ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	
	Title:	Recommend approval of a Map Amendment, Amendment to a Special Use for a Planned Unit Development, and a PUD Preliminary Plan (Corporate Reserve Multi-Family Residential Development)
	Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development - (8/13/12)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	

If NO, please explain how item will be funded:

Executive Summary:

Corporate Reserve Development, LLC. has submitted applications for a proposal to modify Lot 8 of the Corporate Reserve PUD from the approved office use to multi-family rental units. The applicant presented this proposal at the July 16, 2012 P & D Meeting. Based on the discussion during that meeting, the applicant has modified the proposal as follows:

- Reduction from 331 multi-family units to 317 units.
- The 2 buildings along the western property line have been reduced from 3 stories to 2 stories.
- Increase in the contribution to the Housing Trust Fund from $50,000 to $1,300,000.

Plan Commission Recommendation
The Plan Commission held a public hearing on 6-5-12 to discuss the proposal.

The Plan Commission recommended approval of the proposal on 6-19-12. The vote was 4 AYE to 3 NAY. The dissenting voters cited the proposed density as the basis for their objection to the proposal.

Attachments: *(please list)*

Site Plans; BSB Design, Inc. dated 5/14/12; Preliminary Engineering Plans; Mackie Consultants, LLC.; dated 5/16/12; Landscape Plans; Kinsella Landscape, Inc.; dated 05/16/12; Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 4/24/2012; Memorandum to Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 5/7/2012; Memorandum to Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 5/21/2012; Draft Traffic Study; Hampton, Lenzini, and Renwick; dated 7/3/2012; Concept Plan Site Plan; BSB Design, Inc.; received 11/14/2011; Email from Paul Robertson – Housing Trust Fund Contribution; dated 6/1/12. Letter from JCF Real Estate, received 7/25/12.

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

Recommend approval of an Application for a Map Amendment, an Application for an Amendment to a Special Use, and an Application for a PUD Preliminary Plan contingent upon resolution of any outstanding staff comments.

For office use only:	*Agenda Item Number: 3c*

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

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman
And Members of the Government Operations Committee

FROM: Matthew O'Rourke, AICP
Planner

RE: Corporate Reserve Planned Unit Development (Multi-Family Residential)

DATE: August 1, 2012

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Multi-Family Residential Development

Applicant: Corporate Reserve Development, LLC. (Paul Robertson)

Purpose: Review of Proposed Changes to the approved Planned Unit Development from Office Development to Multi-Family Residential Development

General Information:

Site Information	
Location	Lot 8 located west of the existing office building and north of Woodward Drive, in the Corporate Reserve Business Park
Acres	22.63

Applications	**1) Amendment to Special Use for a Planned Unit Development**
	2) Map Amendment
	3) PUD Preliminary Plan
Applicable Zoning Code Sections	17.04.430 Changes in Planned Unit Developments 17.12 Residential Districts Table 17.12-2 Residential District Bulk Requirements
PUD ORD-2008-Z-18	"An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gate Property)"

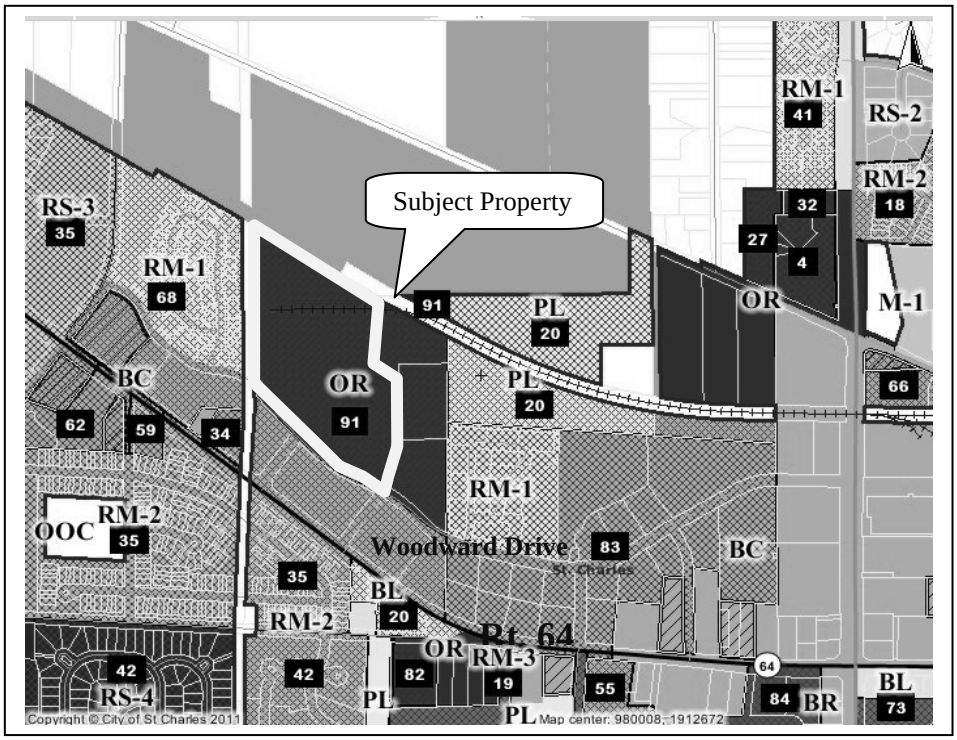
Existing Conditions	
Land Use	Vacant
Zoning	OR- Office and Research (PUD)

Zoning Summary		
North	Unincorporated Kane County/ PL Public Land	Forest Preserve
East	OR- Office and Research (PUD)	Vacant Office Land / Office Buildings
South	BC-Community Business (PUD)	Vacant
West	RM-1 Mixed Medium Density Residential District	Remington Glen Townhomes

Comprehensive Plan Designation
Business Enterprise

Aerial Photograph

Surrounding Zoning



II. BACKGROUND:

A. PROJECT HISTORY

In 2008, the Corporate Reserve Business Park was approved by Ordinance 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway Property)" on the former Cardinal Industries property. The 37.8 acre property was rezoned as follows:

- The portion of the property north of Woodward Drive was zoned OR – Office Research PUD (29.8 acres)
- The portion of the property south of Woodward Drive was zoned BC- Community Business PUD (8.00 acres)

In addition to the rezoning of the entire property, the development of the site was bifurcated into two phases in the following manner:

Phase I

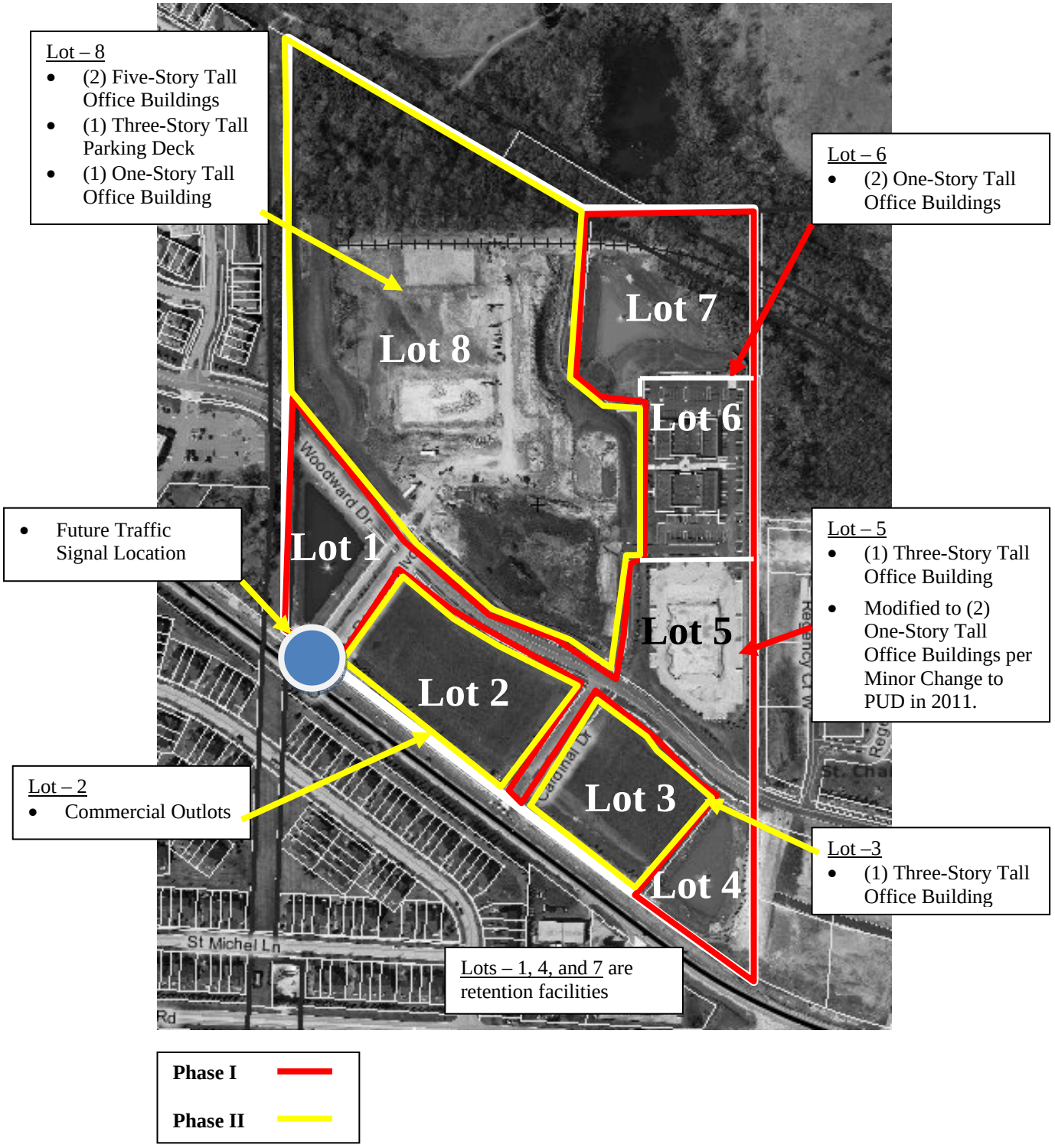
- A preliminary PUD Plan was approved for lots 1, 4, 5, 6, and 7 which included the majority of site infrastructure, retention ponds, and utility work. In Phase I, a combination of one and three-story offices building were approved on lots 5 and 6.
- At this time the 2 one story office buildings on lot 6, Woodward Drive, Corporate Reserve Blvd., and the retention ponds on lots 1, 4, 5, 6, and 7 have been constructed.

Phase II

- Lots 2, 3, and 8 of the site were not included in the PUD Preliminary Plan approval. Phase II included a combination of 2 five-story tall office buildings, 1 one-story office building, 1 three-story office building, 1 three-story parking deck along the western property line, and commercial outlots along Rt. 64.
- The construction of a traffic signal at the intersection of Rt.64 and Corporate Reserve Blvd. and related improvements to Rt. 64 was also contemplated as part of Phase II.

Staff has incorporated an illustration indicating the locations of the phases and lots originally contemplated in the Corporate Reserve development. This illustration also indicates the type of uses planned on those lots.

Original Corporate Reserve Lot Layout and Contemplated Uses



B. CONCEPT PLAN REVIEW

1. Concept Plan Proposal

In the fall of 2011, Corporate Reserve Development, LLC. submitted an Application for a Concept Plan to seek feedback for a potential change to Lot 8 of the Corporate Reserve PUD from the approved office uses to multi-family rental units.

