOINT SEALERS AS MANUFACTURED BY MARMAC MANUFACTURING CO., INC. OR PRE-APPROVED EQUIVALENT CONFORMING TO THE FOLLOWING REQUIREMENTS.

EXTERNAL JOINT SEALS SHALL CONSIST OF A COLLAR OF 14 INCHES WIDE WITH AN OUTER LAYER OF POLYETHYLENE, WITH A MINIMUM TENSILE STRENGTH OF 4000 PSI AND A MINIMUM TEAR RESISTANCE OF 1400 PSI, AND AN UNDER LAYER OF RUBBERIZED MASTIC THAT IS REINFORCED WITH A WOVEN POLYPROPYLENE FABRIC. TWO 5/8 INCHES STEEL STRAPS, WITH SELF-CONTAINED RATCHET TENSIONERS, SHALL BE LOCATED WITHIN THE COLLAR 2 INCHES FROM EACH EDGE. THE STRAPS SHALL BE CONFINED IN TUBES THAT ISOLATE THEM FROM THE MASTIC AND ALLOW THEM TO SLIP FREELY WHEN MECHANICALLY TIGHTENED AND LOCKED AROUND THE MANHOLE. THE COLLAR SHALL BE FURNISHED WITH A MINIMUM 12 INCHES OVERLAP AND A CLOSING FLAP TO COVER ANY REMAINING EXPOSED STRAP. ALL COSTS FOR FURNISHING AND INSTALLING THE EXTERNAL JOINT SEALS SHALL BE INCLUDED IN THE UNIT BID PRICE FOR WET WELL STRUCTURES.

PIPING:

PIPING IN THE WET WELL SHALL BE 4-INCH DUCTILE IRON AND SHALL TERMINATE WITH A FLANGE OUTSIDE THE WET WELL WALL FOR CONNECTION TO THE VALVES, WHICH ARE IN AN EXTERNAL VALVE VAULT. THE VALVE VAULT SHALL INCLUDE TWO (2) 4" WAFER CHECK VALVES AND TWO (2) 4" DEZURIK PLUG VALVES. INLET OR INLETS INTO BASIN SHALL BE GROUT SLEEVES FOR 8" INCH INLET PIPE. THE PUMP GUIDERAILS SHALL BE 2" STAINLESS STEEL PIPE. INTERMEDIATE GUIDERAIL SUPPORTS SHALL BE USED IF BASIN IS MORE THAN 15 FEET DEEP.

HYDRAULIC SEALING FLANGE:

THE DISCHARGE OF EACH PUMP SHALL BE FITTED WITH A DIAPHRAGM-TYPE HYDRAULICALLY OPERATED SEALING FLANGE. WHEN PUMP IS IN OPERATION, PRESSURE SHALL FORCE DIAPHRAGM AGAINST DISCHARGE ELBOW FLANGE PROVIDING A LEAK-PROOF SEAL. WHEN PUMP IS IDLE, PRESSURE SHALL BE REMOVED FROM DIAPHRAGM SO THAT PUMP CAN BE REMOVED FROM SUMP WITH NO MECHANICAL CONTACT OF SEALING FLANGES. COMPLETE WEIGHT OF PUMP IS TO REST ON THE BOTTOM SUPPORT PLATE, NO WEIGHT IS TO BE SUPPORTED ON GUIDE RAILS OR DISCHARGE ELBOW. SEALING DIAPHRAGM TO BE REMOVABLE AND TO BE MOUNTED ON PUMP DISCHARGE FLANGE. DIAPHRAGM MATERIAL TO BE BUNA-N RUBBER. A METAL TO METAL SEALING FLANGE TYPE CONNECTION, WHICH IS HIGHLY SUSCEPTIBLE TO "CORROSION WELDING", IS NOT ACCEPTABLE.

PUMP MOUNTING BASES:

A SEPARATE MOUNTING PLATE SHALL BE FURNISHED FOR EACH PUMP. THESE PLATES SHALL INCLUDE ADJUSTABLE GUIDE RAIL SUPPORTS AND DISCHARGE ELBOW WITH FLANGE TO ALIGN WITH PUMP HYDRAULIC SEALING FLANGE. THE DISCHARGE ELBOW SHALL BE 125-LB. STANDARD FLANGE 4" PIPE SIZE. PLATES AND FITTINGS SHALL BE COATED WITH COAL TAR EPOXY PAINT. THE SEALING FACE OF DISCHARGE ELBOW SHALL BE COATED WITH SPRAYED ON METAL (PURE ZINC) FOR SMOOTHNESS AND CORROSION RESISTANCE.

ACCESS FRAME AND COVER:

A DOUBLE DOOR ACCESS FRAME ASSEMBLY SHALL BE SUPPLIED. ACCESS FRAME AND COVERS SHALL BE FABRICATED OF ALUMINUM AND CAST INTO THE BASIN TOP. FRAME SHALL SUPPORT GUIDE RAILS AND ELECTRICAL WIRING BRACKET. A SEPARATE HINGED COVER SHALL BE PROVIDED FOR EACH PUMP. COVER SHALL BE PROVIDED WITH LIFTING HANDLE AND SAFETY LATCH TO HOLD COVER IN THE OPEN POSITION. LOCKING HASPS SHALL BE FURNISHED FOR EACH COVER.

SUBMERSIBLE PUMPS

GENERAL:

EACH PUMP SHALL BE OF THE SEALED SUBMERSIBLE TYPE MODEL NO. SHN200. PUMP SHALL BE CAPABLE OF HANDLING STORM WATER WITH TWO POINT NON-CLOG TYPE IMPELLERS. THE IMPELLERS SHALL BE OF DUCTILE IRON CONSTRUCTION, CLASS 65 WITH AN AVERAGE BRINNELL HARDNESS RATING OF 200. PUMP CASING SHALL BE FITTED WITH BRONZE WEAR RING. PUMP SHALL HAVE TWO MECHANICAL SEALS WITH OIL CHAMBER BETWEEN THE SEALS. ROTATING SEAL FACES SHALL BE CARBON AND STATIONARY SEAL FACES TO BE CERAMIC. PUMP MOTOR SHALL BE OF THE SEALED SUBMERSIBLE TYPE WITH STANDARD INSULATION FOR OPERATION IN HIGH-DIELECTRIC OIL TO GIVE BETTER HEAT DISSIPATION AND LONGER BEARING LIFE. MOTOR STATOR SHALL BE HELD IN PLACE WITH REMOVABLE END RING SO THAT IT CAN BE REMOVED FOR REPAIR WITHOUT HEATING OUTER SHELL OR USING A PRESS. MOTOR HOUSING SHALL BE FILLED WITH HIGH-DIELECTRIC OIL, AND NO PRESSURE BALANCING DEVICES SHALL BE USED. PUMP MOTOR SHAFT SHALL BE OF 303 STAINLESS STEEL. PUMP SHALL BE A STANDARD PRODUCTION PUMP WITH ATTACHED RAIL GUIDES AND DISCHARGE LIFTING LOADS WILL COME ON THE GUIDE SUPPORTS AND NOT ON THE PUMP OR MOTOR HOUSING. A LIFTING CHAIN AND HOOK SHALL BE SUPPLIED FOR EACH PUMP. EACH PUMP MOTOR WILL BE PROVIDED WITH HEAT SENSING UNITS, WHICH SHALL TRIP THE STARTER, IF THE MOTOR OVERHEATS. SEAL CHAMBER SHALL BE FITTED WITH AN ELECTRODE PROBE TO DETECT WATER IN THE SEAL CHAMBER.

POWER CORD:

THE POWER CABLE ENTRY INTO THE CORD CAP ASSEMBLY SHALL FIRST BE MADE WITH A COMPRESSION FITTING. EACH INDIVIDUAL LEAD SHALL BE STRIPPED DOWN TO BARE WIRE, AT STAGGERED INTERVALS, AND EACH STRAND SHALL BE INDIVIDUALLY SEPARATED. THIS AREA OF THE CORD CAP SHALL THEN BE FITTED WITH AN EPOXY COMPOUND POTTING WHICH WILL PREVENT WATER CONTAMINATION TO GAIN ENTRY EVEN IN THE EVENT OF WICKING OR CAPILLARY ATTRACTION. THERE SHALL BE AN ADDITIONAL EPOXY COMPOUND POTTING AREA SEPARATING THE MOTOR HOUSING FROM THE CORD CAP ASSEMBLY FOR ADDED PROTECTION.

OPERATING CONDITIONS: (HIGH WATER LEVEL)

EACH PUMP SHALL HAVE A CAPACITY OF 279 G.P.M. AT A TOTAL HEAD OF 22 FEET WHEN OPERATING AT 1150 R.P.M. PUMP MOTOR SHALL BE 2.0 HP, 1150 R.P.M., 3 PHASE, 240 VOLTS, 60 HZ.

WIRING BRACKET:

A STAINLESS STEEL WIRING BRACKET SHALL PROVIDE CORD HOLDERS FOR THE PUMP CORDS AND THE CONTROL CORDS. ALL CORDS SHALL EXTEND FROM BRACKET THROUGH CONDUIT TO THE CONTROL BOX. NO SPLICES SHALL BE MADE IN THE WIRING. CONTINUOUS CORDS MUST BE USED FROM THE CONTROL PANEL TO THE PUMPS AND CONTROLS. WIRING SHALL BE FASTENED TO ACCESS FRAME.

CONTROL EQUIPMENT

LEVEL CONTROL SYSTEM:

THE NEW STORM WATER LIFT STATION CONTROL SYSTEM SHALL BE FULLY-PROGRAMMABLE AND CAPABLE OF BEING INTEGRATED INTO A SCADA SYSTEM. THE EQUIPMENT SUPPLIER SHALL PROGRAM THE LEVEL CONTROLS AS DESCRIBED HEREIN. THE CONTROL SYSTEM SHALL UTILIZE A SUBMERSIBLE LEVEL TRANSDUCER TO TRANSMIT A 4-20 MADC SIGNAL BACK TO THE PLC AND THROUGH AN OPERATOR INTERFACE PANEL. THE OPERATOR SHALL HAVE THE CAPABILITY TO SET (AND CHANGE) OPERATION LEVELS SUCH AS ON-OFF LEVELS, ALARMS ETC. BECAUSE THIS SYSTEM SHALL UTILIZE A PLC IT SHALL ALSO INCLUDE TIMERS TO SHUT DOWN AND RESTART THE PUMP(S) AFTER CERTAIN PRESCRIBED TIME PERIODS AFTER THE STORM EVENT. THE OPERATOR INTERFACE PANEL SHALL ALSO INCLUDE DATA SUCH AS THAT LISTED BELOW ON THE SCREENS.

PUMP STATUS (OFF/RUNNING/ALARM) (EACH PUMP)
PUMP RUNNING HOURS (EACH PUMP)
WET WELL LEVEL
ALARM CONDITIONS (SUCH AS SEAL FAILURE, HIGH WET WELL LEVEL, ETC.)
TRANSDUCER SIGNAL FAILURE
TIME DELAY STATUS FOR PUMP-DOWN
THE INFORMATION SHALL BE DISPLAYED AND SHALL BE CAPABLE OF GENERATING REPORTS FOR THE OPERATOR.

CONTROL PANEL ENCLOSURE:

ALL COMPONENTS SHALL BE ENCLOSED IN A NEMA TYPE 1 ENCLOSURE. THE ENCLOSURE SHALL BE AN INTEGRAL PART OF THE MOTOR CONTROL CENTER LINE UP. THE CONTROL PANEL SHALL BE COMPLETELY PREWIRED AND TESTED AT THE FACTORY. ALL CUSTOMER CONNECTIONS SHALL BE WIRED TO INDIVIDUALLY NUMBERED TERMINALS AND WIRES SHALL BE NUMBERED AT BOTH ENDS FOR EASE OF TROUBLESHOOTING. THE CONTROL PANEL MANUFACTURER SHALL BE LISTED WITH UNDERWRITERS LABORATORIES UNDER UL508 (TYPE) LISTING CATEGORY FOR THE MANUFACTURE OF CONTROL EQUIPMENT. THE CONTROL PANEL SHALL CONTAIN UL LISTED COMPONENTS WHEREVER PRACTICAL. THE CONTROL PANEL SHALL BE AS MANUFACTURED BY METROPOLITAN EQUIPMENT COMPANY (DIVISION OF METROPOLITAN INDUSTRIES, INC. ROMEOVILLE, IL.).

PLC CONSTRUCTION (SCADA-PLC)

THE CENTRAL PROCESSING UNIT SHALL BE MICROPROCESSOR BASED WITH A REAL-TIME MULTI-TASKING EXECUTIVE OPERATING SYSTEM STORED IN EPROM. THE CPU SHALL PROVIDE A MINIMUM OF 128K OF CMOS RAM FOR USER PROGRAMS AND DATA. THE MEMORY SHALL BE PROTECTED BY AN ON-BOARD LITHIUM BATTERY. THE PROCESSOR SHALL BE A SINGLE CHIP 16 BIT CMOS MICROCOMPUTER OPERATING AT 14.74 MHZ. THE CPU SHALL BE EQUIPPED WITH A HARDWARE CLOCK/CALENDAR AND WATCHDOG TIMER.
-CPU SHALL FUNCTION AS SPECIFIED OVER AN AMBIENT TEMPERATURE RANGE OF -40 DEGREES TO +60 DEGREES C WITH A RELATIVE HUMIDITY UP TO 95%.
-CENTRAL PROCESSING UNIT SHALL BE CERTIFIED AND PROVEN TO CONFORM TO RADIO FREQUENCY EMISSIONS STANDARDS DOC CSA C108.8 AND FCC PART 15 SUBPART J.
-THE FOLLOWING DIAGNOSTIC INDICATORS SHALL BE PROVIDED:
POWER SUPPLY OUTPUT STATUS OF ALL OUTPUTS
PROGRAM EXECUTION STATUS
PROCESSOR RESET STATUS
ERROR STATUS BY FLASHING A BINARY ERROR CODE
-THE CONTROLLER SHALL UTILIZE A SWITCH MODE POWER SUPPLY EXHIBITING AT LEAST 70% EFFICIENCY TO MINIMIZE HEAT BUILD UP. THE INPUTS TO THE POWER SUPPLY SHALL BE 24VAC, 60HZ + 20% OR 12VDC TO 40VDC. THE AC AND DC INPUTS WILL BE SEPARATE AND INDEPENDENTLY FUSED.
-CONTROL FUNCTIONS SHALL INCLUDE REAL-TIME, MULTI-TASKING PID PROGRAM BLOCKS FOR FEEDBACK CONTROL ALGORITHMS. UP TO 16 PID LOOPS SHALL BE CAPABLE OF EXECUTING AT THE SAME TIME. EACH CONTROL LOOP SHALL HAVE AN INDEPENDENT EXECUTION PERIOD. THE PID BLOCK SHALL SUPPORT SET POINT TRACKING, CASCADE SET POINTS, ANTI-INTEGRAL WINDUP, DERIVATIVE GAIN LIMITING, OUTPUT LIMITING, SQUARE ROOT EXTRACTION AND INPUT/OUTPUT BIASING.
-THE CONTROLLER SHALL PROVIDE TWO RS232 AND ONE RS485 COMMUNICATIONS PORTS. ALL COMMUNICATIONS SHALL BE INTERRUPT DRIVEN TO ALLOW COMMUNICATION CONCURRENT WITH OTHER ACTIVITIES. ALL COMMUNICATION SHALL BE PROVIDED USING A NON-PROPRIETARY INDUSTRY STANDARD PROTOCOL SUCH AS ALLEN-BRADLEY DF1 OR MODBUS.
-THE CONTROLLER SHALL BE EQUIPPED WITH THE REQUIRED NUMBER OF ANALOG INPUTS COMPLETE WITH SURGE SUPPRESSION AND FILTERING. OPTIONAL MEASUREMENT RANGES SHALL INCLUDE 0-1V, 0-5V, 0-20MA, AND 0-10V.
-ANALOG INPUTS SHALL BE DIFFERENTIAL (FLOATING) WITH RESPECT TO GROUND, AND SHALL OPERATE ACCURATELY WITH UP TO 35 VOLTS OF COMMON-MODE VOLTAGE. THE INPUTS SHALL PROVIDE A MINIMUM OF 400 KILOHMS IMPEDANCE RELATIVE TO GROUND AND 800 KILOHMS DIFFERENTIALLY.
-THE ANALOG TO DIGITAL CONVERTER SHALL PROVIDE A MINIMUM OF 14 BITS BIPOLAR (14 BIT PLUS SIGN). ANALOG INPUTS SHALL PROVIDE AN ABSOLUTE ACCURACY OF 0.1 PERCENT OVER THE SPECIFIED TEMPERATURE RANGE. ANALOG INPUTS SHALL BE CONFIGURABLE FOR FILTER CONSTANTS TO AUTOMATICALLY DAMPEN SIGNAL NOISE.
-IN ADDITION TO EXTERNAL ANALOG INPUTS, THE CONTROLLER SHALL HAVE INTERNAL ANALOG INPUT CHANNELS TO MEASURE THE TEMPERATURE OF THE CONTROLLER AND LITHIUM BACKUP BATTERY VOLTAGE. THESE SIGNALS MAY BE USED BY THE PROGRAM TO ANNUNCIATE EXCESSIVE TEMPERATURES OR IMPENDING NEED FOR BATTERY REPLACEMENT.
-THE CONTROLLER SHALL BE EQUIPPED WITH THE REQUIRED NUMBER OF ANALOG OUTPUTS. THE CONTROLLER SHALL INCLUDE AN ONBOARD POWER SOURCE TO DRIVE THE OUTPUTS. EACH ANALOG OUTPUT SHALL BE CAPABLE OF DRIVING 20MA. IF THE OUTPUT IS A 4-20MA OUTPUT, IT SHALL BE CAPABLE OF DRIVING THE 20MA INTO A 1000 OHM LOAD. THE OUTPUT SHALL MAINTAIN THE LAST OUTPUT VALUE UNTIL IT IS UPDATED. THE RESOLUTION OF THE OUTPUT SHALL BE 12 BITS.
-THE CONTROLLER SHALL BE CONFIGURED WITH THE APPROPRIATE NUMBER OF DIGITAL INPUTS/OUTPUTS. ALL INPUTS SHALL BE OPTICALLY ISOLATED WITH SURGE SUPPRESSION. EACH INPUT SHALL BE COMPLETELY INDEPENDENT WITHOUT A COMMON GROUND. OUTPUTS SHALL BE INDIVIDUALLY ISOLATED WITHOUT A COMMON GROUND. SOLID STATE TRIAC OR TRANSISTOR OUTPUTS ARE ACCEPTABLE. THE CONTROLLER SHALL ALSO BE CAPABLE OF PROVIDING DRY CONTACT, FORM C RELAY OUTPUTS.
-ALL INPUTS AND OUTPUTS SHALL SURVIVE ANSI/IEEE C37.90 SWC WITHSTAND CAPABILITY TESTS WITHOUT DAMAGE. THE SCADA/CONTROLLER SHALL ALSO COORDINATE LOCAL DIGITAL AND ANALOG I/O, AND SHALL BE CAPABLE OF COMMUNICATION WITH OTHER SYSTEM LOCATIONS BY DIAL UP OR LEASED TELEPHONE LINE THROUGH COMPANION MODEMS THAT NEST ON THE CONTROLLER CPU BOARD. MODEMS SHALL PLUG DIRECTLY ONTO THE CONTROLLER BOARD OR BE MOUNTED WITHIN THE CONTROL PANEL. MODEMS SHALL BE COMPATIBLE WITH THE EXISTING SUPERVISORY CONTROL EQUIPMENT.
SCADA OPERATION SHALL BE UNINTERRUPTABLE DURING POWER LOSS. THE CONTROLLER SHALL OPERATE FROM A RECHARGEABLE 12VDC BATTERY. THE BATTERY SHALL BE CHARGED FROM A BUILT IN BATTERY CHARGER ON THE CONTROLLER BOARD.

THE SYSTEM SHALL OPERATE COMPLETELY UNATTENDED, AND SHALL HAVE RUNNING, LOCK-OUT, AND FAILURE CONTACTS FOR OPTIONAL CONNECTION TO SUPERVISORY CONTROLS. A CONDITION THAT IS NOT SATISFIED BY A PUMP WITHIN A PROGRAMMABLE TIME PERIOD WILL SIGNAL AN ALARM.

OPERATOR INTERFACE:

THE OPERATOR INTERFACE SHALL SHOW SYSTEM STATUS, AND SHALL PROVIDE THE OPERATOR WITH CONVENIENT TOUCHPAD KEYS FOR THE ENTRY OF PASS CODES, SET POINTS, AND COMMANDS. TOUCH PAD KEYS SHALL PRODUCE INSTRUCTIONAL SCREENS THAT WILL GUIDE THE OPERATOR IN SET POINT ENTRY AND ALARM DIAGNOSIS. MULTI-LEVEL PASSWORD PROTECTION SHALL BE AVAILABLE TO PREVENT UNAUTHORIZED SET POINT CHANGES. ALL INFORMATION DISPLAYED ON THE SCREEN SHALL BE IN PLAIN ENGLISH OR SIMPLE GRAPHIC REPRESENTATIONS.

THE OPERATOR INTERFACE SHALL CONSIST OF A 128 X 256 PIXEL, 40 CHARACTER BY 16 LINE, FLAT SCREEN, LIQUID CRYSTAL, SUPERTWIST ALPHANUMERIC / GRAPHIC DISPLAY, AND A TOUCH SENSITIVE TOUCHPAD. THE TOUCH PANEL SHALL PERMIT A MINIMUM OF 120 PROGRAMMABLE TOUCH POINTS PER SCREEN.

STATISTICAL DISPLAY SCREEN:
- PUMP STATUS (OFF/RUNNING/ALARM) (EACH PUMP)
- WETWELL LEVEL
- LEVEL SET POINTS
- ALARM CONDITIONS
- DRIVE FAILURE
- TRANSDUCER FAILURE

SETPOINT SCREENS:
- LEVEL SET POINTS
- PUMP CURVE STAGING POINTS
- CONTROL LOOP CONSTANTS
- ALARM SETPOINTS

A PANEL MOUNTED KEY SWITCH SHALL ALLOW ACCESS TO SETPOINT SCREENS.

TRAFFIC ENCLOSURE:

THE CONTROL PANEL AND ALL ABOVE MENTIONED EQUIPMENT SHALL BE MOUNTED IN A FREE STANDING, TRAFFIC TYPE, NEMA 3R MODULE. A METER SOCKET SHALL BE SUPPLIED AND MOUNTED BY THE CONTRACTOR.

LEVEL TRANSDUCER (PRIMARY CONTROL):

THE TRANSDUCER SHALL BE A SUBMERSIBLE SOLID STATE INSTRUMENT DESIGNED TO CONTINUOUSLY TRANSLATE SENSED LEVEL TO AN ELECTRIC SIGNAL FOR SYSTEM CONTROL. THE SENSING ELEMENT SHALL BE OF THE STRAIN GAUGE TYPE USING A PIEZORESTIVE SILICON CHIP WITH AN INTEGRAL WHEATSTONE BRIDGE CIRCUIT. THE UNIT SHALL BE HOUSED IN A SEALED 316 STAINLESS STEEL HOUSING. TRANSDUCER SHALL MEET OR EXCEED THE FOLLOWING REQUIREMENTS:

ACCURACY:	+-1% (OF FULL TRANSDUCER SPAN
TEMPERATURE DRIFT:	+-3% (OF FULL TRANSDUCER SPAN
OPERATING TEMP. RANGE:	-5°C TO +52°C

ALARM

A CAGED ALARM LIGHT SHALL BE MOUNTED ON THE PANEL. THE ALARM LIGHT SHALL GLOW DIM AT ALL TIMES EXCEPT UNDER ALARM CONDITIONS. THEN LIGHT SHALL GLOW BRIGHT AND FLASH. ALARM LIGHT SHALL HAVE REST BUTTON. IN CASE OF POWER FAILURE, ALARM LIGHT SHALL BE POWERED BY A GEL-CELL BATTERY.

EQUIPMENT RESPONSIBILITY

ALL CONTROLS, PUMPS, AND MOTORS SHALL BE FURNISHED BY ONE EQUIPMENT SUPPLIER. THE EQUIPMENT SUPPLIER SHALL HAVE RESPONSIBILITY FOR THE COMPLETE AND PROPER OPERATION OF THE NEW AND EXISTING PUMPING EQUIPMENT, CONTROL EQUIPMENT, AND PROGRAM AS SPECIFIED AND FURNISHED. THE SYSTEM SUPPLIER SHALL FURNISH 24 HOUR SERVICE FOR THE COMPLETE SYSTEM, AND SHALL STOCK ALL PARTS USED OF THE INSTALLATION. START-UP SERVICES SHALL BE INCLUDED, AND SHALL INCLUDE OPERATING INSTRUCTION TO THE OPERATORS. THE EQUIPMENT SHALL BE AS MANUFACTURED AND FURNISHED BY METROPOLITAN EQUIPMENT CO. (DIVISION OF METROPOLITAN PUMP CO., ROMEOVILLE, IL.) OR EQUAL.

SHOP DRAWINGS

THE CONTRACTOR SHALL SUBMIT A MINIMUM OF SIX (6) COPIES OF ALL DRAWINGS TO THE ENGINEER FOR APPROVAL. OF THESE, TWO COPIES WILL BE RETURNED TO THE CONTRACTOR WITH APPROPRIATE ACTION TAKEN. RECEIPT OF LESS THAN THE MINIMUM REQUIRED NUMBER OF COPIES WILL BE CAUSE FOR WITHHOLDING THE SHOP DRAWINGS FROM BEING CHECKED UNTIL RECEIPT OF THE NECESSARY ADDITIONAL COPIES.

EACH SET OF SHOP DRAWINGS SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO:

DRAWINGS SHOWING DIMENSIONS OF ALL EQUIPMENT.
CONTROL DETAILS AND ELECTRICAL SCHEMATIC DIAGRAMS.
PERFORMANCE DATA INCLUDING, WHEN APPLICABLE, PUMP CURVES, AND MOTOR DATA.
ALL OTHER INFORMATION NECESSARY TO ENABLE THE ENGINEER TO DETERMINE WHETHER THE PROPOSED EQUIPMENT MEETS THE REQUIREMENTS.

INSTALLATION AND OPERATING INSTRUCTIONS

TWO (2) COPIES OF A MANUAL, CONTAINING INSTALLATION INSTRUCTIONS, OPERATING INSTRUCTIONS, WIRING DIAGRAMS, PARTS LIST, AND, WHERE APPLICABLE, TEST DATA AND CURVES SHALL BE PROVIDED. THE CONTRACTOR SHALL PROVIDE THE SERVICES OF FACTORY-TRAINED REPRESENTATIVE FOR A MAXIMUM PERIOD OF ONE (1) DAY TO START UP THE STATION AND TO INSTRUCT THE OWNER'S OPERATING PERSONNEL IN THE OPERATION AND MAINTENANCE OF THE EQUIPMENT PROVIDED.

WARRANTY

THE MANUFACTURER SHALL WARRANT HIS PRODUCT TO BE FREE FROM DEFECTS IN WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION.
WARRANTIES AND GUARANTEES BY THE SUPPLIERS OF VARIOUS COMPONENTS IN LIEU OF A SINGLE SOURCE RESPONSIBILITY BY THE CONTRACTOR SHALL NOT BE ACCEPTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE WARRANTY.
IN THE EVENT A COMPONENT FAILURE TO PERFORM AS SPECIFIED OR IS PROVEN DEFECTIVE IN SERVICE DURING THE WARRANTY PERIOD, EXCLUDING ITEMS OF SUPPLY NORMALLY EXPENDED DURING OPERATION, THE MANUFACTURER SHALL PROVIDE A REPLACEMENT PART WITHOUT COST TO THE OWNER.
THIS WARRANTY SHALL BE VALID ONLY IF THE PRODUCT IS INSTALLED, SERVICED, AND OPERATED UNDER NORMAL CONDITIONS. IN ACCORDANCE WITH THE MANUFACTURER INSTRUCTIONS.

EQUIPMENT MANUFACTURER

IN ORDER TO ESTABLISH A STANDARD OF QUALITY AND TO INSURE A UNIFORM BASIS OF BIDDING, PUMP STATION EQUIPMENT SHALL BE SUPPLIED BY METROPOLITAN PUMP COMPANY OR A WRITTEN APPROVAL EQUAL.
TO BE CONSIDERED AN APPROVED EQUAL, COMPLETE DETAILS AND SHOP DRAWINGS MUST BE SUBMITTED TO THE ENGINEER NO LATER THAN TEN (10) DAYS PRIOR TO THE BID DATE. SUFFICIENT DATA MUST BE SUBMITTED SO THAT THE ENGINEER HAS THE REQUIRED INFORMATION AVAILABLE TO DETERMINE THAT THE ALTERNATE STATION MEETS THE REQUIRED SPECIFICATIONS.
THE CONTRACTOR SHALL PREPARE HIS BID ON THE BASIS OF THE SPECIFIC EQUIPMENT AND MATERIALS SPECIFIED FOR PURPOSES OF DETERMINING THE LOW BID.

AFTER THE EXECUTION OF THE CONTRACT, SUBSTITUTION OF NON-SPECIFIED EQUIPMENT WILL BE CONSIDERED, IF THE SUBSTITUTION IS, IN THE OPINION OF THE ENGINEER, EQUAL IN QUALITY TO THAT NAMED. IF SUCH SUBSTITUTION IS APPROVED BY THE ENGINEER, ALL SAVINGS AFFECTED BY THE CONTRACTOR IN THE PURCHASE OF THE SUBSTITUTED EQUIPMENT SHALL BE PASSED ON TO THE OWNER BY REDUCING THE CONTRACT PRICE. IN SUBMITTING FOR SUBSTITUTION, THE CONTRACTOR SHALL PROVIDE CERTIFIED COPIES OF EQUIPMENT PROPOSALS FROM THE NAMED MANUFACTURER.

REVISIONS		DATE
1	REVISIONS PER CLIENT COMMENTS	6/21/04
2	REVISIONS PER CITY COMMENTS	6/2/04
3	REVISIONS PER CITY COMMENTS	5/12/04
4	REVISIONS PER CITY COMMENTS	4/16/04
5	REVISIONS PER CITY COMMENTS	3/17/04
6	REVISIONS PER IN-HOUSE COMMENTS	3/02/04
7	REVISIONS PER CITY COMMENTS	1/15/04
8	REVISIONS PER I.D.O.T. COMMENTS	1/6/04
9	REVISIONS PER I.D.O.T. COMMENTS	12/10/03
10	REVISIONS PER I.D.O.T. COMMENTS	12/3/03

PROJECT MANAGER	ANTHONY G. MALONE, P.E.
DESIGNER	A. MALONE
TECHNICIAN	M. DAVISON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
STORMWATER LIFT STATION
SPECIFICATIONS
CITY of ST.CHARLES KANE COUNTY ILLINOIS

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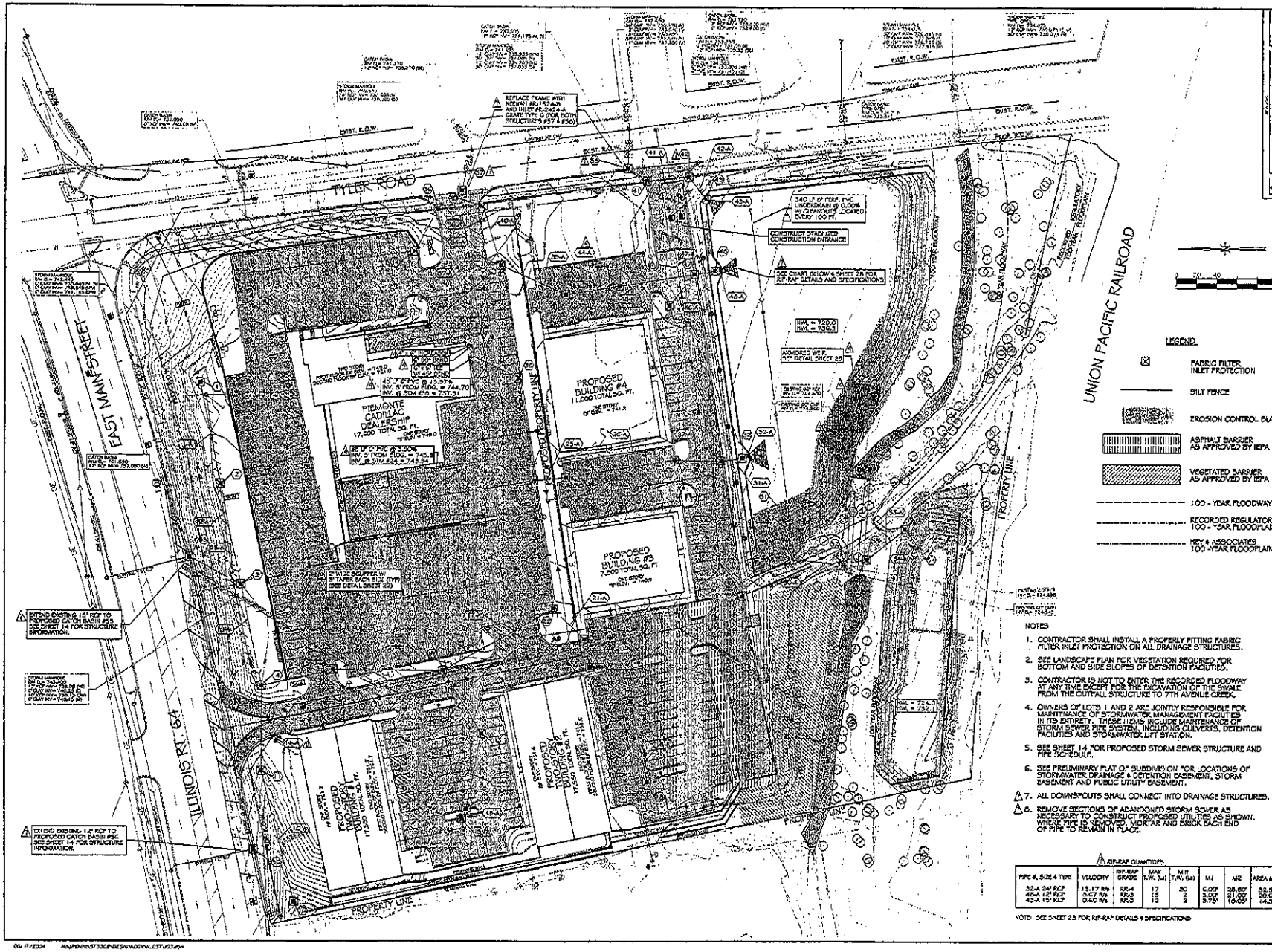
PROJECT NO.:	ST3-302
DATE:	MARCH 18, 2003
SCALE:	NONE
CAD FILE:	JRD-INC/ST3302/design/dgn/10_CSTM02.dgn



NOTES

1. CONTRACTOR SHALL INSTALL A PROPERLY FITTING FABRIC FILTER INLET PROTECTION ON ALL DRAINAGE STRUCTURES.
2. SEE LANDSCAPE PLAN FOR VEGETATION REQUIRED FOR BOTTOM AND SIDE SLOPES OF DETENTION FACILITIES.
3. CONTRACTOR IS NOT TO ENTER THE RECORDED FLOODWAY AT ANY TIME EXCEPT FOR THE EXCAVATION OF THE SWALE FROM THE OUTFALL STRUCTURE TO 7TH AVENUE CREEK.
4. OWNERS OF LOTS 1 AND 2 ARE JOINTLY RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES IN ITS ENTIRETY. THESE ITEMS INCLUDE MAINTENANCE OF STORM SEWER PIPE SYSTEM, INCLUDING CULVERTS, DETENTION FACILITIES AND STORMWATER LIFT STATION.
5. SEE SHEET 14 FOR PROPOSED STORM SEWER STRUCTURE AND PIPE SCHEDULE.
6. SEE PRELIMINARY PLAT OF SUBDIVISION FOR LOCATIONS OF STORMWATER DRAINAGE & DETENTION EASEMENT, STORM EASEMENT AND PUBLIC UTILITY EASEMENT.
7. ALL DOWNSPOUTS SHALL CONNECT INTO DRAINAGE STRUCTURES.
8. REMOVE SECTIONS OF ABANDONED STORM SEWER AS NECESSARY TO CONSTRUCT PROPOSED UTILITIES AS SHOWN. WHERE PIPE IS REMOVED, MORTAR AND BRICK EACH END OF PIPE TO REMAIN IN PLACE.

RIP-RAP QUANTITIES

PIPE #, SIZE & TYPE	VELOCITY	RIP-RAP GRADE	MAX T.W. (Ft)	MIN T.W. (Ft)	M1	M2	AREA (sf)
32-A 24" RCP	13.17 ft/s	RR-4	12	20	5.00'	28.50'	32.5
40-A 12" RCP	3.47 ft/s	RR-3	12	12	3.00'	21.00'	20.0
43-A 15" RCP	3.60 ft/s	RR-3	12	12	3.75'	16.00'	14.5

NOTE: SEE SHEET 23 FOR RIP-RAP DETAILS & SPECIFICATIONS

REVISIONS	
REVISIONS PER CLIENT COMMENTS	8/27/04
REVISIONS PER CITY COMMENTS	8/23/04
REVISIONS PER CITY COMMENTS	5/28/04
REVISIONS PER CITY COMMENTS	5/17/04
REVISIONS FOR IN-HOUSE COMMENTS	3/05/04
REVISIONS PER CITY COMMENTS	1/16/04
REVISIONS FOR U.D.A.S. COMMENTS	12/09/03
REVISIONS FOR U.D.A.S. COMMENTS	11/14/03

PROJECT MANAGER: ANTHONY C. VALLONE, P.E.
DESIGNED: K. VALLONE
DRAWN: TO. NGUYEN
CHECKED: K. VALLONE
DATE: 10/17/03

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
2200 Ogden Avenue, Suite 200
Lombard, Illinois 60148-1836
Tel: 630.932.1000
Fax: 630.932.1010
PE: 184.000.1836

TYLER & 64 BUSINESS PARK
STORM SEWER & EROSION CONTROL PLAN
CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

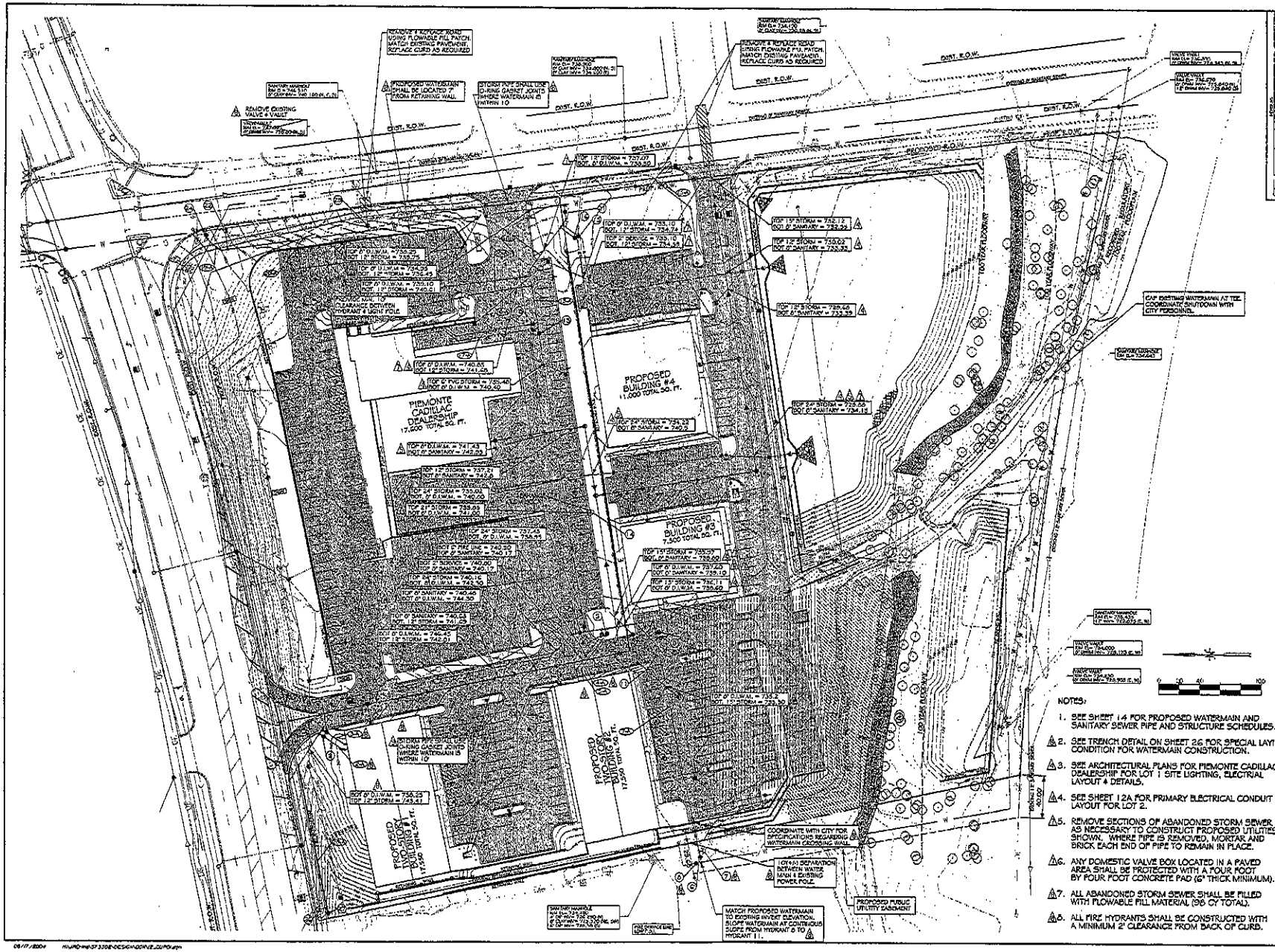
ILLINOIS DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE AND ACCURATE REPRESENTATION OF THE ENGINEERING WORK PERFORMED.

PROJECT NO.: 675-30X
DATE: MARCH 18, 2003
SCALE: AS SHOWN
CAD FILE: J:\0-RHA\675330X\design\dgn\ec\ec01ec03.dgn

SHEET 11 OF 32

Oct 17, 2004 J:\0-RHA\675330X\DESIGN\DGN\EC\EC01ec03.dgn



NOTES:

1. SEE SHEET 14 FOR PROPOSED WATERMAIN AND SANITARY SEWER PIPE AND STRUCTURE SCHEDULES.
2. SEE TRENCH DETAIL ON SHEET 26 FOR SPECIAL LAYING CONDITION FOR WATERMAIN CONSTRUCTION.
3. SEE ARCHITECTURAL PLANS FOR PIEMONTE CADILLAC DEALERSHIP FOR LOT 1 SITE LIGHTING, ELECTRIAL LAYOUT & DETAILS.
4. SEE SHEET 12A FOR PRIMARY ELECTRICAL CONDUIT LAYOUT FOR LOT 2.
5. REMOVE SECTIONS OF ABANDONED STORM SEWER AS NECESSARY TO CONSTRUCT PROPOSED UTILITIES AS SHOWN. WHERE PIPE IS REMOVED, MORTAR AND BRICK EACH END OF PIPE TO REMAIN IN PLACE.
6. ANY DOMESTIC VALVE BOX LOCATED IN A PAVED AREA SHALL BE PROTECTED WITH A FOUR FOOT BY FOUR FOOT CONCRETE PAD (6" THICK MINIMUM).
7. ALL ABANDONED STORM SEWER SHALL BE FILLED WITH FLOWABLE FILL MATERIAL (96 CY TOTAL).
8. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED WITH A MINIMUM 2' CLEARANCE FROM BACK OF CURB.