2. Plan Commission and Planning & Development Committee Concept Plan Comments

The Plan Commission held a public meeting on November 8, 2011 and the Planning and Development Committee held a public meeting on November 14, 2011 to discuss the Corporate Reserve multi-family Concept Plan. The following is a bullet point summary of the both the Commission and Committee's comments:

- There was general support for residential use on this portion of the Corporate Reserve property.
- The site layout should be more cohesive and streets should be planned in a regular grid-like pattern.
- The surface parking should be more dispersed and less visually prevalent.
- More open/park space for families and useable open space is needed.
- Preserve views to Leroy Oaks Forest Preserve and the surrounding properties.
- The 60 foot tall height of the proposed 4-story buildings is too tall when compared to the surrounding neighborhoods.
- Building Architecture:
  - Members of the Plan Commission felt that the applicant should consider an architectural style that is more compatible with surrounding developments or representative of the Midwest such as "Prairie Style".
  - Members of the Planning and Development Committee felt that the architecture of the proposed buildings was well designed.
- The proposed buildings should be setback an adequate distance from the Remington Glen development to the west.
- There were concerns stated regarding the number of proposed units.
- There should be a new traffic study to ensure that any traffic generated by the development is properly mitigated.

C. PROPOSAL

Corporate Reserve Development, LLC., represented by Paul Robertson, has submitted applications to modify the approved Special Use for a Planned Unit Development for the Corporate Reserve Business Park. The applicant is proposing to change Lot – 8 (northwest 22.63 acres) of the property to multi-family residential.

The following table details the current proposal and provides a comparison to the fall 2011 Concept Plan:

Development Category	Current Proposal	Concept Plan	Changes from the Concept Plan
Number of Units	317	407	Reduction from 407 to 331 units
Total Number of Multi-Family Buildings	15	14 including two mixed-use buildings	Increase in total multi-family buildings from 14 to 15
Maximum Building Height	45’	60’	Reduction of all 4-story buildings to 3-story buildings
Off-Street Parking Spaces	526	786	Reduction from 786 to 526 off-street parking spaces
Mixed Use Buildings	0	2	Mixed-use buildings no longer proposed
Fitness Club	1	1	Changes to the proposed architecture of the building

Other significant changes/additions to the current proposal from the Concept Plan:

- The site plan layout has been reconfigured to link the buildings with proposed open spaces.
- Greater links have been created between all proposed open and green spaces.
- The layout has been modified to a more grid-like pattern.
- 2 monument development identification signs.
  - 1 is located at the entrance to the development north of Woodward Drive.
  - 1 is located at the intersection of Rt. 64 and Corporate Reserve Blvd.

Staff has attached the Site Plan Submitted with the Concept Plan Application for comparative purposes.

The proposal was discussed during the 7/16/2012 Planning & Development Committee meeting. JCF Real Estate has submitted a letter, received 7/25/2012, proposing the following modifications to the submitted PUD Preliminary Plans:

- The number of units has been reduced from 331 to 317.
  - The two buildings located along the western property line have been reduced to 2 stories tall.
- The amount of contribution to the Housing Trust Fund has been increased from $50,000 to $1,300,000.

D. COMPREHENSIVE PLAN

1. Land Use Designation

The current Comprehensive Plan Land Use designation for this property is Business Enterprise. Business Enterprise is defined as follows:

“Business Enterprise. Includes older manufacturing areas in transition and/or in need of rehabilitation. Uses include light assembly, processing or other uses suitable for rehabilitation of the area. The maximum Floor Area Ratio is 0.40.”

2. West Gateway Planning Component

This property is located in the West Gateway – Planning Component 18 subarea of the Chapter 13, Land Use of the Comprehensive Plan. The pertinent 2003 Future Land Use Directions from this component are:

- *Consider development of this area as a unified whole, maintaining the overall average residential density with strong relationships and transitions between different residential neighborhoods.*
- *The macro scale development pattern is retail commercial development along Randall Road; business enterprise, office and fairgrounds use in the next tier; and further west, higher density residential then lower density residential blending into county subdivisions.*
- *Behind the Randall Road frontage property west to the NiGas right of way should be developed for business enterprise uses. Support desired land uses with an interconnected network of streets west of Randall Road.*

3. Regency Estates Approval

In 2006, the City Council approved the Pine Ridge/Regency Estates PUD. The Regency Estates portion of this PUD is a residential development north of Woodward Drive.

It is important to note that the Regency Estates residential portion of that site is also designated as Business Enterprise in the Comprehensive Plan. However, the Staff Report dated 4-8-05, composed at the time of the original project and PUD approval, indicated that the Plan Commission and City Council considered the residential component appropriate during the concept plan review of this PUD. It was further stated that, given the site's unique development challenges, that residential units would act as a catalyst and fuel retail and business enterprise development in this area.

III. ANALYSIS

Staff performed a detailed plan review and analysis of the submitted plans. The following is a description of Staff's analysis:

A. SITE DESIGN

Staff analyzed the proposed plans, dated 5-14-12, to ensure that they comply with the standards listed in **Table 17.12-2 Residential District Bulk Requirements** for the RM-3 General Residential Zoning District. The following table details that review:

ZONING CATEGORY	ZONING ORDINANCE STANDARD (RM-3)		SUBMITTED PLANS
Minimum Lot Area (Acres)	Multi-Family 2,200 Square Feet per Dwelling Unit		3,109 Square Feet per Dwelling Unit
Minimum Lot Width (Feet)	65’		749’
Maximum Building Coverage	40%		21%
Setbacks			
Minimum Front Yard Parking and Building Setbacks from Woodward Drive	30’		12’ ***(variance requested)***
Minimum Side Yard Building Setback from West Property Line	25’		25’
Minimum Side Yard Building Setback from East Property Line	25’		45’
Minimum Rear Yard Building Setback from North Property Line (Detention Parcel)	30’		10’ **(variance requested)**
Maximum Building Height	45’		45’
Required Parking Spaces	Studio	1.2 Spaces per Dwelling Unit	**526 Total Spaces Proposed** *476 Spaces Required*
	1 Bed Room	1.2 Spaces per Dwelling Unit	
	2 Bed Room	1.7 Spaces per Dwelling Unit	

Proposed Site Design Variances

The applicant has requested two setback variances as follows:

1. Front Yard setback reduction from 30’ to 12’.
2. Rear Yard setback reduction from 30’ to 10’.

B. ARCHITECTURE

Staff has reviewed the proposed building elevations for conformance with the design standards stated in **Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts**. The following is summary of Staff’s review:

- The buildings have been designed to include balconies, dormers, overhangs, and bump-outs to avoid the appearance of blank walls.
- Staff has reviewed the proposed exterior materials with the standards listed in **Section 17.06.050.F.2 Prohibited Materials**. None of the proposed materials indicated on the building elevations are prohibited.
- The building elevations indicate a uniform look and similar rooflines with enough variation to maintain visual interest.

C. LANDSCAPING

Staff reviewed the proposed Landscape Plan, dated 5-16-12, to ensure conformance with the applicable standards of **Chapter 17.26 Landscaping and Screening** of Title 17 the Zoning Ordinance. The following table summarizes that review:

The landscaping shown along Woodward Drive was approved as part of the 2008 Corporate Reserve PUD and has already been installed by the applicant.

1. Apartment Buildings and Overall Site

Category	Zoning Ordinance Standard	Proposed
Required Site Greenspace	20%	41%
Foundation Landscaping		
Trees	2 per every 50 lineal feet of building wall - (381 Required)	242 ***(Variance Requested)***
Bushes, Shrubs, and perennials	20 per every 50 lineal feet of building wall - (3,807 required)	6,008
Parking Lot Screening	50% of lineal footage from a public street up 30" in height	The appropriate screening has been provided in locations where proposed parking lots abut Woodward Drive.
Parking Lot Greenspace	10%	18.5%
Interior Parking Lot Trees	168	112

2. Club House

Category	Zoning Ordinance Standard	Proposed
Foundation Landscaping		
Trees	2 per every 50 lineal feet of building wall - (19 Required)	39
Bushes, Shrubs, and perennials	20 per every 50 lineal feet of building wall - (189 required)	872

3. Requested Variances

The applicant has requested the following variances to the standards of **Chapter 17.26 Landscaping and Screening**:

1. Reduction in the number of shades trees located in the interior of the proposed off-street parking lot areas from 168 to 112.
    - While there are a reduced number of trees shown in the interior area of the parking lots, there are a total of 366 proposed shade and evergreen trees distributed throughout the parking lot and site. This results in an increase of 198 more trees than required by the Zoning Ordinance.
    - The trees have been distributed throughout the greenspaces and boundaries of the site as opposed to placing them strictly in the interior of the parking lot.
2. Reduction in the number of ornamental, shade, or evergreen trees located around the foundation of the proposed apartment buildings from 381 to 242.
    - To accommodate the lack of required foundation trees, the applicant is proposing to distribute more bushes, shrubs, and perennials throughout the entire site. There are 3,996 bushes, shrubs, and perennials required around the foundations of all buildings in this development. The proposed Landscape Plans indicate that a total of 6,238 bushes, shrubs, and perennials will be distributed throughout the site.

D. SIGNS

The applicant is proposing two monument signs for this development. The design of the proposed signs is consistent with the standards of **Chapter 17.28 Signs**.

E. INCLUSIONARY HOUSING - **(REVISED PER MODIFIED PROPOSAL 7/25/2012)**

Per the standards established in **Chapter 17.18 Inclusionary Housing**, the applicant is required to provide a total of 15% of the total unit count as affordable units. This would equate to a total of 48 affordable units.

Per **Section 17.18.050 Fee-In-Lieu of Affordable Units**, the applicant has the option to request that 50% of the required units be paid as a fee-in-lieu to the Housing Trust Fund and that 50% of the required units be constructed onsite. Based on the current fee-in-lieu amount of $104,500 per unit, this would result in a total fee-in-lieu amount of $2,484,487.50 and the construction of 24 onsite units.

Deviation Request

The applicant is requesting a variance from the provisions of **Chapter 17.18 Inclusionary Housing** to provide zero onsite units as part of the application for an Amendment to the PUD. JCF Real Estate, representing Corporate Reserve Development, LLC., has stated in an **letter dated 7/25/12** that they are able to make a reduced contribution of **$1,300,000** to the Housing Trust Fund.

F. INFRASTRUCTURE

In order to ensure that adequate facilities exist or will be constructed as part of this development proposal, sanitary sewer capacity and traffic impact studies were conducted. The following is brief explanation of the two studies findings:

1. Sanitary Sewer Capacity Study

Wills, Burke, Kelsey and Associates (WBK) examined the sanitary sewer network to ensure that there is sufficient capacity to convey waste from the proposed development site. WBK examined the sewer pipes, lift stations, and total west side treatment plant facility capacity as part their study. WBK has determined that there is adequate sewer capacity to serve the full build out of the proposed development within the existing system. A draft copy of the study is attached to this memo.

2. Traffic Study

In 2008, when the Corporate Reserve PUD was approved, Hampton, Lenzini, and Renwick (HLR) studied the traffic impacts of the proposed office and retail uses contemplated at that time. That study (dated 1-8-2008) recommended certain improvements to the street network based on the original proposed uses.