4	REVISIONS PER CLIENT COMMENTS	8/27/04
3	REVISIONS PER CITY COMMENTS	8/12/04
2	REVISIONS PER CITY COMMENTS	8/6/04
1	REVISIONS PER CITY COMMENTS	7/16/04
0	REVISIONS PER CITY COMMENTS	5/17/04
3	REVISIONS PER IDOT COMMENTS	3/29/04
2	REVISIONS PER U.S.C. COMMENTS	1/12/04
1	REVISIONS PER U.S.C. COMMENTS	1/16/04
0	REVISIONS PER U.S.C. COMMENTS	12/10/03
0	REVISIONS PER U.S.C. COMMENTS	10/29/03

PROJECT MANAGER: ANTHONY E. VALICHK, P.E.
DESIGNED: E. MALONE
DRAWN: M. WATSON
CHECKED: M. WATSON
REVIEWED: CONNOR
APPROVED: CONNOR

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
200 W. Fox Street, St. Charles, 60174
Phone: 630-584-8200 Fax: 630-584-8207

TILLER & 64 BUSINESS PARK

UTILITY PLAN

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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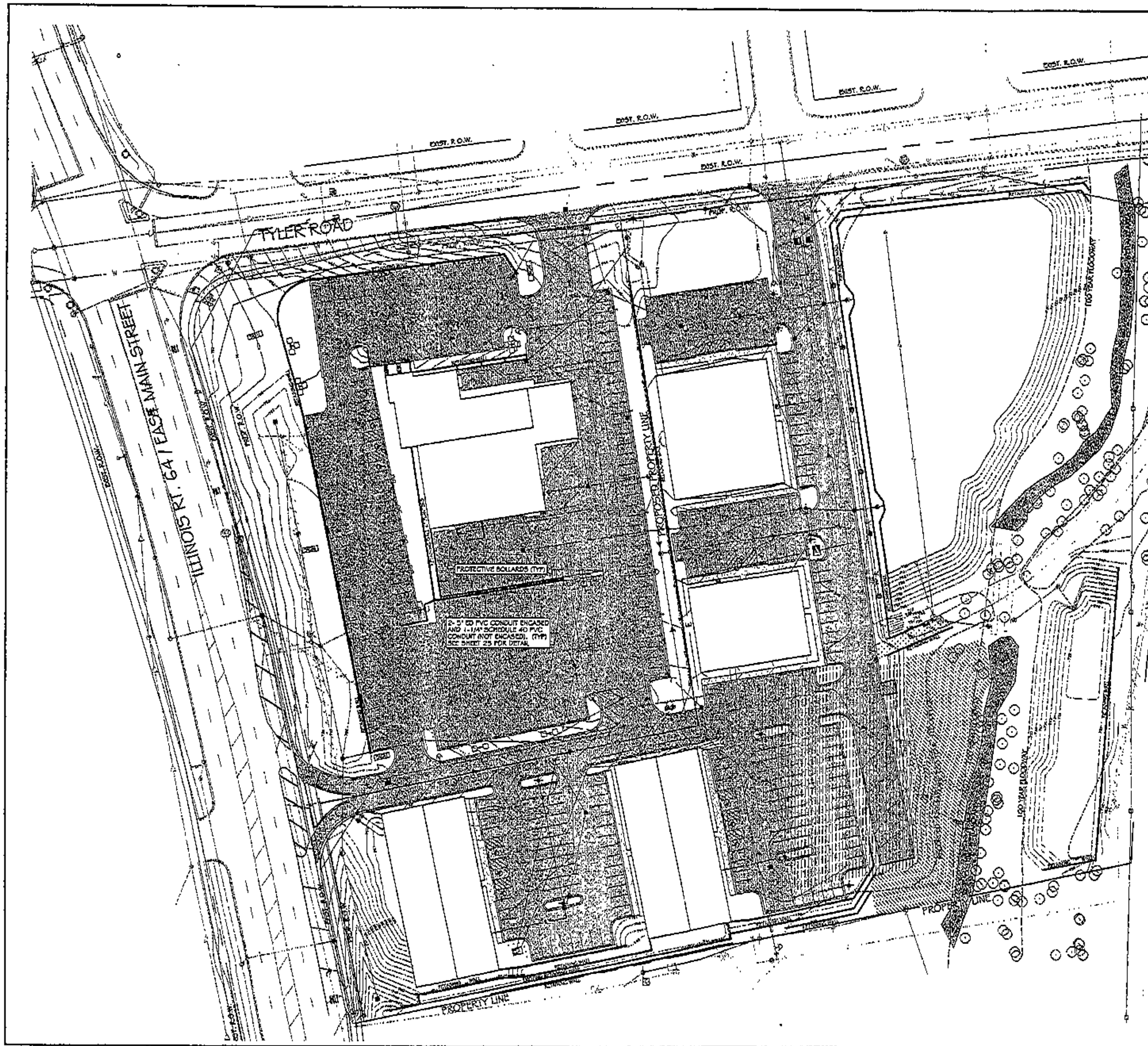
PROJECT NO.: 67D-308
DATE: MARCH 16, 2005
SCALE: AS SHOWN
D-G FILE: R:\HAA-ATTACH\Contract\DGN-FILES\PLAN.dgn

SHEET 12 OF 32

08/17/2004 R:\HAA-ATTACH\07320B-DESIGN\DGN\12_PLAN.dgn



NOTES:

1. SEE PRELIMINARY PLAT OF SUBDIVISION FOR LOCATIONS OF PUBLIC UTILITY EASEMENT, STORMWATER DRAINAGE & DETENTION EASEMENT AND STORM EASEMENT.
2. SEE ARCHITECTURAL PLANS FOR PIEMONTE CADILLAC DEALERSHIP FOR LOT 1 SITE LIGHTING, ELECTRIAL LAYOUT & DETAILS. SITE LIGHTING CONDUITS FOR LOT 1 SHOWN ON THIS PLAN ARE CONCEPT ONLY.
3. SEE ARCHITECTURAL PLANS FOR TYLER & 64 BUSINESS PARK FOR PRIMARY ELECTRICAL SERVICE AND LOT 2 SITE LIGHTING, ELECTRICAL LAYOUT & DETAILS.
4. CONTRACTOR SHALL PROVIDE ALL CONDUITS AND CONCRETE ENCASEMENT FOR PRIMARY ELECTRICAL SERVICES AND TRANSFORMER PADS. COORDINATE PAD SIZE WITH UTILITY.
5. CITY ELECTRICAL CREWS WILL BE RESPONSIBLE TO PERFORM ALL ELECTRICAL WORK WITHIN TYLER ROAD RIGHT OF WAY AND ALL WIRING FOR PRIMARY FEEDS.
6. TRANSFORMERS REQUIRE EIGHT FEET OF LEVEL GROUND CLEARANCE TO THE FRONT AND FIVE FEET OF LEVEL GROUND TO THE SIDES. TRANSFORMER FOUNDATIONS SHALL BE 75 INCHES BY 105 INCHES. THE FRONT SHALL BE ONE OF THE 105 INCH LONG SIDES.
7. PROTECTIVE BOLLARDS SHALL BE PROVIDED AROUND ELECTRIC TRANSFORMERS SHOWN ON THE PLAN. SPACING, NUMBER AND TYPE OF BOLLARDS SHALL BE AS REQUESTED BY THE CITY OF ST. CHARLES ELECTRICAL DEPARTMENT.

TYLER & 64 BUSINESS PARK

ELECTRIC LAYOUT

CITY of ST. CHARLES KANE COUNTY ILLINOIS

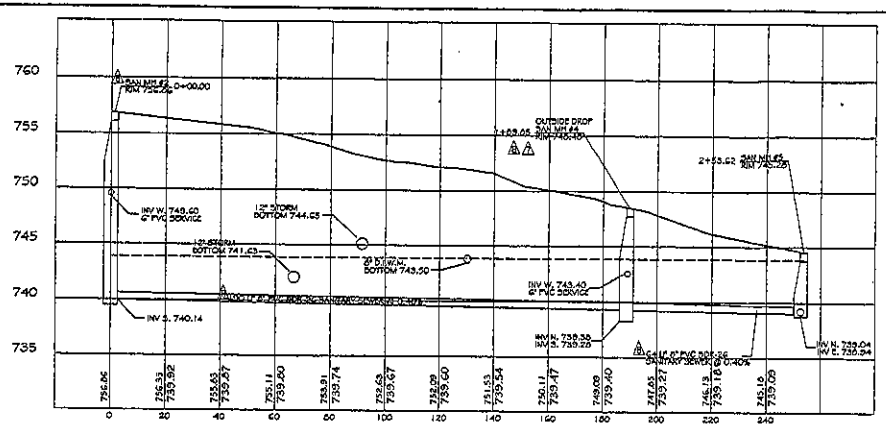
RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
CHECKED: A. MALONE
TECHNICIAN: M. DAYSON

PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: AS SHOWN
CAD FILE: JRD-INC/573302/design/dgn/12A_ELPOl.dgn

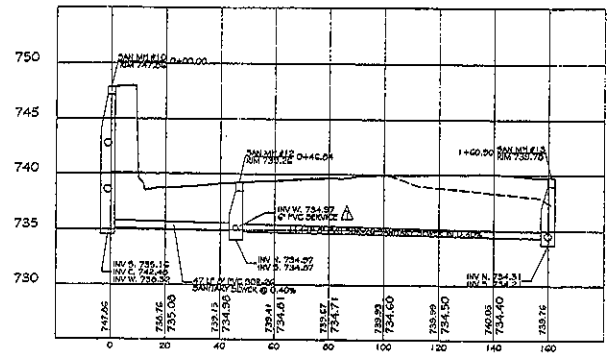
SHEET 12A OF 32

06/17/2004



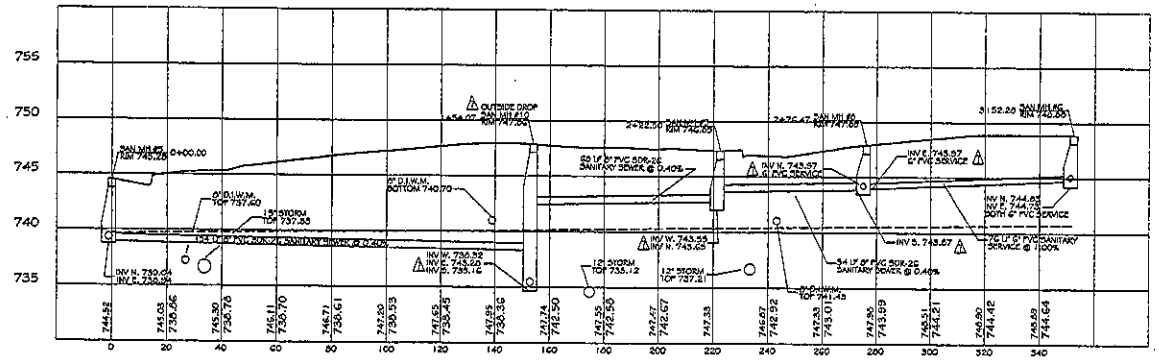
SANITARY SEWER - PROFILE "A"

HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'



SANITARY SEWER - PROFILE "C"

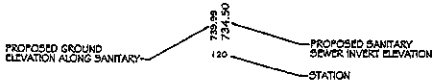
HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'

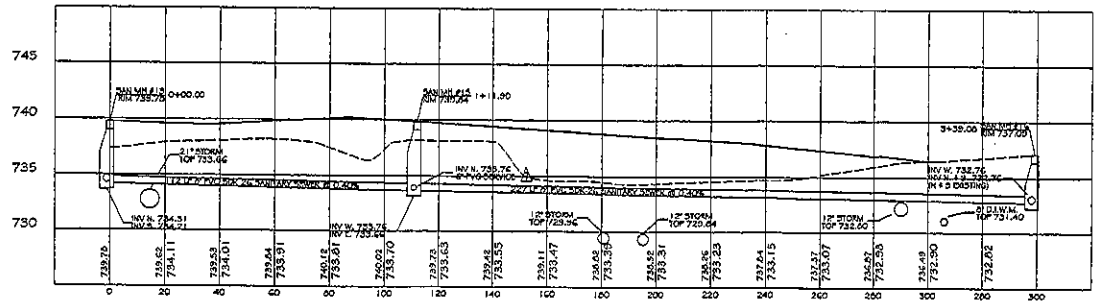


SANITARY SEWER - PROFILE "B"

HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'

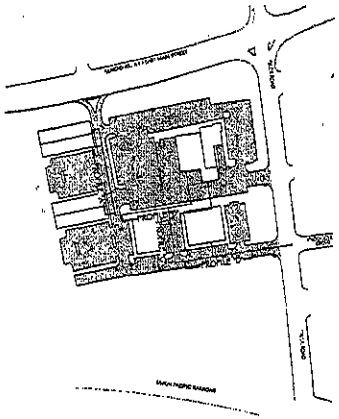
PROFILE LEGEND





SANITARY SEWER - PROFILE "D"

HORIZONTAL: 1" = 20' VERTICAL: 1" = 5'



NOTES:

1. DEPENDING ON FIELD CONDITIONS, EXISTING WATERMAIN MAY NEED TO BE LOWERED BELOW PROPOSED SANITARY SEWER. CONTRACTOR SHALL USE DETAIL FOR CONFLICT WITH WATERMAIN AS SHOWN ON SHEET 27.

REVISION	DATE
REVISIONS PER CLIENT COMMENTS	6/17/04
REVISIONS PER CITY COMMENTS	5/21/04
REVISIONS PER CITY COMMENTS	5/10/04
REVISIONS PER CITY COMMENTS	4/26/04
REVISIONS PER CITY COMMENTS	3/17/04
REVISIONS PER H-MUSE COMMENTS	2/18/04
REVISIONS PER U.S.A. COMMENTS	1/16/04
REVISIONS PER U.S.A. COMMENTS	9/9/03
REVISIONS PER U.S.A. COMMENTS	8/26/03

STAFF

PROJECT MANAGER: JAMES E. MALONE, P.E.

DESIGNER: A. MUSIC

DRAFTER: M. HAWKSON

CHECKED: TOM FOX

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
200 Fox River Drive, Suite 200
Wauconda, Illinois 60084
(847) 526-5150 Fax: (847) 526-5151
Email: rhaa@rhaa.com

TYLER & 64 BUSINESS PARK

SANITARY SEWER PROFILE

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

RHA&A ENGINEERING INC. PROPRIETARY INFORMATION
THIS DRAWING SHALL NOT BE USED, REPRODUCED, COPIED OR TRANSMITTED IN WHOLE OR IN PART, EXCEPT FOR THE PURPOSE FOR WHICH THE ENGINEER-AUTHOR IS INDEBTED TO ROBERT H. ANDERSON & ASSOCIATES, INC.

PROJECT NO.: 573-302

DATE: MARCH 18, 2003

SCALE: NONE

CAD FILE: J:\573\573302/DESIGN/SOUTH_CORRIDOR.DWG

SHEET 13 OF 32

06/17/2004 H:\JOB\573\573302\DESIGN\DWG_CORRIDOR.dwg

Δ Δ Δ Δ PROPOSED STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE	FRAME & LID/ GRATE	RIM ELEV	NORTH INV ELEV	SOUTH INV ELEV	EAST INV ELEV	WEST INV ELEV	MISC INV ELEV
1	INLET TYPE A 2' DIA.	6	756.00				754.50	
2	MANHOLE TYPE A 4' DIA.	6	756.00			752.02	752.02	
3	MANHOLE TYPE A 4' DIA.	6	756.00	751.25		751.25	751.25	
4	CATCH BASIN TYPE A 4' DIA.	6	754.00		741.57 Δ	750.77	741.87 Δ	
5	Δ INLET REMOVED PER CITY COMMENTS							
6	Δ MANHOLE REMOVED PER CITY COMMENTS							
7	Δ CATCH BASIN REMOVED PER CITY COMMENTS							
8	Δ MANHOLE REMOVED PER CITY COMMENTS							
9	MANHOLE TYPE A 4' DIA.	11	750.64	741.20 Δ	741.83 Δ			
10	INLET TYPE A 2' DIA.	6	746.16			742.66		
11	MANHOLE TYPE A 4' DIA.	6	756.55			741.07 Δ	741.00	
12	Δ MANHOLE REMOVED PER CITY COMMENTS							
13	Δ CATCH BASIN REMOVED PER CITY COMMENTS							
14	MANHOLE TYPE A 4' DIA.	11	750.16			744.33	746.20	
15	MANHOLE TYPE A 4' DIA.	11	750.16			746.25		
16	CATCH BASIN TYPE A 4' DIA.	1-OPEN	750.25			744.03		744.33 (NW)
17	MANHOLE TYPE A 5' DIA.	11	758.00	740.71 Δ	740.71 Δ		741.31	740.04 (NW)
18	INLET TYPE A 2' DIA.	1-OPEN	730.63			735.06		
19	MANHOLE TYPE A 4' DIA.	1-OPEN	735.77				735.48	735.42 (W)
20	MANHOLE TYPE A 4' DIA.	11	744.61			735.04		735.04 (SW)
21	CATCH BASIN TYPE A 4' DIA.	11	744.00				734.81	734.81 (NE)
22	MANHOLE TYPE A 4' DIA.	11	745.02	734.35		734.35		733.85 (SW)
23	Δ MANHOLE REMOVED PER CITY COMMENTS							
24	INLET TYPE A 2' DIA.	1-OPEN	747.75		743.84			742.84 (SE)
25	MANHOLE TYPE A 5' DIA.	1-OPEN	746.07	741.76	732.25	734.10	732.25	
26	MANHOLE TYPE A 4' DIA.	11	730.27	731.39	731.39			
27	MANHOLE TYPE A 4' DIA.	11	730.27	728.53	728.53			
28	Δ INLET REMOVED PER CITY COMMENTS							
29	Δ MANHOLE REMOVED PER CITY COMMENTS							
30	MANHOLE TYPE A 4' DIA.	11	756.11	733.79		733.79		
31	CATCH BASIN TYPE A 4' DIA.	11	736.85	737.15	723.09		732.46	
32	MANHOLE TYPE A 4' DIA.	1-CLOSED	776.50	773.60	770.40			
33	Δ INLET REMOVED PER CITY COMMENTS							
34	MANHOLE TYPE A 4' DIA.	1-OPEN	747.00				744.79	747.50 (SE)
35	Δ INLET REMOVED PER CITY COMMENTS							
36	MANHOLE TYPE A 4' DIA.	11	743.25	737.50	737.46			730.00 (NW)
37	MANHOLE TYPE A 4' DIA.	1-OPEN	749.00					744.30 (SE)
38	MANHOLE TYPE A 4' DIA.	1-OPEN	746.56				737.51	737.51
39	CATCH BASIN TYPE A 4' DIA.	11	744.00		735.70	735.70		740.85 (NW)
40	OFFSET CURB INLET TYPE A 4' DIA.	11	741.80	736.60			736.60	
41	MANHOLE TYPE A 4' DIA.	11	736.70		731.00			
42	OFFSET CURB INLET TYPE A 4' DIA.	11	736.40	730.44				735.5 (SW)
43	MANHOLE TYPE A 4' DIA.	1-CLOSED	726.50					724.00 (NE) 720.23 (SW)
44	INLET TYPE A 2' DIA.	1-OPEN	737.90		735.60			733.40 (NE)
45	MANHOLE TYPE A 4' DIA.	1-OPEN	737.60	733.45	730.30			
46	MANHOLE TYPE A 4' DIA.	11	739.02					779.60 (SE)
47	CATCH BASIN TYPE A 5' DIA.	11	730.46 Δ	720.00	723.05			728.00 (NW)
48	MANHOLE TYPE A 4' DIA.	1-CLOSED	776.60	773.50	770.40			
49	WET WELL	SEE SHEETS 8 & 10	737.00			721.00		
50	VALVE VAULT	SEE SHEETS 8 & 10	737.00					
51	REINFORCED CONCRETE END SECTION	SEE DETAIL SHEET 22					720.00	
52	MANHOLE TYPE A 4' DIA.	1-CLOSED	780.50	774.55	784.55			
53	MANHOLE TYPE A 4' DIA.	1-CLOSED	786.00	784.70	784.70			
54	REINFORCED CONCRETE END SECTION	SEE DETAIL SHEET 22			774.00			
55	CATCH BASIN TYPE A 4' DIA.		761.10	754.065				
56	CATCH BASIN TYPE A 4' DIA.		757.06	757.56				
Δ 57	MANHOLE TYPE A 4' DIA.	1-CLOSED	730.70					724.22 (NW) 714.88 (SW)

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Δ Δ Δ PROPOSED STORM SEWER PIPE SCHEDULE

STRUCTURE NUMBER	SIZE / TYPE / CLASS	LENGTH LF	SLOPE %	UPSTREAM INV	DOWNSTREAM INV
1-A	12" RCP CL III	96.0	0.50	752.50	752.02
2-A	12" RCP CL III	96.0	0.80	752.02	751.25
3-A	24" RCP CL III	96.0	0.50	751.25	750.77
4-A	24" RCP CL IV	47.0	0.51	741.57 Δ	741.83 Δ
5-A	Δ REMOVED PER CITY COMMENTS				
6-A	Δ REMOVED PER CITY COMMENTS				
7-A	Δ REMOVED PER CITY COMMENTS				
8-A	Δ REMOVED PER CITY COMMENTS				
9-A	24" RCP CL IV	104.0	0.80 Δ	741.83 Δ	740.71 Δ
10-A	12" RCP CL III	133.0	0.50	742.66	741.99
11-A	12" RCP CL III	83.0	0.31	741.09	741.57 Δ
12-A	Δ REMOVED PER CITY COMMENTS			741.71	741.36
13-A	Δ REMOVED PER CITY COMMENTS				
14-A	12" RCP CL IV	75.0	2.69	746.20	744.33
15-A	12" RCP CL IV	10.0	1.50	746.35	746.20
16-A	12" RCP CL IV	65.0	4.00	744.03	741.31
17-A	24" RCP CL III	124.0	0.15 Δ	740.71	734.50
18-A	15" RCP CL IV	60.0	0.56	735.06	735.42
19-A	15" RCP CL IV	52.0	0.75	735.48	735.04
20-A	15" RCP CL IV	28.0	0.82	735.04	734.81
21-A	15" RCP CL IV	41.0	1.12	734.81	734.35
22-A	24" RCP CL III	127.0	1.65	734.35	732.25
23-A	Δ REMOVED PER CITY COMMENTS				
24-A	12" RCP CL IV	109.0	2.00	743.84	741.76
25-A	24" RCP CL III	33.0	2.60	732.25	731.39
26-A	24" RCP CL III	106.0	2.65	731.39	728.53
27-A	24" RCP CL III	40.0	2.02	728.53	727.72
28-A	Δ REMOVED PER CITY COMMENTS				
29-A	Δ REMOVED PER CITY COMMENTS				
30-A	12" RCP CL IV	133.0	1.00	733.79	732.46
31-A	24" RCP CL III	9.0	5.00	723.60	723.50
32-A	24" RCP CL III	6.0	6.00	720.40	720.00
33-A	Δ REMOVED PER CITY COMMENTS				
34-A	12" RCP CL IV	45.0	6.00	742.50	736.50
35-A	Δ REMOVED PER CITY COMMENTS				
36-A	12" RCP CL IV W/ O-RING JOINTS	43.0	1.91	737.46	736.60
37-A	12" RCP CL IV	60.0	4.06	744.30	740.25
38-A	18" RCP CL IV	101.0	3.30	737.51	734.10
39-A	12" RCP CL IV	65.0	3.55	735.70	733.40
40-A	12" RCP CL IV	60.0	1.50	736.60	735.70
41-A	12" RCP CL IV	28.0	2.00	731.00	730.44
42-A	15" RCP CL IV	27.0	5.56	735.50	734.00
43-A	15" RCP CL IV	9.9	5.00	720.25	720.00
44-A	12" RCP CL IV	54.0	2.13	733.60	732.46
45-A	12" RCP CL IV	70.0	3.07	730.30	728.00
46-A	12" RCP CL IV	96.0	3.00	729.60	726.00
47-A	12" RCP CL IV	9.0	5.00	723.00	723.50
48-A	18" RCP CL IV	6.0	1.00	720.40	720.00
49-A	12" RCP CL III	46.0	2.00	720.00	721.00
50-A	4" FORCEMAIN	46.0	10.22	729.83	724.55
53-A	30" RCP CL III	40.0 Δ	0.66 Δ	724.70	724.82 Δ
Δ 54-A	30" RCP CL III	22.0	0.86	724.22	724.00
55-A	24" RCP CL IV	37.0	0.51	734.86	751.89

Δ Δ PROPOSED WATERMAIN Δ STRUCTURE SCHEDULE

STRUCTURE NUMBER	TYPE	ELEVATION
1	FIRE HYDRANT & ASSEMBLY	750.00 Δ
2	B-BOX	759.00 Δ
3	VALVE VAULT	759.33 Δ
4	B-BOX	745.68
5	VALVE VAULT	745.45
6	VALVE VAULT	754.00 Δ
7	VALVE VAULT	754.00 Δ
8	FIRE HYDRANT & ASSEMBLY	754.00 Δ
9	B-BOX	743.30 Δ
10	VALVE VAULT	749.35 Δ
11	FIRE HYDRANT & ASSEMBLY	745.50
12	VALVE VAULT	743.53 Δ
13	VALVE VAULT	747.26
14	FIRE HYDRANT & ASSEMBLY	747.30 Δ
15	B-BOX	740.89
16	VALVE VAULT	741.93
17	3" GATE VALVE & AUXILIARY BOX	747.51
18	VALVE VAULT	747.40
19	FIRE HYDRANT & ASSEMBLY	749.50 Δ
20	FIRE HYDRANT & ASSEMBLY	749.83
21	VALVE VAULT	742.20
22	FIRE HYDRANT & ASSEMBLY	754.65
23	FIRE HYDRANT & ASSEMBLY	747.38
24	VALVE VAULT	759.53
Δ REMOVED PER CITY COMMENTS		
26	FIRE HYDRANT & ASSEMBLY	751.00
27	VALVE VAULT	749.85
28	VALVE VAULT	745.63
Δ 29	VALVE VAULT	750.20

Δ Δ PROPOSED WATERMAIN PIPE SCHEDULE

STRUCTURE NUMBER	SIZE / TYPE	LENGTH LF	BEGINING	END
1-A	8" D.I.W.M.	208 Δ	8" 45° BEND CONNECTED TO PIPE 27-A	8" 45° BEND CONNECTED TO PIPE 1-C
1-C	8" D.I.W.M.	31 Δ	8" 45° BEND CONNECTED TO PIPE 1-A	8" 45° BEND CONNECTED TO PIPE 12-C
Δ 2-A	2" COPPER SERVICE	33	BUILDING "1"	CONNECTED TO PIPE 27-A
Δ 3-A	6" DIP FIRE PROTECTION	29	BUILDING "1"	6" x 6" TEE CONNECTED TO PIPE 27-A
Δ 4-A	2" COPPER SERVICE	59	BUILDING "2"	CONNECTED TO PIPE 12-D
Δ 5-A	6" DIP FIRE PROTECTION	69	BUILDING "2"	6" x 6" TEE CONNECTED TO PIPE 12-D
7-A	8" D.I.W.M.	169	8" 45° BEND CONNECTED TO PIPE 7-B	8" 45° BEND CONNECTED TO PIPE 12-B
Δ 7-B	8" D.I.W.M.	42	8" 45° BEND CONNECTED TO PIPE 7-A	8" 45° BEND CONNECTED TO PIPE 7-C
7-C	8" D.I.W.M. CASING PIPE	45	8" 45° BEND CONNECTED TO PIPE 7-B	8" 90° BEND CONNECTED TO EXISTING WM
Δ 9-A	2" COPPER SERVICE	47	BUILDING "3"	CONNECTED TO PIPE 7-A
Δ 10-A	6" DIP FIRE PROTECTION	39	BUILDING "3"	6" x 6" TEE CONNECTED TO PIPE 7-A
12-A	8" D.I.W.M.	200	8" 45° BEND CONNECTED TO PIPES 12-B & 12-C	VALVE VAULT #13
12-B	8" D.I.W.M.	61	8" 45° BEND CONNECTED TO PIPES 12-A & 12-C	8" 45° BEND CONNECTED TO PIPE 7-A
12-C	8" D.I.W.M.	17	8" 45° BEND CONNECTED TO PIPES 12-A & 12-B	8" 45° BEND CONNECTED TO PIPE 1-C
13-A	8" D.I.W.M.	78	VALVE VAULT #13	8" 45° BEND CONNECTED TO PIPE 13-B
13-B	8" D.I.W.M.	84	8" 45° BEND CONNECTED TO PIPE 13-A	8" 45° BEND CONNECTED TO PIPE 20-A
13-C	Δ REMOVED PER CITY COMMENTS			
15-A	2" COPPER SERVICE	118	BUILDING "4"	CONNECTED TO PIPE 13-B
16-A	6" DIP FIRE PROTECTION	115	BUILDING "4"	6" x 6" TEE CONNECTED TO PIPE 13-B
17-A	2" DIP SERVICE	134	PIEMONTE [illegible]	CONNECTED TO PIPE 19-A
18-A	6" DIP FIRE PROTECTION	133	PIEMONTE [illegible]	6" x 6" TEE CONNECTED TO PIPE 19-A
Δ 19-A	8" D.I.W.M.	10	VALVE VAULT #24	8" 45° BEND CONNECTED TO PIPE 20-A
20-A	8" D.I.W.M.	418	8" 45° BEND CONNECTED TO PIPE 19-A	8" 45° BEND CONNECTED TO PIPE 27-A
21-A	Δ REMOVED PER CITY COMMENTS			
22-A	Δ REMOVED PER CITY COMMENTS			
23-A	Δ REMOVED PER CITY COMMENTS			
24-A	Δ REMOVED PER CITY COMMENTS			
Δ 25-A	8" D.I.W.M.	34	8" 45° BEND CONNECTED TO PIPE 20-A	8" 45° BEND CONNECTED TO EXISTING MAIN
26-A	Δ REMOVED PER CITY COMMENTS			
27-A	8" D.I.W.M.	77 Δ	8" 45° BEND CONNECTED TO PIPE 1-A	8" 45° BEND CONNECTED TO PIPE 20-A
28-A	8" D.I.W.M.	146	8" 45° BEND CONNECTED TO PIPE 27-A	VALVE VAULT 27

Δ Δ Δ PROPOSED SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE	TYPE	RIM ELEV	NORTH INV ELEV	SOUTH INV ELEV	EAST INV ELEV	WEST INV ELEV
1	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	757.00 Δ			750.15	750.25
2	DROP MANHOLE	TYPE A (4' DIA.) CLOSED LID	756.66 Δ		740.14 Δ		749.00
3	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	748.50 Δ			743.30	743.40
4	OUTSIDE DROP MANHOLE	TYPE A (4' DIA.) CLOSED LID	748.46 Δ	739.38 Δ	739.28 Δ		745.13
5	MANHOLE	TYPE A (4' DIA.) CLOSED LID	748.20	739.04		739.84	
6	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	748.66	744.65			744.73
7	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	748.75	744.44	744.34		
8	MANHOLE	TYPE A (4' DIA.) CLOSED LID	747.70	743.07	743.07	743.07	
9	MANHOLE	TYPE A (4' DIA.) CLOSED LID	746.85	743.65			743.55
10	OUTSIDE DROP MANHOLE	TYPE A (4' DIA.) CLOSED LID	747.96		739.16	743.38	750.39
11	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	740.56			735.89	735.39
12	MANHOLE	TYPE A (4' DIA.) CLOSED LID	739.20	734.97	734.67		734.97
13	MANHOLE	TYPE A (4' DIA.) CLOSED LID	739.78	734.31		734.41	
14	INSPECTION MANHOLE	TYPE A (4' DIA.) CLOSED LID	740.00	734.25	734.16		
15	MANHOLE	TYPE A (4' DIA.) CLOSED LID	739.64	733.76		733.76	733.66
16	MANHOLE	TYPE A (4' DIA.) CLOSED LID	737.00	731.76	732.76		732.76

Δ Δ PROPOSED SANITARY SEWER PIPE SCHEDULE

STRUCTURE NUMBER	SIZE & TYPE	LENGTH LF	SLOPE %	UP-STREAM INVERT	DOWN-STREAM INVERT
1-A	6" PVC SERVICE	56	1.00	750.15	749.60
2-A	8" PVC SDR 26	100 Δ	0.40	740.14 Δ	739.34 Δ
3-A	6" PVC SERVICE	17	1.00	743.30	743.13
4-A	8" PVC SDR 26	64 Δ	0.40	739.28 Δ	739.04
5-A	8" PVC SDR 26	154	0.40	739.84	739.22
6-A	6" PVC SERVICE	76	1.00	744.73	743.97
7-A	6" PVC SERVICE	37	1.00	744.34	743.97
8-A	8" PVC SDR 26	54	0.40	743.07	743.65
9-A	8" PVC SDR 26	66	0.40	743.55	743.28
10-A	8" PVC SDR 26	47	0.40	739.16	734.97
11-A	6" PVC SERVICE	38	1.00	735.39	734.97
12-A	8" PVC SDR 26	114	0.40	734.67	734.31
13-A	8" PVC SDR 26	112	0.40	734.31	733.76
14-A	6" PVC SERVICE	39	1.00	734.15	733.76
15-A	8" PVC SDR 26	227	0.40	733.66	732.76

NOTES:

1. CONSTRUCT OPEN END OF PIPES 32-A, 43-A AND 48-A FLUSH WITH EXPOSED FACE OF RETAINING WALL. DEPENDING ON TYPE OF WALL CONSTRUCTED, PROVIDE A COLLAR OR OTHER DEVICE TO KEEP SOIL FROM WASHING FROM BEHIND WALL AROUND OUTSIDE OF PIPE UNLESS SPECIAL DETAIL IS PROVIDED ON SHOP DRAWINGS.
2. OPEN END OF PIPES 32-A, 43-A, 48-A, 49-A AND 53-A SHALL HAVE TRASH RACKS. SEE SHEET 22 FOR VARIOUS TRASH RACK DETAILS.

	REVISIONS	DATE
Δ	REVISIONS PER CLIENT COMMENTS	5/17/04
Δ	REVISIONS PER CITY COMMENTS	6/1/04
Δ	REVISIONS PER CITY COMMENTS	5/12/04
Δ	REVISIONS PER CITY COMMENTS	4/5/04
Δ	REVISIONS PER CITY COMMENTS	3/17/04
Δ	REVISIONS PER IN-HOUSE COMMENTS	3/15/04
Δ	REVISIONS PER CITY COMMENTS	1/6/04
Δ	REVISIONS PER I.D.O.T. COMMENTS	1/6/04
Δ	REVISIONS PER I.D.O.T. COMMENTS	12/19/03
Δ	[illegible]	12/3/03

PROJECT MANAGER: ANTHONY C. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: M. DAYSON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
STRUCTURE SCHEDULE
CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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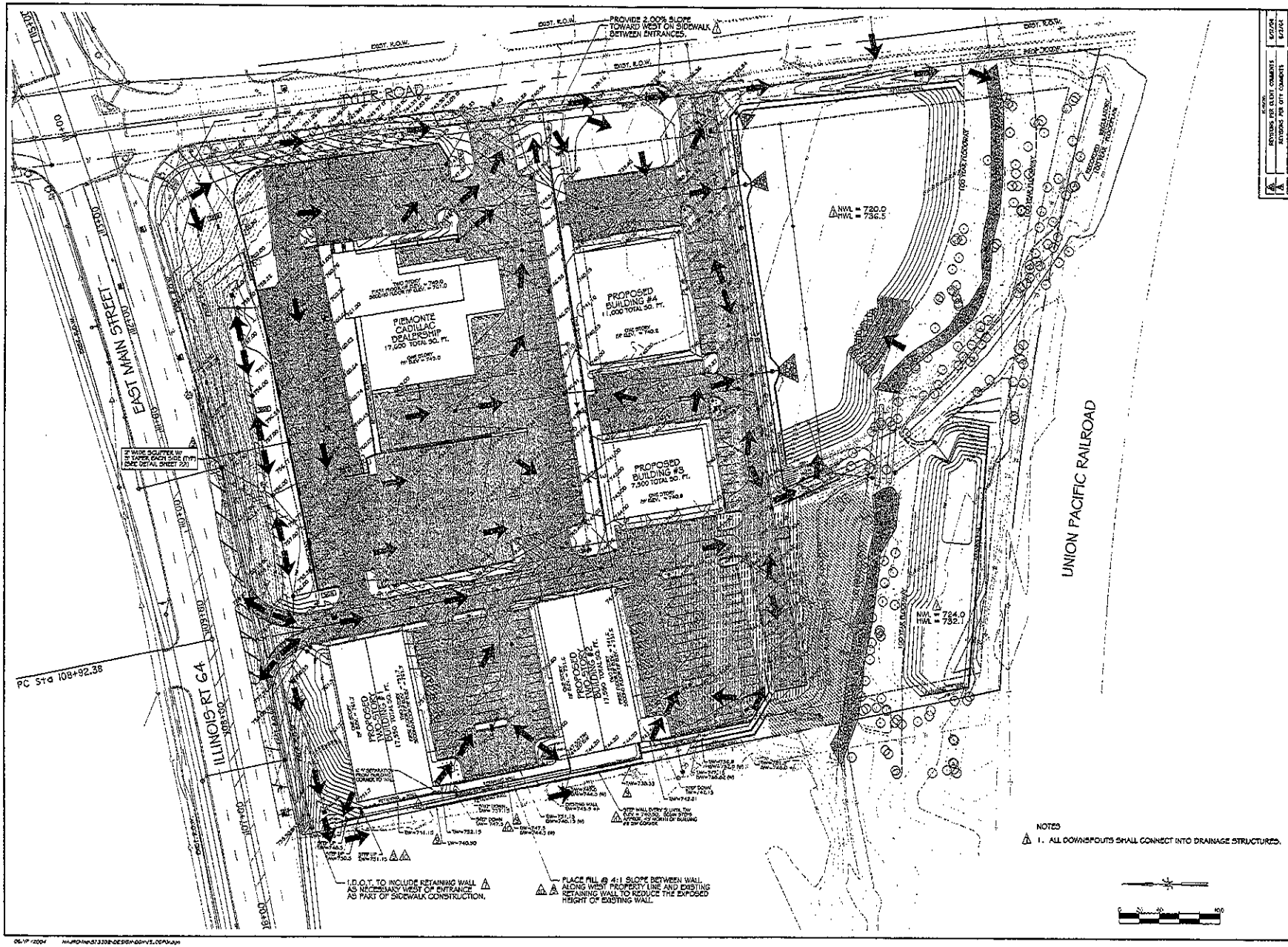
PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
DGN FILE: JRD-INC/573302/design/dgn/14_CUP03.dgn

SHEET 14 OF 32



A	REVISIONS PER ELEV. COMMENTS	8/27/04
A	REVISIONS PER CITY COMMENTS	9/13/04
A	REVISIONS PER CITY COMMENTS	9/22/04
A	REVISIONS PER CITY COMMENTS	10/8/04
A	REVISIONS PER CITY COMMENTS	3/17/05
A	REVISIONS PER IDOT COMMENTS	3/29/05
A	REVISIONS PER CITY COMMENTS	5/9/05
A	REVISIONS PER IDOT COMMENTS	6/8/05
A	REVISIONS PER IDOT COMMENTS	8/10/05
A	REVISIONS PER IDOT COMMENTS	8/22/05

PROJECT MANAGER: ANTHONY E. MALONE, P.E.
PROJECT: A. MALONE
DESIGN: M. STATHOM
DRAWN: M. FARRIS
REVIEWED: ESTRADA
REVIEWED: RICHARDSON

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
Oswegoville, Illinois
200 West Jefferson St. Suite 200, Oswegoville, Illinois 60543
Phone: 630-554-3033 Fax: 630-554-3036
E-MAIL: rhaa@rhaa.com

TYLER & 64 BUSINESS PARK

GRADING PLAN

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ANTHONY E. MALONE
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
NO. 062-057-0

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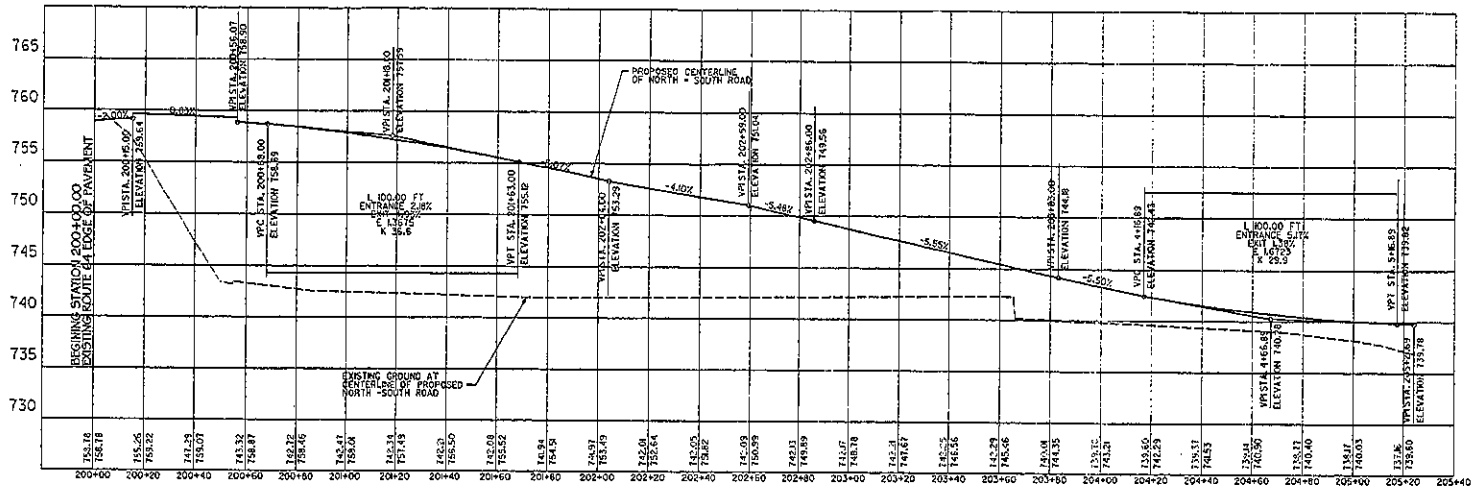
PROJECT NO.: 613-302
DATE: MARCH 16, 2003
SCALE: AS SHOWN
CAD FILE: J:\03-302_RETTMANN\design\GRDPLAN.dgn

SHEET 15 OF 32

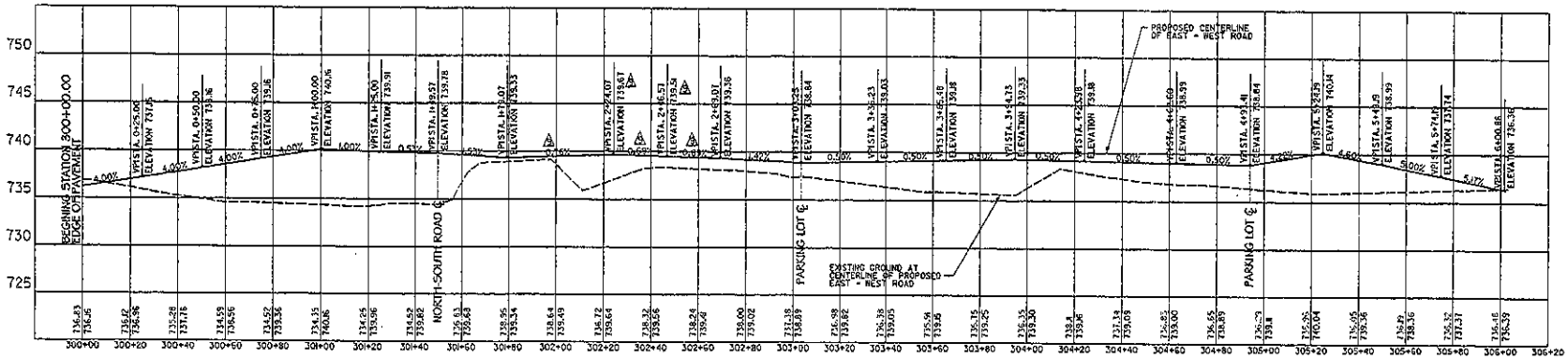
06/17/2004 H:\JOB\Ret\31338\DESIGN\GDPLAN.dgn



PROPOSED NORTH - SOUTH ROAD

HORIZONTAL 1" = 20' VERTICAL 1" = 5'

SEE SHEET 7 FOR BASELINE LOCATION & STATIONING



ΔΔ PROPOSED EAST - WEST ROAD

HORIZONTAL 1" = 20' VERTICAL 1" = 5'

SEE SHEET 7 FOR BASELINE LOCATION & STATIONING

REVISIONS	
REVISIONS PER AGENCY COMMENTS	5/27/04
REVISIONS PER CITY COMMENTS	5/27/04
REVISIONS PER CITY COMMENTS	5/27/04
REVISIONS PER CITY COMMENTS	5/26/04
REVISIONS PER CITY COMMENTS	5/17/04
REVISIONS PER 4-HOUR COMMENTS	5/10/04
REVISIONS PER CITY COMMENTS	5/10/04
REVISIONS PER QUALY COMMENTS	1/16/04
REVISIONS PER QUALY COMMENTS	10/30/03
REVISIONS PER QUALY COMMENTS	8/29/03

PROJECT MANAGER: ANTHONY G. BULLONE, P.E.

DESIGNER: A. BULLONE

CHECKED BY: M. SAVISON

REVIEWED BY: M. SAVISON

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
20 West Kinzie, Suite 1700, Chicago, IL 60610-3991
(312) 644-6610 FAX (312) 644-6777
Email: rha@rhaa.com

TILLER & 64 BUSINESS PARK

PROPOSED ROAD PROFILES

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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PROJECT NO.: 572-302

DATE: MARCH 05, 2003

SCALE: AS SHOWN

CAD FILE: RD-PROF/572302/design/ROUTE_COPO2.dgn

SHEET 16 OF 32

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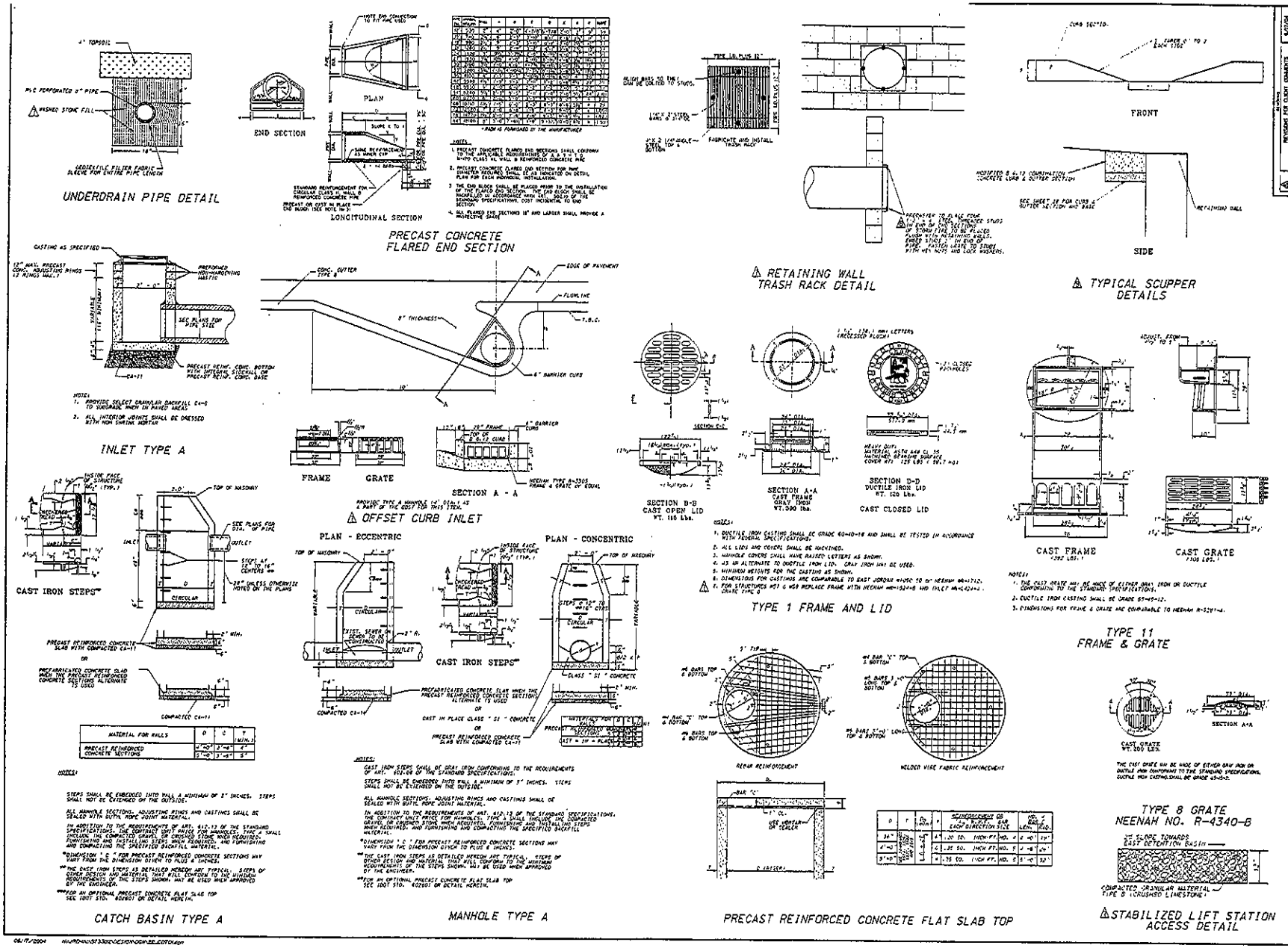

REVISIONS	
REVISIONS FOR CLIENT COMMENTS	5/27/04
REVISIONS FOR CITY COMMENTS	6/2/04
REVISIONS FOR CITY COMMENTS	1/10/04
REVISIONS FOR CITY COMMENTS	1/16/04
REVISIONS FOR CITY COMMENTS	1/17/04
REVISIONS FOR IN-HOUSE COMMENTS	3/05/04
REVISIONS FOR CITY COMMENTS	3/26/04
REVISIONS FOR U.S.A.F. COMMENTS	7/06/04
REVISIONS FOR U.S.A.F. COMMENTS	8/20/04
REVISIONS FOR U.S.A.F. COMMENTS	8/26/04

PROJECT MANAGER: ANTHONY C. MALONE, P.E.
DESIGNED: J. MALONE
DRAWN: K. LYNCH
REVIEWED:
APPROVED:

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
2200 Ogden Avenue, Suite 200
Lisle, Illinois 60532
(630) 810-0300 FAX: (630) 810-0302

TYLER & 64 BUSINESS PARK
STORM SEWER DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

PROJECT NO.: 573-302
DATE: MARCH 19, 2003
SCALE: NONE
CAD FILE: JOB-PKC/573302/design/dwg/CLIENTDWG.dwg
SHEET 22 OF 32

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SOIL EROSION AND SEDIMENT CONTROL:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND THE FOLLOWING STANDARD SPECIFICATIONS:

A. THE ILLINOIS URBAN MANUAL, USDA NATURAL RESOURCES CONSERVATION SERVICE (LATEST EDITION)

B. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION)

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER FOR REVIEW BY THE COUNTY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE COUNTY.

ADDITIONAL PERIMETER SILT FENCE MAY BE NEEDED IN AREAS NOT SHOWN ON PLANS. CONTRACTOR SHALL MONITOR LIMITS OF PROJECT ON A REGULAR BASIS TO DETERMINE IF SUCH AREAS EXIST AND INSTALL ADDITIONAL SILT FENCE AS NEEDED.

RUNOFF FROM DISTURBED AREAS SHALL NOT LEAVE THE SITE WITHOUT FIRST PASSING THROUGH EROSION SEDIMENT CONTROL MEASURES OR DEVICES.

ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED WEEKLY OR AFTER ONE-HALF INCH OR MORE OF RAINFALL AND REPAIRED OR REPLACED TO KEEP THE MEASURES AND DEVICES FUNCTIONING PROPERLY.

THE SURFACE OF STRIPPED AREAS SHOULD BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHOULD BE PROTECTED FROM EROSION. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS (AGGREGATE, LIMESTONE, ETC.) TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES. STOCKPILES OF SOIL TO REMAIN IN PLACE FOR MORE THAN 60 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

ALL STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTERING DEVICES DURING CONSTRUCTION.

WATER DISCHARGED DURING CONSTRUCTION DEWATERING SHALL BE FILTERED AND DISCHARGED USING MEASURES OR DEVICES TO DISSIPATE ENERGY AND REDUCE THE EROSION POTENTIAL OF THE DISCHARGE.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY. IF CONDITIONS ARE SUCH THAT THE MAJORITY OF SOIL IS NOT REMOVED WHEN VEHICLES TRAVEL OVER THE COARSE AGGREGATE, VEHICLE WASH DOWN FACILITIES SHALL BE PROVIDED.

TABLE ONE.
SEED MIXTURES FOR TEMPORARY SEEDING
REMAINING IN PLACE FOR LESS THAN ONE YEAR

Seed	Rate pounds/acre	*ED	Soil Drainage WD	SP	PD	Planting Period
Timothy	5		X	X	X	Spring
Kentucky Blue Grass	5		X	X		Spring/Fall
With one of the following:						
Oats	40					Early spring - July 1st.
Cereal rye	90					Early spring - October 15th.
Spring or winter wheat	90					Early spring - October 15th.

Spring planting - early Spring to June 15th
Fall planting - August 1st to October 15th

*ED = excessively drained; WD = well drained; SP = somewhat poorly drained; PD = poorly drained

TABLE TWO.
SEED MIXTURES FOR TEMPORARY OR PERMANENT SEEDING
REMAINING IN PLACE FOR MORE THAN ONE YEAR

Mix	Seed	Rate pounds/acre	*ED	Soil Drainage WD	SP	PD	Planting Period
1	Tall fescue	24	X	X	X		Spring/Fall/Dormant
2	Smooth brome	24	X	X			Spring/Fall/Dormant
3	Tall fescue or Smooth Brome and alfalfa	24 8	X	X			Spring/Dormant
4	Tall fescue and Timothy or Red top	14.5 3	X	X	X	X	Spring/Fall/Dormant
5	Tall fescue and Red top and Alsike clover	14.5 3 4.5		X	X		Spring
6	Orchard grass and Alsike or Ladino clover	7 3.5		X			Spring
7	Timothy and Alsike or Ladino clover	4 8		X	X	X	Spring
	Hayland Mixtures						
8	Alfalfa	12		X			Spring/Dormant
9	Alfalfa and Orchard grass	8 4		X			Spring/Dormant
10	Alfalfa and Timothy	8 4		X	X	X	Spring/Dormant
11	Alfalfa and Tall fescue or Smooth Brome	8 6		X	X		Spring/Dormant
	With one of the following:						
A	Oats	30					Early spring - July 1st.
B	Cereal rye	30					Early spring - October 15th.
C	Spring or winter wheat	20					Early spring - October 15th.

Spring planting - early Spring to June 15th
Fall planting - August 1st to October 15th

*ED = excessively drained; WD = well drained; SP = somewhat poorly drained; PD = poorly drained

PHASED CONSTRUCTION: WHEN SITE VEGETATION IS INADEQUATE TO STABILIZE AREAS NOT CURRENTLY BEING CONSTRUCTED IN A PHASED DEVELOPMENT, IMPLEMENT THE FOLLOWING OPTIONS:

A. IF CONSTRUCTION WILL OCCUR WITHIN ONE YEAR, PLANT THE AREAS TO BE STABILIZED WITH A SEED MIXTURE FOR TEMPORARY SEEDING SHOWN IN TABLE ONE.

B. IF CONSTRUCTION WILL OCCUR AFTER MORE THAN ONE YEAR, PLANT THE AREAS TO BE STABILIZED WITH A SEED MIXTURE FOR TEMPORARY OR PERMANENT SEEDING SHOWN IN TABLE TWO.

THE CONSTRUCTION SITE SHALL BE PREPARED FOR WINTER SHUTDOWN EARLY IN THE FALL PLANTING SEASON SO THAT TEMPORARY AND/OR PERMANENT VEGETATIVE COVER CAN BE ESTABLISHED. ALL OPEN AREAS THAT WILL REMAIN IDLE THROUGH THE WINTER SHALL BE STABILIZED WITH SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL PLANTING SEASON. AREAS WORKED AFTER THE END OF THE PLANTING SEASON SHALL BE STABILIZED WITH MEASURES THAT DO NOT RELY OF VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET OR TACIFIED HEAVY MULCHING.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS FOR CONSTRUCTION SITE STORM WATER DISCHARGES

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY HAS ISSUED AN NPDES GENERAL PERMIT (NO. ILR10) FOR DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES. MAJOR FEATURES OF THE ILLINOIS PERMIT ARE:

THE PERMIT CAN AUTHORIZE ALL DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES ANYWHERE IN ILLINOIS REGARDLESS OF SIZE

THE PERMIT REQUIRES EACH CONSTRUCTION SITE TO HAVE A STORM WATER POLLUTION PREVENTION PLAN (EROSION AND SEDIMENT CONTROL PLAN) PRIOR TO START OF CONSTRUCTION.

A COPY OF THE PLAN MUST BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF BEGINNING TO THE DATE OF FINAL STABILIZATION.

PERMITTEE IS REQUIRED TO HAVE QUALIFIED PERSONNEL INSPECT DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAIN OR GREATER OR AN EQUIVALENT SNOWFALL.

PERMITTEE IS REQUIRED TO SUBMIT WITHIN FIVE DAYS AN "INCIDENCE OF NONCOMPLIANCE" ("ION") REPORT FOR ANY OBSERVED VIOLATION OF THE PLAN. SUBMISSION SHALL BE ON "ION" FORM AND SHALL INCLUDE CAUSE OF NONCOMPLIANCE, ACTIONS TAKEN TO PREVENT FURTHER INCIDENTS OF NONCOMPLIANCE, AND A STATEMENT DETAILING ENVIRONMENTAL IMPACTS THAT MAY HAVE RESULTED FROM NONCOMPLIANCE.

THE STORM WATER POLLUTION PREVENTION PLAN, INSPECTION RECORDS AND RELATED INFORMATION SHALL BE RETAINED FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

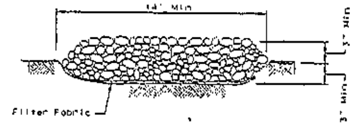
TO OBTAIN PERMIT COVERAGE, THE OPERATOR SHALL COMPLETE THE NOTICE OF INTENT ("NOI") FORM, SIGN IT, AND SEND THE ORIGINAL SIGNED COPY TO ILLINOIS EPA. UNLESS NOTIFIED BY THE AGENCY, PERMIT COVERAGE IS AUTOMATIC AND OPERATORS ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE SITE UNDER TERMS AND CONDITIONS OF THE PERMIT EITHER:

48 HOURS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS ESTABLISHED PRIOR TO SUBMITTAL OF THE "NOI" OR

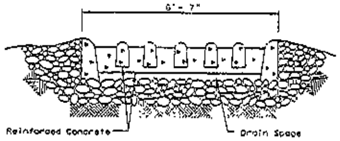
30 DAYS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS NOT ESTABLISHED PRIOR TO "NOI" SUBMITTAL.

THE AGENCY WILL CONFIRM PERMIT COVERAGE AND PERMIT NUMBER BY LETTER ABOUT ONE WEEK AFTER AUTOMATIC COVERAGE TAKES EFFECT. A COPY OF THE LETTER SHALL BE POSTED AT THE SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

AFTER LAND DISTURBING ACTIVITIES ARE COMPLETE AND SITE HAS BEEN FINALLY STABILIZED, OPERATOR SHALL TERMINATE PERMIT COVERAGE BY COMPLETING A NOTICE OF TERMINATION ("NOT") FORM AND SUBMITTING IT TO THE AGENCY. USEPA CONSIDERS A SITE FINALLY STABILIZED WHEN ALL LAND DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATION COVER OF 70% DENSITY HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN USED.

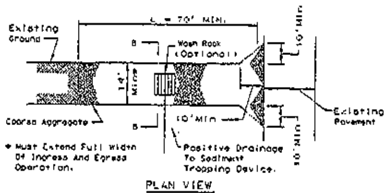


SECTION A-A

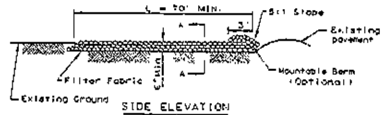


SECTION B-B

STABILIZED CONSTRUCTION ENTRANCE PLAN
SHEET 2 OF 2



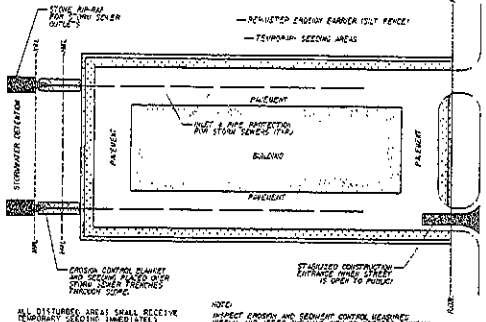
PLAN VIEW



SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash rocks are used they shall be installed according to the manufacturer's specifications.

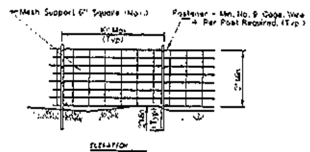
STABILIZED CONSTRUCTION ENTRANCE PLAN
SHEET 1 OF 2



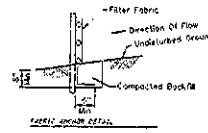
ALL DISTURBED AREAS SHALL RECEIVE TEMPORARY SEEDING IMMEDIATELY AFTER THE DISTURBING CONSTRUCTION OPERATION. BARE AREAS SHALL BE RE-SEEDED WEEKLY.

NOTE:
INSPECT EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER ONE-HALF INCH OR GREATER RAINFALL. REPAIR OR REPLACE MEASURES AS REQUIRED. RE-SEED ANY BARE SPOTS IN TEMPORARY SEEDING AREAS WEEKLY.

EROSION AND SEDIMENT CONTROL PLAN
FOR TYPICAL LOT



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Top and bottom wires of mesh support shall be min. gage no 9
2. Intermediate wires of mesh supports shall be min. gage no. 11.
3. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading.
4. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
5. Fence post shall be either standard steel post or wood post with a minimum sectional area 3.0 sq.in.
6. The mesh support may be omitted if a maximum of 5' is used for post to post spacing.

SILT FENCE DETAIL

Revision	Date
REVISIONS PER CLIENT COMMENTS	6/17/04
REVISIONS PER CITY COMMENTS	6/2/04
REVISIONS PER CITY COMMENTS	5/12/04
REVISIONS PER CITY COMMENTS	4/26/04
REVISIONS PER CITY COMMENTS	3/17/04
REVISIONS PER IN-HOUSE COMMENTS	3/05/04
REVISIONS PER CITY COMMENTS	1/26/04
REVISIONS PER I.D.O.T. COMMENTS	1/16/04
REVISIONS PER I.D.O.T. COMMENTS	12/09/03
REVISIONS PER I.D.O.T. COMMENTS	10/29/03

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: M. DAYSON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
EROSION CONTROL DETAILS

CITY of ST.CHARLES KANE COUNTY ILLINOIS

PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
CAD FILE: JRD-INC/573302/design/dgn/23_ED702.dgn

SHEET 23 OF 32

06/17/2004

TABLE 1

ROCK RIPRAP SIZES AND THICKNESS (INCHES)

I.D.O.T. GRAD. NO.	D50	DMAX	MIN. BLANKET THICKNESS
RR-3 1/	6	10	15
RR-4	9	14	20
RR-5	12	19	28
RR-6	15	22	32
RR-7	18	27	32

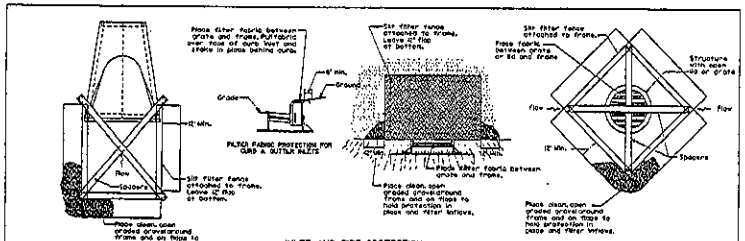
1/ CONCRETE BLOCK MAY BE USED TO REPLACE RR-3.

TABLE 2

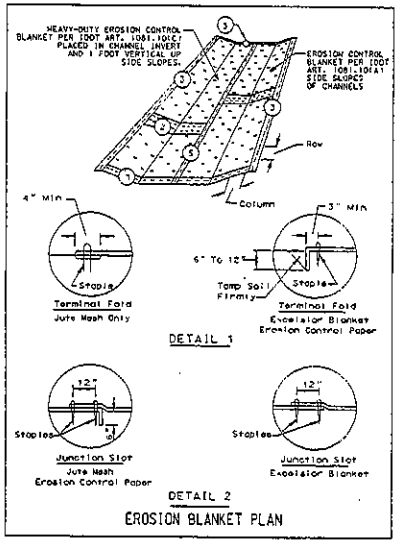
MINIMUM I.D.O.T. ROCK SIZES AND APRON LENGTH (LA IN FEET) FOR MAXIMUM AND MINIMUM TAILWATER CONDITIONS.

CULVERT SIZE (INCHES)	MIN. TAILWATER 5 FPS 1/ ROCK SIZE	LA	10 FPS 1/ ROCK SIZE	LA	MAX. TAILWATER 5 FPS 1/ ROCK SIZE	LA	10 FPS 1/ ROCK SIZE	LA
12	RR-3	10	RR-3	12	RR-3	12	RR-3	15
18	RR-3	14	RR-4	16	RR-3	12	RR-3	16
24	RR-3	16	RR-4	20	RR-3	14	RR-4	17
30	RR-3	18	RR-4	22	RR-3	16	RR-4	20
36	RR-4	20	RR-5	24	RR-3	16	RR-4	22
48	RR-4	24	RR-5	26	RR-4	20	RR-4	24
60	RR-5	32	RR-6	36	RR-4	22	RR-5	26
72	RR-6	40	RR-6	44	RR-5	24	RR-5	29
96	RR-7	50	RR-7	54	RR-5	26	RR-5	32

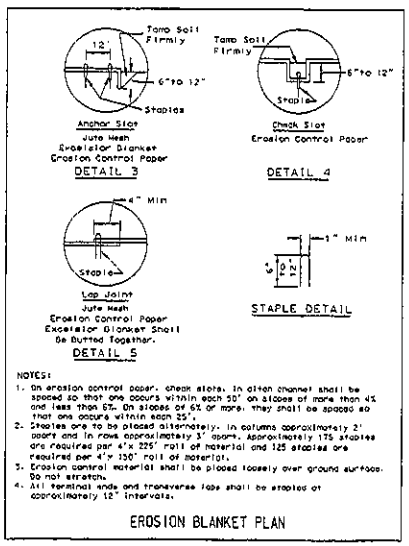
1/ MAXIMUM CONDUIT VELOCITY FPS.



INLET AND PIPE PROTECTION



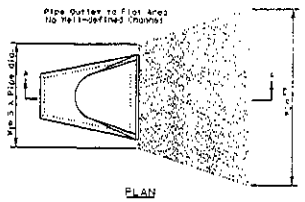
EROSION BLANKET PLAN



NOTES:

1. On erosion control paper, check slots, in ditch channel shall be spaced so that one occurs within each 50' on slopes of more than 4% and less than 6%. On slopes of 6% or more, they shall be spaced so that one occurs within each 25'.
2. Staples are to be placed alternately. In columns approximately 2' apart and in rows approximately 3' apart. Approximately 175 staples are required per 4'x 225' roll of material and 125 stapled are required per 4'x 150' roll of material.
3. Erosion control material shall be placed loosely over ground surface. Do not stretch.
4. All terminal ends and transverse laps shall be stapled at approximately 12" intervals.

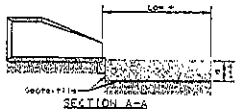
EROSION BLANKET PLAN



* Apron length (La) shall be determined from table 2, for minimum tailwater (T.W.) conditions or as directed by engineer.

** Apron width (Wa) shall be equal to the pipe diameter plus apron length (La) for minimum tailwater (T.W.) conditions plus 0.4 times the apron length (La) for max. (T.W.) conditions.

*** Thickness (Ra) shall be determined from table 1, for the I.D.O.T. gradation indicated by table 2.

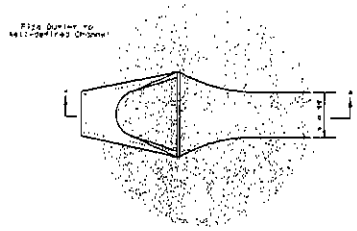


SECTION A-A

NOTES:

1. The filter fabric shall meet the requirements in I.D.O.T. Article specification 1080.05.
2. The rock riprap shall meet the requirements in I.D.O.T. Section 281.
3. The riprap shall be placed according to I.D.O.T. specification 281.04.

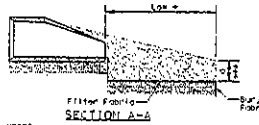
PIPE OUTLET TO FLAT AREA



* Apron length (La) shall be determined from table 2, according to tailwater (T.W.) and velocity conditions or as directed by engineer.

** Apron width (Wa) shall extend across the channel bottom and the channel banks one foot above maximum tailwater or to top of bank, whichever is less.

*** Thickness (Ra) shall be determined from table 1, for the I.D.O.T. gradation indicated by table 2.

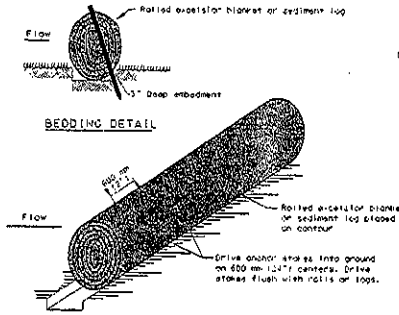


SECTION A-A

NOTES:

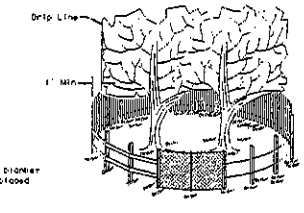
1. The filter fabric shall meet the requirements in I.D.O.T. Article specification 1080.05.
2. The rock riprap shall meet the requirements in I.D.O.T. Section 281.
3. The riprap shall be placed according to I.D.O.T. specification 281.04.

PIPE OUTLET TO CHANNEL

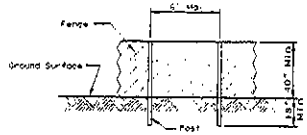


NOTES

1. Each rolled excelsior blanket or sediment log shall be placed at the top of slope or on the contour.
2. Each rolled excelsior blanket or sediment log shall be embedded in the soil a minimum of 3".
3. Rolled excelsior blankets or sediment logs shall be securely anchored in place by wood or metal stakes entwined with the mesh covering of the roll on the downstream side and aligned with the direction of the flow. Wood stakes shall be 25 mm x 75 mm (1" x 3") square minimum. Metal stakes shall be 25 mm (1") diameter minimum. Anchor stakes shall be 1.2 m (4') minimum length. Drive stakes flush with rolls or logs on 600 mm (24") centers.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Rolled excelsior blankets or sediment logs shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.



SIDE VIEW



POST AND FENCE DETAIL

NOTES:

1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

TREE PROTECTION - FENCING

A	REVISED PER CITY COMMENTS	5/17/04
A	REVISED PER CITY COMMENTS	6/7/04
A	REVISED PER CITY COMMENTS	5/20/04
A	REVISED PER CITY COMMENTS	4/26/04
A	REVISED PER CITY COMMENTS	3/17/04
A	REVISED PER REVISED COMMENTS	3/30/04
A	REVISED PER CITY COMMENTS	1/15/04
A	REVISED PER CITY COMMENTS	12/10/03
A	REVISED PER CITY COMMENTS	11/7/03

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
Land Development Consultants
320 Red Gate Drive, St. Charles, Illinois 60174
(630) 584-8080 FAX: (630) 584-8087
E-MAIL: rha@rhaengineers.com

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: T. CORNING
CHECKED: M. BUNTON
APPROVED: ANTHONY

TYLER & 64 BUSINESS PARK

EROSION CONTROL DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARDS
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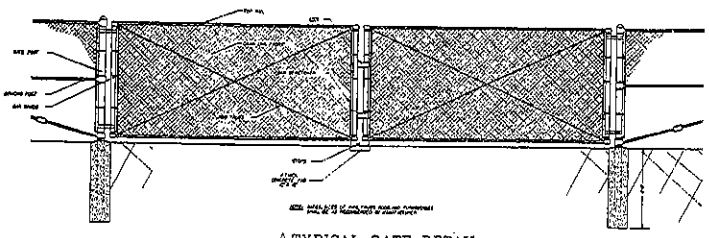
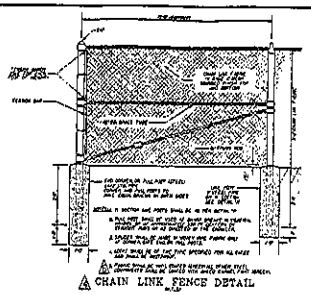
PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
CAD FILE: J:\RHA&A\573\302\design\dgn\ZNLCOT03.dgn

SHEET 24 OF 32

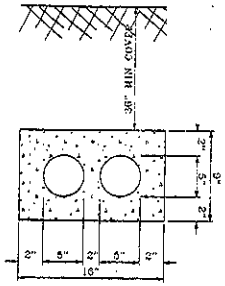
06/17/2004 H:\RHA&A\573\302\DESIGN\DGN\24_COT03.dgn



TYPICAL GATE DETAIL
N.T.S.

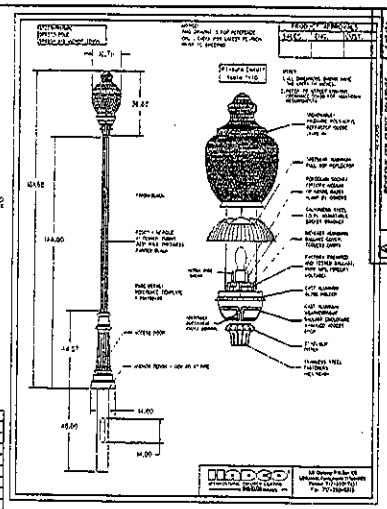


CHAIN LINK FENCE DETAIL
N.T.S.

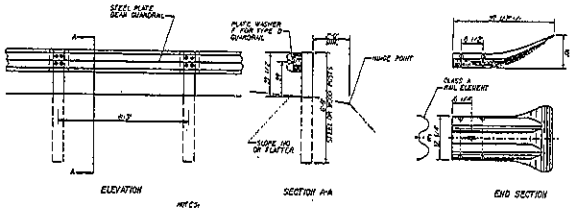


PRIMARY ELECTRICAL CONDUIT DETAIL
2 - 6" EB PVC CONDUIT ENCASED

NOTE: ORIENTATION OF CONDUIT SHALL BE DICTATED BY FIELD CONDITIONS



LIGHT POLE AND FIXTURE FOR LOT #2
NOTE: SEE ARCHITECTURAL PLANS FOR LIGHTING ON LOT 2



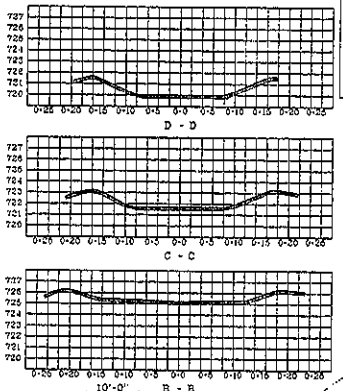
NOTES:

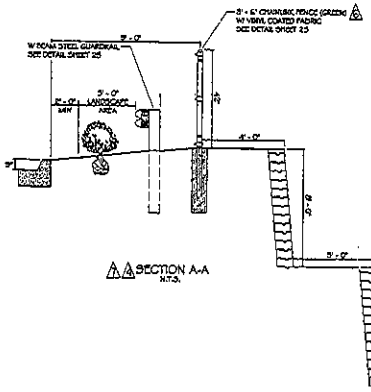
BOLTS, WASHERS AND NUTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1006.10 OF THE IDOT STANDARD SPECIFICATIONS. ALL HARDWARE TO BE GALVANIZED.

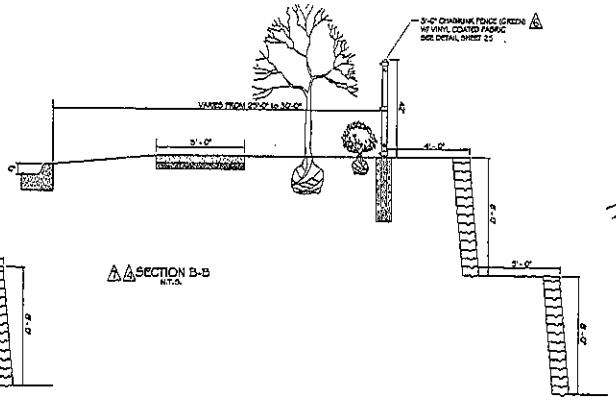
ALL SHARP EDGES SHALL BE ROUNDED SMOOTH.

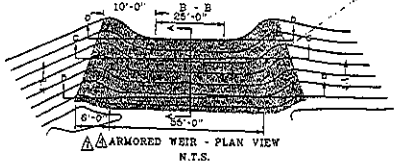
ALL WOOD SHALL BE TREATED PER SECTION 1006.05 OF IDOT STANDARD SPECIFICATIONS.

W-BEAM STEEL GUARD RAIL DETAIL



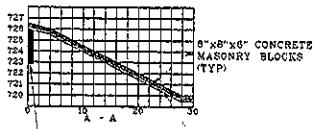






ARMORED WEIR - PLAN VIEW
N.T.S.

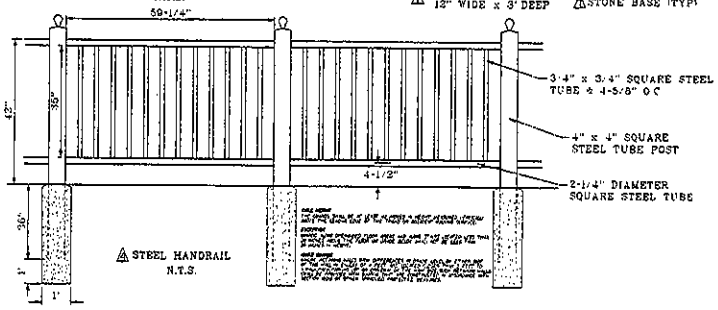
WITHIN SHADED AREA PROVIDE: 8" x 8" x 6" CONCRETE (CELLS VERTICAL) MASONRY BLOCKS FILLED WITH TOPSOIL AND DETENTION SEED MIXTURE AS SPECIFIED ON LANDSCAPE PLANS.



8"x8"x6" CONCRETE MASONRY BLOCKS (TYP)

CONCRETE TOE 12" WIDE x 3' DEEP

6" COMPACTED STONE BASE (TYP)



3-1/4" x 3-1/4" SQUARE STEEL TUBE @ 4-5/8" O.C.

4" x 4" SQUARE STEEL TUBE POST

2-1/4" DIAMETER SQUARE STEEL TUBE

STEEL HANDRAIL
N.T.S.

4/27/04	REVISIONS PER CUSTY COMMENTS	
5/12/04	REVISIONS PER CITY COMMENTS	
5/24/04	REVISIONS PER CITY COMMENTS	
6/08/04	REVISIONS PER CITY COMMENTS	
7/07/04	REVISIONS PER IN-HOUSE COMMENTS	
7/26/04	REVISIONS PER U.S.A.'S COMMENTS	
8/26/04	REVISIONS PER U.S.A.'S COMMENTS	
10/29/04	REVISIONS PER LOCAL COMMENTS	

PROJECT MANAGER: ANTHONY C. MALDIS, P.E.
DESIGNED: A. MALDIS
DRAWN: TEMPLIN
CHECKED: M. SUTTON
SUPERVISOR: M. RIVERS

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
220 Fox Valley Center, St. Charles, IL 60174
Phone: (630) 584-7373 Fax: (630) 584-7376
E-Mail: rha@rhaengineer.com

TYLER & 64 BUSINESS PARK
MISCELLANEOUS DETAILS

CITY OF ST. CHARLES — KANE COUNTY — ILLINOIS

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PROJECT NO.: 873-302
DATE: MARCH 16, 2003
SCALE: NONE
FILE NAME: J:\0-IDOT\873302\design\IDOT\DETAILS.DGN

SHEET 25 OF 32

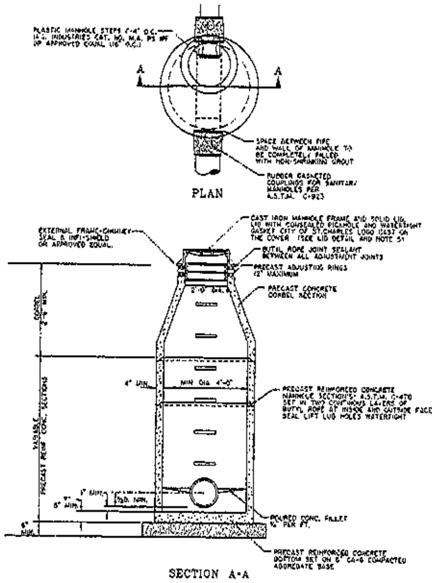
06/17/2004 H:\IROHA\873302\DESIGN\DETAILS_DGT04.dgn

NOTES:

1. ALL SEWER CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", WITH THESE "CONSTRUCTION NOTES" AND WITH THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.
2. GRANULAR FOUNDATION AND BACKFILL TRENCH SECTIONS FOR SANITARY SEWER ARE TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.
3. GRANULAR BEDDING, HAUNCHING AND INITIAL BACKFILL ASTM D2321, CLASS II, SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF THE SANITARY SEWER AND SANITARY SEWER SERVICES. THE COST FOR THE BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE MERGED WITH THE COST OF THE SANITARY SEWER AND SANITARY SEWER SERVICES RESPECTIVELY AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
4. ALL SANITARY SEWER PIPE SHALL BE DUCTILE IRON CLASS 52 OR POLYVINYL CHLORIDE (PVC) SEWER PIPE, SDR 26, CONFORMING TO ASTM D3034 WITH FLEXIBLE ELASTOMERIC SEALED JOINTS CONFORMING TO ASTM D3212.
5. STRUCTURES FOR SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURES.
6. EXCEPT WHERE INDICATED OTHERWISE IN THE PLANS, ALL MANHOLES SHALL HAVE A FRAME CONFORMING TO NEENAH R-1712 OR R-1510.

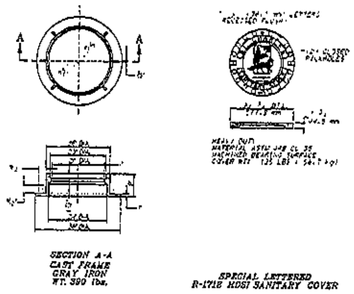
   ALL LIDS SHALL BE NEENAH R-1712 OF R-1510 TYPE "B" SELF SEALING WITH A CONCEALED PICK HOLE AND "SANITARY" AND "CITY OF ST. CHARLES" CAST INTO THE TOP SURFACE TO IDENTIFY THE LINE.

   ALL TOPS OF FRAMES FOR SANITARY SEWERS ARE TO BE ADJUSTED TO MEET FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE ADJUSTMENT SHALL NOT EXCEED 12 INCHES.
7. STEPS SHALL BE INSTALLED IN ALL SANITARY MANHOLES ON 16" CENTERS (NEENAH R-1981-I CAST IRON OR EAST JORDAN 8535.)
8. PROVIDE A BITUMINOUS JOINTING COMPOUND APPROVED BY THE CITY OF ST. CHARLES AND NON-SHRINK MORTAR AT ALL JOINTS TO PREVENT INFILTRATION IN ALL SANITARY MANHOLES.
9. SANITARY SEWERS SHALL BE TESTED FOR ACCEPTANCE BY THE CONTRACTOR, AND WITNESSED BY A REPRESENTATIVE OF THE PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 31-1.11 OF THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION ILLINOIS WITH METHOD A, EX FILTRATION OF AIR UNDER PRESSURE, AND METHOD D, DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE TO BE USED. THE COST OF TESTING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR SANITARY SEWER AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
10. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH WILL BE PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE.
11. THE CONTRACTOR SHALL MARK THE END OF ALL SANITARY SERVICE LINES WITH A 4"X4" YELLOW PINE WOOD POST AT LEAST TEN (10) FEET IN LENGTH. THE POST SHALL BE BURIED WITH THE LOWER END AT THE INVERT OF THE SEWER. THE EXPOSED PORTION SHALL BE PAINTED YELLOW.
12. THE CONTRACTOR WILL MAINTAIN A RECORD OF THE LOCATION OF ALL SANITARY SEWER WYE LOCATIONS ALONG SEWER MAINS BY MEASUREMENTS TO THE NEAREST DOWNSTREAM MANHOLE. THE CONTRACTOR WILL TIE IN THE LOCATION OF THE END OF ALL SANITARY SEWER SERVICE LINES BY MEASUREMENTS TO LOT CORNERS AND BY MEASURING THE APPROXIMATE DEPTH FROM THE GROUND LINE TO THE PIPE INVERT AND WILL FURNISH A COPY OF SUCH MEASUREMENTS TO THE ENGINEER.
13. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING OR SAW-CUTTING THE EXISTING STRUCTURE. BREAKING INTO STRUCTURES WILL NOT BE PERMITTED.



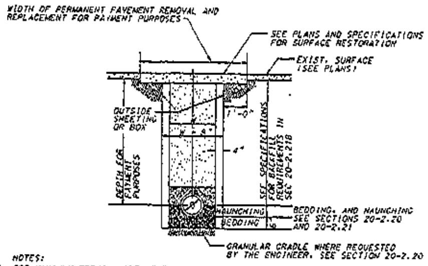
1. PROVIDE CA-6, COMPACTED OR CA-7 AGGREGATE BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS.
2. CONCRETE FILLETS SHALL BE MADE WITH ADDITIONAL MORTAR TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING RINGS (ON TOP OF STRUCTURE)
3. INSTALL MANHOLE IN ACCORDANCE WITH ASTM C891.
4. MORTAR SHALL NOT BE USED TO DRESS UP INTERIOR JOINTS.
5. NEENAH FOUNDRY C. CAT. • R-1712-B, E. JORDAN IRON WORKS CO. CAT. • 1051-3 (EXTRA HEAVY DUTY COVER OR APPROVED EQUAL (1) PAVED AREAS IN OTHER AREAS USE R-1772-B (NEENAH), 1022-1 (INCD. COVER) (E. JORDAN), IN NON-PAVED AREAS SET FRAME IN BUTYL ROPE.
6. WHEN MANHOLE IS 12' OR LESS, T = 8" WHEN MANHOLE DEPTH IS OVER 12', T = 10"

△ TYPE A SANITARY MANHOLE CITY OF ST. CHARLES



1. DUCTILE IRON CASTING SHALL BE GRADE 80-55-06 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL LIDS AND COVERS SHALL BE MACHINED.
3. MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. AS AN ALTERNATE TO DUCTILE IRON CL.GRAY IRON MAY BE USED.
5. MINIMUM WEIGHTS FOR THE CASTING AS SHOWN.
6. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO NEENAH R-1712 OR R-1510.

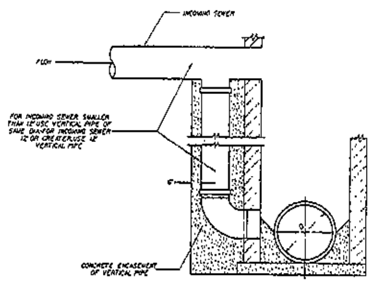
TYPE A FRAME AND LID (SANITARY) CITY OF ST. CHARLES



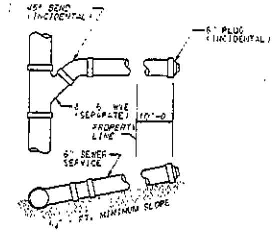
NOTES:

1. FOR MAXIMUM TRENCH WIDTH "W" AT TOP OF CONDUIT SEE SECTION 20-2.03.
2. TRENCH BOX SHALL NOT EXTEND BELOW TOP OF PIPE UNLESS OTHERWISE SPECIFIED.
3. LIMITS FOR EXCAVATING FOR PAYMENT PURPOSES ARE AS SHOWN. SEE TABLE NO. 1 ON STANDARD DRAWING NO. 2. ANY FLARE OR EXCAVATION BEYOND THESE LIMITS WILL BE BACKFILLED AS SPECIFIED AT THE EXPENSE OF THE CONTRACTOR.
4. ALL REFERENCES TO SECTION 20-2 ARE MADE TO THIS SECTION IN THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS (MAY 1996 EDITION)
5. ALL WATERMAIN SHALL BE CONSTRUCTED WITH COMPACTED GRANULAR MATERIAL OR NATIVE SOIL EXCAVATED FROM THE TRENCH, FREE OF ROCKS, FOREIGN MATERIALS AND FROZEN EARTH TO THE TOP OF PIPE. MATERIAL SHALL BE COMPACTED TO 90% OF THE STANDARD PROCTOR, AASHTO T.99.

△ TYPICAL DETAIL OF CONDUIT INSTALLATION
(SANITARY SEWER, STORM SEWER AND WATER MAIN)



DROP MANHOLE CONNECTION



NOTES:

1. ALL SERVICES SHALL BE REFERENCED BY THE CONTRACTOR TO THE NEAREST DOWNSTREAM MANHOLE AND SUCH INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR HIS USE IN PREPARING "RECORD DRAWINGS" PLANS.
2. ALL SEWER SERVICES SHALL TERMINATE AT A POINT TEN (10) FEET INTO THE LOT, AT THE UPPER END OF THE SEWER SERVICE. A BRICK SHALL BE PLACED AT THE FLOWLINE DEPTH OF THE PIPE AND A 4"x 4" YELLOW PINE POST SHALL BE SET UPON THE BRICK TO EXTEND FROM THE BOTTOM OF THE TRENCH TO 3 FEET ABOVE THE SURFACE.

NO SADDLE TAPS ARE ALLOWED. ALL SERVICES TO EXISTING SEWERS SHALL BE CUT-IN WYE OR TEE.

SANITARY SERVICE

	REVISIONS	
△	REVISIONS PER CLIENT COMMENTS	6/17/04
△	REVISIONS PER CITY COMMENTS	5/12/04
△	REVISIONS PER CITY COMMENTS	5/12/04
△	REVISIONS PER CITY COMMENTS	4/28/04
△	REVISIONS PER CITY COMMENTS	3/17/04
△	REVISIONS PER IN-HOUSE COMMENTS	3/05/04
△	REVISIONS PER CITY COMMENTS	1/28/04
△	REVISIONS PER I.D.O.T. COMMENTS	1/16/04
△	REVISIONS PER I.D.O.T. COMMENTS	12/09/03
△	REVISIONS PER I.D.O.T. COMMENTS	10/31/03

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNER: A. MALONE
TECHNICIAN: M. DAVISON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
SANITARY SEWER DETAILS
CITY of ST.CHARLES KANE COUNTY ILLINOIS

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PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
CAD FILE: JRD-0NC/573302/design/dgn/26_CDT05.dgn
SHEET 26 OF 32

06/17/2004 H:\JRD-0NC\573302\DESIGN\DGN\26_CDT05.dgn

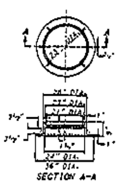
Minimum Restrained Lengths (In feet) back from both sides of fitting						
Fitting type/nominal size	4"	6"	8"	10"	12"	16"
90 Degree Bend	17	25	32	38	45	59
45 Degree Bend	7	10	13	16	19	24
22.5 Degree Bend	3	5	6	8	9	12
11.25 Degree Bend	2	2	3	4	4	6
Dead End	39	55	73	87	103	134
Top Side Vertical Offset * (45 Degrees)	14	21	30	36	43	55
Bottom Side Vertical Offset * (45 Degrees)	4	6	8	10	11	15
Tee Run X Branch ** 6" by	1	17				
Tee Run X Branch ** 8" by	1	5	34			
Tee Run X Branch ** 10" by	1	1	23	49		
Tee Run X Branch ** 12" by	1	1	15	41	65	
Tee Run X Branch ** 16" by	1	1	1	26	52	95
Reducer *** 6" by	28					
Reducer *** 8" by	52	30				
Reducer *** 10" by	71	54	29			
Reducer *** 12" by	90	75	55	51		
Reducer *** 16" by	123	115	97	94	54	

* Vertical offset with MINIMUM 10' of solid pipe between upper and lower bend.

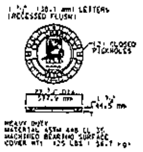
** Tee with MINIMUM 10' solid pipe on both sides of run. Number indicates length of branch to be restrained.

*** Length back from Large End of Reducer.

⚠ WATER MAIN RESTRAINT



CAST FRAME
GRAY IRON
WT. 390 lbs.