HLR was hired to study the traffic impacts of the proposal for multi-family units, and analyze how this change in use would affect the improvements recommended as part of the 2008 Study. A draft of this study dated 5-11-12 is attached to this Memo. The following is a summary of those findings:

- HLR confirmed that the overall improvements contemplated in the 2008 study will be adequate to serve the proposed residential development.
- The proposed change from 490,000 square feet of office space to 331 multi-family units on lot 8 will result in a reduction in the total number of trips generated by the Corporate Reserve development.
- A traffic signal will be warranted at the intersection or Rt. 64 and Corporate Reserve Blvd. once all phases of the development are constructed.
- Additional through lanes in the east and westbound directions should be considered on Rt. 64 at the intersection with Peck Rd. Only a very small portion of the traffic at this intersection (1.8%) can be attributed to the Corporate Reserve proposal.
- The contemplated future traffic signal at Woodward Drive and Randall Road will divert some of the traffic from the proposed development away from Rt. 64 and Peck Rd. Traffic from the Corporate Reserve development will contribute to the justification of this signal.

These improvements will require review and approval from outside government agencies including the Illinois Department of Transportation and the Kane County Department of Transportation. Based on the need for outside agency approval, the timing of these improvements has not yet been determined.

G. SCHOOL AND PARK DISTRICT CONTRIBUTIONS - **(REVISED PER MODIFIED PROPOSAL 7/25/2012)**

The applicant is proposing to provide both the School and Park Districts with a cash contribution in lieu of physical land per the standards established in **Section 16.32.090 Criteria for requiring a cash contribution in lieu of park and school land** of **Title 16 Subdivisions and Land Improvement**.

The applicant has submitted a land cash worksheet that indicates the following contributions will be owed to the School and Park Districts:

- Park District - $1,003,754.50. **(Revised per new unit count-7/25/2012)**
- School District - $192,943.75. **(Revised per new unit count-7/25/2012)**

H. ANNEXATION AGREEMENT

The property is currently subject to an annexation agreement titled, “Thirteenth Amendment to and Restatement of Annexation Agreement City of St. Charles and West Gateway Property Owners (The Corporate Reserve of St. Charles PUD)” which was an amendment to and restatement of the original West Gateway annexation agreement approved in 1990. This annexation agreement amendment was approved in 2008 to accommodate the office park project.

The applicant’s legal counsel, Rathje – Woodward, LLC. has submitted a letter stating that the current annexation agreement is no longer applicable since the original agreement has exceeded the 20 year time limit as stated in Section 11-15.1 of the Illinois Municipal Code. This item is currently under review by the City’s legal counsel, The Law Offices of Gorski and Good. Based on the advice of legal counsel, the City Council will need to take action to either confirm that the agreement has expired or to direct Staff to work with the applicant to prepare an amendment to the existing agreement to accommodate the proposed residential project. If there are new provisions related to the proposed development that the Council would like to consider, then Staff and legal counsel will

need to evaluate these provisions and determine if they can be accommodated through the PUD amendment or need to be included in an amended annexation agreement.

It should be noted that the majority of the provisions in the annexation agreement were also incorporated into Ordinance 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gate Property)", and will still be in effect even if the annexation agreement is considered expired.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing on 6-5-12 to discuss the proposal.

The Plan Commission recommended approval of the proposal on 6-19-12. The vote was 4 AYE to 3 NAY.

The dissenting voters cited the proposed density as the basis for their objection to the proposal.

V. RECOMMENDATION

Recommend approval of the Application for a Map Amendment, the Application for an Amendment to a Special Use, and the Application for a PUD Preliminary Plan contingent upon resolution of any outstanding Staff Comments.

Staff has attached draft Findings of Fact to support this recommendation.

VI. ATTACHMENTS

- Site Plans; BSB Design, Inc. dated 5/14/12.
- Preliminary Engineering Plans; Mackie Consultants, LLC.; dated 5/16/12.
- Landscape Plans; Kinsella Landscape, Inc.; dated 05/16/12.
- Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 4/24/2012.
- Memorandum to Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 5/7/2012.
- Memorandum to Sanitary Sewer Study; Wills, Burke, Kelsey and Associates; dated 5/21/2012.
- Traffic Study; Hampton, Lenzini, and Renwick; dated 7/3/2012.
- Concept Plan Site Plan; BSB Design, Inc.; received 11/14/2011.
- Email from Paul Robertson – Housing Trust Fund Contribution; dated 6/1/12.
- Letter from JCF Real Estate; received 7/25/12.

THE CORPORATE RESERVE
OF ST. CHARLES

INSPIRED DISTINCTIVE IMPRESSIVE

The Corporate Reserve of St. Charles
Mixed Use Development

A 50-acre Class A office, apartment and retail development

OFFICE:

Approximately five buildings totaling 105,000-130,000 square feet developed over the next five years. Two single-story office buildings containing 30,000 square feet developed and leased in four years. Two additional single-story buildings and one three-story office building are planned.

MULTIFAMILY:

317-unit Class A modern apartment community to be developed on 20 of the 50 acres.

RETAIL:

Approximately two to three white tablecloth restaurants on parcels fronting on Main Street.

REVISIONS TO APARTMENT APPLICATION:

- Reduction of density from 331 units to 317 units
- Reduction in height of two buildings on west property line from three stories to two stories.
- Increase in Inclusionary Housing payment to $1.3 million.

SALIENT POINTS:

- Each use (office, retail and multifamily) drives and complements the others. The apartment construction stimulates demand for the restaurant uses and restarts the office demand that was created with the first two office buildings.
- Office demand for the next 10-20 years will be accommodated with the current and planned office component.
- The apartments provide a high-quality addition to the current housing stock on the west side which retains a segment of the population and their disposable income which would otherwise leave the community.
- Overall, as is shown on the attached site plan, it is a first class mixed use development.

JCF Real Estate, Inc.
1930 Thoreau Drive Suite 175 Schaumburg, IL 60173
tel: 847.348.7800 fax: 847.348.7801 web: www.thecorporatereserve.com

Randall Road Trail
Future Pedestrian (Great Western) Trail
Detention
Detention
Detention
Club
WOODWARD DRIVE
CORPORATE RESERVE BLVD
Corporate Reserve Business Park
Future Development
MAIN STREET
MAIN STREET
64
North
0
60
120
240

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT/PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

ZONING MAP AMENDMENT APPLICATION

RECEIVED
St. Charles, IL
MAR 27 2012
CDD
Planning Division
Received Date

CITYVIEW
Project Name: Corporate Reserve Apartments
Project Number: 2007 -PR- 004
Application Number: 2012 -AP- 008

Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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): 09-29-326-001	
	Street Address (or common location if no address is assigned): North side of Woodscreek Drive at Corporate Reserve Boulevard	
2. Applicant Information:	Name: Corporate Reserve Development, LLC	Phone: 847 348 7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg IL 60173	Fax: 847 348 7801
		Email: p-roberts@JCFRE.com
3. Record Owner Information:	Name: St. Charles Fairgrounds Office Park Investors LLC	Phone: 847 348 7800
	Address: 1930 N. Thoreau Drive Suite 175 Schaumburg IL 60173	Fax: 847 348 7801
		Email: p-roberts@JCFRE.com
4. Billing: *To whom should costs for this application be billed?*	Name: Corporate Reserve Development	Phone: 847 348 7800
	Address: 1930 N. Thoreau Drive Suite 175 Schaumburg IL 60173	Fax: 847 348 7801
		Email: p-roberts@JCFRE.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Business Enterprise

Current zoning of the property: OR- Office Research

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

Current use of the property: Vacant land

Proposed zoning of the property: RM-3

Proposed use of the property: Multifamily residential

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

We plan to develop a 331-unit luxury apartment community on the site. The project will include 15 3-story apartment buildings plus a clubhouse/amenity building.

Attachment Checklist

- ☐ **APPLICATION:** Completed application form signed by the applicant.
- ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ☐ **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.
- ☐ **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%).
- ☐ **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.
- ☐ **SITE PLAN:**

  Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)
- ☐ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

- ❑ **ENDANGERED SPECIES REPORT:**

  Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. http://dnrecocat.state.il.us/ecopublic/

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 03/26/12

Applicant or Authorized Agent — Date 03/26/12

Finding of Fact Sheet – Map Amendment

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the Applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the following standards. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate "not applicable" and explain why it does not apply.

Corporate Reserve Apartments **March 26, 2012**
Ordinance 2008-Z-18

From the St. Charles Zoning Ordinance, Section 17.04.320.D:
In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area.)*

   The proposed residential use is consistent with the residential uses to the east, west and south of the site. Further, the residential use is consistent with the use of the land immediately north which is recreational/forest preserve land.

2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property to nearby properties under the current zoning to their potential value under the proposed zoning.)*

   The current OR – Office/Research zoning allows for commercial buildings similar to some of the available land in Pine Ridge Park immediately east of the subject. The value of commercial land in the area has been significantly compromised by the deep and protracted poor economic conditions. Office land value has been hurt by negative job growth.

3. The extent to which the reduction of the property's value under the existing zoning restriction promotes the health, safety, morals and general welfare of the public. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)*

   The current OR – Office/Research zoning does not produce any perceptible public benefits aside from potential future tax base contributions if/when the site is eventually developed for that use.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently*

permitted? Physical and market conditions may be considered.)

The market for commercial office space does not support large-scale office development. Rental rates have fallen and bank financing is not readily available so feasibility of new development under the existing zoning is extremely limited. These changes are not forecast to change in the foreseeable future.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

   The subject site has been vacant since the property was zoned OR – Office/Research in May 2008. Properties immediately east and west of the site have experienced construction of residential units since the subject zoning was put in place.

6. The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

   The housing collapse that has been experienced throughout the United States has caused a fundamental shift from owner-occupied housing the rental housing. Home ownership rates across the country have declined, creating large demand for rental housing. In addition to households who have lost their homes to foreclosure, there are many potential home buyers who are electing to rent until the housing market stabilizes. These elective renters demand modern, Class A apartment properties with abundant amenities. The lack of this product in the housing stock has forced these high quality renters out of St. Charles and into other markets.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

   While the proposed amendment is not consistent with the City's Business Enterprise designation in the Comprehensive Plan, the proposed amendment is consistent with surrounding land uses.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

   It does not correct and error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities. *(Generally, it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

   Several minor nonconformities are being requested as part of the PUD application to allow for land planning and architectural elements that will enhance the overall appearance, functionality

and openspace in the proposed development.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

    Residential construction is currently underway immediately east of the subject site in Regency Estates. Additionally, residential construction has recently been completed in Remington Glen immediately west of the site. In contrast, no new commercial development has been started since 2008 in Pine Ridge Park which fronts Main Street immediately east of the subject.

Plan Commission recommendation shall be based upon the preponderance of evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

CITY OF ST. CHARLES

Two East Main Street
St. Charles, Illinois, 60174-1984
Community Development/Planning Division Phone: (630) 377-4443 Fax: (630) 377-4062

Special Use Application

Cityview Project No.: 2007PB004
Cityview Application No.: 2012AP007
Project Name: Corporate Reserve Apartments

RECEIVED
Received Date
St. Charles, IL
MAR 27 2012
CDD
Planning Division

Instructions:

To request a Special Use for a property, complete this application and submit it with all required attachments to the Planning Office.