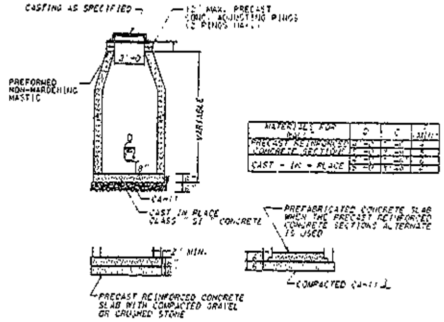


SPECIAL LETTERED R-1712 HDSI WATER COVER

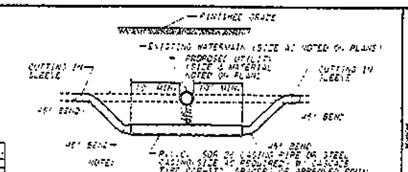
NOTE:

1. DUCTILE IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL LIDS AND COVERS SHALL BE MACHINED.
3. MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. AS AN ALTERNATE TO DUCTILE IRON LID. GRAY IRON MAY BE USED.
5. MINIMUM WEIGHTS FOR THE CASTING AS SHOWN.
6. DIMENSIONS FOR FRAMES ARE COMPARABLE TO NEENAH #R-1530. LIDS SHALL BE NEENAH R-1712 OR R-1510 TYPE B WITH CONCEALED PICK HOLES

TYPE 1 FRAME AND LID

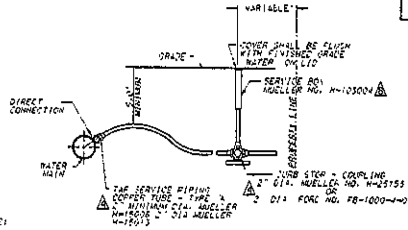


VALVE VAULT



NOTE: P.V.C. SDR 26 CASING PIPE OR STEEL CASING SIZE AS REQUIRED. BY CASCADE TYPE CCS-8 SPACERS OR APPROVED EQUAL & BOTH ENDS SEALED
MECHANICAL JOINT FITTINGS & LUGS SHALL BE INSTALLED AND FASTENED TOGETHER WITH THE NECESSARY SOCKET CLAMPS AND COUPLINGS AND 3/4" MALLEABLE IRON RODS (2 PER APPLICATION).

WATERMAIN ADJUSTMENT DETAIL



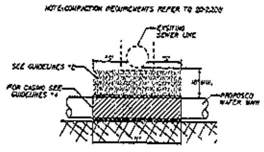
NOTE:

1. WATER SERVICE SHALL BE INSTALLED BY LICENSED PLUMBER
2. WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE. (LATEST EDITION)
3. WATER SERVICE SHALL MAINTAIN A MINIMUM DEPTH OF 5.0 FT.
4. CONTRACTOR TO NOTIFY THE CITY FOR INSPECTION BEFORE BACK FILLING THE SERVICE.
5. ⚠ FOR SERVICES GREATER THAN 2", CONTRACTOR SHALL PROVIDE CITY STANDARD. INSTALL 8" x 3" TEE FROM MAIN WITH 3" GATE VALVE & AUXILARY BOX.
6. ⚠ ANY DOMESTIC VALVE BOX TO BE CONSTRUCTED IN A PAVED AREA SHALL BE PROTECTED WITH A FOUR FOOT BY FOUR FOOT CONCRETE PAD (6 INCHES THICK MINIMUM).

TYPICAL WATER SERVICE PIPING (COPPER)

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION.

NOTE: COMPACTION REQUIREMENTS REFER TO 20-2.20



NOTE: "L" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO EXISTING SEWER LINE.

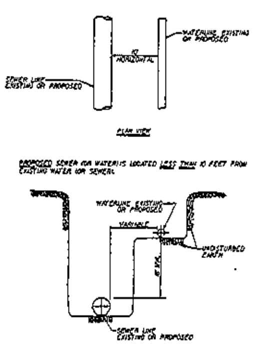
GUIDELINES

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF WATER MAIN AND USE SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN MATERIAL FOR CASING OF PROPOSED WATER MAIN AND SEAL ENDS OF CASING.

WATER & SEWER SEPARATION REQUIREMENTS

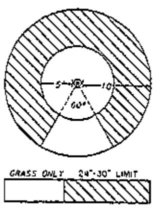
(VERTICAL SEPARATION)

PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER).



WATER & SEWER SEPARATION REQUIREMENTS

(HORIZONTAL SEPARATION)



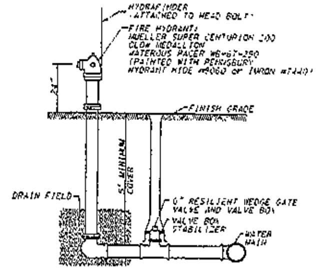
VEGETATION HEIGHT LIMITS ARE FOR MATURE PLANTS

NOTES:

VEGETATION RESTRICTIONS

1. AN AREA AROUND THE HYDRANT 5 FEET IN RADIUS SHALL REMAIN FREE OF ALL VEGETATION EXCEPT FOR GRASS.
2. AN AREA AROUND THE HYDRANT FROM 5 FEET TO 10 FEET MAY HAVE VEGETATION WITH A 24" TO 30" HEIGHT EXCEPT FOR THAT PORTION OF THE AREA IN FRONT OF THE HYDRANT CREATING A 60° ARC.

⚠ PLANTING GUIDELINES



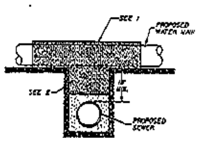
NOTES:

1. THE NOZZLES SHALL NOT BE CLOSER THAN 2 FEET FROM BACK OF CURB OR SIDEWALK.
2. ALL JOINTS FROM THE HYDRANT TO THE MAIN SHALL BE RESTRAINED WITH MEGA-LUG OR UNI-FLANGE RESTRAINING DEVICE OR APPROVED EQUAL IN ACCORDANCE WITH THE CITY CODE OR TIE THE AUXILARY VALVE TO THE TEE AND THE HYDRANT TO THE AUXILARY VALVE WITH MINIMUM 3/4" STAINLESS STEEL RODS, NUTS AND WASHERS.
3. ALL BELOW GRADE FACTORY INSTALLED BOLTS SHALL BE STAINLESS STEEL GRADE 304.
4. HYDRANTS MAY ONLY HAVE ONE (1) EXTENSION KIT.

⚠ TYPICAL HYDRANT INSTALLATION

PROPOSED WATER MAIN ABOVE PROPOSED SEWER LINE WITH 18" MINIMUM SEPARATION.

NOTE: CLASS II MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



GUIDELINES

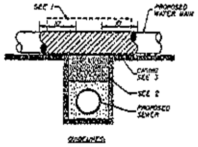
1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT.

WATER & SEWER SEPARATION REQUIREMENTS

(VERTICAL SEPARATION)

PROPOSED WATER MAIN ABOVE PROPOSED SEWER LINE WITH LESS THAN 18" MINIMUM SEPARATION.

NOTE: CLASS II MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

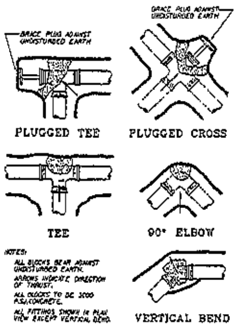


GUIDELINES

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS II) AND COMPACT.
3. USE A CASING FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN OR WATER MAIN CASING AND SEWER.

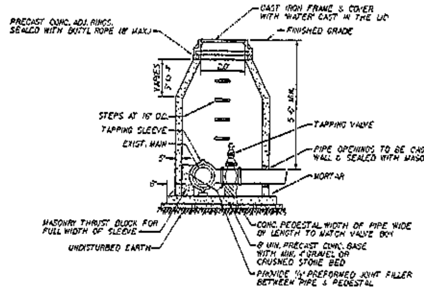
WATER & SEWER SEPARATION REQUIREMENTS

(VERTICAL SEPARATION)



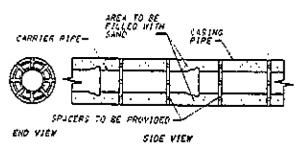
NOTES:
ALL BLOCKS BEAR AGAINST UNDISTURBED EARTH.
ARROWS INDICATE DIRECTION OF THRUST.
ALL BLOCKS TO BE 3000 P.S.I. CONCRETE.
ALL FITTINGS SHOWN IN PLAN VIEW EXCEPT VERTICAL BEND.

TYPICAL THRUST BLOCK INSTALLATIONS



VALVE VAULT BARREL SECTION SHALL CONFORM TO ASTM C-478

PRESSURE CONNECTION VAULT



NOTE:
PIPE SHALL BE CENTERED IN CASING PIPE USING "CASCADE" SPACERS ACCORDING TO MANUFACTURERS SPECIFICATIONS BOTH ENDS OF CASING PIPE TO BE BRICKED AND MORTARED CLOSED.

PVC WATERMAIN CASING PIPE AND SPACERS

⚠	REVISIONS PER CLIENT COMMENTS	6/17/04
⚠	REVISIONS PER CITY COMMENTS	6/2/04
⚠	REVISIONS PER CITY COMMENTS	5/6/04
⚠	REVISIONS PER CITY COMMENTS	4/8/04
⚠	REVISIONS PER CITY COMMENTS	3/17/04
⚠	REVISIONS PER IN-HOUSE COMMENTS	3/05/04
⚠	REVISIONS PER CITY COMMENTS	1/26/04
⚠	REVISIONS PER I.D.O.T. COMMENTS	1/6/04
⚠	REVISIONS PER I.D.O.T. COMMENTS	12/10/03
⚠	REVISIONS PER I.D.O.T. COMMENTS	10/3/03

PROJECT ENGINEER: ANTHONY E. MALONE, P.E.
DRAWN: B. MALONE
TECHNICIAN: M. DAYSON

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK
WATER SYSTEM DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

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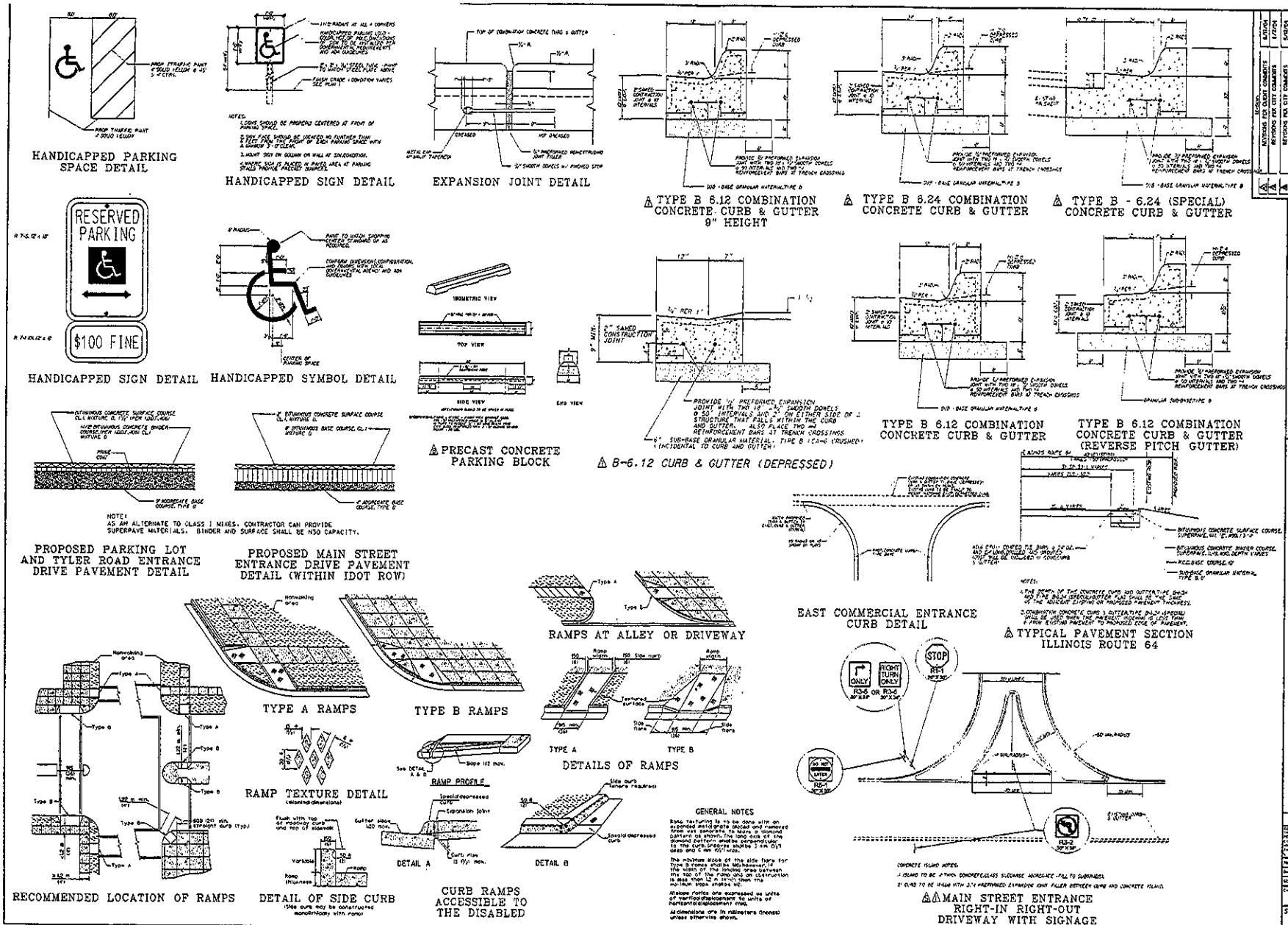
PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE
CAD FILE: JRD-INC/573302/design/dgn/27_CD106.dgn



RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers

TYLER & 64 BUSINESS PARK

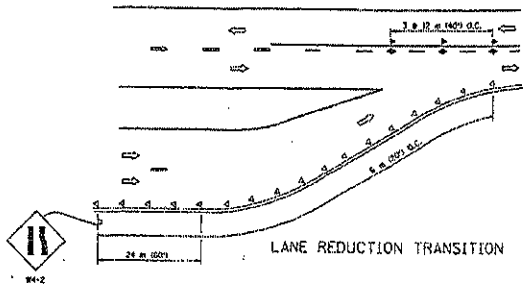
PAVING DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

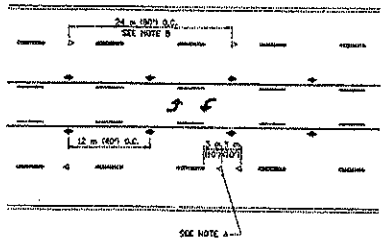
PROJECT NO.: 573-302
DATE: MARCH 18, 2003
SCALE: NONE

SHEET 28 OF 32

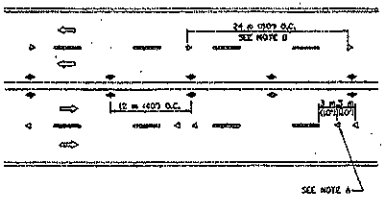
TWO-LANE/TWO-WAY



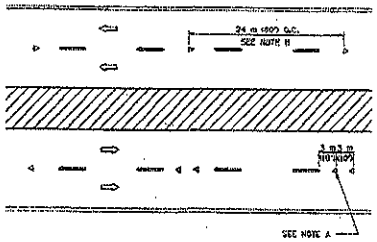
LANE REDUCTION TRANSITION



TWO-WAY LEFT TURN



MULTI-LANE/UNDIVIDED



MULTI-LANE/DIVIDED

GENERAL NOTES

1. MARKERS USED WITH DASHED LINES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
2. MARKERS USED ADJACENT TO SOLID LINES SHALL BE OFFSET 50 TO 75 CZ TO 3 TOWARD TRAFFIC AS SHOWN.
3. MARKERS THROUGH TANGENTS LESS THAN 150 m (500') IN LENGTH BETWEEN CURVES SHALL BE INSTALLED AT THE LESSER OF THE TWO CURVE SPACINGS.

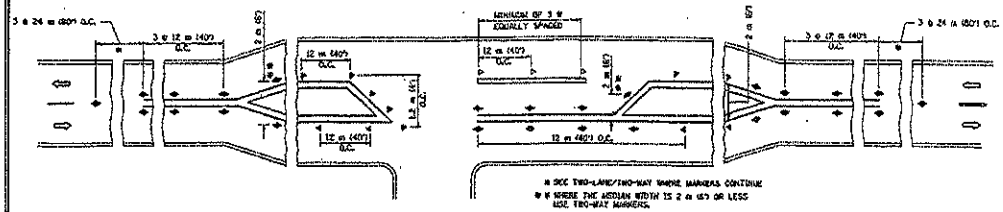
LANE MARKER NOTES

B. REDUCE TO 12 m (40') O.C. ON CURVES WHERE ADVISORY SPEEDS ARE 20 km/h (10 MPH) LOWER THAN POSTED SPEEDS.

A. USE DOUBLE LANE LINE MARKERS SPACED AS SHOWN.

SYMBOLS

- YELLOW STRIPE
- WHITE STRIPE
- ONE-WAY AMBER MARKER
- ONE-WAY CRYSTAL MARKER (R/W)
- TWO-WAY AMBER MARKER



LEFT TURN

All dimensions are in millimeters (inches) unless otherwise shown.

REVISIONS	
NAME	DATE
T. RANMACHER	09-15-04
T. RANMACHER	04-12-03
T. RANMACHER	01-08-00

ILLINOIS DEPARTMENT OF TRANSPORTATION

TYPICAL APPLICATIONS
RAISED REFLECTIVE PAVEMENT MARKERS
(SNOW-PLOW RESISTANT)

SCALE: NONE
DATE: 10/19/2002
DRAWN BY: CARD
CHECKED BY:

4	REVISED PER DIST COMMENTS 8/27/04
3	REVISED PER DIST COMMENTS 5/10/04
2	REVISED PER DIST COMMENTS 2/04/04
1	REVISED PER DIST COMMENTS 3/05/04
0	REVISED PER BUREAU COMMENTS 1/05/04
4	REVISED PER DIST COMMENTS 1/05/04
3	REVISED PER D.O.T. COMMENTS 9/18/03
2	REVISED PER D.O.T. COMMENTS 6/26/03
1	REVISED PER D.O.T. COMMENTS 8/29/03

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Tinley Park, Illinois 60477
Phone: 708-532-6110
Fax: 708-532-6113
E-mail: rhaa@rhaa.com
Web Site: www.rhaa.com

PROJECT MANAGER: ANTHONY E. MILLINE, P.E.
DESIGNED: A. MILLINE
DRAWN: T. RANMACHER
CHECKED: R. BUYSON
REVIEWED: T. RANMACHER
REVIEWED: R. BUYSON

TYLER & 64 BUSINESS PARK
IDOT DISTRICT 1 PAVEMENT MARKING DETAILS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

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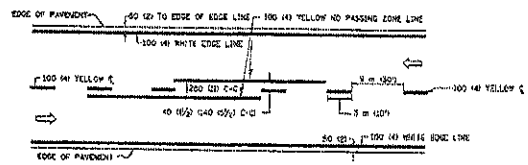
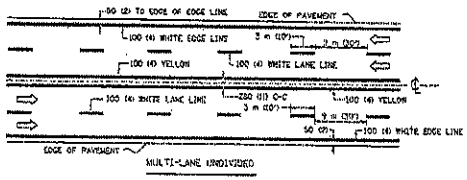
PROJECT NO.: 573-001
DATE: MARCH 16, 2005
SCALE: AS SHOWN
CAD FILE: J:\RHA-INC\573001\design\dgn\TB_DETTOB.dgn

SHEET 29 OF 32

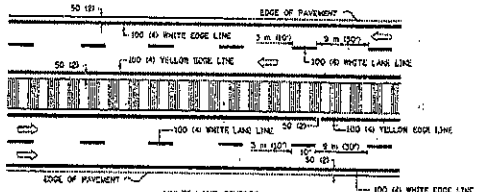
08/17/2004 H:\RHA-INC\573001\DESIGN\DGN\TB_DETTOB.dgn



2-LANE ROADWAY



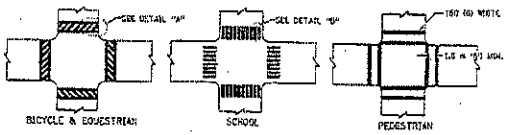
MULTI-LANE UNDIVIDED

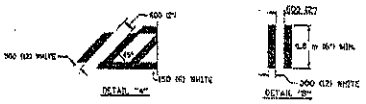


MULTI-LANE DIVIDED
WITH MOUNTABLE MEDIAN

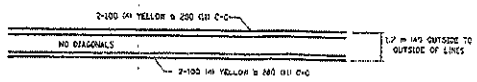
NOTE: MEDIANS WITH BARRIER CURB DO NOT REQUIRE AN EDGE LINE

TYPICAL LANE AND EDGE LINE MARKING

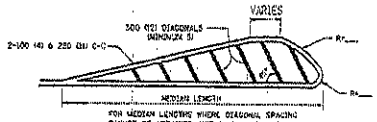




TYPICAL CROSSWALK MARKING



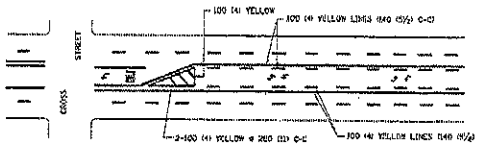
1.2 m (4') WIDE MEDIANS ONLY



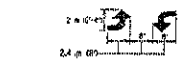
FOR MEDIAN LENGTHS WHERE DIAGONAL SPACING CANNOT BE ATTAINED, USE 5 OFFSET EQUALLY SPACED DIAGONAL LINES.

DIAGONAL LINE SPACING: 15 m (50') C-C (LESS THAN 50 km/h (30 MPH))
25 m (75') C-C (50 km/h (30 MPH) TO 70 km/h (45 MPH))
45 m (150') C-C (MORE THAN 70 km/h (45 MPH))

MEDIANS OVER 1.2 m (4') WIDE

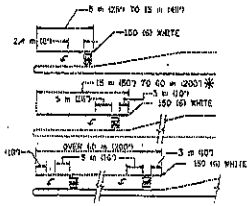


A MINIMUM OF TWO PAIRS OF TURN ARROWS SHALL BE USED. WHITE IN COLOR. ADDITIONAL PAIRS SHALL BE PLACED AT 60 m (200') TO 90 m (300') INTERVALS.



MEDIAN WITH TWO-WAY LEFT TURN LANE

TYPICAL PAINTED MEDIAN MARKING

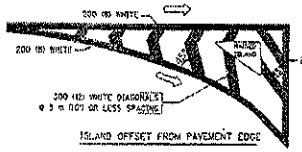


FULL SIZE LETTERS 2.4 m (8') AND ARROWS SHALL BE USED.
AREA = 1.5 m² (16.0 SQ. FT.) AREA = 1.3 m² (20.0 SQ. FT.)

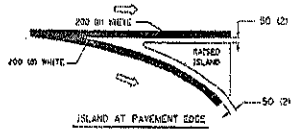
* TURN LANES IN EXCESS OF 120 m (400') IN LENGTH MAY HAVE AN ADDITIONAL SET OF ARROW - "ONLY" INSTALLED SIDEWAY BETWEEN THE OTHER TWO SETS OF ARROW - "ONLY".

TYPICAL LEFT (OR RIGHT) TURN LANE

TYPICAL TURN LANE MARKING



ISLAND OFFSET FROM PAVEMENT EDGE



ISLAND AT PAVEMENT EDGE

TYPICAL ISLAND MARKING

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	100 (4)	SKIP-DASH	YELLOW	3 m (10') LINE WITH 9 m (30') SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 100 (4)	SOLID	YELLOW	200 (8) C-C
NO PASSING ZONE LINES: FOR ONE DIRECTION / FOR BOTH DIRECTIONS	100 (4) / 2 @ 100 (4)	SOLID / SOLID	YELLOW / YELLOW	140 (5/2) C-C FROM SKIP-DASH CENTERLINE / 200 (8) C-C ONLY SKIP-DASH CENTERLINE BETWEEN
LANE LINES	100 (4) / 120 (5) ON FREEWAYS	SKIP-DASH / SKIP-DASH	WHITE / WHITE	3 m (10') LINE WITH 9 m (30') SPACE
DOTTED LINES (EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS)	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	600 (2) LINE WITH 1.8 m (6') SPACE
EDGE LINES	100 (4)	SOLID	YELLOW-LEFT / WHITE-RIGHT	OUTLINE MOUNTABLE MEDIANS ON YELLOW. EDGE LINES ARE NOT USED NEXT TO BARRIER CURB
TURN LANE MARKINGS	150 (6) LINES; FULL SIZE LETTERS & SYMBOLS (2.4 m (8'))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 100 (4) EACH DIRECTION / 2.4 m (8') LEFT ARROW	SKIP-DASH AND SOLID / IN PAIRS	YELLOW / WHITE	3 m (10') LINE WITH 9 m (30') SPACE FOR SKIP-DASH; 140 (5/2) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE / SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) A. DIAGONALS (BIKE & EQUESTRIAN) B. LONGITUDINAL BARS (SCHOOL)	2 @ 150 (6) / 300 (12) @ 45° / 300 (12) @ 90°	SOLID / SOLID / SOLID	WHITE / WHITE / WHITE	NOT LESS THAN 1.8 m (6') APART / 600 (2') APART / 600 (2') APART / SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	600 (24)	SOLID	WHITE	PLACE 1.2 m (4') IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. OTHERWISE, PLACE AT DESIRED STOPPING POINT, PARALLEL TO APPROACHING CENTERLINE WHERE POSSIBLE
PAINTED MEDIANS	2 @ 100 (4) WITH 300 (12) DIAGONALS @ 45° / NO DIAGONALS USED FOR 1.2 m (4') WIDE MEDIANS	SOLID	YELLOW: TWO WAY TRAFFIC / WHITE: ONE WAY TRAFFIC	200 (8) C-C FOR THE DOUBLE LINE / SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	200 (8) WITH 300 (12) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 6.0 m (15') C-C (LESS THAN 50 km/h (30 MPH)) / 9 m (30') C-C (50 km/h (30 MPH) TO 70 km/h (45 MPH)) / 9 m (30') C-C (OVER 70 km/h (45 MPH))
RAILROAD CROSSING	600 (24) TRANSVERSE LINES; "RR" IS 1.6 m (5') LETTERS; 400 (16) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA 1.5 m² (16.0 SQ. FT.) EACH "RR" AND 1.3 m² (14.0 SQ. FT.)
SHOULDER DIAGONALS	300 (12) @ 45°	SOLID	WHITE - RIGHT / YELLOW - LEFT	15 m (50') C-C (LESS THAN 50 km/h (30 MPH)) / 25 m (75') C-C (50 km/h (30 MPH) TO 70 km/h (45 MPH)) / 45 m (150') C-C (OVER 70 km/h (45 MPH))

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in millimeters (inches) unless otherwise shown.

REVISIONS	
NAME	DATE
S. EVERS	10-29-99
D. RAMMACHER	10-29-99
ALEX KOJASH	10-29-99
S. EVERS	10-29-99
ALEX KOJASH	10-29-99
D. RAMMACHER	10-29-99

ILLINOIS DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

SCALE: NONE
DRAWN BY: CADD
DATE: 4/16/02
CHECKED BY:

NO.	REGION	COUNTY	ROAD NAME
STA.		TO STA.	
FED. ROAD DIST. NO.	STATE	ILL. ROUTE NUMBER	

A	REVISIONS PER DISTRICT COMMENTS	8/17/04
A	REVISIONS PER CITY COMMENTS	8/2/04
A	REVISIONS PER CITY COMMENTS	5/20/04
A	REVISIONS PER CITY COMMENTS	4/16/04
A	REVISIONS PER CITY COMMENTS	3/17/04
A	REVISIONS PER IN-HOUSE COMMENTS	3/05/04
A	REVISIONS PER I.D.O.T. COMMENTS	1/26/04
A	REVISIONS PER I.D.O.T. COMMENTS	1/14/04
A	REVISIONS PER I.D.O.T. COMMENTS	12/30/03
A	REVISIONS PER I.D.O.T. COMMENTS	12/2/03

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: A. MALONE
REVIEWED: ROD NELSON
CHECKED: TERRENCE
TERRENCE

RHA&A
Robert H. Anderson & Associates, Inc.
Consulting Engineers
2200 Fox Valley Center, 95 Fox Valley Drive
Aurora, Illinois 60504-8004
Phone: (630) 896-8000 Fax: (630) 896-8009

TYLER & 64 BUSINESS PARK
IDOT DISTRICT 1 PAVEMENT MARKING DETAILS
CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

ILLINOIS DEPARTMENT OF TRANSPORTATION
DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS THE SEAL OF A PROFESSIONAL ENGINEER IS ON THE DRAWING AND IS ACCOMPANIED BY WRITTEN BY THE CONSULTANT & ANDERSON & ASSOCIATES, INC.

PROJECT NO.: 573-003
DATE: MARCH 16, 2003
SCALE: AS SHOWN
DG FILE: JRD-MC-573300/design/V-IDOT-DETAILS.dgn

SHEET 30 OF 32

Tue Apr 16 12:55:49 2002
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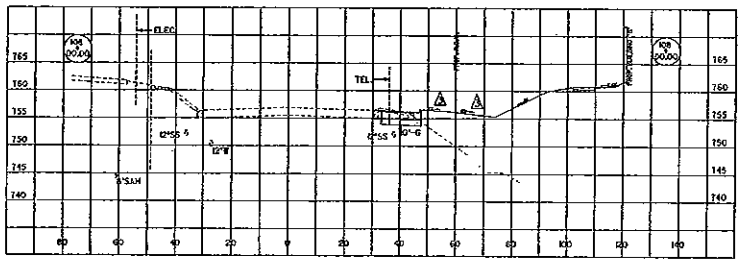

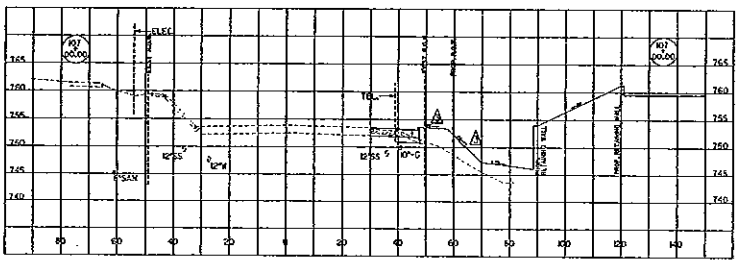

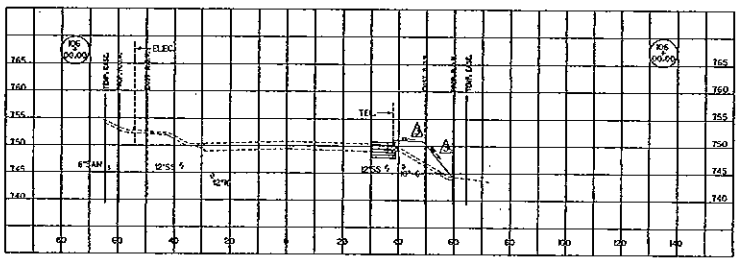

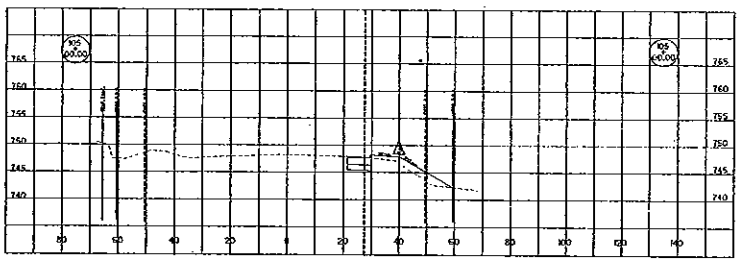

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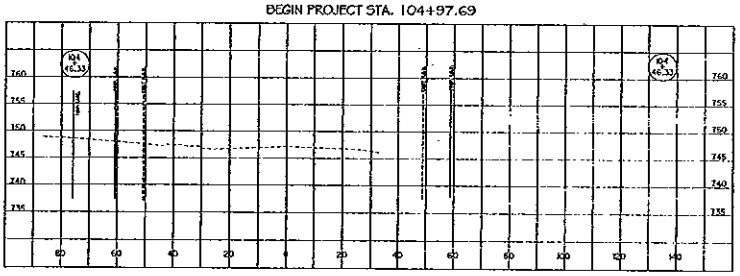
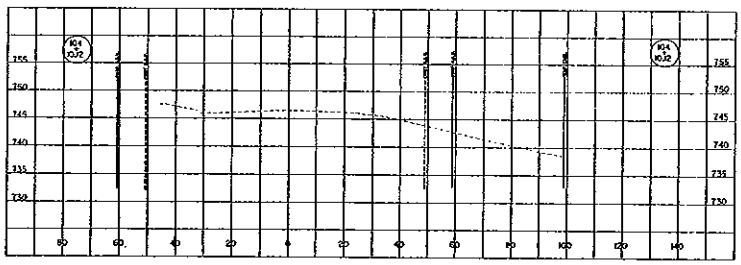




EXISTING

PROPOSED

SCALE:

HORIZONTAL: 1" = 10'
VERTICAL: 1" = 20'

TYLER & 64 BUSINESS PARK
ROUTE 64 PROPOSED
CROSS SECTIONS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

RHA&A

Robert H. Anderson & Associates, Inc.
Consulting Engineers
Tracy Professional Center
220 West Main Street, St. Charles, Illinois 60174
Phone: (630) 513-8333 Fax: (630) 513-8334
Email: rhaa@rhaa.net

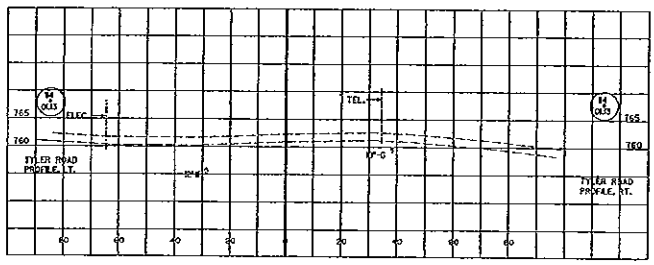
STAFF

PROJECT MANAGER	ANTHONY G. MALONE, P.E.
DRAWN	A. MALONE
REVIEWED	
DESIGNED	M. DAVISON
TECHNICIAN	
REVIEWER	
REVISION	

REVISION	DATE
1 REVISIONS PER CLIENT COMMENTS	5/17/04
2 REVISIONS PER CITY COMMENTS	6/2/04
3 REVISIONS PER CITY COMMENTS	5/12/04
4 REVISIONS PER CITY COMMENTS	4/26/04
5 REVISIONS PER CITY COMMENTS	3/17/04
6 REVISIONS PER IN-HOUSE COMMENTS	3/08/04
7 REVISIONS PER CITY COMMENTS	1/26/04
8 REVISIONS PER I.D.O.T. COMMENTS	1/16/04
9 REVISIONS PER I.D.O.T. COMMENTS	12/10/03
10 REVISIONS PER I.D.O.T. COMMENTS	10/26/03

DESCRIPTION

SHEET 31 OF 32



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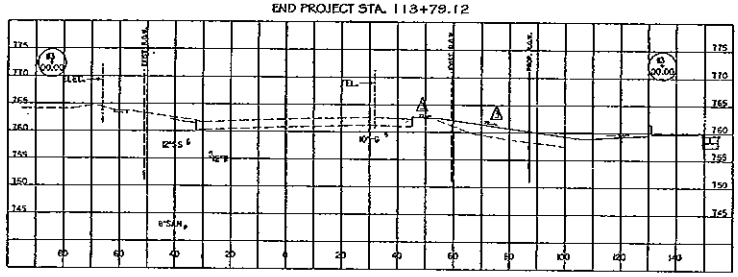
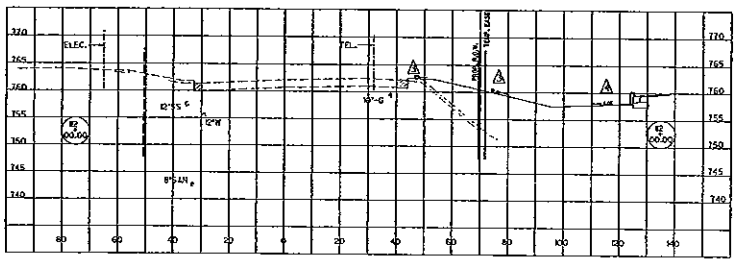
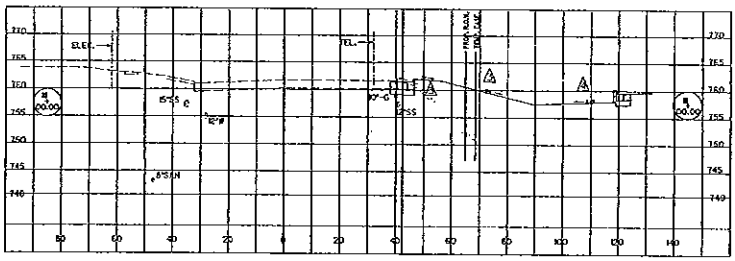
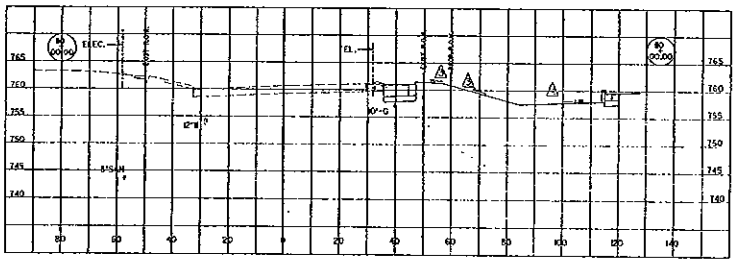
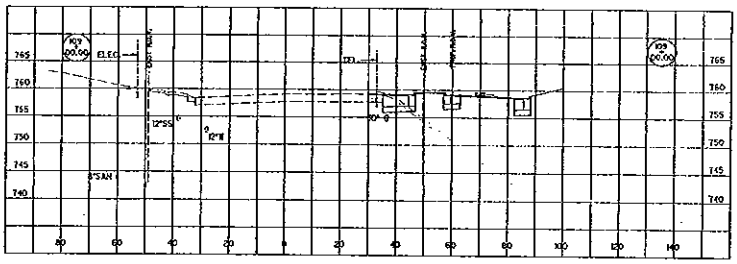










EXISTING

PROPOSED

SCALE:

HORIZONTAL: 1" = 10'
VERTICAL: 1" = 20'

TYLER & 64 BUSINESS PARK

ROUTE 64 PROPOSED CROSS SECTIONS

CITY of ST. CHARLES — KANE COUNTY — ILLINOIS

RHA&A

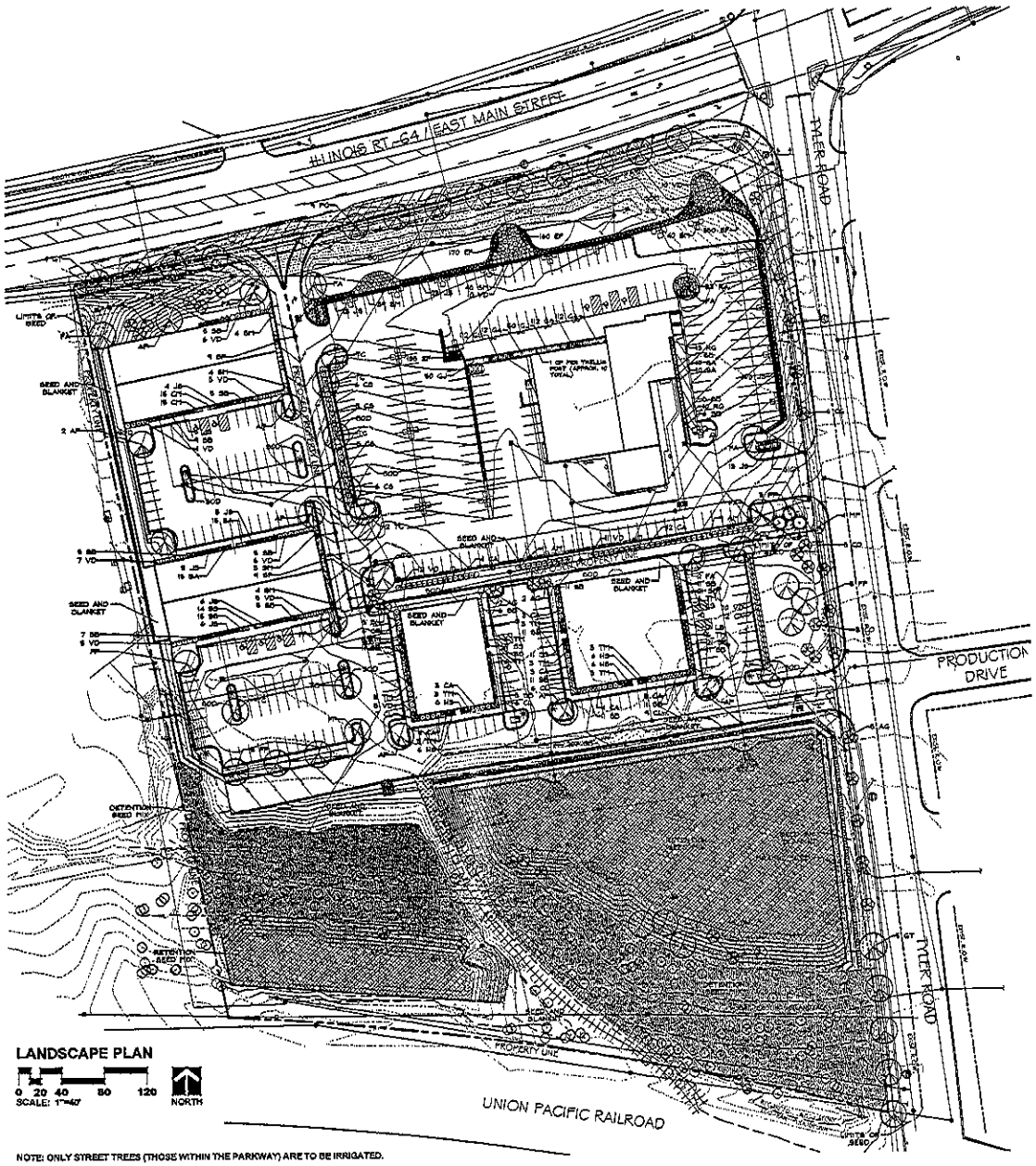
Robert H. Anderson & Associates, Inc.
Consulting Engineers
Tyrone's Professional Center
1200 West Fifth Avenue, St. Charles, Illinois 60174
Phone: +1(630)584-5333 Fax: +1(630)584-5347
Email: rhainc@mcg.com

PROJECT MANAGER: ANTHONY G. MALONE, P.E.
DESIGNED: A. MALONE
DRAWN: M. DAWSON

REVISIONS		
4	REVISIONS PER CLIENT COMMENTS	6/17/04
3	REVISIONS PER CITY COMMENTS	6/2/04
2	REVISIONS PER CITY COMMENTS	5/12/04
1	REVISIONS PER CITY COMMENTS	4/16/04
0	REVISIONS PER CITY COMMENTS	3/17/04
0	REVISIONS PER IN-HOUSE REVIEW	3/05/04
0	REVISIONS PER CITY COMMENTS	1/23/04
0	REVISIONS PER I.D.O.T. COMMENTS	1/16/04
0	REVISIONS PER I.D.O.T. COMMENTS	12/10/03
0	REVISIONS PER I.D.O.T. COMMENTS	11/21/03

SHEET 32 OF 32

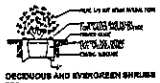
DATE: MARCH 18, 2003
SCALE: AS SHOWN

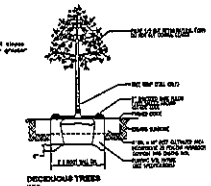


NOTE: ONLY STREET TREES (THOSE WITHIN THE PARKWAY) ARE TO BE IRRIGATED.

PLANT LIST

Key	Quantity	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AP	4	Acer saccharum AUTUMN BLAZE MAPLE	2 1/2" Cal.	
FA	8	Fraxinus pennsylvanica 'Autumn Purple' AUTUMN PURPLE WHITE ASH	2 1/2" Cal.	
FP	4	Fraxinus pennsylvanica 'Summit' SUMMIT GREEN ASH	2 1/2" Cal.	
GT	4	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PC	4	Pyrus calleryana 'Redspire' REDSPIRE PEAR	2 1/2" Cal.	
QB	8	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
TC	8	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
		ORNAMENTAL TREES		
AS	4	Amelanchier canadensis APPLE SERVICEBERRY	6' Tall	Clump Form
BN	6	Betula nigra RIVER BIRCH	6' Tall	Clump Form
AL	5	Alnus glutinosa BLACK ALDER	6' Tall	Clump Form
CO	6	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Clump Form
CS	4	Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	
PP	7	Malus 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	6' Tall	Clump Form
		EVERGREEN TREES		
PP	5	Picea pungens GREEN COLORADO SPRUCE	6' Tall	
		DECIDUOUS SHRUBS		
AM	20	Aronia melanocarpa BLACK CHOKEBERRY	30" Tall	5' O.C.
CA	46	Calamagrostis acutiflora FEATHER REED GRASS	30" Tall	5' O.C.
CS	36	Cornus sericea 'Bailey' BAILEY'S RED TWIG DOGWOOD	30" Tall	5' O.C.
RA	38	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	5' O.C.
SB	367	Spiraea x bumalda 'Anthony Waterer' ANTHONY WATER SPIREA	24" Wide 24" Tall	3' O.C.
SH	143	Syringa vulgaris 'Charles Joly' CHARLES JOLY LILAC	30" Tall	4' O.C.
SP	16	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
VD	103	Viburnum dentatum 'Chicago Lustre' CHICAGO LUSTRE VIBURNUM	30" Tall	5' O.C.
		EVERGREEN SHRUBS		
JS	117	Juniperus sabinana 'Sargent' SARGENT JUNIPER	24" Wide	5' O.C.
TY1	57	Taxus media 'Densiformis' DENSIFORMIS YEW	24" Wide	5' O.C.
		PERENNIALS AND ORNAMENTAL GRASSES		
CL	36	Calamagrostis acutiflora 'Karl Foerster' KARL FOERSTER FEATHERREED GRASS	2 Gal.	24" O.C.
CH	80	Coreopsis 'Handsome' HANDSOME COREOPSIS	1 Gal.	18" O.C.
GA	324	Geranium sanguineum 'Album' WHITE BLOODY CRANESBILL	1 Gal.	18" O.C.
GJ	100	Geranium x 'Johnson's Blue' JOHNSON'S BLUE GERANIUM	1 Gal.	18" O.C.
GS	324	Geranium sanguineum 'Striatum' LANCASTRIANUM BLOODY CRANESBILL	1 Gal.	18" O.C.
MS	24	Miscanthus sinensis BLUE DAY GRASS	1 Gal.	24" O.C.
LS	14	Liatris spicata 'Kobold' SPIKE GAYFEATHER	1 Gal.	18" O.C.
RS	36	Rudbeckia 'Goldsturm' GOLDSTURM BLACK-EYED SUSAN	1 Gal.	18" O.C.
SA	60	Salvia nemorosa AZ AUTUMN ICE SALVIA	1 Gal.	18" O.C.
SG	107	Salvia x superba 'East Friesland' EAST FRIESLAND SALVIA	1 Gal.	18" O.C.
		GROUNDCOVERS		
CV	10	Clematis 'The President' CLEMATIS	1 Gal.	
EP	1080	Euonymus fortunei coloratus PURPLELEAF WINTERCREEPER	Cuttings	18" O.C.
		MISC. MATERIALS		
	176	Mulch	C.Y.	
	7076	Sod	S.Y.	
	6800	Seed and Blanket	S.Y.	
	1.86	Detention Seed Mix - See specifications	Ac.	
	1.75	Retention Seed Mix - See specifications	Ac.	
	0.3	Prairie Seed - See specifications	Ac.	
	3,180	Erosion Control Blanket (Detention/Retention Seed Mix area only)	S.Y.	44 stakes per blanket


DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.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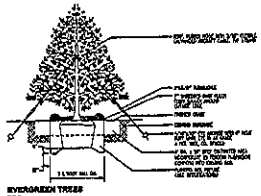
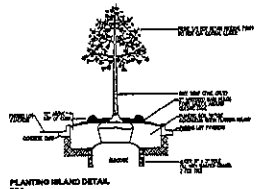

EVERGREEN TREES
N.T.S.


PLANTING ISLAND DETAIL
N.T.S.

RECEIVED
JUN 7 - 2004
PLANNING OFFICE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNERS
LANDSCAPE ARCHITECTS
334 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE: 630-668-7197
FACSIMILE: 630-668-9483

ROUTE 64 & TYLER ROAD BUSINESS PARK

TYLER ROAD & ROUTE 64
ST. CHARLES, ILLINOIS

LANDSCAPE PLAN

REVISIONS	
7	6/3/04
6	5/11/04
5	4/23/04
4	4/16/04
3	3/24/04
2	3/8/04
1	02/20/04

DATE	1/28/04
PROJECT NO.	03-043
DRAWN	ATR
CHECKED	GRW
SHEET	1 OF 2

LANDSCAPE WORK PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.

B. Maintenance Instruction – Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements for Landscape Architect's review.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. By the end of the first full growing season, the upland prairie planting areas shall exhibit nearly complete vegetative cover, primarily by species contained in the temporary matrix. There shall be no significant areas on basin side slopes which are devoid of vegetation. The basin side slopes shall not contain significant rills or gullies and the basin shoreline shall not be significantly cut as a result of erosion. At least 50% of the emergent species, if planted as plugs, shall be alive and apparent. The emergent zone shall contain at least 10% coverage by native vegetation.

D. By the end of the second full growing season, a minimum of 10% of the species planted as seed in the upland prairie, wet meadow, and emergent planting zones shall be alive and apparent. There shall be no significant areas which are devoid of vegetation. The basin side slopes shall not contain significant rills or gullies and the basin shoreline shall not be significantly cut as a result of erosion. At least 50% of emergent species, if planted as plugs, shall be alive and apparent. The emergent planting zone shall contain at least 25% coverage by native species.

E. By the end of the third full growing season, a minimum of 50% of the planted species in the upland, wet meadow, and emergent planting zones shall be alive and apparent. There shall be no significant areas on side slopes which are devoid of vegetation. The basin side slopes shall not contain significant rills or gullies and the basin shoreline shall not be severely cut as a result of erosion. The emergent planting zone shall contain at least 50% coverage by native species. No more than 25% of any specific plant community shall be dominated by the following nonnative or weedy species: Reed Canary Grass (Phalaris arundinacea), White Sweet Clover (Melilotus alba), Kentucky Blue Grass (Poa pratensis), Purple Loosestrife (Lythrum salicaria), or Sandbar Willow (Salix interior).

LANDSCAPE WORK PART 2 – PLANT MATERIALS

2.1 LAWN SOD

Sod: Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Abbey, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture – 5 lbs./1,000 sq. ft.
50% Kentucky Bluegrass 10/50
15% Caliber Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

DETENTION AREA SEED MIX		
COMMON NAME	SCIENTIFIC NAME	LBS./ACRE
TEMPORARY MATRIX		
Seed Oats	Avena sativa	32.0
Canada Wild Rye	Elymus canadensis	3.0
Red Top	Agrostis alba	4.0
Creeping Bent	Agrostis alba palustris	1.0
PERMANENT MATRIX		
Red Fescue	Festuca rubra	3.0
Kentucky Blue Grass	Poa pratensis	30.0
Squirrel Tail Grass	Hordeum jubatum	0.075
Alkali Grass	Puccinellia distans	10.0
Tall Fescue	Festuca elatior	3.0
Switch Grass	Panicum polyanthes	2.0
Porcupine Sedge	Carex hystericina	0.1
Plains Tussock Sedge	Carex stricta	0.1
Needle Spike Rush	Eleocharis acicularis	1.0

RETENTION AREA SEED MIX		
COMMON NAME	SCIENTIFIC NAME	LBS./ACRE
TEMPORARY MATRIX		
Seed Oats	Avena sativa	32.0
Canada Wild Rye	Elymus canadensis	3.0
Red Top	Agrostis alba	8.0
Creeping Bent	Agrostis alba palustris	2.0
PERMANENT MATRIX		
Red Fescue	Festuca rubra	10.0
Kentucky Blue Grass	Poa pratensis	18.0
Squirrel Tail Grass	Hordeum jubatum	0.5
Alkali Grass	Puccinellia distans	15.0
Tall Fescue	Festuca elatior	6.0
Knee Grass	Panicum dichotomiflorum	6.0
Barnyard Grass	Echinochloa crusgalli	6.0
Porcupine Sedge	Carex hystericina	0.1
Rice Cut Grass	Leersia oryzoides	3.0
Plains Tussock Sedge	Carex stricta	0.1
Needle Spike Rush	Eleocharis acicularis	2.0

2.3 NATIVE PLANTING MIXTURES

A. Low Profile Prairie With Flowers Seed Mixture
Provide fresh, clean, new crop of the species and proportions as specified. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200 mile radius of the project site. Seed at a rate of 66.230 Total lbs. per acre.

Permanent Matrix

Botanical Name	Common Name	Seed/AC.
Andropogon gerardii	Big Blue Stem	0.125 lbs.
Andropogon scoparius	Little Blue Stem	2.000 lbs.
Bouteloua curtipendula	Side Oats Grama	1.750 lbs.
Panicum virgatum	Prairie Switch Grass	0.500 lbs.
Sorghastrum nutans	Indian Grass	0.094 lbs.

Temporary Matrix

Botanical Name	Common Name	Seed/AC.
Avena sativa	Seed Oats	57.00 lbs.
Elymus canadensis	Prairie Wild Rye	1.000 lbs.
Hordeum jubatum	Squirrel Tail Barley	0.006 lbs.
Lolium multiflorum	Annual Rye	10.00 lbs.
Phleum pratense	Timothy	2.000 lbs.

Forbs

Botanical Name	Common Name	Seed/AC.
Amorpha canescens	Lead Plant	0.125 lbs.
Aster laevis	Smooth Blue Aster	0.016 lbs.
Aster novae-angliae	New England Aster	0.031 lbs.
Baptisia leucantha	White Wild Indigo	0.078 lbs.
Cassia fasciculata	Partridge Pea	0.125 lbs.
Ceanothus americanus	New Jersey Tea	0.031 lbs.
Coreopsis palmata	Prairie Coreopsis	0.031 lbs.
Dodecatheon meadia	Shooting Star	0.016 lbs.
Echinacea pallida	Pale Purple Coneflower	0.391 lbs.
Eryngium yuccifolium	Rattlesnake Master	0.109 lbs.
Lespedeza capitata	Round-Headed Bush Clover	0.125 lbs.
Liatris aspera	Rough Blazing Star	0.125 lbs.
Liatris pycnostachya	Prairie Blazing Star	0.188 lbs.
Lupinus perennis	Wild Lupine	0.219 lbs.
Monarda fistulosa	Prairie Bergamot	0.031 lbs.
Parthenium integrifolium	Wild Quinine	0.016 lbs.
Petalostemum candidum	White Prairie Clover	0.125 lbs.
Petalostemum purpureum	Purple Prairie Clover	0.156 lbs.
Physostegia virginiana	False Dragonhead	0.094 lbs.
Ratibida pinnata	Yellow Coneflower	0.125 lbs.
Rudbeckia hirta	Black-Eyed Susan	0.063 lbs.
Silphium laciniatum	Compass Plant	0.008 lbs.
Solidago nemoralis	Old-Field Goldenrod	0.125 lbs.
Solidago rigida	Stiff Goldenrod	0.125 lbs.
Verbena stricta	Hoary Vervain	0.125 lbs.
Veronicastrum virginicum	Culver's Root	0.008 lbs.
Vernonia fasciculata	Common Ironweed	0.188 lbs.

Annuals

Name	Seed/AC.
WOA Annual and Short-Lived Perennials Mix by LaFayette Home Nursery, Inc. or approved equal.	5.000 lbs.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreens: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and coniferous shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and plant defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost for all planting pits, perennial, annual and groundcover areas.

2.7 EROSION CONTROL

A. Erosion Control Mulch: Conwed 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

B. Erosion Control Blankets: North American Green S75, or equivalent. The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a lightweight photodegradable polypropylene netting having an approximate 0.50 x 0.50 inch mesh and be sewn together on 1.50 inch centers (50 stitches per roll width) with degradable thread. The blanket shall be secured to the soil surface with a minimum of 0.7 staples per square yard using manufacturers staple pattern "A". Installation staple patterns shall be clearly marked on the erosion control blanket with environmentally safe paint. All mats shall be manufactured with a colored thread stitched along both outer edges (approximately 2 – 5 inches from the edge) as an overlap guide for adjacent mats. Install per manufacturer's recommendations. Roll size is 6.67' x 108' @ 40 lbs. per roll.

C. Shoreline Erosion Control Blanket: North American Green C350, or equivalent. Permanent composite turf reinforcement mat shall be constructed of 100% coconut fiber evenly distributed across the entire area of the matting. The matrix shall be stitch bonded between a heavy duty UV stabilized bottom net with 0.50 x 0.50 inch openings, a super heavy duty UV stabilized, dramatically corrugated (crimped) intermediate netting with 0.50 x 0.50 inch openings, over lain with a heavy duty UV stabilized top net with 0.50 x 0.50 inch openings. The crimped netting shall form prominent closely spaced ridges across the entire width of the mat. The three nettings shall be stitched together on 1.50 inch centers with UV stabilized polypropylene thread to form a permanent three dimensional structure. The blanket shall be secured to the soil surface with a minimum of 1.75 staples per square yard using manufacturers staple pattern "B". Installation staple patterns shall be clearly marked on the erosion control blanket with environmentally safe paint. All mats shall be manufactured with a colored thread stitched along both outer edges (approximately 2 – 5 inches from the edge) as an overlap guide for adjacent mats. Install per manufacturer's recommendations. Roll size is 6.5' x 55.5' @ 37 lbs. per roll.

2.8 TRUNK WRAP

Standard waterproofed tree wrapping paper, 2-1/2" wide, made of two layers of crepe kraft paper weighing not less than 30 pounds per ream (Fall Planting Only).

2.9 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 – EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1-1/2" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1-1/2" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1-1/2" inches. SEEDED PRAIRIE SHALL NOT RECEIVE FERTILIZER.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conwed 2000 with tackifier or approved equal) over the entire seeded area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

C. Seeding Prairie

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to October 31.

2. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

3. Till to a depth of not less than 8"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove stumps, clods, stones over 2" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

4. SEEDED PRAIRIE SHALL NOT RECEIVE FERTILIZER.

5. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

6. Seed shall be drilled, or broadcast with a hand spreader overlapping planting zones. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area.

7. Sow not less than specified rate.

8. Rake prairie seed lightly into top 1/4" of soil, roll lightly and water with a fine spray.

9. After the seeding operation is completed, install erosion control blanket per manufacturers specifications over the entire prairie area.

D. Seeding and Planting Wet Meadow and Emergent Areas

1. The period for planting wet meadow and emergent seed shall be from April 1 to June 15 or September 15 to October 31. Emergent plugs shall be planted in the spring.

2. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

3. Till to a depth of not less than 8"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogeneous mixture of fine texture, remove stumps, clods, stones over 2" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

4. WET MEADOW AND EMERGENT AREAS SHALL NOT RECEIVE FERTILIZER.

5. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

6. Seed shall be hand broadcast within moist to saturated soils. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area.

7. Sow not less than specified rate.

8. Rake prairie seed lightly into top 1/4" of soil, roll lightly and water with a fine spray.

9. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications over the entire wet meadow area above NWL.

10. Wet meadow and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water.

11. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or inundated up to four inches in depth. Plants within groupings shall be planted at 2 feet centers.

12. Emergent plugs shall not be planted less than the specified rate.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 6" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock on layer of compacted topsoil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove burlap from sides of balls; retain on bottoms.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades.

4. Prune, thin and shape trees in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Deciduous trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, raking/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Do not mow prairie seeded area.

3.4 CONTINUED MAINTENANCE (ALTERNATE BID)

A. First Season Wetland and Prairie Management/Maintenance

Control of undesirable plant species, when present in small quantities, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Under certain circumstances, selective herbicide may be necessary. Selective herbicides are absorbed through the plant tissues and work their way into the root system, effectively killing the plant.

B. Second Season Wetland and Prairie Management/Maintenance

Control of undesirable plant species during the second season shall be controlled by hand pulling and selective herbicide.

C. Controlled Burns

At the completion of the second (or third) full growing season after planting, fire shall be introduced into the Naturalized Stormwater Management Facility as the primary management tool. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in grassland fire control. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan designating preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared to be utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter.

Large prairie tracts shall not be burned completely each burn session. Management areas shall be divided into sections, depending on the size of the tract, and burned on a rotational basis. Burning of a section of a prairie may occur each year with the entire prairie burned over a 2-3 year period.

D. Long Term Wetland and Prairie Management/Maintenance

As the natural areas mature, required supplemental management will be significantly reduced or eliminated. The plant community will stabilize and will be effectively managed by scheduled burning.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

LANDSCAPE WORK PART 4 – IRRIGATION SYSTEM

4.1 DESCRIPTION OF WORK

This subcontractor shall design, furnish and install a complete underground lawn and planted area sprinkler system as shown on the plans and including all necessary underground sleeves, fully automatic control systems, water pump, water meter, backflow preventer if required per code, and electrical wiring for system. Design shall be in accordance with good engineering practice. Provide separate zones for lawn and shrub beds as well as quick couplers as indicated on plan.

4.2 QUALITY ASSURANCE

A. All materials shall be new, first class, especially designed for intended use.

B. All work shall be installed with best workmanship in accordance with best practice of the trade, in accordance with all local codes, ordinances, rules and regulations, in accordance with approved design shop drawings and in accordance with the system manufacturer's recommendations.

C. Special provisions shall be made to adequately and properly protect the system from damage due to weather and frost conditions.

4.3 DESIGN

A. Submit for approval four (4) prints and one (1) reproducible of all required design and layout shop drawings.

B. Drawings shall indicate locations and types of all sprinkler heads, coverage area of each head, length, location and size of pipe runs, depth of pipe installation, underground sleeves under sidewalks and paved areas, controls, timers, water meter, complete wiring diagram, etc.

C. Provide detailed specification sheets of all material proposed to be used.

D. Approval of the shop drawings will be for size and arrangement of the members and connections only and shall in no way remove the responsibility for the design, detailing and fabrication from this subcontractor.

E. Electrical power wiring to location of controller will be by electrical contractor. Connection of system to power supply is by lawn sprinkler contractor.

4.4 SUBMITTALS

Lawn sprinkler contractor shall submit the following for review and approval:

A. Design drawings as described above.

B. Record set drawings, reproducible of "as-builts" shall be submitted at completion of project.

C. Operation and maintenance manuals – three (3) sets.

4.5 BID

Subcontractors shall include with their bid quotation information identifying the manufacturer of the proposed sprinkler equipment.

4.6 GUARANTEE

Furnish written manufacturer's and subcontractor's one (1) year unconditional guarantee against defects in material and workmanship from date of final acceptance of project by the Owner.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
324 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE 630.668.7197
FACSIMILE 630.668.9693

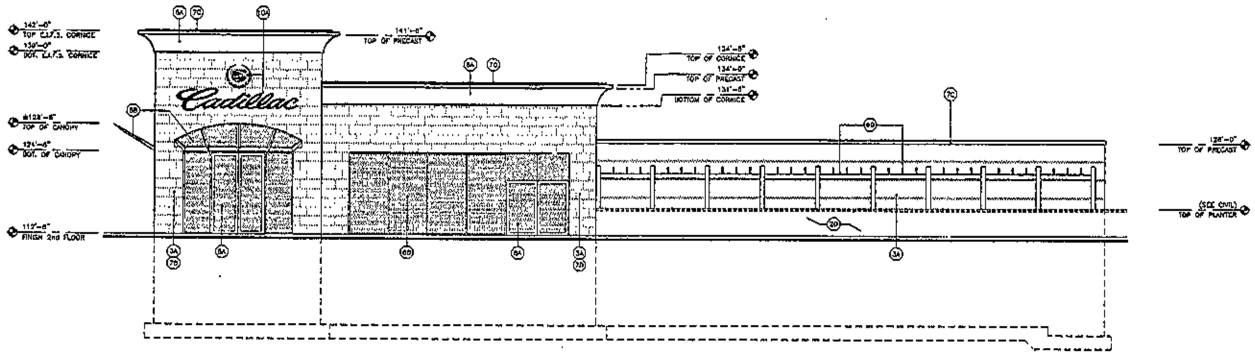
ROUTE 64 & TYLER ROAD BUSINESS PARK

TYLER ROAD & ROUTE 64
ST. CHARLES, ILLINOIS

SPECIFICATIONS

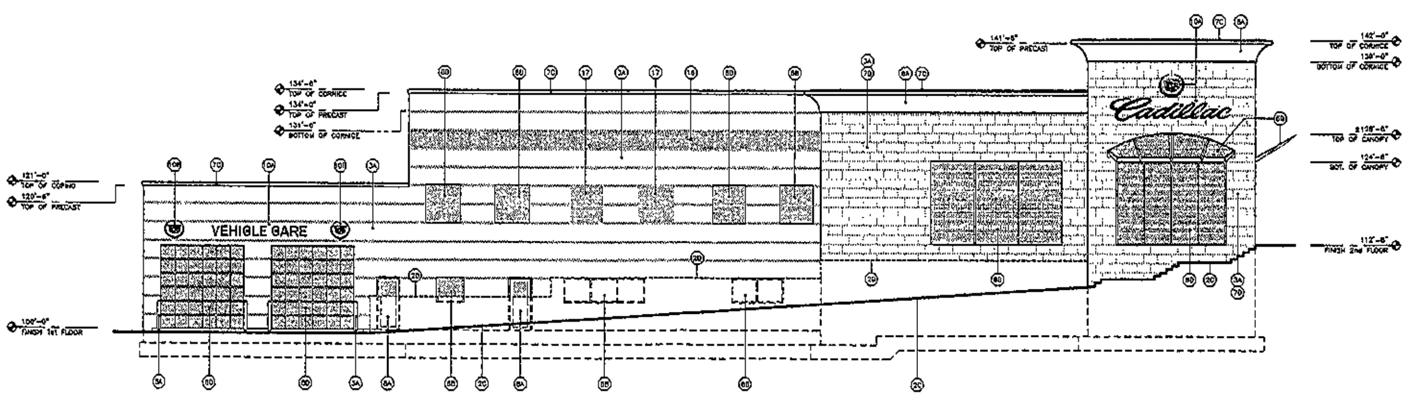
4	6/0/04
3	5/11/04
2	4/23/04
1	4/16/04
REVISIONS	

DATE	3/19/04
PROJECT NO.	JR0403
DRAWN	ATD
CHECKED	GRW
SHEET	



NORTH ELEVATION - ALTERNATE 2

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



EAST ELEVATION - ALTERNATE 2

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

GENERAL NOTES:

01) PAINT & MATERIAL COLORS TO BE SELECTED PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS

02) PRECAST PANEL WIDTHS / BREAK POINTS SHALL BE DETERMINED BY PRECAST SUPPLIER

KEY NOTES:

- 2A APPROX. LINE OF RETAINING WALL SYSTEM. SEE CIVIL DRAWINGS
- 2B APPROX. LINE OF RETAINING WALL SYSTEM & PLANTER. SEE CIVIL DRAWINGS
- 2C APPROX. LINE OF SITE CONC. OR GRADE. SEE CIVIL DRAWINGS
- 3A WALL PANELS, PRE-CAST CONCRETE, 8" OR 12" THICK NOM. (SEE FLOOR PLANS), INSULATED. PANEL WIDTH & JOINT LOCATIONS BY P.C. SUPPLIER. 2" WIDE REVEALS @ 3'-8" O.C. HORIZONTAL (WHERE SHOWN)
- 4A 8" CONC. BLOCK WALL, PAINTED
- 5A STEEL GUARDPOST, 8"⌀, CONC. FILLED, PAINTED YELLOW
- 5B SLOPED FRITTED GLASS CANOPY WITH STAINLESS STEEL ANGLE SUPPORTS
- 6A FIBERGLASS REINFORCED PLASTIC OR E.I.F.S. CORNICE
- 6B DECORATIVE WOOD TRELLIS
- 7A NOT USED
- 7B COMPOSITE STONE PANELS PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS, AS SUPPLIED BY STONE PANELS, INC. (www.stonepanels.com)
- 7C METAL COPING SYSTEM
- 7D SCUPPER – 12"W x 8"H CLEAR OPENING THROUGH PRECAST. SEE DETAIL 13/A492. BOTTOM OF SCUPPER OPENING SHALL BE MIN. 2" ABOVE ROOF DRAIN INLET, AND MAX. 4" ABOVE ROOF DRAIN INLET. FIELD VERIFY BOTTOM OF OPENING HEIGHT.
- 8A STOREFRONT DOOR SYSTEM, ALUMINUM FRAME AND DOOR WITH GLASS (SEE A5xx SHEETS)
- 8B STOREFRONT WINDOW SYSTEM, ALUMINUM FRAME AND GLASS (SEE A5xx SHEETS) HOLLOW METAL DOOR (SEE A5xx SHEETS)
- 8C HOLLOW METAL DOOR (SEE A5xx SHEETS)
- 8D DOOR, OVERHEAD (SEE A5xx SHEETS)
- 8E 8"x4" OPENING IN PRECAST – INFILLED WITH 8"x8" CLEAR GLASS BLOCK
- 10A ILLUMINATED SIGNAGE (PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS)
- 10B NON-ILLUMINATED SIGNAGE (PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS)
- 15A AIR INTAKE LOUVER. SEE MECHANICAL PLANS
- 16 DECORATIVE ACCENT COLOR HORIZONTAL BAND
- 17 DECORATIVE ACCENT COLOR MEDALLION SAME SIZE AS ADJACENT WINDOWS

A NEW AUTO DEALERSHIP FACILITY FOR:

AL PIEMONTE CADILLAC

ST. CHARLES ILLINOIS

Cadillac

BALAY ARCHITECTS

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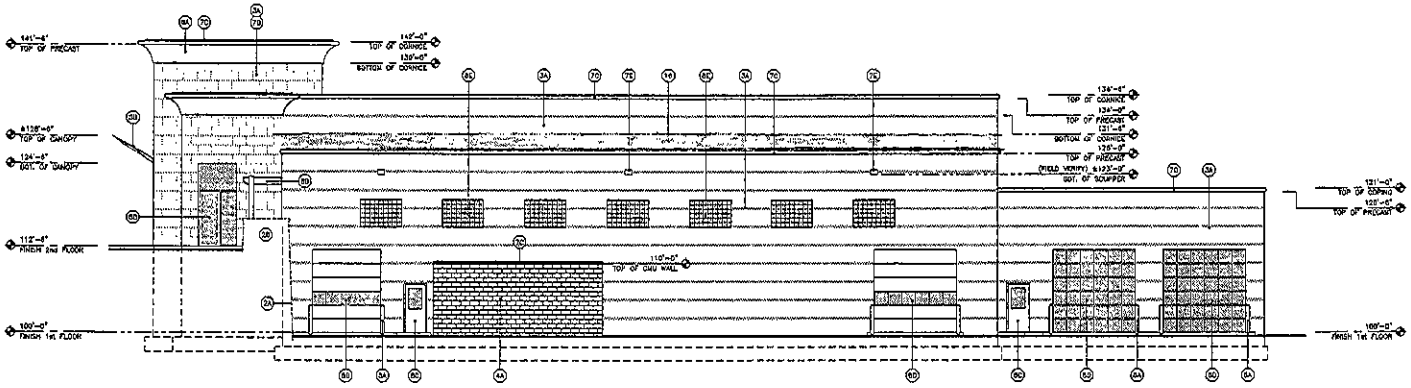
DWG. DATA | REV. DATA | PLT. DATA

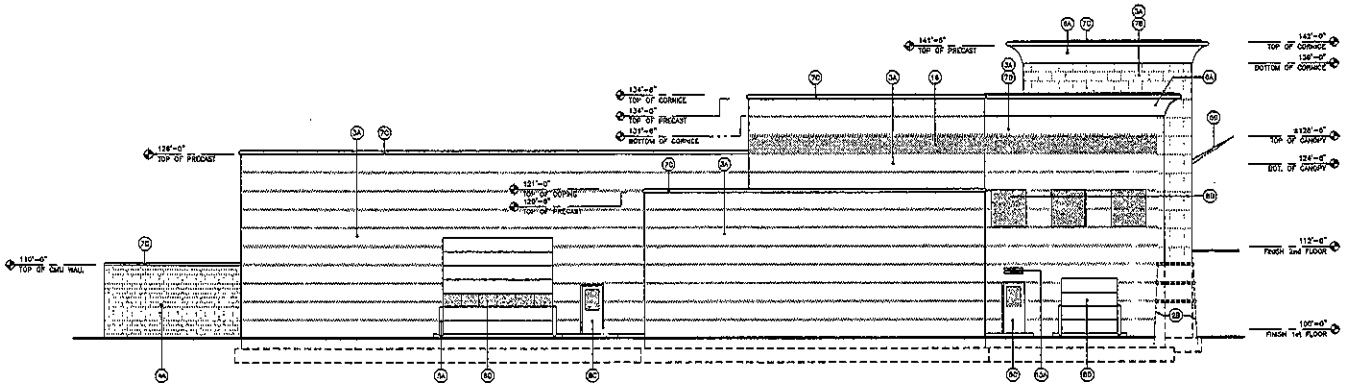
ELEVATIONS – EXTERIOR

A211-2



WEST ELEVATION - ALTERNATE 2

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



SOUTH ELEVATION - ALTERNATE 2

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

GENERAL NOTES:

(1) PAINT & MATERIAL COLORS TO BE SELECTED PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS

(2) PRECAST PANEL WIDTHS / BREAK POINTS SHALL BE DETERMINED BY PRECAST SUPPLIER.

KEY NOTES: (#)

(3A) APPROX. LINE OF RETAINING WALL SYSTEM. SEE CIVIL DRAWINGS

(3B) APPROX. LINE OF RETAINED WALL SYSTEM & PLANTER. SEE CIVIL DRAWINGS

(3C) APPROX. LINE OF SITE CONC. OR GRADE. SEE CIVIL DRAWINGS

(3D) WALL PANELS, PRE-CAST CONCRETE, 8" OR 12" THICK, NOM., (SEE FLOOR PLANS), INSULATED, PANEL WIDTH & JOINT LOCATIONS BY P.C. SUPPLIER, 3" WIDE REVEALS @ 2'-0" O.C. HORIZONTAL (WHERE SHOWN)

(4A) 8" CONC. BLOCK WALL PAINTED

(5A) STEEL DIAMONDPOST, 5"Ø, CONC. FILLED, PAINTED YELLOW

(6A) SLOPED FRITTED GLASS CANOPY WITH STAINLESS STEEL ANGLE SUPPORTS

(6B) FIBERGLASS REINFORCED PLASTIC OR C.P.D. CORNICE

(6C) DECORATIVE WOOD TRELLIS

(7A) NOT USED

(7B) COMPOSITE STONE PANELS PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS (JB SUPPLIED BY STONE PANELS, INC. (www.stonepanels.com))

(7C) METAL COPING SYSTEM

(7D) SCUPPER – 12"W x 8"H CLEAR OPENING THROUGH PRECAST, SEE DETAIL 13/A9.0, BOTTOM OF SCUPPER OPENING SHALL BE MIN. 2" ABOVE ROOF DRAIN INLET, AND MAX. 4" ABOVE ROOF DRAIN INLET, FIELD VERIFY BOTTOM OF OPENING HEIGHT.

(8A) STOREFRONT DOOR SYSTEM, ALUMINUM FRAME AND DOOR WITH GLASS (SEE A9xx SHEETS)

(8B) STOREFRONT WINDOW SYSTEM, ALUMINUM FRAME AND GLASS (SEE A9xx SHEETS)

(8C) HOLLOW METAL DOOR (SEE A9xx SHEETS)

(8D) DOOR, OVERHEAD (SEE A9xx SHEETS)

(8E) 8"x4" OPENING IN PRECAST – INFILLED WITH 8"x4" CLEAR GLASS BLOCK

(8F) ILLUMINATED SIGNAGE (PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS)

(8G) NON-ILLUMINATED SIGNAGE (PER GM/CADILLAC FACILITY IMAGE REQUIREMENTS)

(8H) AIR INTAKE LOUVER. SEE MECHANICAL PLANS

(16) DECORATIVE ACCENT COLOR HORIZONTAL BAND

(17) DECORATIVE ACCENT COLOR MULLION SAME SIZE AS ADJACENT WINDOWS

A NEW AUTO DEALERSHIP FACILITY FOR:

AL PIEMONTE CADILLAC

ST. CHARLES ILLINOIS

Cadillac

DATE OCTOBER 2004

STATE OF ILLINOIS — MICHAEL E. BALAY — 001-006329 — REGISTERED ARCHITECT

Michael E. Balay

VOIDS EXPIRES 11-30-04

BALAY ARCHITECTS
Michael E. Balay, AIA
Principal
Illinois Reg. Arch. #001-006329
Phone: 630 513-8000
Fax: 630 513-8001
balay@balayarchitects.com

DATE	REVISION	BY
10/01/04	REVISED PER CLIENT COMMENTS	MB

PROJECT NO. 0313

FOR BID SET REVISION

DATE: 10/01/04

DRAWN BY: MB

SHEET NO. A212-2

SCALE: 1/8"

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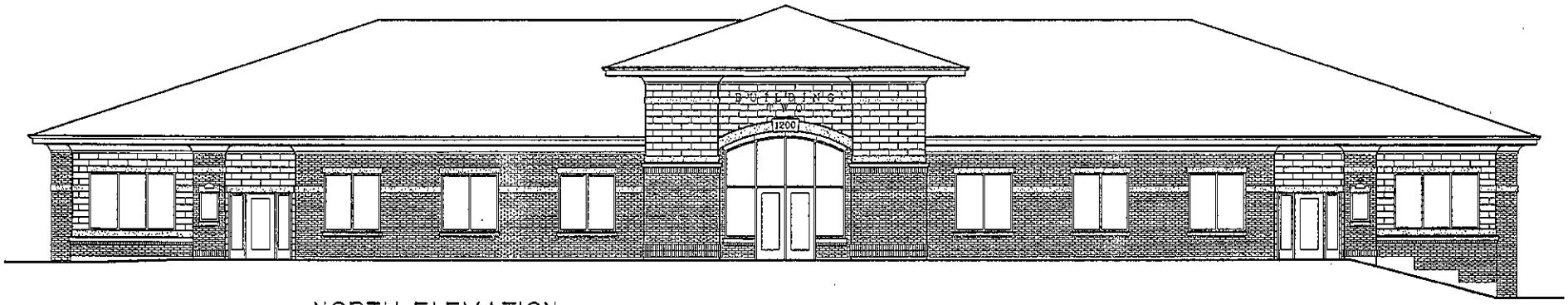
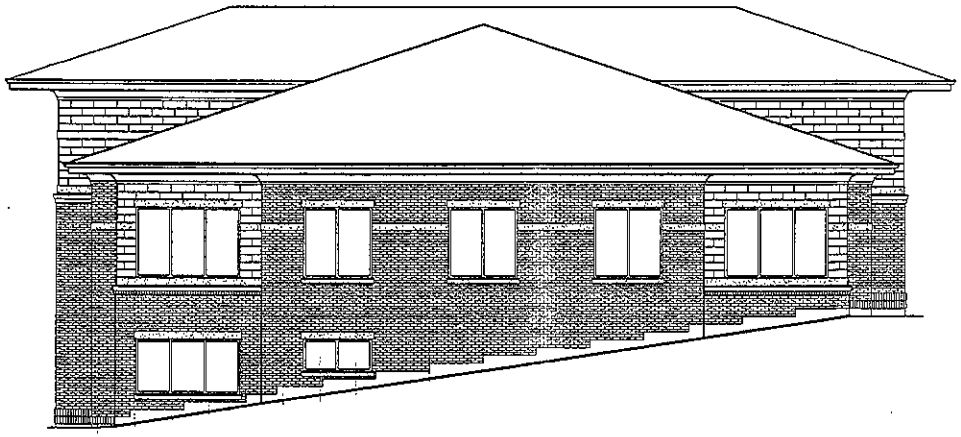
ELEVATIONS – EXTERIOR

A212-2



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

PROPOSED NEW OFFICE: "BUILDING TWO"

TYLER & RT. 64 BUSINESS PARK

SOUTHWEST CORNER OF ROUTE 64 & TYLER ROAD

FOR: JRD, INC. - BOB RASMUSSEN 630-443-9393

Revisions:

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BY MARSHALL ARCHITECTS
ALL RIGHTS RESERVED

Commission: 1789

Issue Date:

Drawn By: CDZ

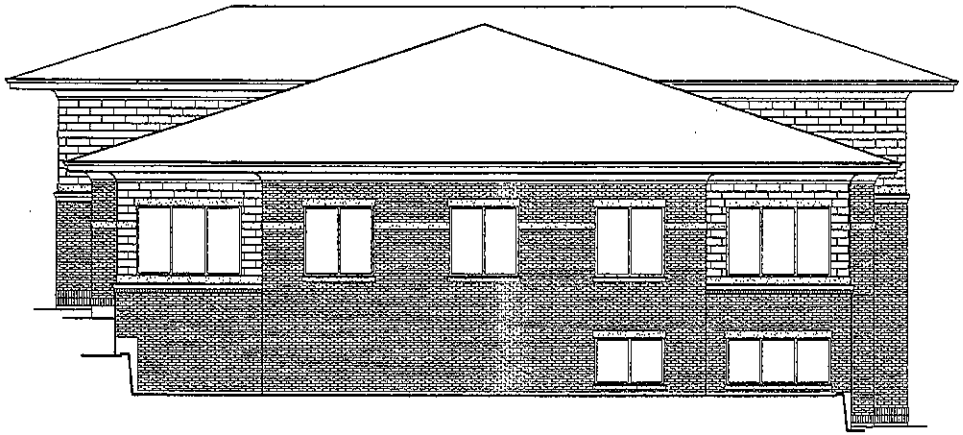
ELEVATIONS

Sheet: 1 of: 2

512 E Main Street
Suite 201
St. Charles, Illinois
60174
630.584.7820
Fax 630.584.7822

SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

PROPOSED NEW OFFICE: "BUILDING TWO"

TYLER & RT. 64 BUSINESS PARK

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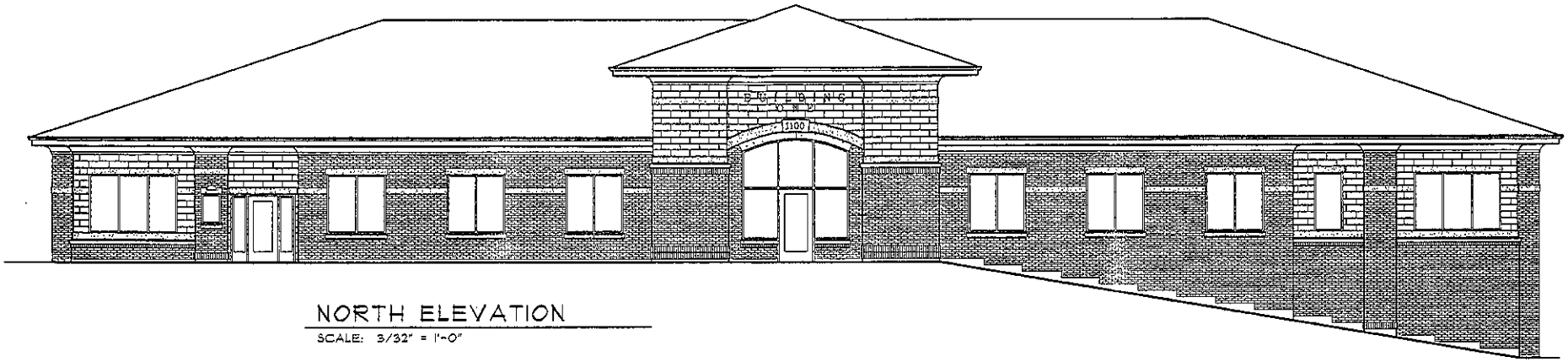
Issue Date:

Drawn By: CDZ

ELEVATIONS

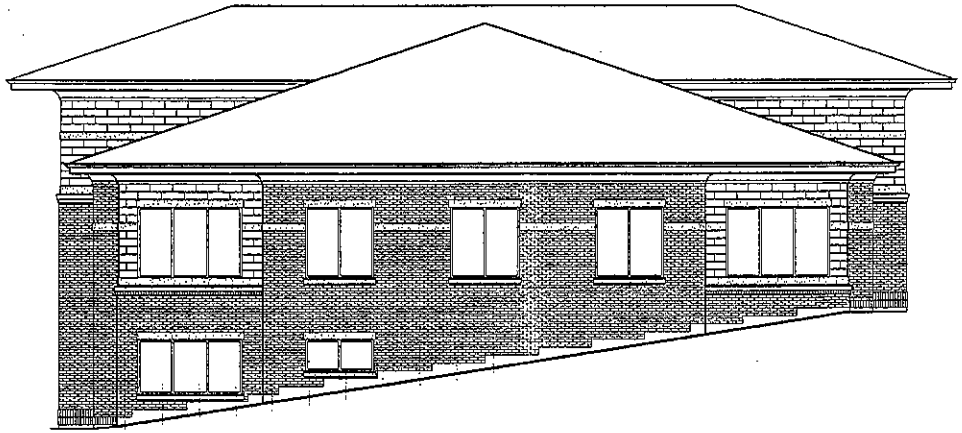
Sheet: 2 of: 2

612 E. Main Street
Suite 101
St. Charles, Illinois
60174
630.584.7820
Fax 630.584.7825



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

PROPOSED NEW OFFICE: "BUILDING ONE"

TYLER & RT. 64 BUSINESS PARK

SOUTHWEST CORNER OF ROUTE 64 & TYLER ROAD

FOR: JRD, INC. - BOB RASMUSSEN 630-443-9393

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Commission: 1788

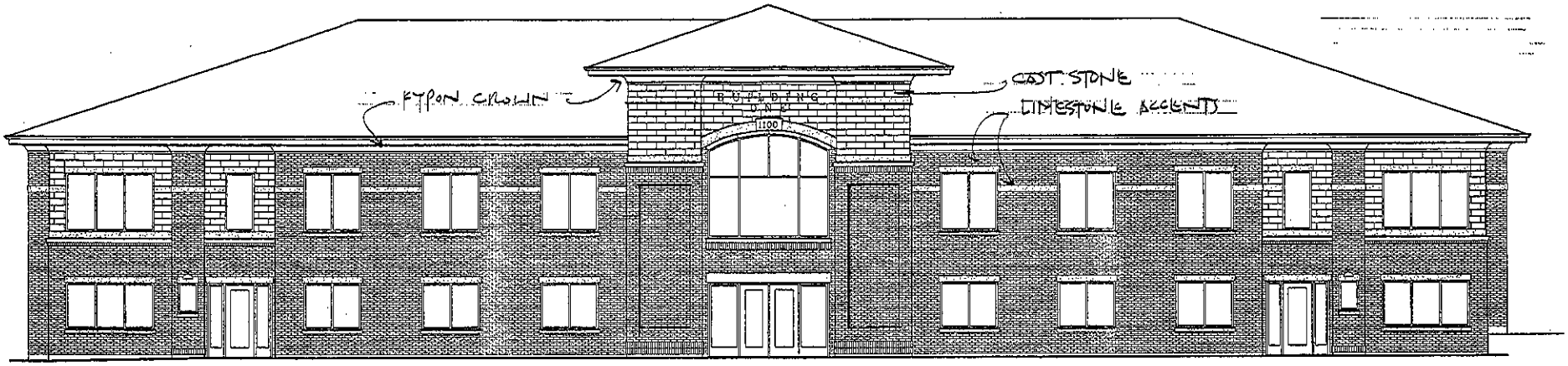
Issue Date:

Drawn By: CDZ

ELEVATIONS

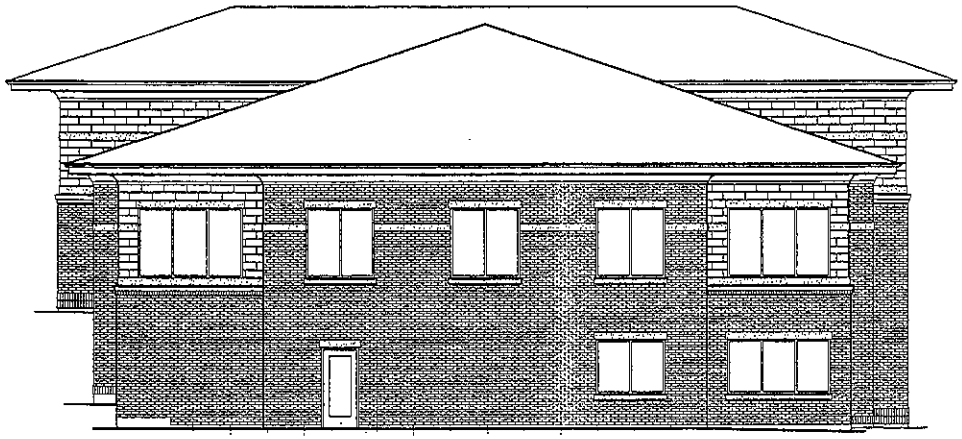
Sheet: 1 of: 2

812 E. Main Street
Suite 101
St. Charles, Illinois
60174
630.584.7680
fax 630.584.7682



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

PLOTTED: 5/4/2004

PROPOSED NEW OFFICE: "BUILDING ONE"

TYLER & RT. 64 BUSINESS PARK

SOUTHWEST CORNER OF ROUTE 64 & TYLER ROAD

FOR: JRD, INC. - BOB RASMUSSEN 630-443-9393

Revisions:

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Commission: 1788

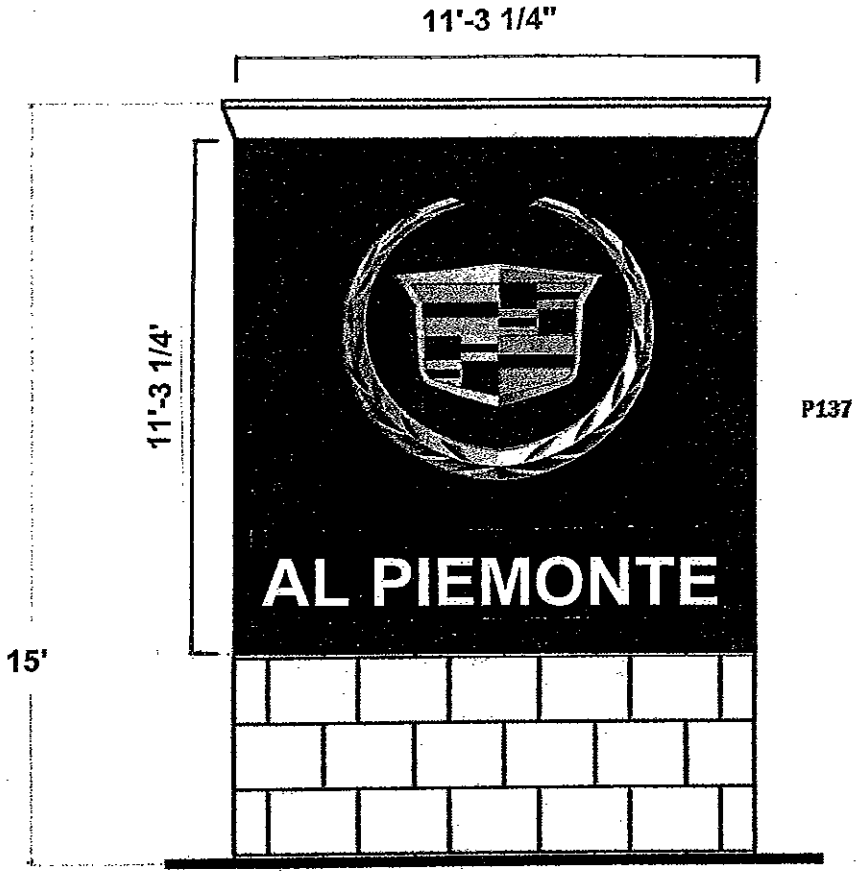
Issue Date:

Drawn By: CDZ

ELEVATIONS

Sheet: 2 of: 2

812 S. Main Street
Suite 101
St Charles, Illinois
60174
630.584.7888
Fax 630.584.7882



Account	SKI	**Drawn By**	R. KECK
Project Title	SKI P137 CAD @25' [illegible]	**IP Rep.**	L. VILLANUE
Scale	1:60	**Approved By**	
Date Created	08 MAR 04	**Date Revised**	XX Xxx 2002

04-0213 Pg 1 of 1

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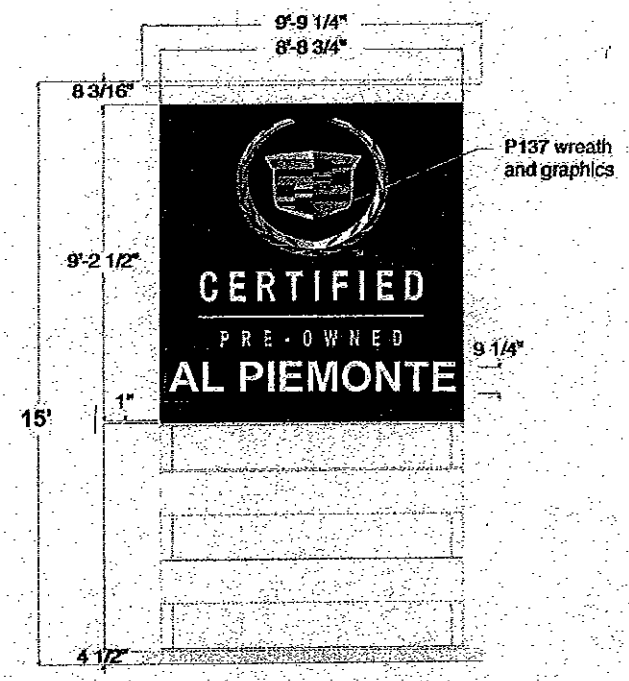

Account	[illegible]	Drawn By	R. KECK
Project Title	[illegible]	IP Rep.	B. LEE
Scale	1:32	Approved By	
Date Created	[illegible]	Date Revised	

Pg 1 of 1

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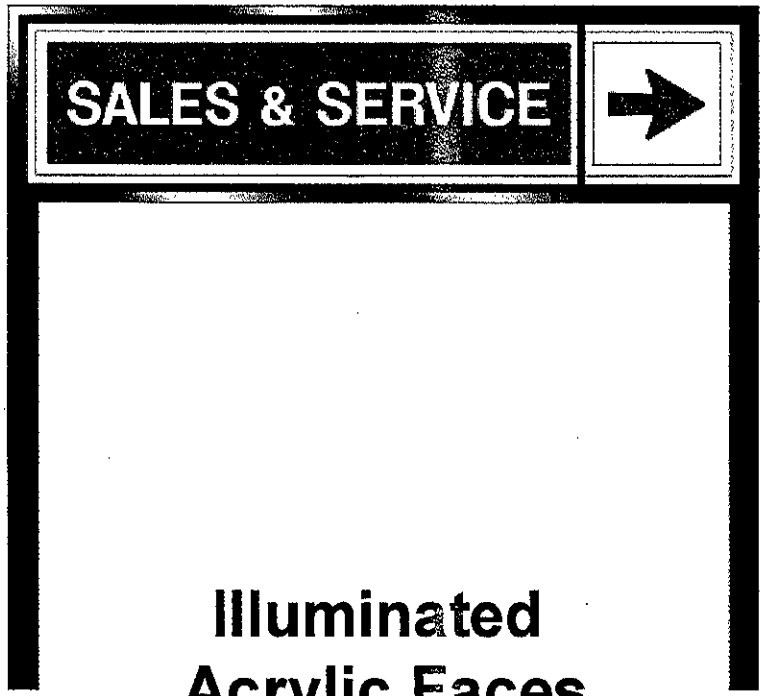
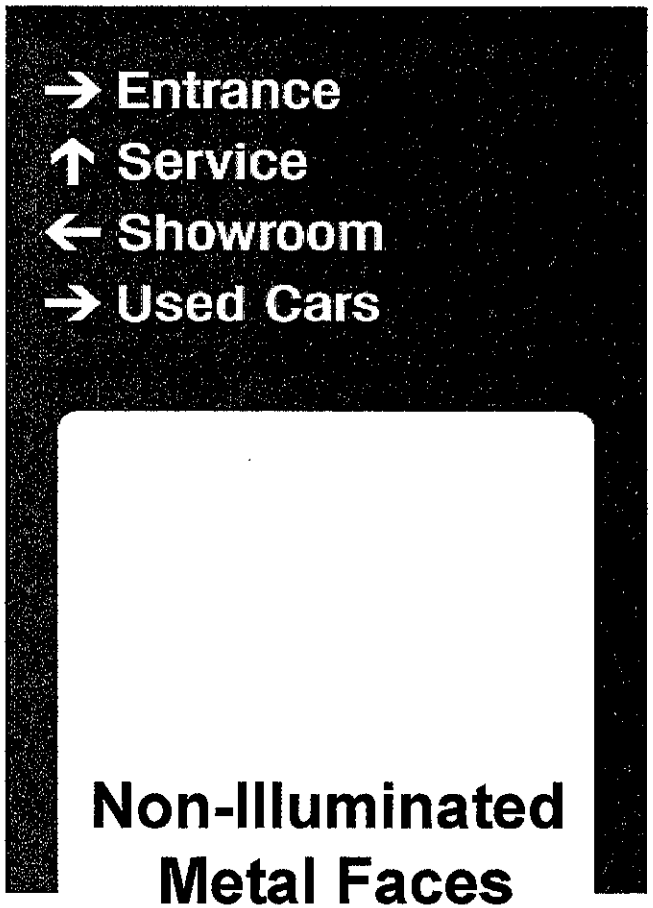
Directional Signs



Illuminated Acrylic Faces



Non-Illuminated Metal Faces

EXHIBIT "III"

MANUFACTURING DISTRICTS
CHAPTER 17.34 OF ZONING ORDINANCE

Chapter 17.36

M-1 LIMITED MANUFACTURING DISTRICT

Sections:

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

17.36.010 Permitted uses.

Permitted uses in an M1 district shall be as follows:

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

1. Accessory uses;

2. Animal hospitals;

3. Building material sales, with outside storage;

4. Business and professional offices;

5. Computer and data processing centers;

6. Contractors' shops, with outside storage;

7. Currency exchanges;

8. Frozen food lockers;

9. Fuel and ice sales, retail only with outside storage;

10. Greenhouses, wholesale, without restriction as to gross floor area; provided, heating plant operations conform with applicable performance standards set forth under the general requirements of Chapter 17.34;

11. Heliports, provided they conform with applicable federal, state, and other local governmental regulations;

12. Laboratories, offices and other facilities for engineering, testing, research and development;

13. Machinery and equipment sales and service;

14. Medical and dental offices and clinics;

15. Monument sales,

16. Motor vehicle service;

17. Outdoor sales areas;

18. Parking lots, commercial;

19. Parks and playgrounds;

20. Printing and publishing establishments;

21. Public utility and public service uses including:

    a. Electric substations and distribution stations;

    b. Railroad rights-of-way;

    c. Telephone exchanges and telephone transmission equipment buildings;

    d. Public transportation facilities, including shelters, terminals, parking areas, and service buildings;

    e. Water filtration plants, pumping stations, reservoirs, and sewage treatment plants, public;

    f. Fire stations.

    g. Communication antennas.

22. Radio, television, and recording studios;

23. Vehicle Service Facilities;

24. Warehousing and distribution facilities, except motor freight terminals;

25. Wholesale establishments, specifically excluding the sale of goods to the general public.

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

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

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

IX(B)(1).)

17.36.020 Special uses.

Special uses in an M1 district shall be as follows:

A. Automobile laundries

B. Motor vehicle sales

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

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

E. Mini-warehouses (self-storage);

F. Motels;

G. Motor freight terminals;

H. Planned unit developments;

I. Portland cement concrete mixing plants;

J. Private, membership only sport health clubs;

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

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

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

N. Dog Obedience Schools.

O. Open Sales Lots.

P. Communication towers.

Q. Churches.

R. Schools, elementary (non-boarding)

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

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

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

T. Indoor paintball marking facilities.

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

17.36.030 Floor area ratio.

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

17.36.040 Yards.

Yard requirements in an M1 district shall be as follows:

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

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

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

(Ord. 1960-16 § IX(B)(4).)

17.36.050 Signs, marquees and awnings.

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

17.36.060 Off-street loading.

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

17.36.070 Off-street parking.

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

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

Certificate

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

I further certify that on July 6, 2004, the Corporate Authorities of such municipality passed and approved Ordinance No. 2004-Z-14, entitled

"An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and 64 Business Park),"

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

The pamphlet form of Ordinance No. 2004-Z-14, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on July 9, 2004, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 6th day of July, 2004.

Kristie A. Nephew
Municipal Clerk

(S E A L)

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4d
	Title:	Historic Preservation Commission recommendation to approve Historic Landmark Designation for 412 Fulton Ave., Charles S. McCornack House
	Presenter:	Ellen Johnson

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

Jeffrey and Kristen Ford have nominated their property at 412 Fulton Ave. for Landmark status.

In accordance with the Zoning Ordinance, the Historic Preservation Commission held a public hearing on the landmark nomination on 5/3/17. The Commission recommended approval of the nomination by a vote of 4-0, based on the criteria listed in the attached resolution.

The house was constructed circa 1931 in the Colonial Revival style with Georgian influences. Aurora-based architect Frank B. Gely designed the house, and no additions or structural changes have been made since it was constructed. The home was built for Charles S. McCornack. In 1904, McCornack established McCornack Oil Company. He operated a service station at the corner of 3rd and Main Streets, which now houses the Filling Station restaurant, and another at 3rd Ave. and Main Street, which is now home to the St. Charles History Museum.

If the Landmark designation is approved by City Council, a Certificate of Appropriateness from the Historic Preservation Commission will be required prior to issuance of a permit for construction, alteration, repair, demolition, relocation, or other material change that affects the exterior architectural appearance of the structure.

Attachments (*please list*)**:**
Historic Commission Resolution, Landmark Nomination

Recommendation/Suggested Action (*briefly explain*)**:**
Historic Preservation Commission recommendation to approve a Historic Landmark Designation for 412 Fulton Ave., Charles S. McCornack House

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 3-2017

A Resolution Recommending Approval for Landmark Designation (412 Fulton Avenue – Charles S. McCornack House)

WHEREAS, per Section 17.32.060 of the St. Charles Zoning Ordinance, it is the responsibility of the St. Charles Historic Preservation Commission to evaluate applications for Landmark Designation and to make recommendations to the City Council regarding them; and

WHEREAS, the Historic Preservation Commission has reviewed the application for designation of 412 Fulton Avenue and hereby finds that the Landmark nomination meets one or more of the criteria for Landmark Designation listed in Section 17.32.060.C of the St. Charles Zoning Ordinance based on the historical and architectural significance as described in the following findings:

1. **The property has character, interest or value which is part of the development, heritage or cultural character of the community, county or nation.**

   The property is a well-preserved example of Colonial Revival architecture, constructed circa 1931 for prominent St. Charles businessman Charles S. McCornack of the McCornack Oil Company. The structure was designed by Aurora-based architect Frank B. Gely.

2. **The property is identified with a person who significantly contributed to the development of the community, county, state or nation.**

   Charles S. McCornack's family ties to the area go back to 1838 when Andrew McCornack first purchased land for a farm in Kane County. In 1904, Andrew's great-grandson, Charles McCornack, left the farming business to start the McCornack Oil Company, prospering by selling and delivering oil and kerosene to customers in the Fox Valley. In 1928, McCornack built a service station located at 215 E. Main Street, now home to the St. Charles History Museum. McCornack also operated a station at 300 W. Main Street, which now houses the Filling Station restaurant. The McCornack Oil Company became affiliated with Texaco in 1934.

3. **The structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.**
   -AND-
4. **The structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance.**

   The structure is an excellent example of the Colonial Revival style, with Georgian influences. The structure is nearly unaltered, with no additions or structural changes. The original shutters have been removed but have not been replaced. The original black slate roof tiles were replaced with concrete tiles in 1996. Iron stairs that led to the roof were removed during the roof work due to a determination that they had an adverse impact on the roof structure. Brick work, windows, doors, trim, fascia, foundation, lead glass window, gutters, chimney, as well as the garage, are all original, well-preserved elements of the structure.

5. **The property is suitable for preservation or restoration.**

   The home remained in the McCornack family until 1966. In 1968, it was purchased by David Phillips, who retained ownership for 33 years and is credited for much of the preservation of the home. Current owners Jeffrey and Kristen Ford purchased the home from Phillips in 2001 and remain committed to its continued preservation.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council that the property known as 412 Fulton Avenue as legally described in Exhibit "A", be designated as a Landmark, and that it be referred to as the "Charles S. McCornack House", with a construction date of circa 1931.

Roll Call Vote:
Ayes: Norris, Pretz, Smunt, Kessler
Nays:
Absent: Malay, Gibson, Krahenbuhl
Abstain:
Motion Carried.

PASSED, this 3rd day of May, 2017.

_____
Chairman

Exhibit "A"
Legal Description

THAT PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF FULTON AVENUE WITH THE EASTERLY LINE OF FOURTH AVENUE NORTH; THENCE NORTHERLY ALONG SAID EASTERLY LINE 200.0 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE155.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 58.0 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT SAID EASTERLY LINE AT A POINT THAT IS 139.52 FEET NORTHERLY OF THE INTERSECTION OF SAID EASTERLY LINE WITH SAID NORTHERLY LINE, 95.0 FEET TO A LINE PARALLEL WITH AND 60.01 FEET EASTERLY OF SAID EASTERLY LINE (MEASURED ALONG SAID NORTHERLY LINE); THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 140.48 FEET TO SAID NORTHERLY LINE; THENCE EASTERLY ALONG SAID NORTHERLY LINE 94.99 FEET TO A LINE PARALLEL WITH SAID EASTERLY LINE FROM THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE 142.0 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

HISTORIC LANDMARK NOMINATION

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

Instructions:

To nominate a property for Historic Landmark Designation, complete this application and submit all required documentation to the Planning Division. Based on a review of the application by City staff and the Historic Preservation Commission, additional detailed information to support this application may be required.

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:	Parcel Number(s): 09-27-401-010	
	Property Name (Historic or common name of the property): Mc CORNACK HOME	
2. Applicant:	Name JEFFREY / KRISTEN FORD	Phone 630-549-5403
	Address 412 FULTON AVENUE ST. CHARLES, IL 60174	Fax
		Email JNFORD23@SBCGLOBAL.NET
3. Record Owner:	Name	Phone
	Address SAME	Fax SAME
		Email

4. Legal Description of Property: The legal description should be obtained from the deed, mortgage, title insurance, or other recorded document (attach sheets if necessary).

(SEE ATTACHMENT)

I. Classification of Property (Check all that apply):

a) Ownership:
_X_ private
___ public-local
___ public-state

b) Category:
_X_ building
___ district
___ site

c) Integrity:
_X_ original site
___ moved: date_____
___ unaltered

d) Function or Use:

Historic/Current
___/___ agriculture
___/___ commercial
___/___ educational
___/___ government
___/___ entertainment

Historic/Current
___/___ industrial
___/___ military
___/___ museum
_X_/_X_ private residence
___/___ park

Historic/Current
___/___ religious
___/___ scientific
___/___ transportation
___/___ other(specify

e) Architecture:

Early Republic
__ Federal
__ Early Classical Revival

Mid-19th Century
__ Greek Revival
__ Gothic Revival
__ Italian Villa
__ National

Late 19th/20th Century Revivals
__ Beaux Arts
✓ Colonial Revival
__ Classical Revival
__ Tudor Revival
__ Late Gothic Revival
__ Dutch Colonial Revival
__ English Cottage
__ Italian Renaissance
__ French Renaissance
__ Spanish/Mission

Regional Origin
__ Vernacular (describe)
_____
_____
__ Other (describe)
_____
_____

Late Victorian
__ 2nd Gothic Revival
__ Itanlianate
__ Second Empire
__ Queen Ann
__ Stick/Eastlake
__ Shingle Style
__ Romanesque
__ Renaissance
__ Folk Victorian

Late 19th and Early 20th Century
(American Movements)
__ Princess Ann
__ Homestead

(Amer. Arts & Crafts Movement)
__ Craftsman
__ Bungalow
__ Foursquare
__ Prairie School

Modern Movement
__ Modern
__ Art Deco
__ International Style
__ Ranch

II. Building Materials:

Please mark the appropriate boxes listing the materials that exist on the building.

	Foundation	Walls	Roof	Others
Wood				FASCIA / TRIM / DOORS
Weatherboard, Clapboard				
Shingle				
Log				
Plywood				
Shake				
Stone				
Granite				
Sandstone				
Limestone				
Marble				
Slate			(BLACK REMOVED)	
Brick		X	1996	CHIMNEY
Metal				
Iron				
Copper				GUTTERS
Bronze				
Tin				
Steel				
Lead				
Nickel				
Cast Iron				
Stucco				
Terra Cotta				
Asphalt				
Asbestos				
Concrete	X 12" THICK		X TILES	
Adobe				
Ceramic Tile				
Glass				WINDOWS
Cloth/Canvas				
Synthetics				
Fiberglass				
Vinyl				
Aluminum				
Rubber				
Plastic				
Drivit/EIFS				
Other				LEAD GLASS WINDOW

EXCEPT FOR 1996 ROOF CONCRETE TILE REPLACEMENT

ALL ITEMS ARE ORIGINAL TO HOME.

III. Significance of Property:

Please indicate source of documentation, if available.

a) Original Owner: CHARLES S. McCORNACK

b) Architect/ Builder: FRANK B. GOEHY (SEE ATTACHED)

c) Significant Person(s): CHARLES S. McCORNACK

d) Significant Dates (i.e., construction dates): C.S. McCORNACK PURCHASED LAND 1926; BLUE PRINTS DRAWN 1930, HOME BUILT CIRCA 1931.

e) Please indicate which of the following criteria apply to the property:(check all that apply.)

X Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, or nation.

__ Property is the site of a significant local, county, state, or national event.

X Property is identified with a person who significantly contributed to the development of the community, county, state, or nation. C.S. McCORNACK, McCORNACK OIL COMPANY, TEXACO SERVICE STATIONS

X Structure embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials. GEORGIAN STYLE

__ Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, the county, the state, or the nation.

X Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance. (SEE GEORGIAN STYLE ATTACHMENT) (Colonial Revival w/ Georgian Influences)

__ Structure embodies design elements that make it structurally or architecturally innovative.

__ Property has a unique location or physical characteristics that make it a familiar visual feature.

__ Structure is a particularly fine or unique example of a utilitarian structure with a high level of historical or architectural significance.

X Property is suitable for preservation or restoration. ORIGINAL

__ Property is included on the___Illinois and/or ___National Register of Historic Places.

__ Property has yielded, or is likely to yield information important to prehistory, history, or other areas of archaeological significance.

IV. Attachments

1. Descriptive Statement: Attach a narrative statement describing the property and its historical architectural significance as indicated in Sections I, II, and III above. Describe structural changes, additions, and decorative modifications or material changes and dates of such work if known. State the reasons it should be designated as a Historic property. (SEE ATTACHED)

2. Plat of Survey: Attach a plat of survey showing the boundaries and location of the property. This may be obtained from the County Recorder (630-232-5935) at the Government Center. You may also have one from your house closing. (SEE ATTACHED)

3. Photographs: Attach photographs showing the important structures or features of the property and a photograph as viewed from the public way. Black and white or color prints. A minimum of one photograph of the structure as viewed from the public way is required.

(SEE ATTACHED)

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.

Jeff & Kristen Ford 3-8-17

Record Owner Date

3-8-17

Applicant or Authorized Agent Date

Descriptive Statement

This Colonial Revival style[1] home with Georgian influences, circa 1931, was built by Charles S. Mc Cornack whose family ties go back to 1838 when Andrew Mc Cornack first purchased land in Kane County. In 1904 Charles established Mc Cornack Oil Company prospering with delivery of oil and kerosene throughout the area but better known for his relationship with Texaco Oil which began in 1934. One service station located at the corner of 3rd Street and Main Street currently houses the Filling Station restaurant. Another located at 3rd Avenue and Main Street houses the St. Charles History Museum. (see attachment for more detail).

The Colonial Revival style home is a classic design influenced by the Georgian style (see attachment for more detail) that is true to the original blueprints created by Frank B. Gely, an architect based in Aurora in 1930. There are no additions or structural changes with only removal of the original shutters (date unknown and not replaced) and ironwork stair rails to the roof (during the removal of the original roof black slate tiles replaced with concrete tiles in 1996) which were not replaced due to a determination that they had an adverse effect on the roof structure. Windows, doors, trim, fascia, brick work, foundation (poured cement 12" thick), lead arch glass window, gutters, chimney, and standalone garage in a similar Georgian style construction are all original.

This home, which is outside the current historic district boundary but located in the adjacent Pottawatomie Park neighborhood (Fulton Ave and 5th Ave), is an excellent example of this architectural style carefully preserved in its original construction both on the exterior and as a bonus, within the interior. The Mc Cornack name with its Kane County association beginning in 1838 but most known for their contribution to St. Charles starting in 1904 are both reasons this home should be recognized as a landmark. Credit for the preservation of this home should be given to David Phillips who succeeded the Mc Cornack family who owned the home 33 years and the current owners Jeff and Kris Ford who purchased the home from Phillips in 2001 and their desire to continue preservation of this showcase home.

---

[1] The Colonial Revival style was identified per *A Field Guide to American Houses*, 2nd Edition.

For St. Charles history buffs or lifelong residents, the names McCornack and Evans may be familiar. For others, you may not recognize the names but you may know about the businesses these two families operated here in town; the McCornack Oil Company and the Evans Game Farm.

The McCornack family's ties to Kane County go back to 1838 when Andrew McCornack first purchased land for a farm west of Elgin. 66 years later Andrew's great-grandson, Charles McCornack, left the farming business to start the McCornack Oil Company. Charles began selling and delivering oil and kerosene to customers throughout the Fox Valley.

Over the coming years, with the increased need for oil, gas and kerosene, the McCornack Oil Company's holdings increased as well. In 1928, Charles built a new service station and company headquarters on Main Street in St. Charles. Today, that building, located at 215 E. Main Street, houses the St. Charles Heritage Center.

In 1934 the McCornack Oil Company became affiliated with Texaco. Most people in town remember the business as a Texaco service station. In fact, many still refer to the building as "the old Texaco station". When Charles passed away in 1935 his son Don took over the family business running the McCornack Oil Company until his death in 1958.

During Don's time, the service station was sold to employees Bob Henningson and Len Asklund, who were the first in a series of owners to operate the station which finally closed in 1989. In 1962, the McCornack Oil Company was dissolved and their assets were sold to Texaco.

The Evans Game Farm was started by Samuel Evans and his son Wallace in 1900 on 500 acres of land along the Des Plains River in Oak Park. Two years prior, Samuel purchased two pheasants as a birthday gift for his son because of his interest in wild game. This birthday gift would be the beginning of a business that would grow to be known the world over.

Get free real-time news alerts from the **St. Charles Patch.**

Enter email address

SUBSCRIBE

FULTON AVE

PLAT PLAN

SCALE:- 1" = 20 FT.

RESIDENCE AND GARAGE ~

N. E. CORNER OF FULTON AVE. AND FOU

MR. C. S. MC CORNICK ~

ANK B. GREY ~ ARCHITECT ~ AUROR

EPT. 1930 ~ ~ JOB NO. 1350 ~

412 Fulton Avenue

Mc Cornack Home circa 1931

1837 The United States government has ownership of land

1841 The land transferred to Ephrain Perkins, an agent for the US government

1841 Land purchased by Ira Minard

1853 The Ward family members own the land for the next 23 years

1870 The Fay family members own the land for the next 56 years

1926 Charles S. Mc Cornack takes ownership of the land

1930 Frank B. Gely, architect from Aurora, is hired and produces the blueprint dated 1930

1931 Circa home built as C. S. Mc Cornack did not finance any of the construction

1947 Martha S. Mc Cornack, C. S. Mc Cornack's wife, takes control from C. S. Mc Cornack trust

1958 Martha S. transfers ownership to Donald C. and Lola A. Mc Cornack

1966 Lola A. Mc Cornack transfers ownership to Peter Keene and his wife

1968 David Phillips purchases home from Keene and has ownership for the next 33 years

2001 Jeff and Kris Ford purchase the home from the David Phillips estate and currently reside there

Georgian Style (1700-1830)

Overview

The Georgian style, with its long history in America, is among our country's most consistently popular styles. Admired for its symmetrical design, classic proportions, and decorative elements, it is commonly associated with the reigns of England's King Georges, I through III. In reality, however, it is directly tied to the work of English architect Sir Christopher Wren. Unequivocally the dominant architectural trend in the colonies between 1700 and the Revolutionary War, Georgian's popularity slowed dramatically as architectural tastes began to change with the establishment of the United States and the emergence of our American Federal style.

FULL N
PHONI
EMAIL*
STATE
SELEC

Gunston Hall on the banks of the Potomac River in what is now Lorton, Virginia. It was built for George Mason, one of this nation's Founding Fathers, whose work greatly influenced the Constitution and its Bill of Rights. Mason moved into Gunston Hall in 1759.

Much of the inspiration for Gunston Hall came from pattern books brought over from England. These books were an early species of how-to manuals imported from Europe by colonial builders at a time when professional design advice was scarce. Such manuals played an enormous role in spreading the Georgian style throughout the colonies. Typically, pattern books focused on the design details for windows, doors, fireplaces, and molding elements, which were adopted or modified by the builder. With only a few professional-looking flourishes, colonial Americans could greatly enhance the appeal of their simple buildings. As the practice evolved, colonial builders gradually learned how to arrange and mass building forms as well.

The basic Georgian proportion was typically geometrical, with the main block of the building frequently augmented by hyphens and wings. The axial symmetry of this style will always be a safe design approach. However, this static configuration does not necessarily optimize the actual functioning of a home. The somewhat less symmetrical Federal style that followed was likely in response to this problem.

Contact us if you want to remodel your Georgian style home, or keep reading to learn more about Georgian architecture!

Characteristics

The Georgian style utilized many of the hallmarks of Renaissance design, for example, rigid symmetry in building mass, in window and door placement, and even in the layout of

Occasionally the corners of the building were decorated with wooden quoins to imitate stone. Sometimes stone and stucco were used instead of wood. In the South, Georgian houses were occasionally constructed of stone and stucco, but Georgian style usually meant brick. The brickwork occasionally incorporated a horizontal belt course between the first and second floors. A classic example of a Georgian with brick detail is Westover Plantation in Charles City County, Virginia. It is a house of exquisite proportions and detail built on the bank of the James River in Charles City County. Locally, a modest example of the style, built in the 1920s, is found at #10 Kalorama Circle NW.

Roof

A hip roof, sometimes with dormers, typifies the Georgian style. Because of Georgian's relentless symmetry, a more asymmetrical gable roof would be noticeably inappropriate. The hip roof was popular with Christopher Wren, and therefore with all who admired and emulated his rules of design. When variations were sought, a roof would sometimes sport balustrades further embellished with decorative moldings and trim.

Windows

Double-hung sash windows, along with small panes, or lights, usually 12 over 12, or 9 over 9, were the standard variations, typically incorporated as a stylistic embellishment. Georgians built of wood often had decorative pediments over the windows, while brick Georgians had decorative brick headers above a window.

Entrance

As a vehicle for decoration, entrances were often fitted with pediments, broken pediments, arched tops, and ogee caps. In the North, wooden pilasters often flanked the entrance,

Plat of

Part of the South Half of Section 27-40-8
City of St. Charles Kane County Illinois

Indicates utility pole

Indicates brick surface

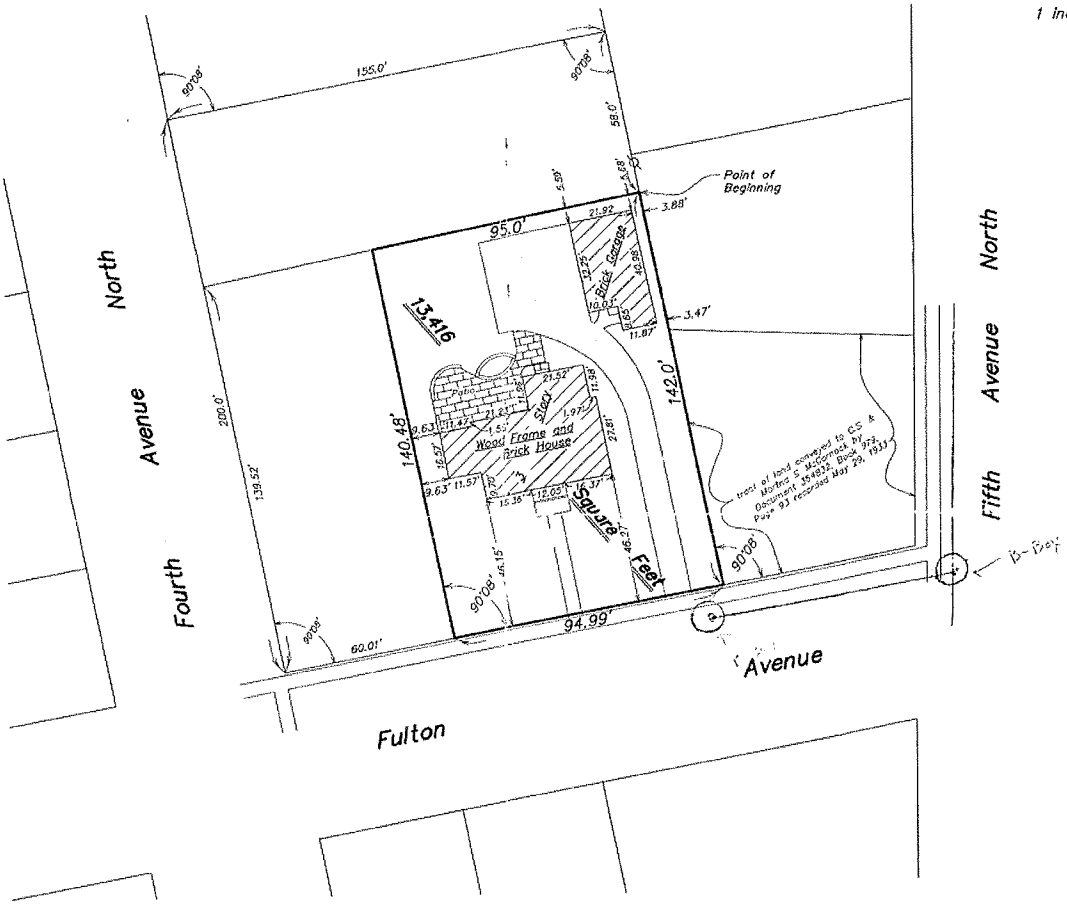
Indicates concrete surface

N

Graphic Scale

0 15' 30' 60'

1 inch = 30 feet



State of Illinois)
)ss
County of Kane)

This is to certify that I, Russell P. Ory, an Illinois Professional Land Surveyor of Western Surveying & Engineering, P.C. (Illinois Professional Design Firm No. 184-002967), have located the improvements on that part of the South Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the intersection of the northerly line of Fulton Avenue with the easterly line of Fourth Avenue North; thence northerly along said easterly line 200.0 feet; thence easterly parallel with said northerly line 155.0 feet; thence southerly parallel with said easterly line 58.0 feet for a point of beginning; thence westerly along a line which if extended would intersect said easterly line at a point that is 139.52 feet northerly of the intersection of said easterly line with said northerly line, 95.0 feet to a line parallel with and 60.01 feet easterly of said easterly line (measured along said northerly line); thence southerly parallel with said easterly line 140.48 feet to said northerly line; thence easterly along said northerly line 94.99 feet to a line parallel with said easterly line from the point of beginning; thence northerly parallel with said easterly line 142.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 13,416 square feet as shown by the plat hereon drawn which is a correct representation of said location. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, March 24, 2008.

Russell P. Ory

Illinois Professional Land Surveyor No. 2753
License Expiration Date: November 30, 2008

PROFESSIONAL LAND SURVEYOR No. 2753 RUSSELL P. ORY GENEVA, IL STATE OF ILLINOIS

Prepared by:
Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fax

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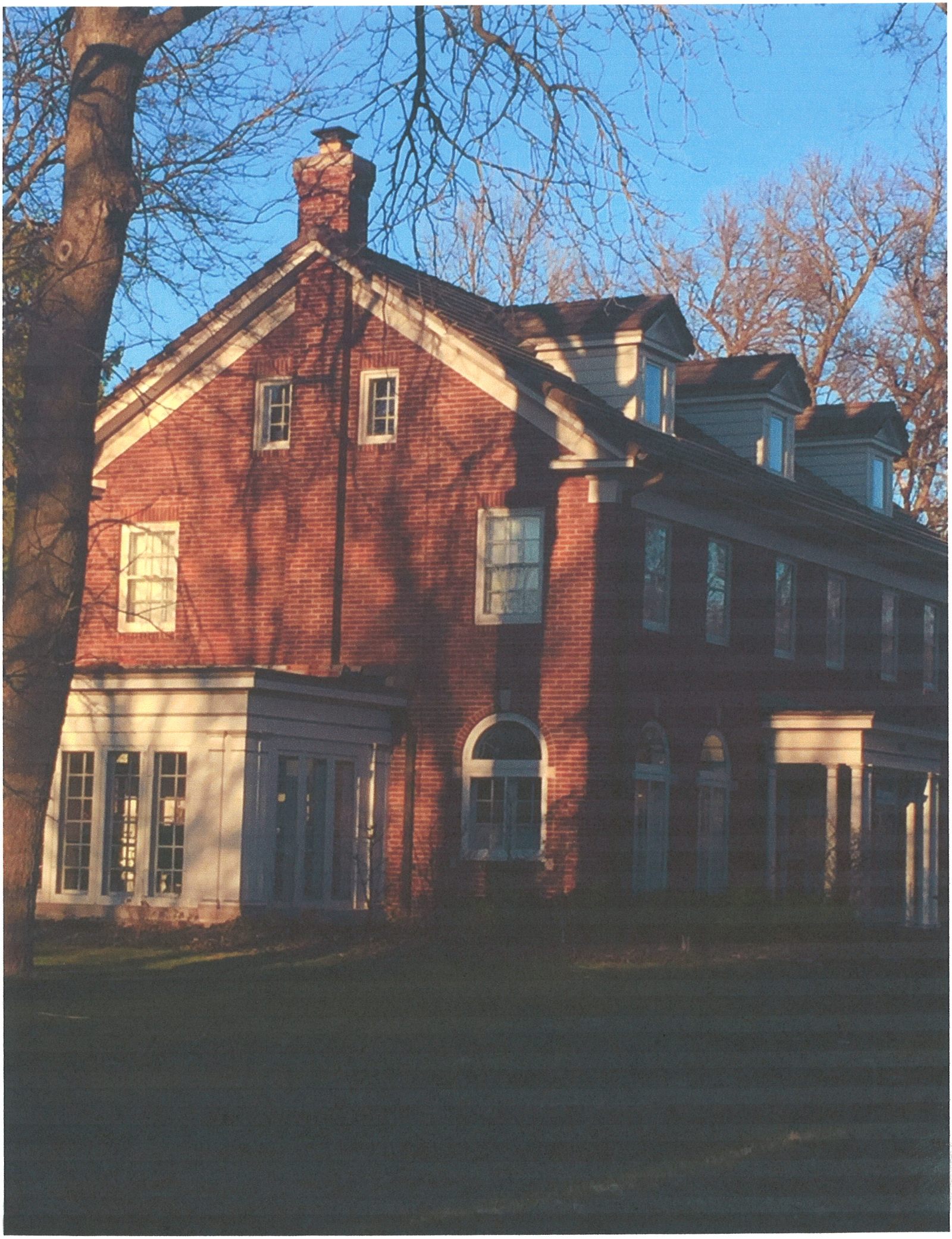
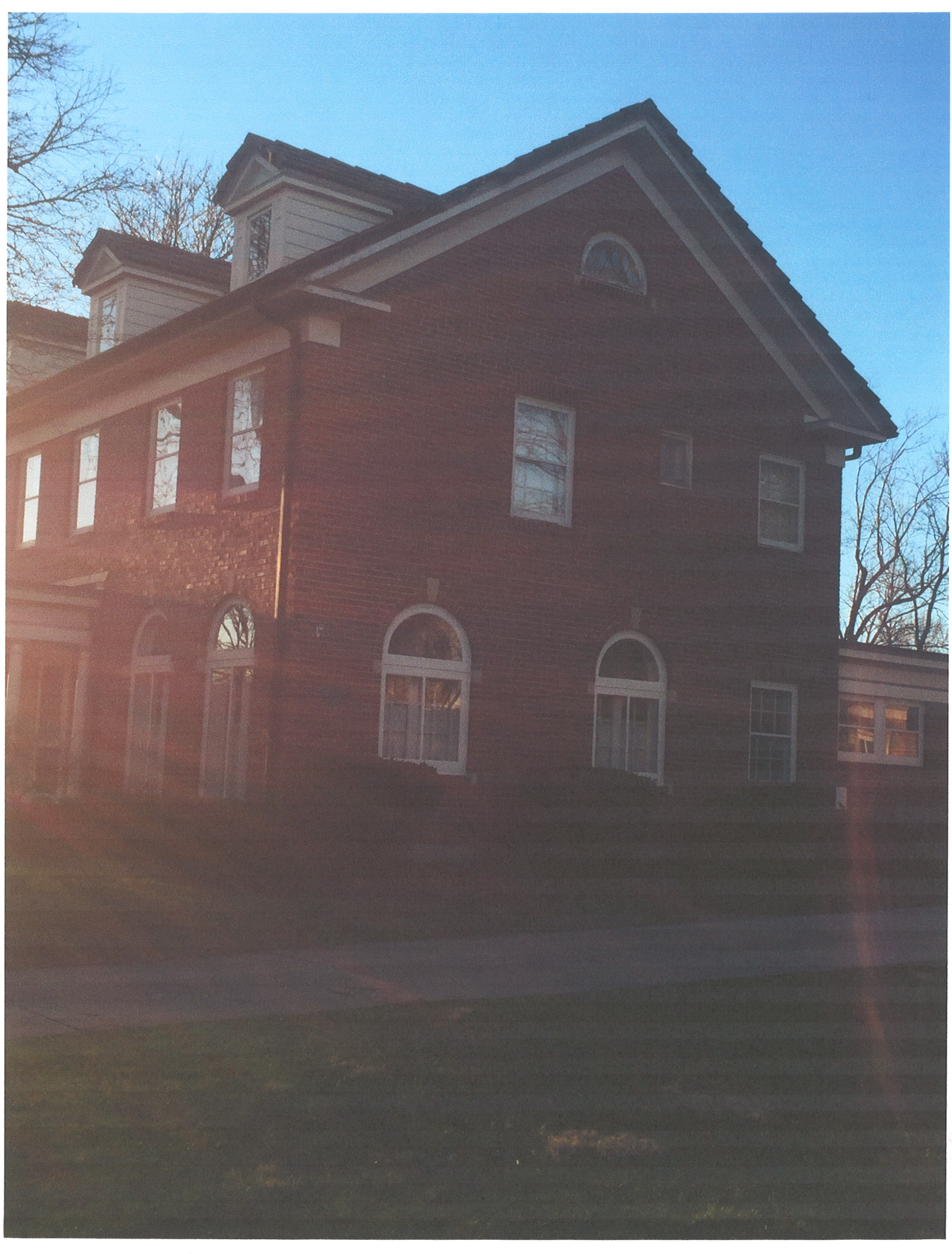
Ordered by & Prepared for:
Jeff Ford

File Name: PO_RES	Drawn by: SLL
Directory: CADB/908010	Job No.: 908.010

412





ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4e
	Title:	Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 228 W. Main St.
	Presenter:	Ellen Johnson

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $6,274.58	Budgeted Amount: $40,000	Not Budgeted: ☐

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

Dove Thiselton has requested a Façade Improvement Grant to help fund improvements to the south and west sides of the building, which will be occupied by two separate businesses, both operated by Ms. Thiselton: "Ghoulish Mortals" (a monster-themed retail store that will also host small themed events, such as birthday parties or game nights) and "As Cute As It Gets" (a children's photography studio).

The Façade Improvement Grant program provides assistance to property owners and commercial tenants to rehabilitate and restore the exterior of buildings in the downtown. Grant funding is available for buildings located in Special Service Area 1B (Downtown Revitalization) or in a Historic District or designated Historic Landmark site. Applications are first reviewed by the Historic Preservation Commission for appropriateness of design. The grants are provided as a reimbursement for up to 50% of the funds invested into an exterior rehabilitation project involving new improvements and up to 25% for maintenance work. Up to $10,000 is available for a 30 ft. length of building façade. There is a limit of $20,000 of grant funds per property in any 5 year period. The program budget for FY 17-18 is $40,000.

The proposal includes the following:

- Recover two awning frames on the south elevation and four awning frames on the west elevation with Sunbrella fabric.
- Install two signs on the west elevation.
- Install gooseneck lighting above the awnings.

The Historic Preservation Commission reviewed the grant and recommended approval on 5/3/17.

The cost of the eligible improvements is estimated at $12,549.16 and the grant would cover up to $6,274.58.

Attachments (*please list*)**:**
Historic Commission Resolution, Façade Improvement Grant Application, Grant Agreement

Recommendation/Suggested Action (*briefly explain*)**:**
Historic Preservation Commission recommendation to approve a Façade Improvement Grant Agreement for 228 W. Main St.

City of St. Charles, Illinois

Historic Preservation Commission Resolution No. 4-2017

A Resolution Recommending Approval of A Façade Improvement Grant Application (228 W. Main St. – Ghoulish Mortals/As Cute As It Gets)

WHEREAS, it is the responsibility of the St. Charles Historic Preservation Commission to review applications for the Facade Improvement Grant Program; and

WHEREAS, the Historic Preservation Commission has reviewed the Facade Improvement Grant Application for 228 W. Main St. and has found said application to be architecturally appropriate and in conformance with the Downtown Design Guidelines and the Historic Preservation Ordinance, Chapter 17.32 of the Zoning Ordinance; and

WHEREAS, the Historic Preservation Commission finds approval of said Facade Improvement Grant Application to be in the best interest of the City of St. Charles.

NOW THEREFORE, be it resolved by the St. Charles Historic Preservation Commission to recommend to the City Council approval of the Facade Improvement Application for 228 W. Main St.

Roll Call Vote:
Ayes: Norris, Smunt, Pretz, Kessler
Nays: None
Abstain: None
Absent: Malay, Gibson, Krahenbuhl
Motion Carried.

PASSED, this 3rd day of May, 2017.

_____
Chairman

FAÇADE IMPROVEMENT GRANT APPLICATION

COMMUNITY & ECONOMIC DEVELOPMENT DEPT. /PLANNING DIVISION — CITY OF ST. CHARLES

ST. CHARLES
SINCE 1834

Grant Type (select one):

☒ Commercial ☐ Residential

Received Date
RECEIVED
St. Charles, IL
MAY - 1 2017
CDD
Planning Division

Property Information:

Building or establishment for which the reimbursement grant is requested:

Address: 228 N. Main

Property Identification Number:

Applicant Name: Dove Thiselton

Project Description:

Awning canvas replacements, signs, gooseneck lights + installation, vinyl window decals to "frame" monitors,

Separate corridor grant submitted for planter boxes.

Total Cost Estimate: $ 12,901.95

Submittal Checklist:

☒ **$50 Application Fee**

☒ **Detailed Scope of Work:** Must identify all improvements, construction methods, building materials to be used. Costs must be broken down and itemized by task. In general, this scope of work should be prepared by the contractor(s) who will be completing the project.

☒ **Documentation on Existing Conditions:** Reports or photographs to demonstrate need for improvements.

☒ **W-9 Form:** Filled out and signed by the grant applicant, with a Federal Tax ID Number (or a Social Security Number for an individual)

Applicant Contact Information:

Phone Number: 949-795-3689

Email Address: dave@thiselton.com

Statement of Understanding:

I agree to comply with the guidelines and procedures of the Façade Improvement Grant Program. I have read and understand the "Terms and Conditions".

I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts, and contractor's final waivers of lien upon completion of the approved improvements.