The City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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

1. Property Information:	Parcel Number(s): 09-29-326-001	
	Street Address (or common location if no address is assigned) North side of Woodward Drive at Corporate Reserve Boulevard	

2. Applicant Information:	Name: Corporate Reserve Development, LLC	Phone: 847-348-7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

3. Record Owner Information:	Name: St. Charles Fairgrounds Office Park Investors, LLC	Phone: 847-348-7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

4. Billing: *To whom should costs for this application be billed?*	Name: Corporate Reserve Development, LLC	Phone: 847-348-7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

Information Regarding Proposed Amendment to Special Use:

Comprehensive Plan designation of the property: Business Enterprise

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

What is the property's current zoning? OR – Office/Research District

What is the property currently used for? Vacant land

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

We are proposing to change the underlying zoning of the property to RM3 – General Residential Zoning District.

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

We plan to develop a 331-unit luxury apartment community on the site. The project will include 15 3-story apartment buildings (some with additional walk-out level) plus a clubhouse/amenity building for use by residents of the property.

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 2008-Z-18

Why is the proposed change necessary?

The underlying OR – Office/Research District zoning must be amended to RM3 – General Residential Zoning District to allow for development of multifamily apartment community.

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

Ordinance No. 2008-Z-18 will be modified to reflect the changes to the underlying zoning.

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

Attachment Checklist

- ☐ **APPLICATION:** Completed application form signed by the applicant
- ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- ☐ **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.
- ☐ **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%).

- ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper
- ☐ **PLAT OF SURVEY:**

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

- ☐ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

- ☐ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. http://dnrecocat.state.il.us/ecopublic/

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

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

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM

☐

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

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixture Number of parking spaces provided, and number required by ordinance

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 03/26/12

Applicant or Authorized Agent _____ Date 03/26/12

Finding of Fact Sheet – Special Use

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the Applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the following standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

Corporate Reserve Apartments **March 26, 2012**
Ordinance 2008-Z-18

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

The proposed Special Use will allow for the development of a modern, Class A multifamily rental residential community. This property type is not currently available and will add to the housing stock of St. Charles. Fundamental shifts in the housing market have created significant unmet demand for high quality rental housing. Further, the proposed special use will add to the growth on the dynamic west side of St. Charles where significant commercial development has occurred.

The development will generate significant real estate and sales tax revenue without adding a material burden to city services.

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

Roadway improvements have already been completed as part of the Corporate Reserve to further enhance traffic flow on SRA Route 64. Further, we have already completed the connection of Woodward Drive from its former termini on the east and west of the site which now provides an alternative to travel on Main Street.

Sanitary sewer, storm sewer, water and electric capacities have all been designed in anticipation of the development of this site. Connection points to all utilities have been provided in proximity to the subject site. The stormwater management systems have been designed to provide adequate capacity for the site and all existing flow from adjacent sites.

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 Special Use will enhance the surrounding properties by blending with the existing residential developments to the west, east and south of the property. The high quality of the development will enhance the value of properties within the neighborhood.

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 proposed Special Use will enhance the development of surrounding properties by adding to the housing stock. The rental nature of the Special Use will not compete with existing for sale product and will enhance the value by providing a complimentary residential use.

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 Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare of the citizens of St. Charles. The Special Use will allow the property to serve as an asset to the community and will generate substantial revenue for the City's use. The high quality of the product will attract citizens interested in renting in St. Charles who currently do not have a modern, Class A alternative. The property will be attractive to a wide range of residents.

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 Special Use conforms to all existing Federal, State and local legislation and regulation. In addition, the Special Use exceeds the applicable Design Review Standards by incorporating substantial open space and natural features into the site plan to create an environment for the aesthetically pleasing architecture of the buildings. Particular attention has been paid to outdoor features such as bike/walking paths, picnic areas, ponds, water features and open space. Abundant landscaping will further enhance the natural environment. Buildings will be designed and constructed to Class A standards and will feature interesting and varied architecture with common design elements and harmonious materials and colors.

Finding of Fact Sheet – Special Use for a Planned Unit Development

- *The law requires that before the City can approve a Special Use for a Planned Unit Development, it must state "findings of fact" which show that the proposed Special Use for a Planned Unit Development will meet the following standards of the Zoning Code.*

- *As the Applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the following standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.*

Corporate Reserve Apartments **March 26, 2012**
Ordinance 2008-Z-18

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

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

1. To promote a creative approach to site improvements and building design that result in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

The proposed PUD will create a housing type not currently provided in the residential housing stock. The proposed luxury rental community will feature abundant modern amenities that provide entertainment, social, recreational and physical fitness opportunities to the residents of the complex. The architecture and site plan create a community feel for the project while ample biking and walking paths will provide connectivity to The Great Western Trail and the adjacent LeRoy Oaks forest preserve. The location on Main Street, proximate to the growing Randall Road corridor, makes the PUD and the use appropriate for this site.

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.

Sidewalks and bike paths located throughout the property provide great opportunities to the residents to be physically active outdoors on the site. Further, the property is directly connected to The Great Western Trail which is part of a tremendous regional recreation network. The clubhouse will include an indoor fitness center with numerous pieces of exercise equipment and a

social room with televisions and internet access. There will be an outdoor pool and social gathering area adjacent to the clubhouse. The site will also include "pocket parks" and open greenspace scattered throughout the property.

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

The proposed multifamily use is consistent with surrounding multifamily residential properties to the east, west and south of the subject. The proposed development will offer renters an array of modern amenities not currently available in the growing and dynamic west side.

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

The PUD incorporates the potential sensitive wetlands and their buffer areas as undisturbed open space. This will allow these areas to continue to benefit the natural environment. The site plan follows the current sloping topography with grading to satisfy engineering requirements.

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

The proposed development will utilize infrastructure improvements that were completed in previous phases of The Corporate Reserve in anticipation of construction on this site. Further, the development will provide construction jobs and ongoing property operation positions and will contribute to the tax base of the community.

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

The proposed improvements will replace the obsolete industrial building which was demolished in a previous phase of this project. The proposed multifamily use is more consistent with the adjacent uses than the previous manufacturing/industrial building that formerly occupied the site.

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

The proposed site plan is the result of numerous meetings with the City, public hearings with governmental leaders and meetings with surrounding property owners. This iterative process has incorporated the feedback from all stakeholders associated with the PUD.

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

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

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

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

Three variances to the proposed RM-3 residential are being requested. The first relates to interior side yard and rear yard setbacks. The buildings located adjacent to neighboring properties all conform to the setback requirements of the underlying zoning. There are a few incidents where building internal to the site do not conform. The rear yards on the north buildings are smaller due to the legal subdivision of the stormwater pond that is being done to facilitate transfer of the pond to the existing property owner association that owns all of the stormwater facilities. Also, an interior side yard setback is smaller than required where the buildings are angled in order to maximize the park/greenspace.

A second variance relates to building height of buildings of 47 feet 6 inches versus the RM-3 maximum of 45 feet. The additional height allows for a roof pitch that is harmonious with the architecture of the buildings. This was done for aesthetic reasons.

A third variance relates to the landscape requirement for trees around the buildings. The eight driveways that occupy a portion of one of the sides of the building limit the ability to plant trees in these areas. To address this deficiency, we have designed more than the required number of trees throughout the site so that while the requirement for individual buildings may not meet the code, the overall site exceeds the code.

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

Submit responses on form: "Findings of Fact Sheet – Special Use"

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

The proposed PUD will be beneficial to the physical development of St. Charles by creating a high quality luxury apartment community offering abundant open space, superior architectural design and modern amenities not currently available in the market. This development will contribute to the housing stock of the City by offering prospective residents a high quality rental product on the growing west side. Fundamental shifts in the housing market in St. Charles and the United States have created unsatisfied demand for modern, class A apartments.

The real estate taxes immediately generated by the proposed multifamily development will greatly exceed those that would otherwise be generated by the protracted development of the site as office use. Initial projections of the full buildout of the property as office space have been greatly extended by the economic realities of the last 4 years. This project offers economic activity on a site that would otherwise likely stay vacant for years to come. In addition, the City will benefit from increased daytime and nighttime population and the attendant spending at local restaurants and businesses.

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

The property is designated as Business Enterprise in the current St. Charles Comprehensive Plan. The proposed underlying zoning of RM-3 is consistent with adjacent land uses.

CITY OF ST. CHARLES

Two East Main Street
St. Charles, Illinois, 60174-1984
Community Development/Planning Division Phone: (630) 377-4443 Fax: (630) 377-4062

PUD Preliminary Plan Application

Cityview Project No.: 2007PR004
Cityview Application No.: 2012AP006
Project Name: Corporate Reserve Apartments

Received Date
RECEIVED
St. Charles, IL
MAR 27 2012
CDD
Planning Division

Instructions:

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 a 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:	Parcel Number(s): 09-29-326-001	
	Street Address (or common location if no address is assigned) North side of Woodward Drive at Corporate Reserve Boulevard	

2. Applicant Information:	Name: Corporate Reserve Development, LLC	Phone: 847-348-7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

3. Record Owner Information:	Name: St. Charles Fairgrounds Office Park Investors, LLC	Phone: 847-348-7800
	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

4. Billing: *To whom should*	Name: Corporate Reserve Development, LLC	Phone: 847-348-7800

costs for this application be billed?	Address: 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL60173	Fax: 847-348-7801
		Email: p-robertson@jcfre.com

Attachment Checklist

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

☑ **Application:** Completed application form signed by the applicant

☑ **Application Fee:** Application fee in accordance with Appendix B of the Zoning Ordinance.

☑ **Reimbursement of Fees Agreement:**
An original, executed Reimbursement of Fees Agreement and deposit of funds with the City, as provided by Exhibit B of the Zoning Ordinance.

☑ **Proof of Ownership and Disclosure:**

1. A current title policy report; or
2. 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%).

☑ **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 an Illinois Registered Land Surveyor.

☑ **Soil and Water Conservation District Application:**

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

☑ **Endangered Species Assessment:**

Copy of the Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural resources. http://dnecocat.state.il.us/ecopublic/

☑ **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 different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of the site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Initial submittal for staff review shall be eight (8) full size sets of plans, one 11" x 17" reduction and a pdf file. Submittal for Plan Commission review shall be twenty-four (24) full size sets of plans, one 11" x 17" reduction and a pdf document file. Twenty-four (24) copies of all sheets printed in color shall be required, regardless of their size.

☑ **Site/Engineering Plan:**

A plan or plans showing the following information:

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 elevation 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 of Stormwater Management Permit

☑ **Sketch Plan for Later Phases of PUD:**

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

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

☑ **Architectural Plans:**

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

☑ **Tree Preservation Plan:**

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

☑ **Landscape Plan:**

Landscape Plan showing the following information:

- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
- Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan
- Accurate property boundary lines
- Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
- Site area proposed to be landscaped in square feet and as a percentage of the total site area
- Percent of landscaped area provided as per code requirements
- Dimensions of landscape islands
- Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
- Location and identification of all planting beds and plant materials

- Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plant species
- Landscaping of ground signs and screening of dumpsters and other equipment

☑ **Public Benefits, Departures From Code:**

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

Three variances to the proposed RM-3 residential are being requested. The first relates to interior side yard and rear yard setbacks. The buildings located adjacent to neighboring properties all conform to the setback requirements of the underlying zoning. There are a few incidents where building internal to the site do not conform. The rear yards on the north buildings are smaller due to the legal subdivision of the stormwater pond that is being done to facilitate transfer of the pond to the existing property owner association that owns all of the stormwater facilities. Also, an interior side yard setback is smaller than required where the buildings are angled in order to maximize the park/greenspace.

A second variance relates to building height of buildings of 47 feet 6 inches versus the RM-3 maximum of 45 feet. The additional height allows for a roof pitch that is harmonious with the architecture of the buildings. This was done for aesthetic reasons.

A third variance relates to the landscape requirement for trees around the buildings. The eight driveways that occupy a portion of one of the sides of the building limit the ability to plant trees in these areas. To address this deficiency, we have designed more than the required number of trees throughout the site so that while the requirement for individual buildings may not meet the code, the overall site exceeds the code.

☑ **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.

   The site is currently mass graded so sitework/underground improvements can begin upon approval of final engineering drawings. Vertical construction will begin with the clubhouse and the three buildings to the north of the clubhouse. Construction will proceed in a general north-to-south direction, building from the rear of the site toward the front.

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

   Construction will begin immediately upon receipt of zoning and engineering approval. Assuming three months to secure zoning approval, we would begin sitework improvements on July 1 and vertical improvements October 1. Vertical construction will begin with the clubhouse and three apartment buildings and will continue with each apartment building in sequence. Total construction scheduled to take 24 to 30 months.

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.

☑ **Inclusionary Housing Summary**: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable units and Market-Rate units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

Based on feedback obtained from neighboring property owners and elected officials during the Concept Plan review process, we will not be complying with the Inclusionary Housing Ordinance.

☑ **Subdivision Preliminary Plan Checklist:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. The Subdivision Checklist may reference may reference the same set(s) of plans as the preceding checklists for Site/Engineering , Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

☑ **Application for a Special Use for a PUD:**

This application for a PUD Preliminary Plan must be accompanies by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

☑ **Historic Designation:** Is the property a designated Landmark or in a Historic District? No

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

Record Owner _____ Date 03/26/12

Applicant or Authorized Agent _____ Date 03/26/12

LEGAL DESCRIPTION

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: RIM - 3 Underlying zoning

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	**Ordinance #:**	
Minimum Lot Area	2,200 SF/Unit		2,671 SF/Unit
Minimum Lot Width	65'		749' (overall parcel width)
Maximum Building Coverage	45%		21%
Maximum Building Height	45' (to ridge)		47' 6" (3 story) 56' (4 story walkout)
Minimum Front Yard	30'		30'
Interior Side Yard	25'		22' (44' bldg - bldg)
Exterior Side Yard	30'		30' 10' to detention lot
Minimum Rear Yard	30'		
Yards Adjoining Major Arterials [1]	NA		NA
% Overall Landscape Area	NA		
Building Foundation Landscaping	NA		
Landscape Buffer Yards [2]	NA		
# of Parking Spaces	476		526 (1-6:1)

1- For purpose of this Section, Major Arterials Include Randall Road, Main Street East of Tyler Road, and Kirk Road

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, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

SUMMARY OF PROPOSED DEVELOPMENT

Name of Development	Corporate Reserve Apartments
Number of years expected for build out	2-3 years

Acreage or Square Ft. Breakdown:

Area of residential development	20.24
Area of nonresidential development	0
Area of private open space	0
Area of stormwater ponds/basins	2.39
Park land dedication	0
School land dedication	0
Total Acres	22.63

Residential Breakdown:

	Number of units
Single Family Detached:	0
Attached Single Family (Townhomes):	0
Multi-Family:	331
Other:	0
Total Dwelling Units	331
Gross Density (Total D.U./Total Residential Acres)	16.35
Estimated Total Population (from Park Worksheet)	598
Estimated Student Population (from School Worksheet)	27.6

City of St. Charles Land/Cash Worksheet

Dwelling Type/Bedroom Count		# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family										
	3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
	4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
	5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)										
	1 bedroom	0	1.193	0	0	0	0	0	0	0
	2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
	3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
	4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)										
	Efficiency	16	1.294	20.704	0	0	0	0	0	0
	1 bedroom	160	1.758	281.28	0.002	0.32	0.001	0.16	0.001	0.16
	2 bedroom	155	1.914	296.67	0.086	13.33	0.042	6.51	0.046	7.13
	3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Estimated Population		**331**		**598.654**		**13.65**		**6.67**		**7.29**
							27.61			
Park Acreage @ 10 acres per 1,000 population				**5.98654**	**acres**					
Park Land Dedication				**0**	**acres**					
Park Cash in Lieu @ $240,500 per acre				**$1,439,762.87**						
Elementary School Acreage @.025 acres per student						0.34125				
Middle School Acreage @ .0389 acres per student								0.259463		
High School Acreage @ .072 acres per student										0.52488
Total School Acreage				**1.125593**						
Total School Cash in Lieu @ $240,500 per acre				**$270,705.12**						

1 1/2 Mile Jurisdiction Park Cash in Lieu	**$1,047,644.50**	(Not for development within City of St. Charles)
1 1/2 Mile Jurisdiction School Cash in Lieu	**$196,978.78**	(Not for development within City of St. Charles)

Inclusionary Housing
Paul Robertson
to:
morourke
06/01/2012 11:39 AM
Hide Details
From: Paul Robertson <p-robertson@jcfre.com>

To: <morourke@stcharlesil.gov>

In response to the recommendations we received during the concept plan review, we propose to have no income-restricted units in the development. We are, however, willing to make a $50,000 contribution to the housing authority in lieu of compliance with the ordinance. The project's feasibility is challenged by the impact fees requested by KDOT, the school district, the park district and the inclusionary housing ordinance, particularly in light of the uncertain economic environment and tenuous banking climate.

We are very optimistic about the success of the proposed apartment development and look forward to working through the zoning change with you. Please let me know if you have any questions about this exciting addition to the St. Charles housing stock.

Thank you.

Paul Robertson
Executive Vice President
JCF Real Estate
1930 North Thoreau Drive, Suite 175
Schaumburg, IL 60173
p 847.348.7800 x21
f 847.348.7801
c 847-899-5013

SITE DATA

Total Site Bedroom Count	Total # Units	Total Unit %	Total Parking Req.		Total Parking Provided	
STUDIO	16	4.8%	1.2/du	20	Surface	406
1 BR	160	48.4%	1.2/du	192	Garage	120
2 BR	155	46.8%	1.7/du	264	Total	526 (1.6:1)
Tot. Rental Units	331	100.0%		476		
Rental Site Lot Area/Unit	20.30 Ac. 2,671 SF/Unit					

North

Scale: 1" = 60'

0 60 120 240

Sheet LP-1

Corporate Reserve of St. Charles

Concept Site Plan

Date: May 14, 2012

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JCF REAL ESTATE

BSB DESIGN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Front Elevation

scale: 3/16" = 1'-0"

JCF REAL ESTATE

Building 1

The Corporate Reserve of St. Charles

St. Charles, Illinois

BSB DESIGN

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05-16-2012

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Right Side Elevation
scale: 3/16" = 1'-0"

Left Side Elevation
scale: 3/16" = 1'-0"

JCF REAL ESTATE

Building 1

The Corporate Reserve of St. Charles
St. Charles, Illinois

BSB DESIGN

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Rear Elevation

scale: 3/16" = 1'-0"

JCF REAL ESTATE

Building 1

The Corporate Reserve of St. Charles

St. Charles, Illinois

BSB DESIGN

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05-16-2012

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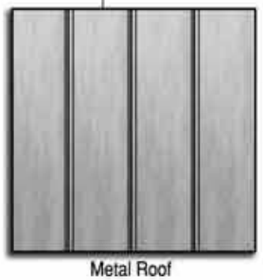
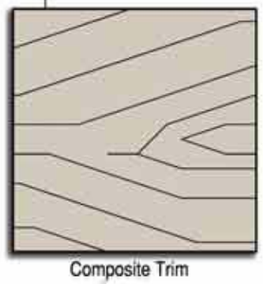
Front Elevation

scale: 3/16" = 1'-0"

Composite Siding / Board

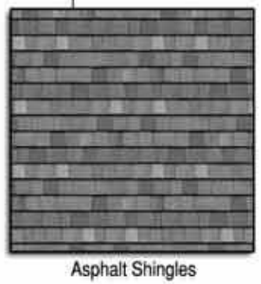


Metal Roof



Composite Trim

Cast Stone Veneer



Asphalt Shingles

Cast Stone Cap

JCF REAL ESTATE

Materials Sample Board: Building 1

The Corporate Reserve of St. Charles

St. Charles, Illinois

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05-16-2012

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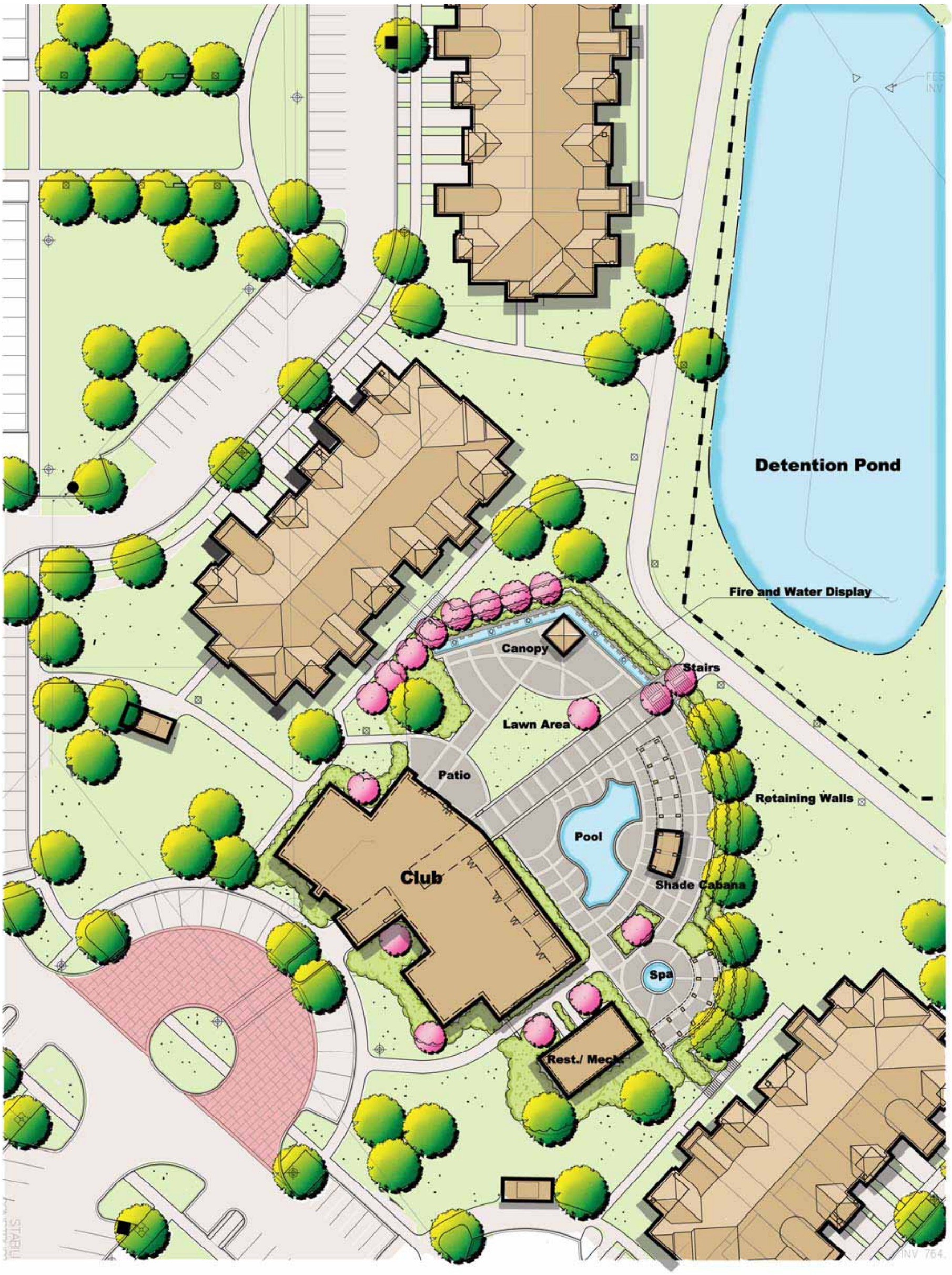