I understand that work done before a Façade Improvement Agreement is approved by the City Council is not eligible for a grant.

I understand the Façade Improvement reimbursement grants are subject to taxation and that the City is required to report the amount and recipient of said grants to the IRS

Signature: _____ Date: 4/30/17
Applicant

Owner Authorization (if applicable):

If the applicant is other than the owner, you must have the owner complete the following certificate:

I certify that I am the owner of the property at 228 Main St., and that I authorize the applicant to apply for a reimbursement grant under the St. Charles Facade Improvement Program and undertake the approved improvements.

Signature: _____ Date: 5/1/17
Owner

EXHIBIT "II"

Plans, Design drawings, Specifications and Estimates

Attachments:

Electrical Installation	575.00
of 8 gooseneck lights	650.00
3 brown gooseneck lights	524.97
5 black gooseneck lights	949.95
~~3 exterior vinyl window covers~~	~~353.16~~
7 awning reskins	3600.00
	2280.00
	2210.00
2 signs	879.92
	879.92
	~~12,901.95~~
	$12,549.16

window planters submitted to Commercial Corridor Program

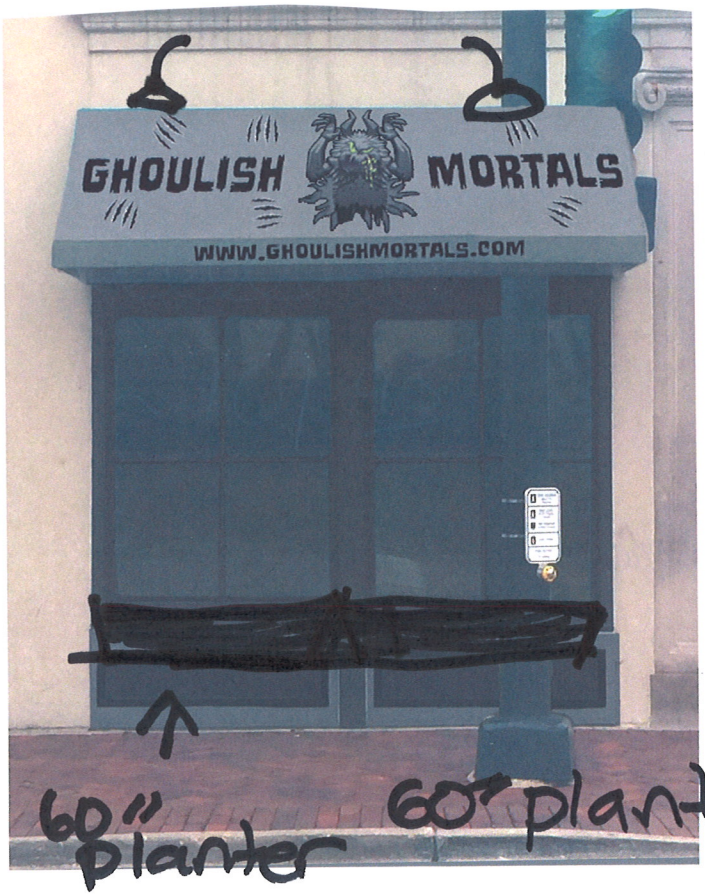
(If that program is filled already, May I shift over the planter boxes, soil, Mulch to this app)

228 W. Main St.
Ghoulish Mortals

3 awnings
5 lights
4 planters (through corridor improvement grant)

Before

After



8 N. 3rd Street
As Cute As It Gets

Before

After

3 57x34 stick on exterior vinyl window coverings to "frame" monitors in window that will show pictures from my galleries.

1 awning
3 lights
3 planters (through corridor improvement grant)
3 exterior vinyl stickers

8 N. 3rd St. side addition awnings (brown, blank)

(404) 200 8117
John Hoepfner
Building Owner

Replace remaining awnings to match.

Dave Thiselton
DBA "As cute as it gets"

Dave Thiselton
DBA "Goulish Mortals"

Wednesday, Apr 26, 2017 06:43 PM

8 N. Bird St
As Cute As It Gets

228 W. Main
Ghoulish Mortals

Sign
17 x 9.5

Per zoning, Russell Colby indicated 6.5 x 8 per side of sign. Sign will be centered with base of existing sign painted to "frame" the new signs.

Before:

After:

LED

860 Stover Dr unit B
Elburn IL 60119

Date: May 1, 2017
INVOICE # 11.02-2
Expiration Date: 90 Days

Installation of electric to 3 goose neck fixtures. Install EMT Pipe on side of building to 3 outdoor boxes. Run New wires from existing outdoor box. Location of that feed is unknown could result in extra work.

Materials: $125
Labor: $350
Total: $575

Thank you for your business!

Ideal Electrical Contractors, Inc. (630)550-3174 info@idealelectricalcontractors.com

860 Stover Dr unit B
Elburn IL 60119

Date: May 1, 2017
INVOICE # 11.02-2
Expiration Date: 90 Days

Installation of electric to 5 goose neck fixtures. Install EMT Pipe on side of building to 3 outdoor boxes. Run New wires from existing outdoor box. Location of that feed is unknown could result in extra work.

Material: $150
Labor: $500
Total: $650

Thank you for your business!

Ideal Electrical Contractors, Inc. (630)550-3174 info@idealelectricalcontractors.com

Dove Thiselton

From: Affordable Quality Lighting <tom@affordablequalitylighting.com>
Sent: Friday, April 28, 2017 9:36 AM
To: dove@ascuteasitgets.com
Subject: Your Affordable Quality Lighting Order Confirmation (#171167)

Thanks for Your Order

Your order ID is **#171167**.

Your order requires payment before it can be finalized. Details on how to pay are shown below.

Shipping Address

Dove Thiselton
As Cute As It Gets
8 N. 3rd Street
Saint Charles, Illinois 60174
United States
949-795-3689
Delivery Address Type
Commercial

Billing Address

Dove Thiselton
As Cute As It Gets
41w640 Barberry Lane
St. Charles, Illinois 60175
United States
949-795-3689
Delivery Address Type
Residential

Here's How to Pay for Your Order...

Once you've provided payment, your order will be completed.:

The outstanding balance of your order is $524.97 USD

(In Store Pickup only) for cash payments, you must bring photo ID and copy of invoice for verification.

Your Order Contains...

Cart Items	SKU	Qty	Item Price	Item Total
Bronze Gooseneck Sign Light - Outdoor Sign Lighting - LED Warehouse Sign Light - ADLXSV930 (Bulb: 9w Warm White Dimmable LED Puck Engine - Wet Listed (+$5.00), Assembly Time: Standard: Assembled in 3 Days)	ADLXSV930-BRZ	3	$174.99 USD	$524.97 USD

Subtotal: **$524.97 USD**
Shipping: **$0.00 USD**
Grand Total: **$524.97 USD**
Payment Method: Cash (In Store Pickup Only)

Affordable Quality Lighting
http://www.affordablequalitylighting.com/

Dove Thiselton

From: Affordable Quality Lighting <tom@affordablequalitylighting.com>
Sent: Friday, April 28, 2017 9:47 AM
To: dove@ghoulishmortals.com
Subject: Your Affordable Quality Lighting Order Confirmation (#171168)

Thanks for Your Order

Your order ID is **#171168**.

Your order requires payment before it can be finalized. Details on how to pay are shown below.

Shipping Address

Dove Thiselton
Ghoulish Mortals
228 W. Main Street
Saint Charles, Illinois 60175
United States
949-795-3689
Delivery Address Type
Commercial

Billing Address

Dove Thiselton
Ghoulish Mortals
41w640 Barberry Lane
Saint Charles, Illinois 60175
United States
949-795-3689
Delivery Address Type
Commercial

Here's How to Pay for Your Order...

Once you've provided payment, your order will be completed.:

The outstanding balance of your order is $949.95 USD

(In Store Pickup only) for cash payments, you must bring photo ID and copy of invoice for verification.

Order Instructions/Comments

Please place order on hold. I need invoice to submit for my city's Facade Improvement Grant. Hope to order in next two weeks. :)

Your Order Contains...

Cart Items	SKU	Qty	Item Price	Item Total
Black Gooseneck Sign Light - Outdoor Sign Lighting - LED Warehouse Sign Light - ADLXSV930 (Bulb: 9w Warm White Dimmable LED Puck Engine - Wet Listed (+$5.00), Assembly Time: Standard: Assembled in 3 Days)	ADLXSV930-BLK	5	$189.99 USD	**$949.95 USD**

Subtotal: **$949.95 USD**
Shipping: **$0.00 USD**
Grand Total: **$949.95 USD**
Payment Method: Cash (In Store Pickup Only)

Universal Awnings & Signs
www.universalawnings-signs.com

834 N. Cicero Ave.
Chicago, IL 60651
Phone: 773-887-3935

Quotation

DATE April 14, 2017
Quotation # 1094-2

Bill To:
Dove Thiselton

Description	AMOUNT
Recover three existing frames for Ghoulish Mortals. Awning material will be Sunbrella canvas, graphics will be painted and vinyl application per customers artwork file. Price includes installation and sewing.	**$3,600.00**
Recover one existing frame for As Cute As It Gets. Awning material will be Sunbrella canvas, graphics will be painted per customers artwork file. Price includes installation and sewing.	**$2,280.00**

Thank you for giving us the opportunity to bid on your project!

"PRICE DOES NOT INCLUDE ANY PERMIT OR APPLICATION FEE THAT YOUR CITY REQUIRES"

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. We will remove the awning/sign if this project is not paid in full.

CUSTOMER DEPOSIT IS NON REFUNABLE FIVE DAYS AFTER ACCEPTANCE OF CONTRACT!

ACCEPTANCE OF PROPOSAL: The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do work as specified.

Authorized Signature _____ Date of Acceptance

Universal Awnings & Signs
www.universalawnings-signs.com

834 N. Cicero Ave.
Chicago, IL 60651
Phone: 773-887-3935

Quotation

DATE April 26, 2017
Quotation # 1095

Bill To:
John Hoepfner
228 W Main
St. Charles IL 60174

Description	AMOUNT
Recover three existing frames. Two frames of 11'w and one door awning at 4'6" w. Awning fabric will be Sunbrella, color will be chosen by customer. Price includes installation and hardware.	**$2,210.00**

Thank you for giving us the opportunity to bid on your project!

"PRICE DOES NOT INCLUDE ANY PERMIT OR APPLICATION FEE THAT YOUR CITY REQUIRES"

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.
We will remove the awning/sign if this project is not paid in full.

CUSTOMER DEPOSIT IS NON REFUNABLE FIVE DAYS AFTER ACCEPTANCE OF CONTRACT!

ACCEPTANCE OF PROPOSAL: The above prices, specifications and condition are satisfactory and are hereby accepted. You are authorized to do work as specified.

Authorized Signature _____ Date of Acceptance _____

1235 Humbracht Circle
Bartlett, IL 60103
(630) 289-7082

www.MarkYourSpaceInc.com

ESTIMATE
EST-2952

Payment Terms: Cash Customer

Created Date: 4/25/2017

DESCRIPTION: Exterior Sign - 78"x96" - with installation

Bill To: Ghoulish Mortals
228 W. Main St.
St. Charles, IL 60174
US

Pickup At: Mark Your Space, Inc.
1235 Humbracht Circle
Bartlett, IL 60103
US

Requested By: Dove Thiselton
Email: dove@thiselton.com
Work Phone: (949) 795-3689

Salesperson: Kimberly Slancik

NO.		QTY	UNIT PRICE	AMOUNT
1	Exterior 78"x96" Installed - Customer obtaining permit	1	$835.1600	$835.16

Subtotal:	$835.16
Taxes:	$44.46
Grand Total:	$879.62

I agree to pay a finance charge of 1.5% per month (18% per annum), or $2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

Signature: _____ **Date:** _____

1235 Humbracht Circle
Bartlett, IL 60103
(630) 289-7082

www.MarkYourSpaceInc.com

ESTIMATE
EST-2953

Payment Terms: Cash Customer

Created Date: 4/25/2017

DESCRIPTION: Exterior Sign - 78'x96' - with installation

Bill To: As Cute As It Gets
8 N. 3rd St
St. Charles, IL 60174
US

Pickup At: Mark Your Space, Inc.
8 N. 3rd St
St. Charles, IL 60174
US

Requested By: Dove Thiselton
Email: dove@noreply.com
Work Phone: (949) 795-3689

Salesperson: Kimberly Slancik

NO.		QTY	UNIT PRICE	AMOUNT
1	Exterior 78"x96" Installed - Customer obtaining permit	1	$835.1600	$835.16

Subtotal:	$835.16
Taxes:	$44.46
Grand Total:	$879.62

I agree to pay a finance charge of 1.5% per month (18% per annum), or $2.00 minimum per month, whichever is greater, on the unpaid balance over 30 days. In the event of default of any or all of the agreed upon credit terms as set forth, the undersigned agrees to pay such additional sum as and for collection agency fees of 35%, attorney's fees and court costs as the same are incurred in collecting the undersigned's past due amount.

Signature: _____ **Date:** _____

CITY OF ST. CHARLES
FACADE IMPROVEMENT AGREEMENT

Program Year: May 1, 2017 to April 30, 2018

THIS AGREEMENT, entered into this ____ day of_____, 20___, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated OWNER/LESSEE, to wit:

Owner/Lessee's Name: Dove Thiselton

Tax ID# or Social Security #

For the following property:

Address of Property: 228 W. Main St.

PIN Number: 09-27-362-003

WITNESSETH:

WHEREAS, the CITY has established a Facade Improvement Program adopted by City Ordinance No. 2017-M-7 ; and

WHEREAS, CITY has agreed to participate, subject to its sole discretion, in reimbursing Owners/Lessees for the cost of eligible exterior improvements to buildings through the Façade Improvement Program; and

WHEREAS, the OWNER/LESSEE desires to participate in the Facade Improvement Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

A. With respect to Commercial Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to twenty five (25%) of the cost of Routine Maintenance Improvements, up to fifty percent (50%) of the cost of Historic Preservation Improvements and other Building Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

B. With respect to Residential Façade Grant improvements, the CITY shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE's property at the rate of up to fifty percent (50%) of the cost of Historic Preservation Improvements, and up to one hundred percent (100%) of the cost of fees for Architectural Services pertaining to such improvements, provided that the total reimbursement for eligible improvements and architectural services shall not exceed the amount shown in Exhibit I, "Total Reimbursement Amounts", attached hereto.

The actual total reimbursement amounts per this Agreement shall not exceed the amounts shown in Exhibit I. The improvement costs which are eligible for City reimbursement include all labor, materials, equipment and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit II.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the City Council. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work within the Program Year, ending April 30.

SECTION 3: The Director of Community Development shall periodically review the progress of the contractor's work on the facade improvement pursuant to this Agreement. Such inspections shall not replace any required building permit inspection. All work which is not in conformance with the approved plans, design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Director of Community Development, the OWNER/LESSEE shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the OWNER/LESSEE shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The OWNER/LESSEE shall also submit to the CITY a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The CITY shall, within fifteen (15) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement, subject to the limitations set forth in Exhibit “I”.

In the alternative, at its sole discretion, CITY may reimburse OWNER/LESSEE in two payments. The first reimbursement may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Exhibit I hereof ; 2) upon receipt by CITY of the architect's invoices, contractor's statements, invoices, proof of payment and notarized final lien waivers for the completed work; and 3) upon a determination by the Director of Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial

work due to weather, availability of materials, or other circumstances beyond the control of the OWNER/LESSEE. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, or if the improvements are not completed by the end of the Program Year on April 30, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void. The CITY may, at its sole discretion, grant a single one-year extension to the end of the following program year due to unforeseen circumstances that have prevented the completion of the project.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of five (5) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Director of Community Development, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. If requested by the CITY, OWNER/LESSEE agrees to execute and record a restrictive covenant regarding the maintenance of improvements completed per this agreement.

SECTION 7: The OWNER/LESSEE releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvement(s), including but not limited to actions arising from the Prevailing Wage Act (820 ILCS 30/0.01 et seq.) The OWNER/LESSEE further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said facade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the facade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the OWNER/LESSEE and its successors, to said property for a period of five (5) years from and after the date of completion and approval of the facade improvement provided for herein. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

_____

CITY OF ST. CHARLES

_____
Mayor

ATTEST:_____
City Clerk

EXHIBIT "I"

Total Reimbursement Amounts

Commercial Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Routine Maintenance Improvements	$	25%	$
Historic Preservation Improvements	$	50%	$
Building Improvements	$ 12,549.16	50%	$ 6,274.58
Architectural Services	$	100% (not to exceed $4000)	$
TOTAL	$ 12,549.16	-	$ 6,274.58

Residential Façade Grants:

	Total Estimated Cost	Reimbursement Percentage	Total Maximum Grant Amount
Historic Preservation Improvements	$	50%	$
Architectural Services	$	100% (not to exceed $2000)	$
TOTAL	$	-	$

EXHIBIT "II"

Plans, Design drawings, Specifications and Estimates

Attachments:
Scope of Work
Diagrams depicting Scope of Work
Photo of lighting
Proposals from Ideal Electrical Contractors, Inc., dated 5/1/17 (2)
Receipts from Affordable Quality Lighting, dated 4/28/17(2)
Quote from Universal Awnings & Signs, dated 4/14/17
Quote from Universal Awnings & Signs, dated 4/26/17
Estimates from Mark Your Space, dated 4/25/17 (2)

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4f
	Title:	**Recommendation to approve Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled "Animals", Chapter 6.04 "Definitions" by adding Section 06.04.055 "Beekeeping" and Chapter 6.12 "Regulations", by adding Section 06.12.085 "Beekeeping".**
	Presenter:	Rita Tungare, Director of Community & Economic Development Bob Vann, Building and Code Enforcement Division Manager

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $N/A	Budgeted Amount: $	Not Budgeted: ☐

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

At the April 2017 Planning & Development Committee Meeting, Mim Evans from the NIU Center for Governmental Studies along with City staff presented the findings of an assembled focus group of stakeholders for consideration of standards to regulate Beekeeping in Residential Districts.

Staff presented a number of standards for the Planning and Development Committee to consider. Based on the Committee's Direction, staff along with the City Attorney has drafted the following requirements to regulate beekeeping in the City limits.

1) Owner occupied – Single Family Zoning District
2) Proof of registration with the State of Illinois Department of Agriculture.
3) Provide a solid 6-foot high fence along the lot line of the rear yard on less than one acre lots.
4) Written notice to neighbors that abut the property.
5) Submittal of completion from Beekeeping Training Course.
6) Provide water source for hives.
7) Property to be posted with signage of beekeeping practice.
8) Maximum of 2 hives per property. Minimum distance of 25 feet from lot lines – permitting only in rear yards.
9) Minimum square foot lot area of one-half acre.
10) An annual license shall be required, with the initial fee of $65.00 and a renewal fee of $25.00 thereafter.

A grandfather provision will allow existing Beekeepers to exist on lots less than one-half acre parcels, providing that they meet all other standards of the ordinance.

Attachments (*please list*)**:**
Proposed ordinance for regulating of Beekeeping.

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled "Animals", Chapter 6.04 "Definitions" by adding Section 06.04.055 "Beekeeping" and Chapter 6.12 "Regulations", by adding Section 06.12.085 "Beekeeping".

City of St. Charles
Ordinance No. 2017-M-

An Ordinance Amending Title 6 of the St. Charles Municipal Code, Entitled "Animals", Chapter 6.04 "Definitions" by adding Section 6.04.055 "Beekeeping" and Chapter 6.12 "Regulations", by adding Section 6.12.085 "Beekeeping"

WHEREAS, the City of St. Charles is a Home Rule Municipality duly organized and existing pursuant to the Illinois Constitution of 1970 and the Laws of the State of Illinois; and,

WHEREAS, the City Council of the City of St. Charles has found that honey bees can be maintained within populated areas in reasonable densities without causing a nuisance if the bees are properly located and carefully managed; and

WHEREAS, honey bees are a benefit to mankind by providing agriculture, fruit, garden pollination services and by furnishing honey, wax and other useful products; and

WHEREAS, passage of this Ordinance is in the best interest of the health, safety and welfare of the citizens of the City of St. Charles.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

SECTION ONE: That Title 6 "Animals", Chapter 6.04 "Definitions" of the St. Charles Municipal Code, be and is hereby amended by adding Section 6.04.055 "Beekeeping" to read as follows:

> "6.04.055 – Beekeeping: The maintenance of honeybee colonies, for any purpose including, but not limited to, the collection of honey and other products that hives produce or as a hobby."

Section Two: That Title 6 "Animals", Chapter 6.12 "Regulations", of the St Charles Municipal Code by and is hereby amended by adding section 6.12.085 "Beekeeping" to read as follows:

DEFINITIONS: As used in this Section:

> "Apiary" shall mean a place where bee colonies are kept.
>
> "Bee" shall mean any stage of the common domestic honey bee.

"Colony" shall mean a hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.

"Hive" shall mean a structure intended for the housing of a bee colony.

Hives:

All bee colonies must be kept in inspectable type hives with removable combs, which must be kept in sound and usable condition.

Annual Licensing:

Beekeepers shall apply for a City Beekeeping License upon bringing any colony into the City. For bee colonies existing within the City prior to the effective date of this Section, beekeepers shall have 30 days from the date this Section goes into effect to apply for a City Beekeeping License. Existing hives may receive a Conditional License and will not be required to install fencing or complete training for an additional 60 days after submittal of application. Applications must be submitted to the City of St. Charles Building and Code Enforcement Division Manager and/or designee. At the time of application for a City Beekeeping License, the applicant shall:

1. Submit proof of registration of the colonies with the state of Illinois Department of Agriculture; and
2. Submit a scaled site plan of the proposed Apiary showing placement of the beehive(s), the flyway barrier and fences and compliance with all applicable requirements outlined in this Section; and
3. Provide a Certificate of Insurance from property owner's homeowner's insurance company verifying that Beekeeping is covered by the insurance policy covering the property where the Apiary is located; and
4. Submit a written affidavit stating that all neighbors on residential properties that abut the proposed location of beekeeping have been notified, in a form provided by the City of St. Charles. Notification is not required for renewals; and
5. Submit a properly executed hold harmless agreement between the applicant and the City of St. Charles, waiving any liability for any loss or injury resulting from the design, construction or operation of the Apiary, in lieu of any zoning or building permits that may be associated with the construction of an Apiary; and
6. Provide a Certificate of Completion or similar documentation, from Beekeeping training course provided by an entity approved by the City of St. Charles. The City of St. Charles Building and Code Enforcement Division shall maintain a list of approved courses. In the event training is not available, the applicant may submit evidence of such and request an extension from the City of St. Charles Building and Code Enforcement Division Manager and/or designee.
7. Be in compliance with the other requirements of this Section; and
8. Pay a sixty-five dollar ($65.00) nonrefundable application fee.

The City Beekeeping License shall be renewed each year by submitting a renewal application to the City of St. Charles Building and Code Enforcement Division Manager no more than two (2) weeks prior to the one (1) year anniversary date of the then current City Beekeeping License. At the time of applying for a renewal City Beekeeping License, the applicant shall submit an application and a site plan along with a

renewed certificate of insurance that will comply with the same requirements, and shall pay the sum of twenty-five dollars ($25.00) for each renewal year.

Fencing and Gates:

All hives shall be enclosed by fencing with a secure gate and prominent signage warning of the presence of a hive. Solid six (6) foot high fencing shall be constructed enclosing the rear yard at the lot lines. For properties greater than an acre in lot area, the hives may be enclosed with a six (6) foot high solid fence at a distance no less than ten (10) foot from the hives. The fence posts shall be constructed of decay and corrosion resistant material. The entrance to the rear yard shall have a gate with a locked latch at least four (4) feet from the ground, which shall be closed at all times when the Beekeeper is not present.

Signage:

Beekeepers shall conspicuously post a weatherproof sign at least ten (10) inches by one (1) foot on all lot lines facing abutting properties and on the Beehive or Apiary fence outside of the latched gate with the statement, "State Registered Beehive(s) on Property" or similar language that makes clear that bees are on the premises. The sign must be visible and easily read from outside the property.

Water:

Each beekeeper shall ensure that a convenient source of water within ten (10) feet of the Beehive is available at all times to the bees so that the bees will not congregate at swimming pools, bibcocks, pet water bowls, birdbaths or other water sources where they may cause human, bird, or domestic pet contact. The water shall be maintained so as not to become stagnant.

Maintenance:

Each beekeeper shall ensure that no bee comb or other materials that might encourage robbing are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

Prohibited:

The keeping by any person of bee colonies in the City not in compliance with this Section is prohibited. Any bee colony not residing in a hive structure intended for beekeeping, or any swarm of bees, or any colony residing in a standard or homemade hive which, by virtue of its condition, has obviously been abandoned by the beekeeper, is unlawful.

Qualified Property:

Beekeeping will be permitted only on qualified property. Qualified property shall be defined as properties within a residential zoning district which have a minimum square foot lot area of 1/2 acre or more of land. Only single family, owner occupied, residential lots can engage in Beekeeping.

Size and Number of Hives:

Apiaries may consist of not more than two (2) hives on a licensed property consisting of no more than six (6) boxes per hive.

Beehive Location:

Apiaries may only be located and maintained in residential districts with detached residences occupied by the Residence Owner Beekeeper.

(a) Apiaries shall be located only in a rear yard.

(b) Apiaries shall be located at least twenty-five (25) feet from all side and rear property lines.

(c) Apiaries and Beehives shall not be permitted on rooftops or balconies.

Grandfathered Apiaries:

Any Apiary presently existing on a residential property within the City regardless of the lot size can be maintained so long as there is compliance with all of the requirements of this Chapter.

Nontransferability:

A Beekeeping Permit shall not be assigned or transferred to any other person, or to any other location. No refund shall be granted for any unexpired period of a Beekeeping Permit.

Violation; Fine:

Any person violating the provisions of this chapter shall be fined not less than fifty dollars ($50.00) no more than five hundred dollars ($500.00) for each offense and a separate offense shall be deemed committed upon each and every day such violation continues.

Any person not in strict compliance with this Section shall be fined not less than five hundred dollars ($500.00) for each offense, and a separate offense shall be deemed committed upon each and every day such violation continues. Additionally, any City Beekeeping License shall be mandatorily revoked and no new City Beekeeping License shall be issued to that person, or to any person living on the property where the apiary from which the violation(s) arose was located, for a minimum of one (1) year.

In the event a person is found guilty of a violation of any Section of this Chapter, his permit to own, keep or harbor or have custody of animals shall be mandatorily revoked, and no new permit shall be issued to that person for a minimum of one (1) year.

Revocation of Beekeeping Permit:

(a) The Building and Code Enforcement Division Manager shall have the authority to revoke a Beekeeping Permit issued under this Section. The Building and Code Enforcement Division Manager shall have the authority to establish rules and regulations for the conduct of a hearing relating to the revocation of a Beekeeping Permit.

(b) The Building and Code Enforcement Division Manager is hereby given the authority to revoke the Beekeeping permit if The Building and Code Enforcement Division Manager finds:

1. The Beekeeper has not complied with applicable codes, ordinances, statutes, laws, policies or rules and regulations.
2. The Beekeeper has made fraudulent, false or misrepresentative statements in the application for the permit.
3. The Beekeeper owes the City fees, outstanding files or penalties.

(c) Notice and Hearing. The Building and Code Enforcement Division Manager may revoke, suspend or take other action with respect to a Beekeeping Permit in accordance with the following procedures:

1. The Building and Code Enforcement Division Manager or designee shall send written notice of the intent to revoke a Beekeeping permit by First class US Mail or personal delivery, setting forth the reasons for revocation.
2. The notice shall state the effective date of the revocation which shall be no longer than thirty (30) days from the date of the notice, and shall inform the Beekeeper of the right to submit in writing, within fifteen (15) days of the date of the notice, either: documentation to explain the past occurrences stated in the notice and to propose corrective action to eliminate the violations or request a hearing before The Building and Code Enforcement Division Manager.
3. If The Building and Code Enforcement Division Manager accepts the corrective action proposed by the Beekeeping Permit holder, The Building and Code Enforcement Division Manager shall respond in writing, stating the conditions for continuing to hold the Beekeeping Permit, and retracting or deferring the notice of intent to revoke or suspend he Beekeeping Permit.
4. If the Beekeeping Permit holder requests a hearing, The Building and Code Enforcement Division Manager shall schedule a hearing within thirty (30) days of the date of the original notice, at which hearing the Beekeeper and representative(s) from the City shall have the right to present any evidence and/or witnesses.
5. The City's Administrative Adjudication Hearing Officer conducting the hearing shall render a written decision within seven (7) days of the hearing, which shall be sent to the Beekeeper by First Class US Mail or personal delivery.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this ____ day of _____, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this ____ day of _____, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this ___ day of _____, 2017.

_____
Raymond P. Rogina, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes: _____
Nays: _____
Absent: _____
Abstain: _____

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4g-1
	Title:	Recommendation to Approve a Plat of Easement for Public Utilities between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).
	Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $0	Budgeted Amount: $	Not Budgeted: ☒

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

The construction of the new Cooper's Hawk building located at 3710 E. Main Street required the installation of new public watermain and electric. Easements are now being granted for access to those public utilities.

Staff has reviewed the attached Plat of Easement and finds it acceptable.

Attachments (*please list*)**:**
Plat of Easement

Recommendation/Suggested Action (*briefly explain*)**:**
Staff recommends approval of a plat of easement for public utilities between SC Out Parcels One LLC and the City of St. Charles and authorize the Mayor and Clerk to execute the same (3710 E. Main St./Cooper's Hawk).

PLAT OF EASEMENT GRANT

OF

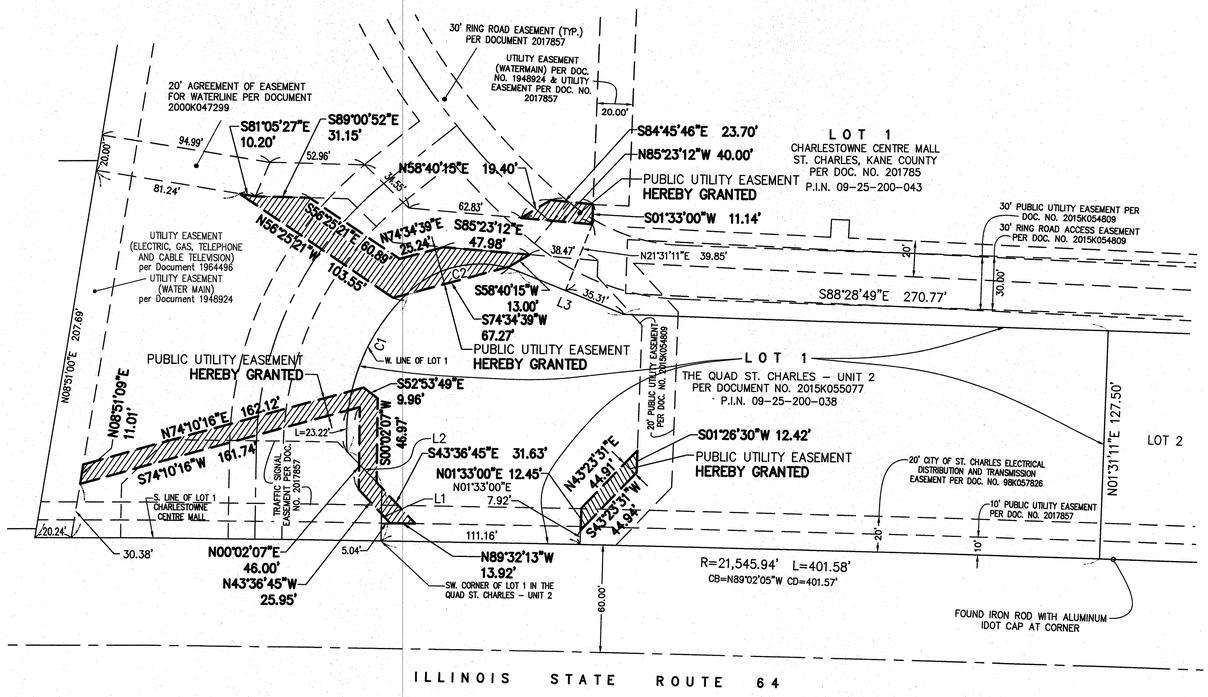
PART OF LOT 1 IN THE QUADS ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077, AND PART OF LOT 1 OF CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 201785, ALL IN KANE COUNTY, ILLINOIS.

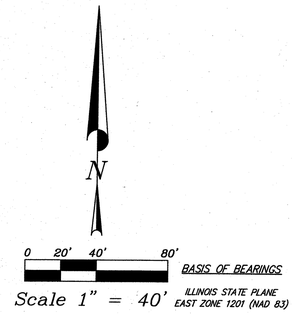
RECORD COURSES FOR LOT 1 IN THE QUAD ST. CHARLES – UNIT 2

LINE	BEARING	DISTANCE
L1	N01°14'17"E	30.00'
L2	N44°55'54"W	27.90'
L3	S68°28'49"E	63.67'

ARC	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	111.00'	97.64'	N20°06'45"E	94.52'
C2	58.00'	67.02'		

CB = DENOTES CHORD BEARING
CD = DENOTES CHORD DISTANCE
DOC. = DENOTES DOCUMENT
L = DENOTES ARC LENGTH
NO. = DENOTES NUMBER
P.O.B. = DENOTES POINT OF BEGINNING
P.O.C. = DENOTES POINT OF COMMENCEMENT
R = DENOTES RADIUS





OWNERS CERTIFICATE

STATE OF Delaware)
(SS
COUNTY OF New Castle)

THIS IS TO CERTIFY THAT SC Out Parcels One LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24th DAY OF March, 2017.

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: IEQ Management Inc.,
a Delaware corporation,
its Manager

By: _____
Daniel W. Krausz, President

ACKNOWLEDGEMENT

STATE OF Delaware }
COUNTY OF New Castle }

On the 24 day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven A Bdill
Notary Public
My Commission expires: Feb 23, 2018

STEVEN ABDILL
COMMISSION
EXPIRES
Feb. 23, 2018
NOTARY PUBLIC
STATE OF DELAWARE

OWNERS CERTIFICATE

STATE OF California)
(SS
COUNTY OF Napa)

THIS IS TO CERTIFY THAT F. RON KRAUSZ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF MARCH, 2017.

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: _____
F. Ron Krausz, its Member

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Napa)

ON March 3, 2017 (DATE), BEFORE ME, Martha A. Muleady, Notary Public (HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED F. RON KRAUSZ (NAME(S) OF SIGNER(S))

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

MARTHA A. MULEADY
COMM. #2136735
Notary Public - California
Napa County
My Comm. Expires Dec. 13, 2019

SIGNATURE Martha A. Muleady
SIGNATURE OF NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 201__.

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST_____
CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWER, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 7TH DAY OF NOVEMBER, A.D. 2016.

Carl J. Cook
CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543
MY LICENSE EXPIRES NOVEMBER 30, 2018

CARL J. COOK
35-003543
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/15

REVISED 02-27-17
REVISED 02-15-17

Survey No.:	F021C		
Ordered By.:	The Krausz Companies		
Description:	PLAT OF EASEMENT		
Date Prepared:	NOVEMBER 7, 2016		
Scale:	1" = 40'	Field Work:	KF/SC
		Prepared By:	REW

K:\F021c\S\Dwg\Easements\F021c Easement.dwg

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4g-2
	Title:	Recommendation to Approve a Plat of Vacation between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).
	Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $0	Budgeted Amount: $	Not Budgeted: ☒

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

The construction of the new Cooper's Hawk building located at 3710 E. Main Street required the relocation of public watermain. The remaining easement where the old watermain was located can now be vacated.

Staff has reviewed the attached Plat of Vacation and finds it acceptable.

Attachments (*please list*)**:**
Plat of Vacation

Recommendation/Suggested Action (*briefly explain*)**:**
Staff recommends approval of a Plat of Vacation between SC Out Parcels One LLC and the City of St. Charles (3710 E. Main St./Cooper's Hawk).

PLAT OF VACATION

OF PART OF A 20 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 IN PART OF LOT 1 OF CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, IN KANE COUNTY, ILLINOIS.

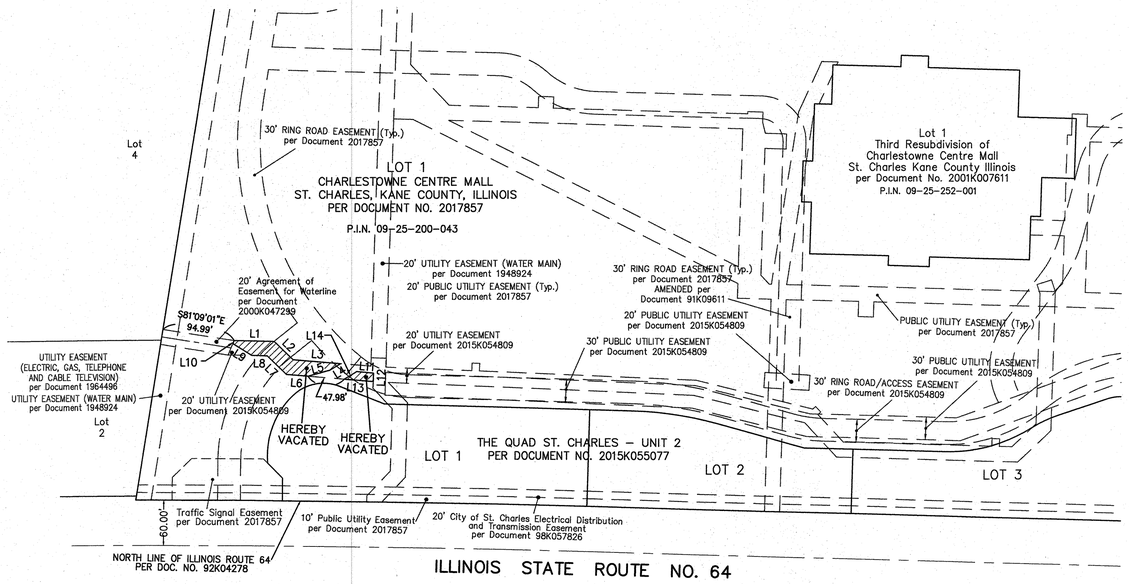
N

0 50 100 200

Scale 1" = 100'

BASIS OF BEARINGS:

NAD 83, ILLINOIS STATE PLANE, EAST ZONE (1201)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°00'52"E	52.96'
L2	S46°17'02"E	34.55'
L3	S85°23'12"E	62.83'
L4	S58°40'15"W	16.69'
L5	S74°34'39"W	29.78'
L6	N85°23'12"W	28.44'
L7	N46°17'02"W	35.09'
L8	N89°00'52"W	20.64'
L9	N58°04'47"W	29.35'
L10	N22°36'43"E	4.36'
L11	S84°45'46"E	22.28'
L12	S01°33'00"W	11.09'
L13	N85°23'12"W	38.47'
L14	N58°40'15"E	19.27'

OWNERS CERTIFICATE

STATE OF CALIFORNIA)
(SS
COUNTY OF Napa)

THIS IS TO CERTIFY THAT F. RON KRAUSZ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF March, 2017.

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: F. Ron Krausz
F. Ron Krausz, its Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Napa)

On March 3, 2017, before me, Martha A. Muleady, Notary Public,
Date — Here Insert Name and Title of the Officer

Personally appeared F. RON KRAUSZ
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PEJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARTHA A. MULEADY
COMM. #2136735
Notary Public - California
Napa County
My Comm. Expires Dec. 13, 2019

Signature Martha A. Muleady
Signature of Notary Public

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 201__.

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST_____
CITY CLERK

NOTE

20' PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 AND AS SHOWN HEREON ARE HEREBY VACATED.

Approved: _____
The City of St. Charles

Approved: 3/31/17
Nicor LAND MANAGEMENT AGENT

Approved: 4/4/17
AT&T R.O.W. MANAGER

Approved: 3/31/17
Comcast R.O.W. ENGINEER

STATE OF ILLINOIS)
(SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF VACATING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543

CARL J. COOK
35-003543
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, Illinois 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/17

REVISED 02-15-17

Survey No.:	F021c		
Ordered By.:	THE KRAUSZ COMPANIES		
Description:	PLAT OF VACATION		
Date Prepared:	DECEMBER 28, 2016		
Scale:	1" = 100'	Field Work:	N/A
		Prepared By:	CM/REW

J:\F\F021\F021c - Crescent Road\S1\Plat Vacation\F021c - Vacation.dwg

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4h
	Title:	Recommendation to Approve a Plat of Easement for Public Utilities between SC Out Parcels One LLC and the City of St. Charles (3830 E. Main St./Quad Retail Building/Starbucks).
	Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $0	Budgeted Amount: $	Not Budgeted: ☒

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

The construction of the new Quad Retail Building/Starbucks located at 3830 E. Main Street required the installation of new public watermain and electric. Easements are now being granted for access to those public utilities.

Staff has reviewed the attached Plat of Easement and finds it acceptable.

Attachments (*please list*)**:**
Plat of Easement

Recommendation/Suggested Action (*briefly explain*)**:**
Staff recommends approval of a plat of easement for public utilities between SC Out Parcels One LLC and the City of St. Charles (3830 E. Main St./Quad Retail Building).

PLAT OF EASEMENT GRANT

OF

PART OF LOTS 4 AND 5 IN THE QUADS ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077, IN KANE COUNTY, ILLINOIS.

CB	=	DENOTES CHORD BEARING
CD	=	DENOTES CHORD DISTANCE
DOC.	=	DENOTES DOCUMENT
L	=	DENOTES ARC LENGTH
NO.	=	DENOTES NUMBER
P.O.B.	=	DENOTES POINT OF BEGINNING
P.O.C.	=	DENOTES POINT OF COMMENCEMENT
R	=	DENOTES RADIUS

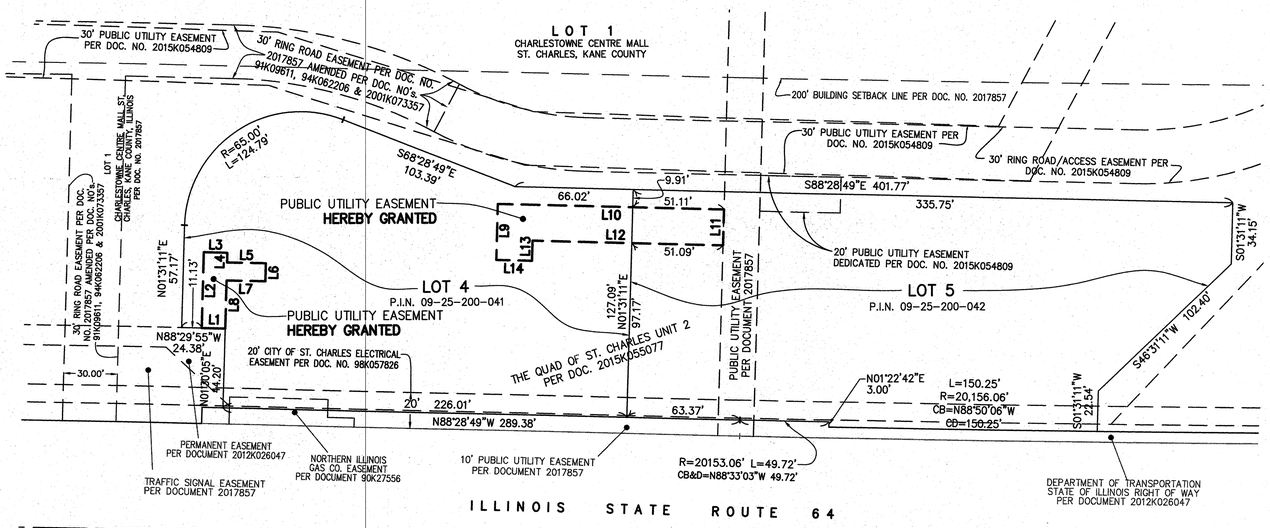
N

0 20' 40' 80'

Scale 1" = 40'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°29'55"W	13.25'
L2	N01°31'11"E	42.31'
L3	S88°28'49"E	13.25'
L4	S01°31'11"W	5.42'
L5	S88°28'49"E	21.63'
L6	S01°31'11"W	10.00'
L7	N88°28'49"W	21.63'
L8	S01°31'11"W	26.89'
L9	N01°31'11"E	31.22'
L10	S88°28'49"E	126.67'
L11	S01°33'00"W	20.00'
L12	N88°28'49"W	106.66'
L13	S01°31'11"W	11.22'
L14	N88°28'49"W	20.00'

OWNERS CERTIFICATE

STATE OF Delaware)
(SS
COUNTY OF New Castle)

THIS IS TO CERTIFY THAT SC Out Parcels One LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24th DAY OF March, 2017.

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: IEQ Management Inc.,
a Delaware corporation,
its Manager

By: Daniel W. Krausz, President

ACKNOWLEDGEMENT

STATE OF Delaware }
COUNTY OF New Castle }

On the 24 day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven Abdill
Notary Public
My Commission expires: Feb 23, 2018

STEVEN ABDILL
MY COMMISSION EXPIRES Feb. 23, 2018
NOTARY PUBLIC STATE OF DELAWARE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D. 201__.

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST_____
CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWER, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, A.D. 2016.

CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543
MY LICENSE EXPIRES NOVEMBER 30, 2018

CARL J. COOK
35-003543
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

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www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/15

REVISED 02-27-17
REVISED 02-15-17

Survey No.:	F021d		
Ordered By.:	THE KRAUSZ COMPANIES		
Description:	PLAT OF EASEMENT GRANT		
Date Prepared:	DECEMBER 28, 2016		
Scale:	1" = 40'	Field Work:	KF/SC
		Prepared By:	RBW

4:\F\F021d\S\Dwg\Easements\F021d Easement.dwg

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4i
	Title:	Recommendation to Approve and Execute an Acceptance Resolution for Public Utilities for SC Out Parcels One LLC at 3710 and 3830 E. Main Street.
	Presenter:	Chris Bong, P.E.

Meeting: Planning & Development Committee	Date: May 8, 2017	
Proposed Cost: $0	Budgeted Amount: $	Not Budgeted: ☒

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

Public watermain, electric and appurtenances were constructed to service the improvements for SC Out Parcels One LLC at 3710 and 3830 E. Main Street, namely Cooper's Hawk and the Quad Retail Building including Starbucks. Said utilities have undergone and passed all required testing and inspection and are found to be acceptable.

The Development Engineering Division has received all required documents including utility easements and as-built drawings depicting the locations of said public improvements.

Attachments (*please list*)**:**
Acceptance Resolution
Bill of Sale
Exhibits

Recommendation/Suggested Action (*briefly explain*)**:**
Staff recommends approval and execution of an acceptance resolution for public utilities for SC Out Parcels One LLC at 3710 and 3830 E. Main Street.

(Sanitary Sewer & Electric)

City of St. Charles
Kane and DuPage Counties

ACCEPTANCE RESOLUTION

Subdivision Name: SC Out Parcels One LLC 3710 and 3830 E. Main Street

Whereas SC Out Parcels One LLC, the Developer of 3710 and 3830 E. Main Street, constructed of public sanitary sewer, electric and appurtenances in easements as described in the attached exhibits in the aforesaid Subdivision; and

Whereas, the Contractor has constructed the public sanitary sewer, electric and appurtenances in accord with the plans and specifications, as revised, heretofore approved by the City of St. Charles; and

Whereas, the public sanitary sewer, electric and appurtenances have been inspected by the Engineer for the sub divider and by a representative for the City of St. Charles and are found to be satisfactory;

Now, Therefore, Be It Resolved by the City Council of St. Charles, that said Council hereby approves and accepts the public sanitary sewer, electric and appurtenances. It being understood that this acceptance and/or approval in no way relieves the Contractor of his Surety of any obligation for maintenance for a period of one (1) year as provided for in said Contract.

Passed by the City Council of the City of St. Charles, this 15th day of May, 2017, and APPROVED by the Mayor of said City of St. Charles, this 15th day of May, 2017.

_____
MAYOR

ATTEST:

_____
CITY CLERK

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that SC OUT PARCELS ONE LLC ("Seller"), in consideration of One Dollar ($1.00) and other good and valuable consideration, does hereby grant, sell, transfer and deliver unto the CITY OF ST. CHARLES, an Illinois municipal corporation in Kane County, Illinois ("City"), the following goods, chattels, or other items of personal property, to wit:

ONE: Each and every part of a Public Watermain, Electric, and Appurtenances, as fully described in a certain set of plans and specifications attached hereto and incorporated herein as Exhibits "A" through "E".

TWO: The object of this Bill of Sale is to grant, sell, transfer and deliver to the CITY, with the exceptions noted, the ownership in all items of personalty which comprise the Public Watermain, Electric, and Appurtenances by SELLER to date within the CITY.

SELLER does hereby covenant and warrant to the CITY that SELLER is the lawful owner of the aforementioned goods, chattels, and personalty; that such items are free and clear from all encumbrances; that SELLER has the absolute right to sell the same as aforesaid; and that SELLER warrants and will defend the same against the claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said SELLER.

IN WITNESS WHEREOF, SELLER has signed and acknowledged this Bill of Sale on this 18th day of April, 2017.

SELLER:

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: IEQ Management Inc.,
a Delaware corporation
its Manager

By: _____
Daniel W. Krausz, its President

ACKNOWLEDGEMENT

STATE OF DELAWARE }
}
COUNTY OF NEW CASTLE }

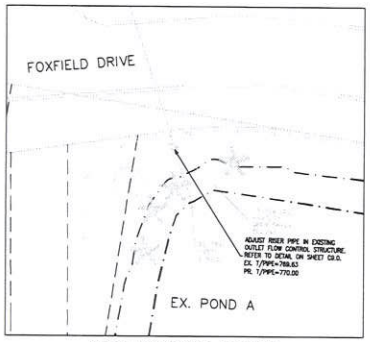
On the 18th day of April, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel William Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven Dodill

Notary Public

My Commission expires:

STEVEN DODILL
MY COMMISSION
EXPIRES
Feb. 23, 2018
NOTARY PUBLIC
STATE OF DELAWARE



POND A FLOW CONTROL STRUCTURE

UTILITY NOTES:

1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.

2) CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.

3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.

4) ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.

5) PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.

6) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY:

7) CONTRACTOR SHALL VERIFY GAS METER LOCATION WITH NICOR PRIOR TO GAS SERVICE/SLEEVE CONSTRUCTION.

STORM SEWER NOTES:

STORM STRUCTURE SYMBOL LEGEND:
INL=INLET
CB=CATCH BASIN
MH=MANHOLE

FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 105021
1P: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE D GRATE), EJIW 105021 (TYPE M3 GRATE)
8P: IDOT TYPE 8, NEENAH R4340-B, EJIW 6527
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:
MH36
A4'@,1P
MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.

3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES:

WATERMAIN STRUCTURE SYMBOL LEGEND:
W=VALVE VAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.

3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.

4) MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

5) ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

6) CONTRACTOR SHALL MAINTAIN MINIMUM 1.5' SEPARATION BETWEEN EXISTING/PROPOSED WATERMAIN AND PROPOSED SEWER. WHERE DEPTH OF EXISTING WATERMAIN IS UNKNOWN, CONTRACTOR SHALL FIELD VERIFY SEPARATION PRIOR TO SEWER CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICT. REFER TO DETAILS SHEET FOR WATERMAIN CROSSING DETAIL.

7) CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING WATERMAIN IN AREAS WHERE PROPOSED CUTS ARE PROPOSED TO VERIFY THAT MINIMUM 5.5' OF COVER WILL BE PROVIDED BELOW FINISHED GRADE. IN AREAS WHERE 5.5' OF COVER IS NOT BE PROVIDED, WATERMAIN SHALL BE LOWERED TO PROVIDE REQUIRED COVER.

8) CONTRACTOR SHALL VERIFY WATERMAIN INSTALLATION WITH APPROVAL FROM PROFESSIONAL PLUMBER/FIRE ENGINEER.

SANITARY SEWER NOTES:

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 105021

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.

ELECTRIC NOTES:

1) ST. CHARLES WILL DESIGN THE GENERAL LOCATION FOR EACH OF THE DISTRIBUTION FACILITIES: PRIMARY CONDUIT, TRANSFORMER PADS, SWITCHGEAR PADS, AND GENERAL MANHOLE/SPLICE BOX PLACEMENT. THE ELECTRIC UTILITY SYSTEM WILL COMPRISE OF CONCRETE ENCASED CONDUIT TO REPLACE ANY ANTIQUATED LINES THAT CURRENTLY RUN THROUGH THE SITE.

2) CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE FOLLOWING: PRIMARY CONDUIT, TRANSFORMER PAD, ALL SECONDARY CONDUIT & CABLES, AND CT CABINET & METER FITTINGS.

3) CONTRACTOR IS RESPONSIBLE FOR RE-LOCATING ANY ELECTRIC FACILITIES THAT ARE IN CONFLICT WITH THIS PROJECT. RELOCATED FACILITIES WOULD BE BASED ON ST. CHARLES DESIGN CRITERIA.

4) CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY PROVISIONS NECESSARY FOR FUTURE DEVELOPMENT OF THE LOT TO THE EAST. THIS COULD INVOLVE ADDITIONAL CONDUITS TO THE LOT LINE AND/OR A SPLICE BOX BASED ON ST. CHARLES DESIGN CRITERIA.

5) FINAL DESIGN WILL INCORPORATE PRIMARY CONDUIT & CABLE FOR TWO POINTS OF CONNECTION THAT WILL BE "LOOPED" TO MAINTAIN RELIABILITY. CONTRACTOR MAY HAVE TO PLACE FACILITIES OUTSIDE OF THIS LOT TO CONNECT OR COMPLETE THE "LOOP". AT THIS TIME A PRELIMINARY CONFIGURATION WOULD INCLUDE THE EXISTING SWITCHGEARS ON THE NORTH SIDE OF MAIN STREET (RTE. 64) FROM THE SWITCHGEAR TO THE WEST AT 2493S01 TO THE SWITCHGEAR TO THE EAST AT 2473S01. THE CLOSURE OF THIS LOOP IS THE RESPONSIBILITY OF THE DEVELOPMENT. THE CITY ELECTRIC UTILITY DOES NOT PERFORM ANY "RECAPTURE" ACCOUNTING EFFORTS.

6) CONTRACTOR WILL INSTALL 2-5" CONDUITS ENCASED IN CONCRETE FROM THE NEAR SWITCH LOCATION (SWITCHGEAR), TO THE TRANSFORMER BASED ON ST. CHARLES DESIGN CRITERIA. ALSO, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY ADDITIONAL CONDUITS, REQUIRED AS SATE ABOVE, TO MAINTAIN A "LOOPED" CONFIGURATION.

7) THE UTILITY (ST. CHARLES) WILL INSTALL: PRIMARY CABLE, PRIMARY TERMINATIONS, SET TRANSFORMER, TERMINATE SECONDARY CABLE AT TRANSFORMER AND INSTALL CT'S & METERS.

8) DEVELOPMENT MUST BE WITHIN 6" OF FINAL GRADE BEFORE INSTALLATION OF ANY FACILITIES.

9) TRANSFORMER REQUIRES AN 8' LEVEL CLEARANCE FROM THE FRONT FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES.

10) SWITCHGEARS REQUIRE A 10' LEVEL CLEARANCE FROM THE FRONT & BACK FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES FOR PERSONNEL.

11) PER ST. CHARLES CITY POLICY, THE SECONDARY CONDUITS ARE REQUIRED TO BE ENCASED IN CONCRETE FROM THE TRANSFORMER TO THE BUILDING.

12) CITY RECOMMENDS THAT THE CONTRACTOR PROVIDE JOINT TRENCH WITH OTHER UTILITIES SUCH AS: PHONE & CABLE. IF CONTRACTOR HAS INTEREST IN TRYING TO COORDINATE JOINT TRENCH WITH AT&T AND COMCAST, CONTACTS CAN BE PROVIDED BY CITY. AT&T AND COMCAST.

13) ST. CHARLES MUNICIPAL ELECTRIC FACILITY IS A "ZERO STANDARD" UTILITY, WHICH MEANS THAT THE DEVELOPER WILL PAY 100% OF THE COSTS TO GET THE DEVELOPMENT ONTO CITY'S SYSTEM. CITY WILL WORK COLLABORATIVELY TO PROVIDE SERVICE ALTERNATIVES AND OPTIONS.

14) ANY STREET LIGHTING ON PRIVATE ROADS IS PRIVATELY OWNED. IF DEVELOPMENT IS GOING TO HAVE A PRIVATE STREET LIGHTING SYSTEM, SUCH WILL HAVE TO BE ON A METER SEPARATE FROM TENANT UNITS. METER CAN BE SEPARATE SERVICE FROM TRANSFORMER.

15) THE FORMAL PROCESS WITH THE ELECTRIC UTILITY BEGINS AT THE BUILDING PERMIT SUBMITTAL STEP. THE DEVELOPER WILL BE REQUIRED TO PROVIDE A COMPLETED ELECTRIC SERVICE APPLICATION. AS PART OF THE BUILDING PERMIT PROCESS, THE ELECTRIC UTILITY WILL PROVIDE AN ESTIMATE OF THE COST OF THE REQUIRED WORK. THESE WILL BE APPLIED AS CHARGES INCLUDED ON THE BUILDING PERMIT FEES. THE ELECTRIC UTILITY WILL CREATE A JOB TRACKING NUMBER AND ALL LABOR, MATERIAL, EQUIPMENT USAGE, AND CONTRACTOR LABOR, USED ON THE JOB WILL BE TRACKED. AFTER WORK IS COMPLETED, THE ELECTRIC UTILITY WILL PERFORM COST RECONCILIATION. IF THE ESTIMATED COST EXCEEDED THE ACTUAL COST, A REFUND WILL BE ISSUED. IN THE EVENT THAT THE ACTUAL COSTS EXCEED THE ESTIMATED COSTS, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE ADDITIONAL CHARGES PRIOR TO OCCUPANCY OF THE BUILDING.

16) THE INSTALLATION OF THE CT CABINET & METER FITTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE CT SPACING DIFFERS SLIGHTLY FROM OTHER UTILITIES. PLEASE SUBMIT APPROVAL DRAWINGS BEFORE PURCHASING EQUIPMENT.

17) THE ELECTRIC UTILITY FOLLOWS THE NEC CODE FOR GROUNDING REQUIREMENTS THAT MUST INCLUDE: A DRIVEN EXTERNAL GROUND ROD, A WATER PIPE GROUND, A BUILDING STEEL GROUND AND UFER GROUND IN THE FOOTER. ALL THE REQUIRED GROUNDS ARE TO BE CONNECTED AT THE FIRST POINT OF DISCONNECT.

18) THE FIRST POINT OF DISCONNECT MUST BE AN EXTERNAL MAIN DISCONNECT APPROPRIATELY SIZED FOR THE SERVICE OR A SHUNT TRIP DISCONNECT. IF THE SHUNT TRIP DISCONNECT IS CHOSEN, CONTACT THE ST. CHARLES FIRE DEPT. TO DETERMINE THE PROPER LOCATION ON THE BUILDING.

19) ALL PROPOSED CONDUIT FOR PROPOSED ELECTRIC SHALL BE AT LEAST 3' DEEP. CONDUIT FOR PROPOSED ELECTRIC SHALL BE FIBERGLASS OR STEEL.

20) ANY CONDUIT FOR UTILITIES OTHER THAN ELECTRIC SHALL BE LOCATED OUTSIDE ELECTRIC CONDUIT ENCASEMENT.

21) PROPOSED CONDUIT CONNECTIONS AT EXISTING MANHOLES SHALL BE CORED. THE CITY'S ELECTRIC DEPARTMENT MUST BE ON-SITE WHEN CORING TAKES PLACE.

22) PROPOSED CONDUIT LOCATIONS SHOWN ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. ACTUAL LOCATIONS MAY DIFFER BASED ON EXISTING ON-SITE CONDITIONS.

23) PROPOSED CONDUIT EXTENDING FROM SWITCHGEAR #2493S01 TO SOUTHWEST CORNER OF PROPOSED BUILDING SHALL BE LOCATE WITHIN EXISTING EASEMENT.

UNDERGROUND ELECTRIC SCOPE (DESIGN BY CITY OF ST. CHARLES):

1) INSTALL 4/0 AL. CABLE FROM SWITCHGEAR 2493S01 FUSE BAY #2 TO NEW 300 KVA TRANSFORMER AT COOPER'S HAWK.

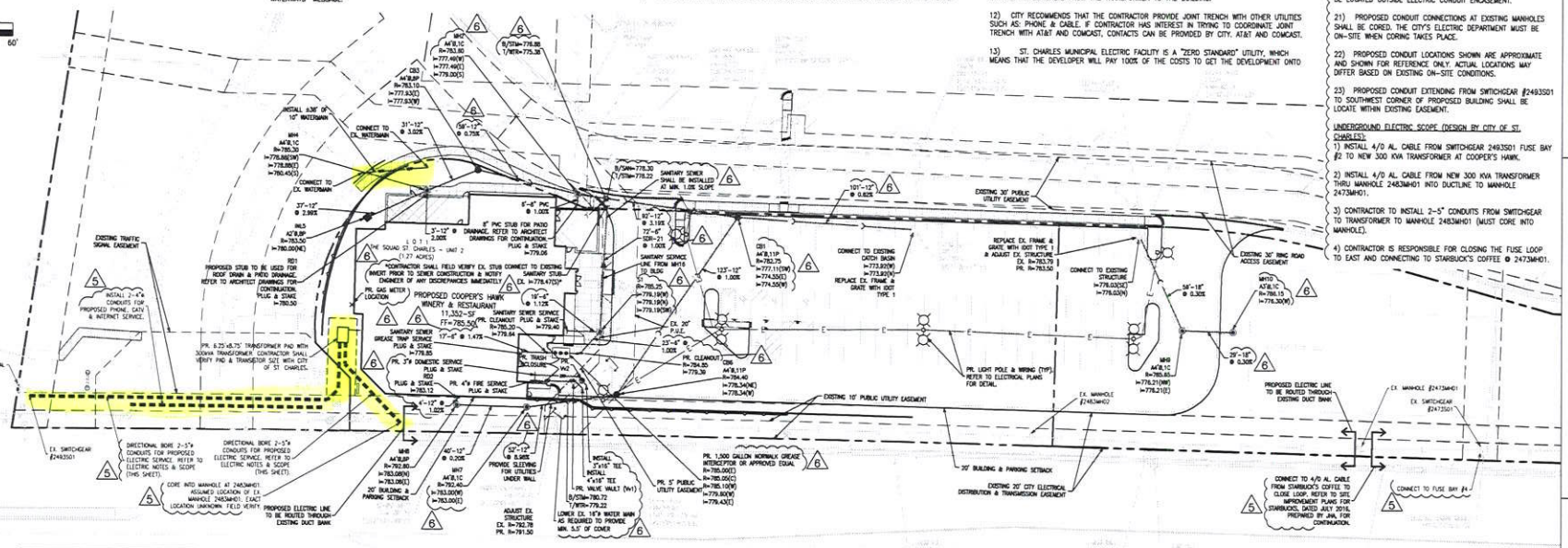
2) INSTALL 4/0 AL. CABLE FROM NEW 300 KVA TRANSFORMER THRU MANHOLE 2483MH01 INTO DUCTLINE TO MANHOLE 2473MH01.

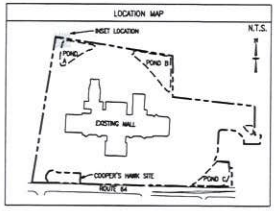
3) CONTRACTOR TO INSTALL 2-5" CONDUITS FROM SWITCHGEAR TO TRANSFORMER TO MANHOLE 2483MH01 (MUST CORE INTO MANHOLE).

4) CONTRACTOR IS RESPONSIBLE FOR CLOSING THE FUSE LOOP TO EAST AND CONNECTING TO STARBUCK'S COFFEE @ 2473MH01.

N

GRAPHIC SCALE 1"= 30'
0 15' 30' 60'





No.	Description	Date
6	ISSUED FOR CONSTRUCTION	8/10/16
5	REVISED ELECTRIC SERVICE	7/5/16
4	REVISED PER CITY OF ST. CHARLES	6/21/16
3	REVISED PER CITY OF ST. CHARLES	5/6/16
2	REVISED PER CITY OF ST. CHARLES	4/28/16
1	ISSUED FOR REVIEW	4/6/16

UTILITY PLAN

THE QUAD ST. CHARLES – COOPER'S HAWK
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES

F021c
1"=30'
C6.0

Copyright © 2016 Jacob & Hefner Associates, INC.

Exhibit A

UTILITY NOTES

1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.

2) CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.

3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.

4) ALL EXISTING UTILITY RIMS, GRADES RINGS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.

5) PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.

6) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY:

6 7) CONTRACTOR SHALL VERIFY GAS METER LOCATIONS WITH NICOR PRIOR TO GAS SERVICE/SLEEVE CONSTRUCTION.

STORM SEWER NOTES

STORM STRUCTURE SYMBOL LEGEND:
INL=INLET
CB=CATCH BASIN
MH=MANHOLE

FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 105021
1P: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE D GRATE), EJIW 105021 (TYPE M3 GRATE)
1PP: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE C GRATE), EJIW 105021 (TYPE M1 GRATE)
11P: IDOT TYPE 11, NEENAH R3281-A, EJIW 7210

EXAMPLE:
MH36
A4'@,1P
MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.

3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
VW=VALVEVAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON THE PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON THE PLANS.

3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.

4) MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

5) ALL PROPOSED WATER MAIN INSTALLED WITHIN FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOK GASKETS OR APPROVED EQUIVALENT TO A POINT 50-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.

6) CONTRACTOR SHALL VERIFY WATERMAIN INSTALLATION WITH APPROVAL FROM PROFESSIONAL PLUMBER/FIRE ENGINEER.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME & GRATE:
1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJIW 105021

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON THE PLANS.

ELECTRIC NOTES:

1) ST. CHARLES WILL DESIGN THE GENERAL LOCATION FOR EACH OF THE DISTRIBUTION FACILITIES: PRIMARY CONDUIT, TRANSFORMER PADS, SWITCHGEAR PADS, AND GENERAL MANHOLE/SPLICE BOX PLACEMENT. THE ELECTRIC UTILITY SYSTEM WILL COMPRISE OF CONCRETE ENCASED CONDUIT TO REPLACE ANY ANTIQUATED LINES THAT CURRENTLY RUN THROUGH THE SITE.

2) CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE FOLLOWING: PRIMARY CONDUIT, TRANSFORMER PAD, ALL SECONDARY CONDUIT & CABLES, AND CT CABINET & METER FITTINGS.

3) CONTRACTOR IS RESPONSIBLE FOR RE-LOCATING ANY ELECTRIC FACILITIES THAT ARE IN CONFLICT WITH THIS PROJECT. RELOCATED FACILITIES WOULD BE BASED ON ST. CHARLES DESIGN CRITERIA.

4) CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY PROVISIONS NECESSARY FOR FUTURE DEVELOPMENT OF THE LOT TO THE EAST. THIS COULD INVOLVE ADDITIONAL CONDUITS TO THE LOT LINE AND/OR A SPLICE BOX BASED ON ST. CHARLES DESIGN CRITERIA.

5) FINAL DESIGN WILL INCORPORATE PRIMARY CONDUIT & CABLE FOR TWO POINTS OF CONNECTION THAT WILL BE "LOOPED" TO MAINTAIN RELIABILITY. CONTRACTOR MAY HAVE TO PLACE FACILITIES OUTSIDE OF THIS LOT TO CONNECT OR COMPLETE THE "LOOP". AT THIS TIME A PRELIMINARY CONFIGURATION WOULD INCLUDE THE EXISTING SWITCHGEARS ON THE NORTH SIDE OF MAIN STREET (RTE. 64) FROM THE SWITCHGEAR TO THE WEST AT 2483501 TO THE SWITCHGEAR TO THE EAST AT 2473501. THERE IS ALSO A POSSIBILITY TO CLOSE THE "LOOP" BY CONNECTING TO THE PROPOSED DEVELOPMENT FOR THE OUTLOT LOCATED TO THE WEST ON THE NORTHEAST CORNER OF RT. 64 & WEST MALL ENTRANCE. THE CLOSURE OF THIS LOOP IS THE RESPONSIBILITY OF THE DEVELOPMENT. THE CITY ELECTRIC UTILITY DOES NOT PERFORM ANY "RECAPTURE" ACCOUNTING EFFORTS.

6) CONTRACTOR WILL INSTALL 2-5" CONDUITS ENCASED IN CONCRETE FROM THE NEAR SWITCH LOCATION (SWITCHGEAR), TO THE TRANSFORMER BASED ON ST. CHARLES DESIGN CRITERIA. ALSO, IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY ADDITIONAL CONDUITS, REQUIRED AS SATE ABOVE, TO MAINTAIN A "LOOPED" CONFIGURATION.

7) THE UTILITY (ST. CHARLES) WILL INSTALL: PRIMARY CABLE, PRIMARY TERMINATIONS, SET TRANSFORMER, TERMINATE SECONDARY CABLE AT TRANSFORMER AND INSTALL CT'S & METERS.

8) DEVELOPMENT MUST BE WITHIN 6" OF FINAL GRADE BEFORE INSTALLATION OF ANY FACILITIES.

9) TRANSFORMER REQUIRES AN 8' LEVEL CLEARANCE FROM THE FRONT FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES.

10) SWITCHGEARS REQUIRE A 10' LEVEL CLEARANCE FROM THE FRONT & BACK FOR SAFE OPERATIONS AND 5' CLEARANCE ON THE REMAINING SIDES FOR PERSONNEL.

11) PER ST. CHARLES CITY POLICY, THE SECONDARY CONDUITS ARE REQUIRED TO BE ENCASED IN CONCRETE FROM THE TRANSFORMER TO THE BUILDING.

12) CITY RECOMMENDS THAT THE CONTRACTOR PROVIDE JOINT TRENCH WITH OTHER UTILITIES SUCH AS: PHONE & CABLE. IF CONTRACTOR HAS INTEREST IN TRYING TO COORDINATE JOINT TRENCH WITH AT&T AND COMCAST, CONTACTS CAN BE PROVIDED BY CITY. AT&T AND COMCAST CONDUITS CAN BE PLACED ABOVE THE ELECTRIC, BUT NOT ENCASED IN THE CONCRETE WITH ELECTRIC.

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15) THE FORMAL PROCESS WITH THE ELECTRIC UTILITY BEGINS AT THE BUILDING PERMIT SUBMITTAL STEP. THE DEVELOPER WILL BE REQUIRED TO PROVIDE A COMPLETED ELECTRIC SERVICE APPLICATION, AS PART OF THE BUILDING PERMIT PROCESS, THE ELECTRIC UTILITY WILL PROVIDE AN ESTIMATE OF THE COST OF THE REQUIRED WORK. THESE WILL BE APPLIED AS CHARGES INCLUDED ON THE BUILDING PERMIT FEES. THE ELECTRIC UTILITY WILL CREATE A JOB TRACKING NUMBER AND ALL LABOR, MATERIAL, EQUIPMENT USAGE, AND CONTRACTOR LABOR, USED ON THE JOB WILL BE TRACKED. AFTER WORK IS COMPLETED, THE ELECTRIC UTILITY WILL PERFORM COST RECONCILIATION. IF THE ESTIMATED COST EXCEEDED THE ACTUAL COST, A REFUND WILL BE ISSUED. IN THE EVENT THAT THE ACTUAL COSTS EXCEED THE ESTIMATED COSTS, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE ADDITIONAL CHARGES PRIOR TO OCCUPANCY OF THE BUILDING.

16) THE INSTALLATION OF THE CT CABINET & METER FITTINGS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE CT SPACING DIFFERS SLIGHTLY FROM OTHER UTILITIES. PLEASE SUBMIT APPROVAL DRAWINGS BEFORE PURCHASING EQUIPMENT.

17) THE ELECTRIC UTILITY FOLLOWS THE NEC CODE FOR GROUNDING REQUIREMENTS THAT MUST INCLUDE: A DRIVEN EXTERNAL GROUND ROD, A WATER PIPE GROUND, A BUILDING STEEL GROUND AND UFER GROUND IN THE FOOTER. ALL THE REQUIRED GROUNDS ARE TO BE CONNECTED AT THE FIRST POINT OF DISCONNECT.

18) THE FIRST POINT OF DISCONNECT MUST BE AN EXTERNAL MAIN DISCONNECT APPROPRIATELY SIZED FOR THE SERVICE OR A SHUNT TRIP DISCONNECT. IF THE SHUNT TRIP DISCONNECT IS CHOSEN, CONTACT THE ST. CHARLES FIRE DEPARTMENT TO DETERMINE THE PROPER LOCATION ON THE BUILDING.

5 19) ALL PROPOSED ELECTRIC SHALL BE AT LEAST 3' DEEP. CONDUIT FOR PROPOSED ELECTRIC SHALL BE FIBERGLASS OR STEEL.

20) ANY CONDUIT USED FOR UTILITIES OTHER THAN ELECTRIC SHALL BE LOCATED OUTSIDE ELECTRIC CONDUIT CONCRETE ENCASEMENT.

21) PROPOSED CONDUIT CONNECTIONS AT EXISTING MANHOLES SHALL BE CORED. THE CITY'S ELECTRIC DEPARTMENT MUST BE ON-SITE WHEN CORING TAKES PLACE.

22) PROPOSED CONDUITS LOCATIONS SHOWN ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. ACTUAL LOCATIONS MAY DIFFER BASED ON EXISTING ON-SITE CONDITIONS.

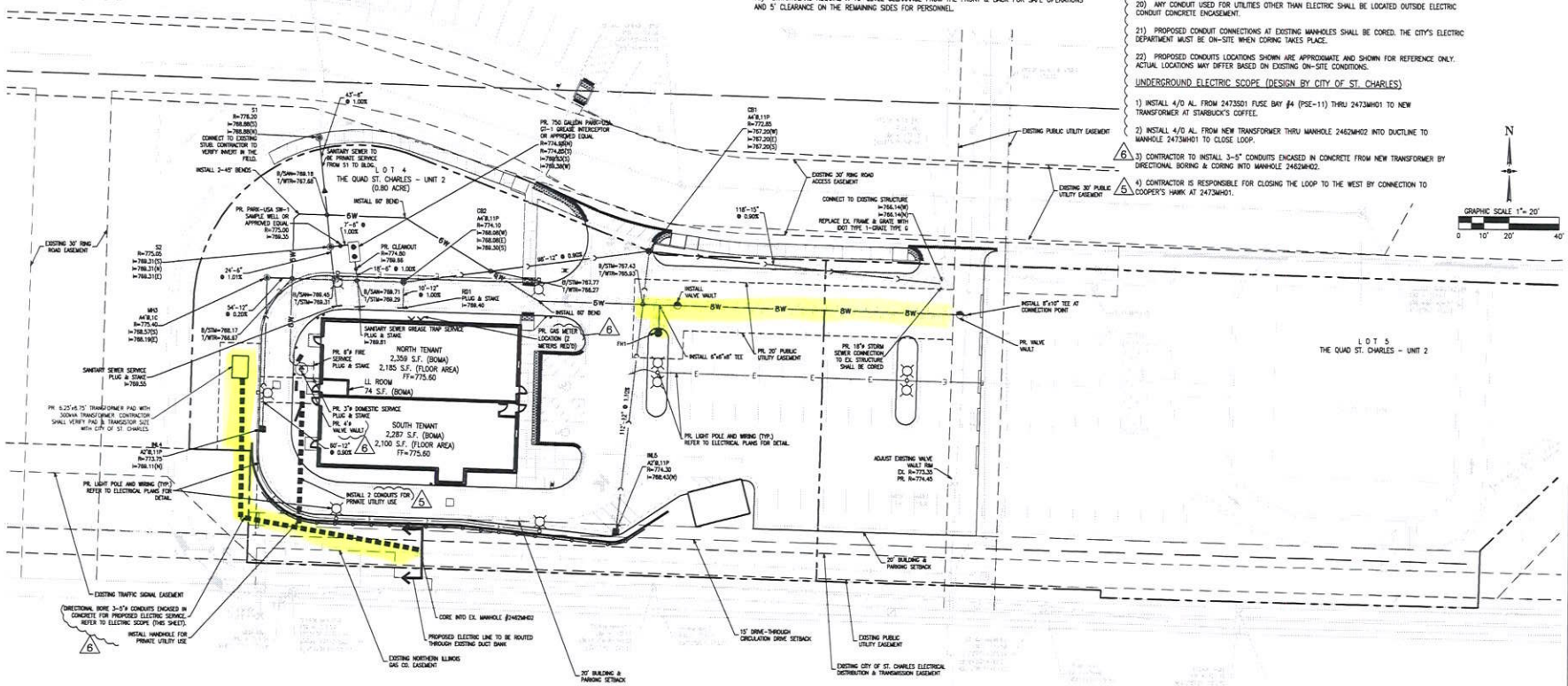
UNDERGROUND ELECTRIC SCOPE (DESIGN BY CITY OF ST. CHARLES)

1) INSTALL 4/0 AL. FROM 2473S01 FUSE BAY #4 (PSE-11) THRU 2473MH01 TO NEW TRANSFORMER AT STARBUCK'S COFFEE.

2) INSTALL 4/0 AL. FROM NEW TRANSFORMER THRU MANHOLE 2462MH02 INTO DUCTLINE TO MANHOLE 2473MH01 TO CLOSE LOOP.

6 3) CONTRACTOR TO INSTALL 3-5" CONDUITS ENCASED IN CONCRETE FROM NEW TRANSFORMER BY DIRECTIONAL BORING & CORING INTO MANHOLE 2462MH02.

5 4) CONTRACTOR IS RESPONSIBLE FOR CLOSING THE LOOP TO THE WEST BY CONNECTION TO COOPER'S HAWK AT 2473MH01.



No	Description	Date
6	ISSUED FOR CONSTRUCTION	8/10/16
5	REVISED ELECTRIC SERVICE	7/15/16
4	REVISED PER CITY OF ST. CHARLES	6/21/16
3	REVISED PER CITY OF ST. CHARLES	6/16/16
2	REVISED PER CITY OF ST. CHARLES	4/28/16
1	ISSUED FOR REVIEW	4/8/16

UTILITY PLAN

THE QUAD ST. CHARLES - STARBUCKS
SC OUT PARCEL ONE, LLC
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES

F021d
1"=20'
C6.0

Copyright © 2016 Jacob & Hefner Associates, INC.

Exhibit B

PLAT OF VACATION

OF PART OF A 20 FOOT PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 IN PART OF LOT 1 OF CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017857, IN KANE COUNTY, ILLINOIS.

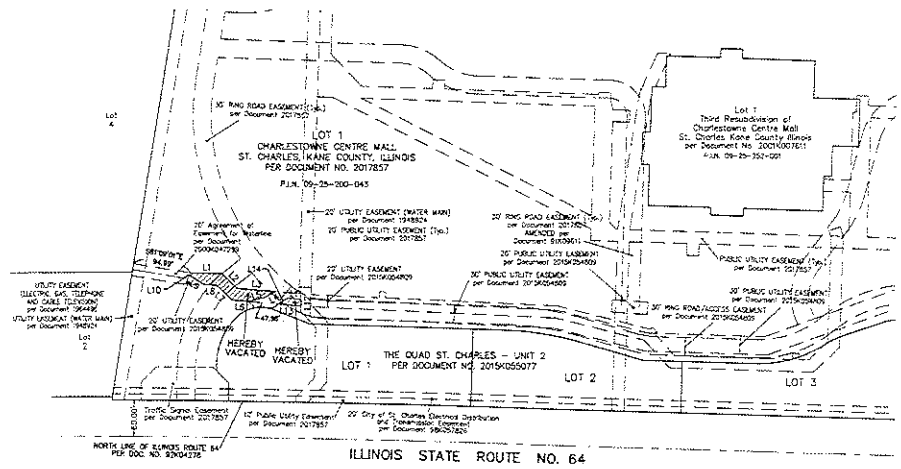
N

0 50 100 200

Scale 1" = 100'

BASIS OF BEARINGS

NAD 83, ILLINOIS STATE PLANE, EAST ZONE (1201)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°00'50"E	62.86
L2	S45°17'05"E	34.55
L3	S55°73'10"E	67.63
L4	S56°40'15"W	16.65
L5	S74°34'39"W	29.78
L6	N85°25'12"W	98.44
L7	N45°17'05"W	35.09
L8	N89°00'50"W	70.64
L9	N56°04'47"W	29.76
L10	N22°36'43"E	4.36
L11	S84°45'46"E	22.26
L12	S00°03'00"W	11.09
L13	N55°73'10"W	38.47
L14	N56°40'15"E	19.27

OWNERS CERTIFICATE

STATE OF California)
) SS
COUNTY OF Napa)

THIS IS TO CERTIFY THAT F. Ron Krausz IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF March 2017

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: F. Ron Krausz
F. Ron Krausz, Its Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Napa)

On March 3, 2017, before me, Martha R. Mulcady Notary Public,
Date Here insert Name and Title of the Officer

Personally appeared F. Ron Krausz
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MARTHA R. MULCADY
COMM. #2134735
Notary Public - California
Napa County
My Comm. Expires Dec. 13, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Martha R. Mulcady
Signature of Notary Public

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 201__

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST_____
CITY CLERK

NOTE

20' PUBLIC UTILITY EASEMENT PER DOCUMENT 2015K054809 AND AS SHOWN HEREON ARE HEREBY VACATED.

Approved: _____
The City of St. Charles

Approved: 3/21/17
MGR LAND MANAGEMENT MGMT

Approved: 4/4/17
ADM. COMMUNITY

Approved: 3/31/17
Concept / R.O.W. ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF VACATING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2543

CARL J. COOK
35-002543
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DUPAGE COUNTY

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, Illinois 60515
PHONE: (630) 852-8600, FAX: (630) 852-8601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-001875 Exp. 4/30/17

Survey No.:	F0231c
Ordered By:	THE KRAUSZ COMPANIES
Description:	PLAT OF VACATION
Date Prepared:	DECEMBER 28, 2016
Scale:	1" = 100'
Field Work:	N/A
Prepared By:	CM/RRM

REVISED 02-15-17

Exhibit C

PLAT OF EASEMENT GRANT

OF

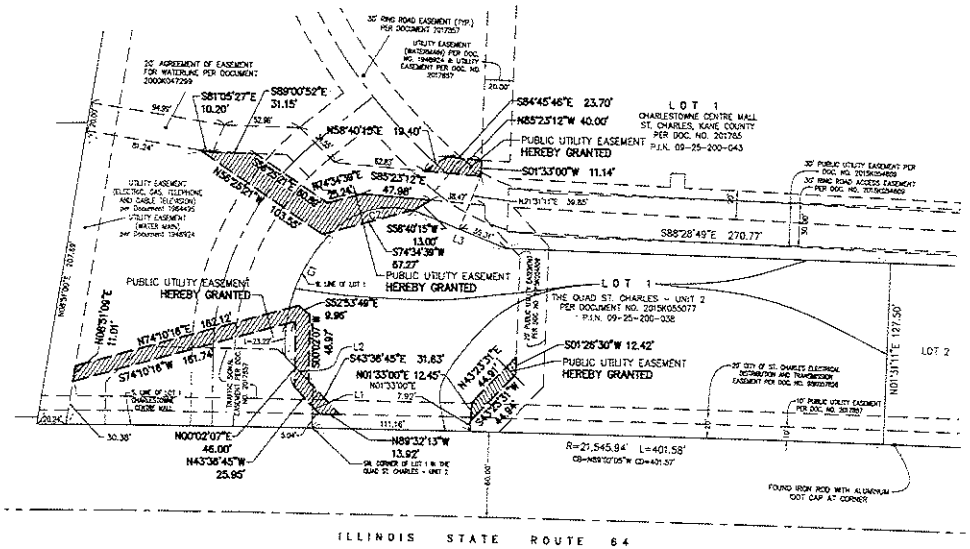
PART OF LOT 1 IN THE QUAD ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077, AND PART OF LOT 1 OF CHARLESTOWNE CENTRE MALL ST. CHARLES, KANE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2017785, ALL IN KANE COUNTY, ILLINOIS.

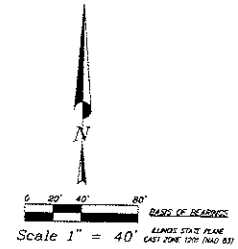
RECORD COURSES FOR LOT 1 IN THE QUAD ST. CHARLES – UNIT 2

LINE	BEARING	DISTANCE
L1	N01°11'11"E	30.00'
L2	N44°26'54"W	27.90'
L3	S68°18'43"E	63.67'

ARC	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	111.00'	97.64'	N00°06'45"E	94.57'
C2	156.00'	167.02'		

CB = DENOTES CHORD BEARING
CD = DENOTES CHORD DISTANCE
DOC. = DENOTES DOCUMENT
L = DENOTES ARC LENGTH
NO = DENOTES NUMBER
P.O.B. = DENOTES POINT OF BEGINNING
P.O.C = DENOTES POINT OF COMMENCEMENT
R = DENOTES RADIUS





OWNERS CERTIFICATE

STATE OF Delaware)
) SS
COUNTY OF New Castle)

THIS IS TO CERTIFY THAT SC Out Parcels One LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24th DAY OF March, 2017

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: KEQ Management Inc.,
a Delaware corporation,
its Manager

By: Daniel W. Krausz, President

ACKNOWLEDGEMENT

STATE OF Delaware)
COUNTY OF New Castle)

On the 24 day of March, in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on this instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven Perdill
Notary Public
My Commission expires: Feb 23, 2018

OWNERS CERTIFICATE

STATE OF California)
) SS
COUNTY OF Napa)

THIS IS TO CERTIFY THAT F. Ron Krausz IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 3rd DAY OF MARCH, 2017

SC 3800 MAIN LLC,
a Delaware limited liability company

By: Krausz Management One, LLC,
a Delaware limited liability company,
its Manager

By: F. Ron Krausz, its Member

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Napa)

ON March 3, 2017 (DATE) BEFORE ME, Martha A. Mulcady, Notary Public (HERE INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED F. Ron Krausz (NAME(S) OF SIGNER(S))

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Martha A. Mulcady
SIGNATURE OF NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS ____ DAY OF _____ A.D. 20__

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY _____
MAYOR

ATTEST _____
CITY CLERK

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 100, Downers Grove, IL 60515
PHONE: (630) 652-0000, FAX: (630) 652-0001
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-001873 Exp. 4/30/15

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWER, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 7TH DAY OF NOVEMBER, A.D. 2016.

CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543
MY LICENSE EXPIRES NOVEMBER 30, 2016

REVISED 02-27-17
REVISED 02-15-17

Survey No.:	F021C
Ordered By:	The Krausz Companies
Description:	PLAT OF EASEMENT
Date Prepared:	NOVEMBER 7, 2016
Scale: 1" = 40'	Field Book: 07/08; Prepared By: RSW

Exhibit D

PLAT OF EASEMENT GRANT

OF

PART OF LOTS 4 AND 5 IN THE QUADS ST. CHARLES – UNIT 2 BEING A RESUBDIVISION OF PART OF THE NORTH HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 08, 2015 AS DOCUMENT NUMBER 2015K055077, IN KANE COUNTY, ILLINOIS

CB = DENOTES CHORD BEARING
CD = DENOTES CHORD DISTANCE
DOC = DENOTES DOCUMENT
L = DENOTES ARC LENGTH
NO = DENOTES NUMBER
P.O.B. = DENOTES POINT OF BEGINNING
P.O.C. = DENOTES POINT OF COMMENCEMENT
R = DENOTES RADIUS

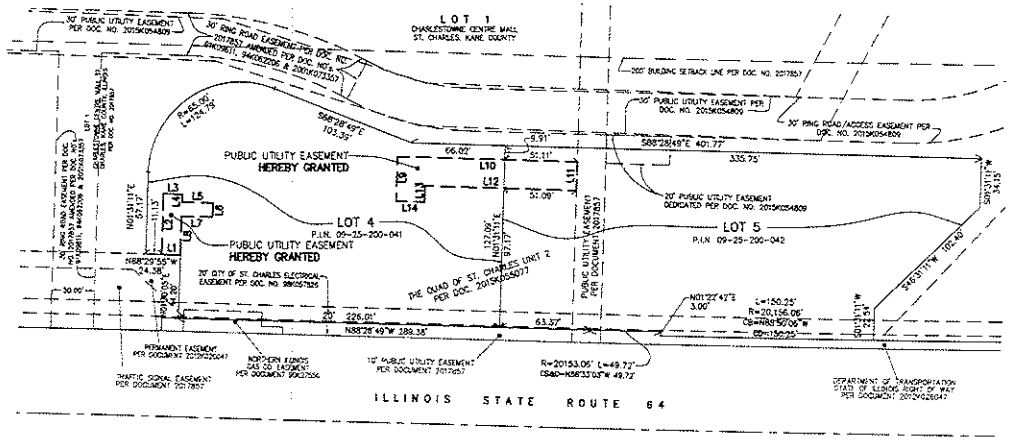
N

0 20' 40' 80'

Scale 1" = 40'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE 1201 (NAD 83)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°29'55"W	13.75'
L2	N01°31'11"E	42.31'
L3	S88°28'49"E	13.75'
L4	S01°31'11"W	5.42'
L5	S88°28'49"E	21.63'
L6	S01°31'11"W	10.00'
L7	N88°28'49"W	21.63'
L8	S01°31'11"W	26.89'
L9	N01°31'11"E	31.22'
L10	S88°28'49"E	126.67'
L11	S01°31'06"W	20.00'
L12	N88°28'49"W	106.66'
L13	S01°31'11"W	11.22'
L14	N88°28'49"W	20.00'

OWNERS CERTIFICATE

STATE OF Delaware)
) SS
COUNTY OF New Castle)

THIS IS TO CERTIFY THAT SC Out Parcels One LLC IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATED THIS 24th DAY OF March 2017.

SC OUT PARCELS ONE LLC,
a Delaware limited liability company

By: ICO Management Inc.,
a Delaware corporation,
its Manager

By: _____
Daniel W. Krausz, President

ACKNOWLEDGEMENT

STATE OF Delaware)
) SS
COUNTY OF New Castle)

On the 24 day of March in the year 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel W. Krausz, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Steven Dodill
Notary Public
My Commission expires: Feb 23, 2018

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ADOPTED THIS ____ DAY OF _____ A.D. 201__

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.

BY _____
MAYOR

ATTEST_____
CITY CLERK

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWER, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH THE RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CARL J. COOK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

DATED THIS 28TH DAY OF DECEMBER, A.D. 2016.

CARL J. COOK
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3543
MY LICENSE EXPIRES NOVEMBER 30, 2018

CARL J. COOK
35-03543
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SURVEYORS SEAL

REVISED 02-27-17
REVISED 02-15-17

Survey No.:	F021d
Ordered By:	THE KRAUSZ COMPANIES
Description:	PLAT OF EASEMENT GRANT
Date Prepared:	DECEMBER 28, 2016
Scale: 1" = 40'	Field Book: KP/DC; Prepared By: CBK

JACOB & HEFNER
ASSOCIATES
2333 Bernterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 617-6698, FAX: (630) 663-0681
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003873 Exp. 4/30/18

Exhibit E