North

Scale: 1" = 20'

0 20 40 80

Club Area

Corporate Reserve of St. Charles

Concept Plan

JCF REAL ESTATE

bsbdesign.com

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Date: May 14, 2012

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BSB DESIGN

Front Elevation

Left Side Elevation

Right Side Elevation

Rear Elevation

JCF REAL ESTATE

Clubhouse - 5790 GSF

The Corporate Reserve of St. Charles

St. Charles, Illinois

BSB DESIGN

05-16-2012

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Clubhouse - 5790 GSF

The Corporate Reserve of St. Charles

St. Charles, Illinois

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05-16-2012

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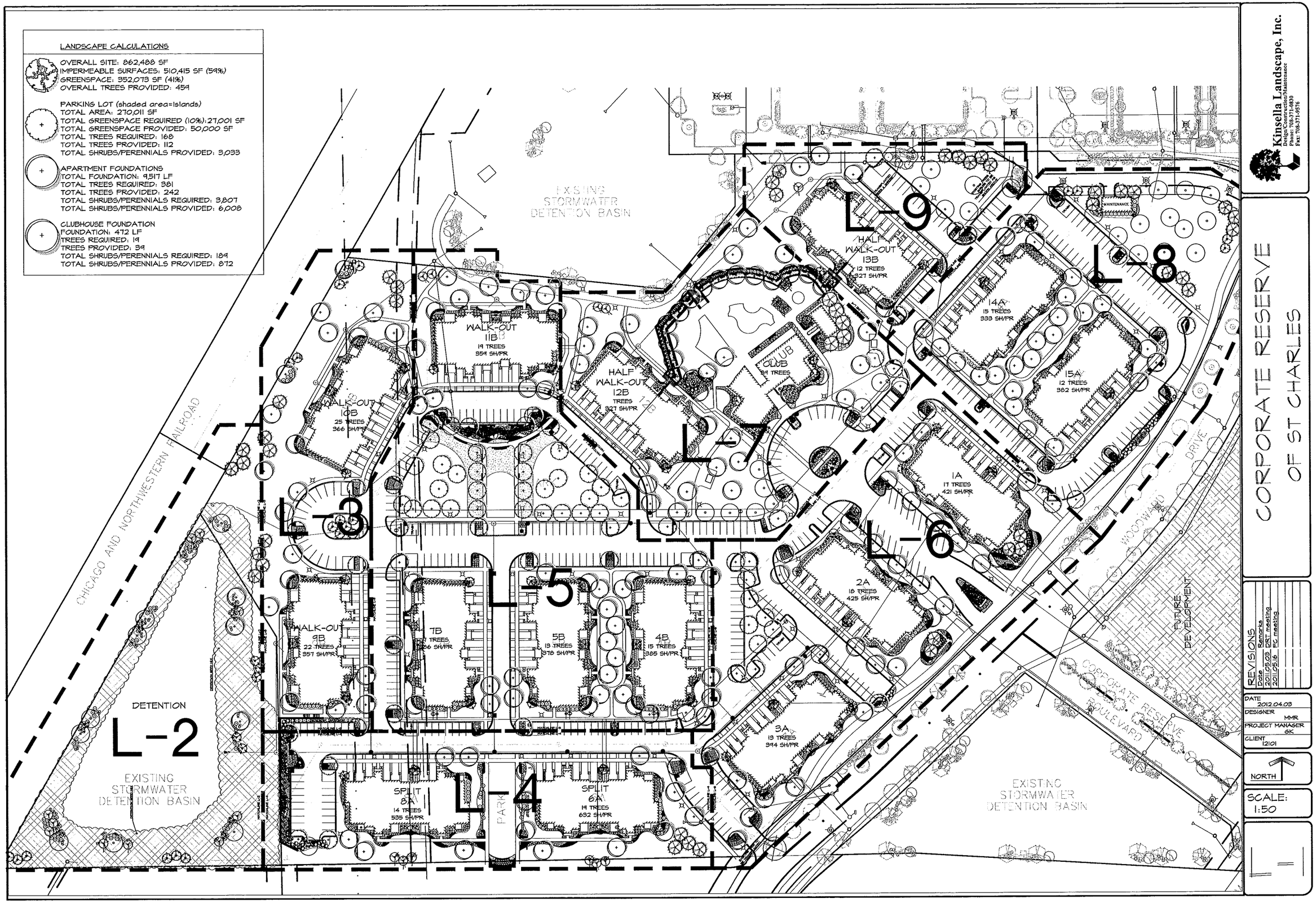

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CORPORATE RESERVE OF ST CHARLES

REVISIONS

Date	Remarks
2011.05.03	DRT meeting
2011.05.16	PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:50

L-1

PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX

CHICAGO AND NORTHWESTERN RAILRO

EXISTING DETENTION BASIN

DETENTION

(3) CRA

(1) ACF
(5) ARO
(3) AML
(13) RCA

(2) CEL
(6) ARO
(8) RCA

(2) AML
(1) ACE
(7) RCA

DETENTION SEED MIX

(2) CEL
(6) ARO
(8) RCA

(1) ACE
(3) RCA
(6) ARO
(2) AML

(3) CRA

(5) RCA
(1) ACE
(6) ARO
(2) AML

(2) AME
(6) RCA
(1) CEL

DETENTION SEED MIX

(7) ARO
(1) AML
(2) GYM

(6) RCA
(1) GYM
(3) PIC

(3) AME

(4) PIC

LAWN

MATCHLINE L-2
MATCHLINE L-4

MATCHLINE L-2
MATCHLINE L-3

MATCHLINE L-2
MATCHLINE L-3

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CORPORATE RESERVE
OF ST. CHARLES

REVISIONS
2011.05.03 DRT meeting
2011.05.16 PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:20

L-2

PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX

MATCHLINE L-2
MATCHLINE L-3
MATCHLINE L-4
MATCHLINE L-5

(9) RNO
(10) PHY
(4) TAX
(1) ACE
(4) NEP
(13) HEM
(6) HYD
(8) NEP
(18) HEM
(6) CLG
(17) AMS
(1) CRA
(13) HEM
(5) HEM
(1) AMS
(7) CLG
(14) HYD
(10) AMS
(8) CLG
(6) TAX
(3) ARO
(5) NEP
(7) HYD
(17) HEM
(2) ACE
(3) ACE
(4) TAX
(21) AMS
(6) CLG
(8) NEP
(6) ARO
(6) TAX
(6) SYR
(4) HYD
(8) SYR
(5) COR
(1) QUM
(4) SYR
(12) HEM
(10) CLM
(1) AME
(10) SPI
(4) TAX
(12) SAL
(8) HEM
(2) CEL
(6) RNO
(5) MIS
(6) RNO
(17) CLM
(2) TIL
WALK-OUT 9B
(8) HEM
(2) CLG
(7) HEM
(3) CLG
(5) TAX
(6) MIS
(1) AME
(7) HEM
(6) RNO
(1) QUB
(22) HEM
(36) HEM
(1) QUM
(9) RNO
(4) RNO
(6) CRA
(9) RNO
(1) QUB
(32) HEM
TRASH
(1) GLE
(3) PIC
(2) ACF
(22) AMS
(17) HEM
(4) TAX
(6) CLG
(5) NEP
(6) ARO
(7) HYD
(8) NEP
(6) TAX
(1) QUM
(6) SYR
(2) CRA
(6) CLG
(16) AMS
(5) HEM
(14) HYD
(7) NEP
(18) HEM
(7) TAX
(6) CLG
(17) AMS
(12) HEM
(1) CRA
(3) ARO
(6) TAX
(5) MIS
(1) AME
(7) HEM
(3) CLG
(8) HEM
WALK-OUT 10B
(2) CLG
(8) HEM
(6) HYD
(4) NEP
(14) HEM
(7) CLG
(2) QUB
(1) QUM
(4) TAX
(11) AMS
(1) CEL
(5) SYR
(4) PHY
(2) CRA
(8) TAX
(12) SAL
(11) SPI
(2) QUB
(12) HEM
(6) RNO
(5) MIS
(8) HEM
(10) SYR
(4) HYD
(2) TIL
(3) PIC
(17) CLM
(1) AME

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CORPORATE RESERVE
OF ST. CHARLES

REVISIONS

Date	Drawn	Remarks
2011.05.03		DRT meeting
2011.05.16		PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER SK
CLIENT 12101

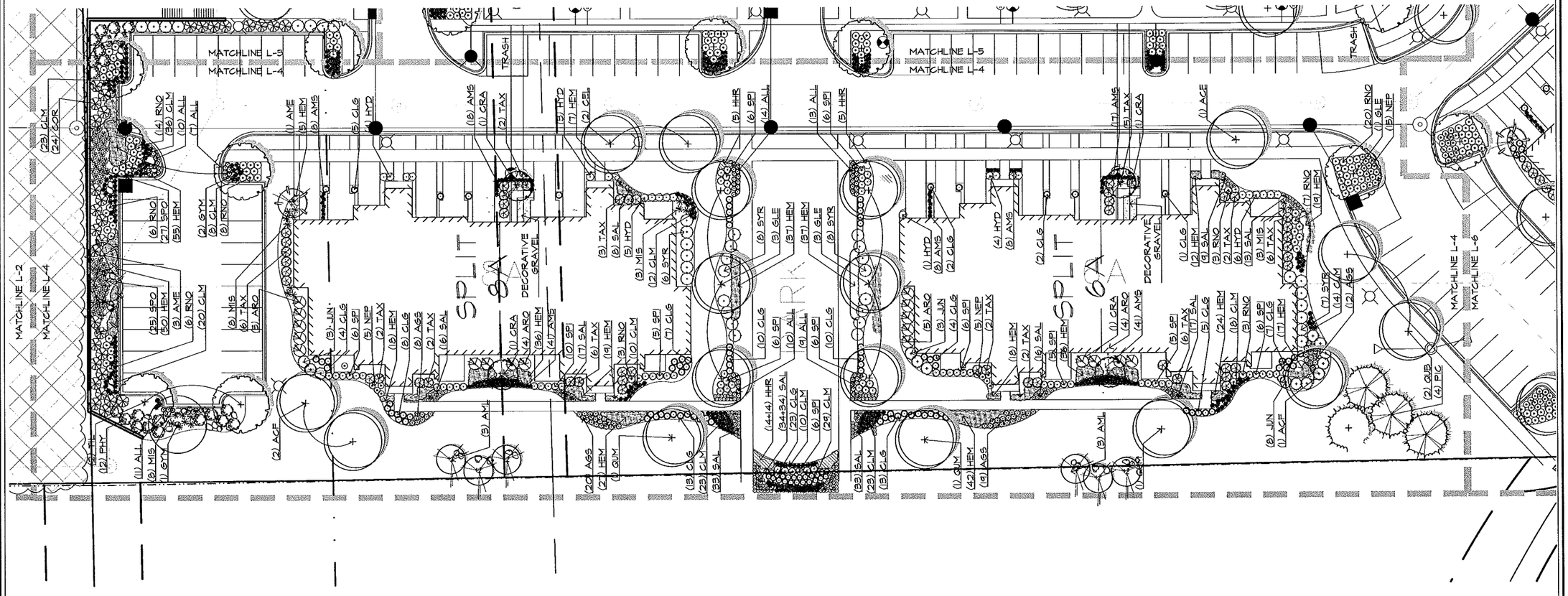
NORTH

SCALE: 1:20

L-3

PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX



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CORPORATE RESERVE
OF ST. CHARLES

REVISIONS

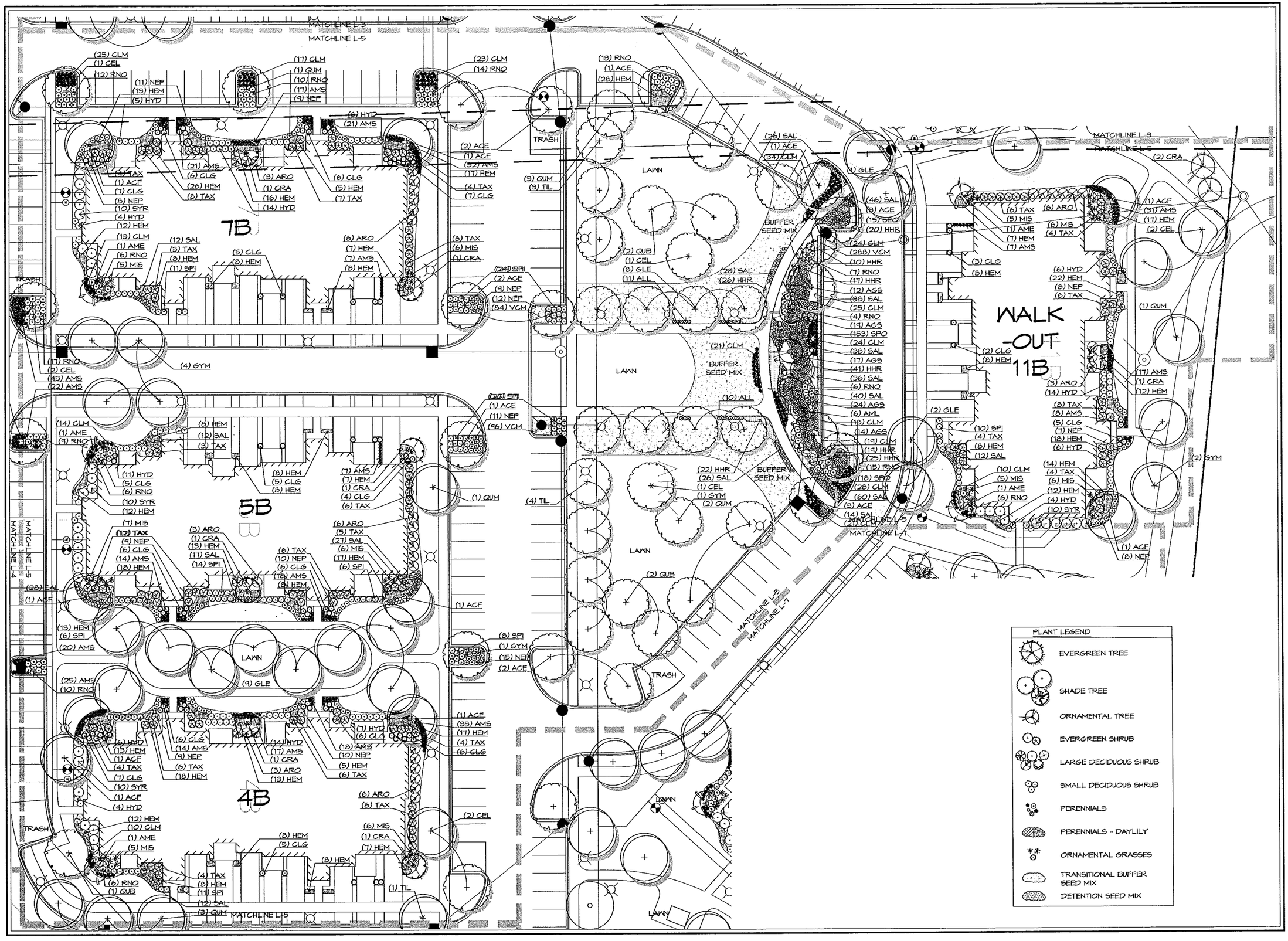
Date	Remarks
2011.05.03	DRT meeting
2011.05.16	PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:20

L-4



PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX

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CORPORATE RESERVE OF ST. CHARLES

REVISIONS

Date	Drawn	Remarks
2011.05.03	DRT	meeting
2011.05.16	PC	meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1: 20

L-5

PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX

MATCHLINE L-7
MATCHLINE L-6
MATCHLINE L-4
MATCHLINE L-6
MATCHLINE L-6
MATCHLINE L-8

TRASH
TRASH

(3) ACE
(20) NEP
(1) ACE
(14) SPI
(1) ACE
(4) CEL
(1) ACE
(2) ACE
(17) NEP
(1) QUM
(16) RNO
(5) HEM
(4) HYD
(5) CLG
(8) AMS
(1) AME
(6) TAX
(1) QUM
(8) CLG
(17) AMS
(5) TAX
(1) CRA
(12) HEM
(13) SAL
(3) TAX
(6) HYD
(3) MIS
(6) TAX
(2) TIL
(24) SAL
(20) HEM
(10) RNO
(2) ACE
(6) ARO
(7) JUN
(15) AGS
(1) ACE
(14) NEP
(14) RNO
(6) NEP
(3) ACE
(18) RNO
(1) CEL
(5) TAX
(19) HEM
(6) CLG
(4) ARO
(1) CRA
(28) AMS
(32) HEM
(11) RNO
(20) SAL
(9) CLM
(22) SAL
(4) CLG
(5) RNO
(6) SYR
(7) MIS
(7) AGS
(5) JUN
(7) RNO
(7) TAX
(12) HHR
(2) GYM
(10) SPO
(5) PHY
EXISTING TREE TO BE TRANSPLANTED
3A
3A

(6) TAX
(8) CLG
(1) AME
(5) HEM
(8) AMS
(5) ARO
(24) HEM
(1) AME
(7) MIS
(6) RNO
(26) HEM
(4) TAX
(4) HYD
(5) CLG
(5) RNO
(32) HEM
(28) AMS
(1) CRA
(4) ARO
2A
DECORATIVE STONE
(1) CRA
(5) TAX
(17) AMS
(12) HEM
(13) SAL
(3) TAX
(6) HYD
(13) SAL
(3) CLG
(6) TAX
(10) RNO
(25) HEM
(10) RNO
(1) GYM
(23) AGS
(2) PIC
(32) HEM
(18) HEM
(29) CLM
(18) MIS
(11) RNO
(12) RNO
(20) SAL
(9) CLM
(4) CLG
(7) TAX
(37) HEM
(7) MIS
(1) ACF
(15) AGS
(7) SYR
(10) GLE
(23) SPO
(13) SPI
(31) HEM
(30) HEM
(12) SPI
(2) AME
(25) SPO
(19) HEM
(3) AML
(51) SPO
(47) CLM
(4) TAX
(31) HEM
(1) ACF
(54) HEM
(38) CLM
(15) MIS
(10) NEP
(10) SPI
(1) QUB
(14) SPO
(1) QUB
(6) TAX
(13) ARO
(1) AME
(24) HEM
(9) CLG
(5) MIS
(1) AME
(6) RNO
(13) SAL
(12) HEM
(14) SAL
(4) TAX
(5) RNO
(32) HEM
(28) AMS
(1) CRA
(4) ARO
1A
(6) RNO
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(5) TAX
(1) CRA
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(1) ACE
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(6) HYD
(19) SAL
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(4) ARO
(11) RNO
(1) QUB
(12) MIS
(25) AGS
(47) HEM
(18) CLM
(3) PIC
(10) RNO

Kinsella Landscape, Inc.
Design/Construction/Maintenance
Phone: 708-371-0830
Fax: 708-371-9576

CORPORATE RESERVE
OF ST. CHARLES

REVISIONS
Date Drawn Remarks
2011.05.03 DRT meeting
2011.05.16 PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:20

L-6

PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- LARGE DECIDUOUS SHRUB
- SMALL DECIDUOUS SHRUB
- PERENNIALS
- PERENNIALS - DAYLILY
- ORNAMENTAL GRASSES
- TRANSITIONAL BUFFER SEED MIX
- DETENTION SEED MIX

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CORPORATE RESERVE OF ST. CHARLES

REVISIONS

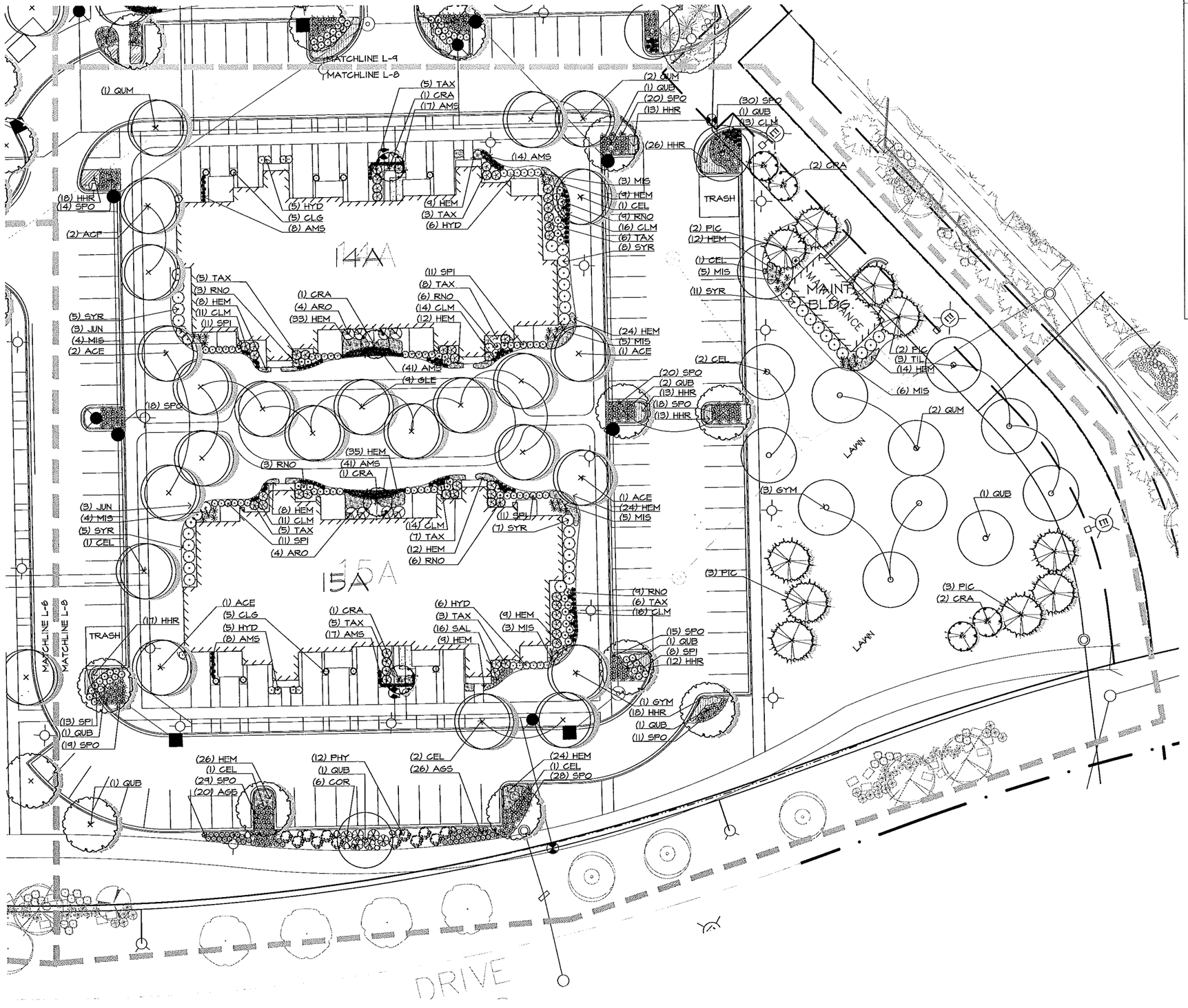
Date	Description
2011.05.03	DRT meeting
2011.05.16	PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:20

L-7



PLANT LEGEND

- EVERGREEN TREE
- SHADE TREE
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CORPORATE RESERVE OF ST. CHARLES

REVISIONS

Date	Drawn	Remarks
2011.05.03		DRT meeting
2011.05.16		PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

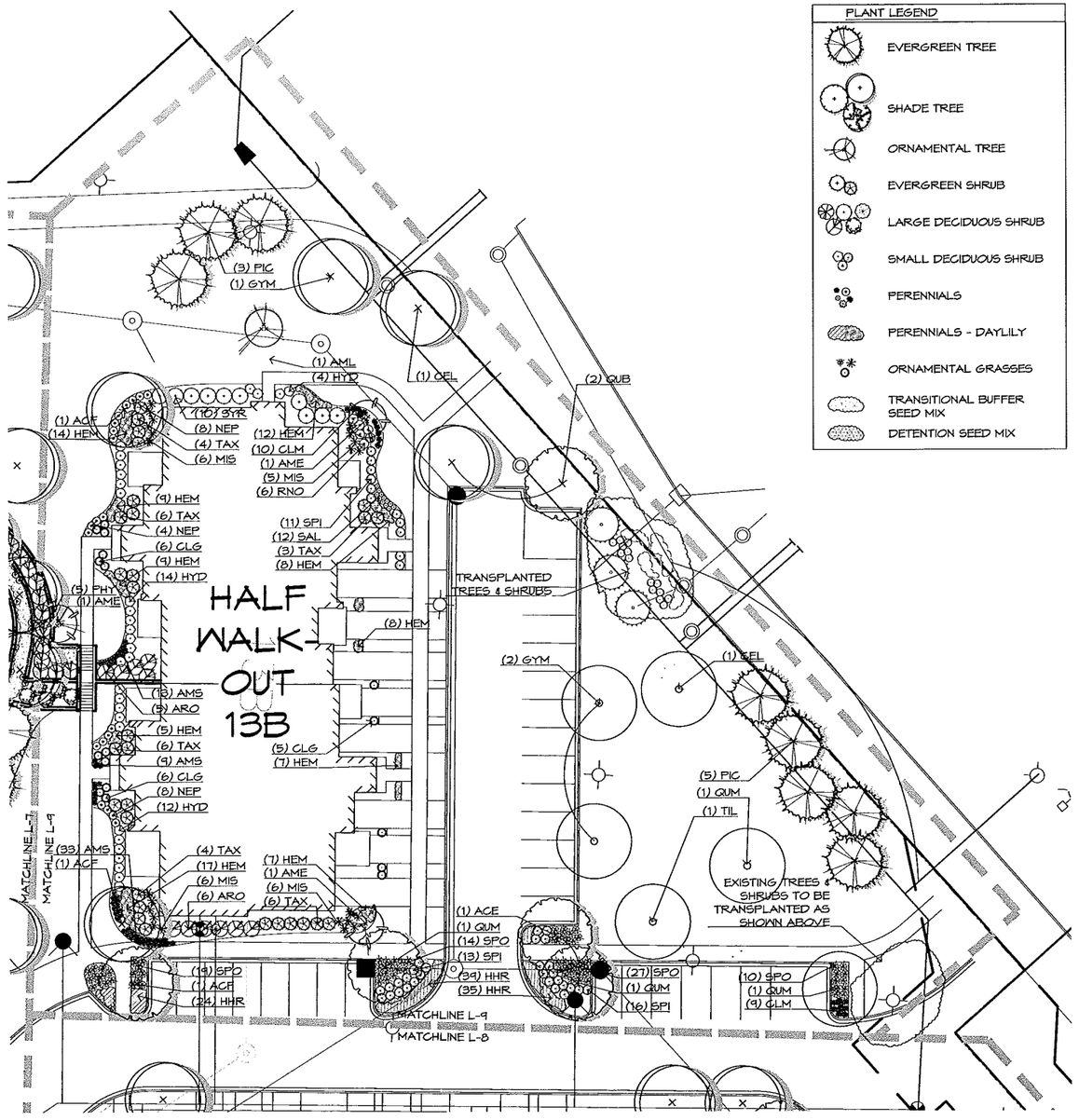
NORTH

SCALE: 1:20

L-8

PLANT LIST

ABBRV.	LATIN NAME	COMMON NAME	QUANTITY	SIZE & SHAPE	LOCATION
DECIDUOUS TREES (308 total)					
ACE	Acer x freemanii 'Marmo'	MARMO MAPLE	42	2.5"/CENTRAL LEADER	ALL
ACF	Acer x freemanii 'Armstrong'	ARMSTRONG MAPLE	35	2.5"/CENTRAL LEADER	ALL
CEL	Celtis occidentalis	HACKBERRY	43	2.5"/CENTRAL LEADER	ALL
GLE	Gleditsia triacanthos inermis	HONEYLOCUST	64	2.5"/CENTRAL LEADER	ALL
GYM	Gymnocladus dioica	KENTUCKY COFFEE TREE	28	2.5"/CENTRAL LEADER	ALL
QUB	Quercus bicolor	SWAMP WHITE OAK	36	2.5"/CENTRAL LEADER	ALL
QUM	Quercus macrocarpa	BUR OAK	34	2.5"/CENTRAL LEADER	ALL
TIL	Tilia americana	LINDEN	26	2.5"/CENTRAL LEADER	ALL
EVERGREEN TREES (45 total)					
PIG	Picea glauca densata	BLACK HILLS SPRUCE	45	8' B&B	ALL
ORNAMENTAL TREES (106 total)					
AME	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY	29	6'/CLUMP FORM	FOUNDATION
AML	Amelanchier laevis	ALLEGHENY SERVICEBERRY	31	6'/CLUMP FORM	SWALE, ALL
CRA	Crataegus viridis 'Winter King'	WINTER KING HAWTHORN	46	6'/CLUMP FORM	ALL
EVERGREEN SHRUBS					
JUN	Juniperus chinensis 'Kallay's Compact'	KALLAY'S COMPACT JUNIPER	41	5 GAL.	FOUNDATION
TAX	Taxus x media 'Densiformis'	DENSE YEW	492	24" B&B	FOUNDATION
DECIDUOUS SHRUBS					
ARO	Aronia arbutifolia 'Brilliantissima'	RED CHOKEBERRY	227	36" B&B	ALL
COR	Cornus 'Baileyi'	RED TWIG DOGWOOD	61	36" B&B	BERMS
HYD	Hydrangea macrophylla 'Balmer'	ENDLESS SUMMER HYDRANGEA	391	#5 CONT.	FOUNDATION
PHY	Physocarpus opulifolius 'Monolo'	DIABOLO NINEBARK	62	36" B&B	BERMS, DETENTION
RCA	Rosa carolina	CAROLINA ROSE	55	#5 CONT.	DETENTION
RNO	Rosa var. 'Noare'	FLOWER CARPET ROSE	486	#3 CONT.	FOUNDATION
SPI	Spiraea betulifolia 'Tor'	BIRCHLEAF SPIREA	415	#5 CONT.	ALL
SYR	Syringa meyer 'Palibin'	DWARF KOREAN LILAC	190	36" B&B	ALL
ORNAMENTAL GRASSES & PERENNIALS					
AGS	Agastache 'Blue Fortune'	BLUE FORTUNE AGASTACHE	343	1 GAL.	ALL
ALL	Allium 'Summer Beauty'	SUMMER BEAUTY ALLIUM	95	1 GAL.	
AMS	Amsonia x 'Blue Ice'	BLUE ICE BLUE STAR	1185	1 GAL.	ALL
CLG	Calamagrostis brachytricha	KOREAN FEATHER REED GRASS	474	1 GAL.	ALL
CLM	Calamintha nepeta spp. Nepeta	CALAMINTHA	887	1 GAL.	ALL
HEM	Daylily Mix:				
	Hemerocallis 'Fairy Tale Pink' (33%)	FAIRY TALE DAYLILY	819	1 GAL.	ALL
	+ Hemerocallis 'Mary Todd' (33%)	MARY TODD DAYLILY	819	1 GAL.	ALL
	+ Hemerocallis 'Prairie Blue Eyes' (33%)	PRAIRIE BLUE EYES DAYLILY	819	1 GAL.	ALL
HHR	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	630	1 GAL.	ALL
MIS	Miscanthus sinensis 'Gracillimus'	MAIDEN GRASS	296	1 GAL.	BERMS/PARKING ISLANDS
NEP	Nepeta 'Walkers Low'	WALKERS LOW CATMINT	343	1 GAL.	ALL
SAL	Salvia nemorosa 'Mesuwe'	MESUWE SALVIA	1010	1 GAL.	ALL
SPO	Sporobolus heterolepis	PRAIRIE DROPSEED	699	1 GAL.	ALL
GROUNDCOVER & VINES					
CLE	Clematis Mix:				
	Clematis 'Huldine' (50%)	HULDINE CLEMATIS	37	1 GAL.	CLUBHOUSE
	+ Clematis 'Comtesse de Bouchaud' (50%)	COMTESSE CLEMATIS	37	1 GAL.	CLUBHOUSE
VCM	Vinca minor	COMMON PERIWINKLE	1344	3" POTS	CLUBHOUSE
ABBRV.	LATIN NAME	COMMON NAME		LATIN NAME	COMMON NAME
TRANSITIONAL BUFFER SEED MIX					
	Bouteloua curtipendula	SIDE-OATS GRAMA			
	Bouchloe dactyloides 'Bowie'	BOWIE BUFFALO GRASS			
DETENTION SEED MIX					
Permanent Grasses					
	Andropogon gerardii	BIG BLUESTEM		Panicum virgatum	SWITCH GRASS
	Calamagrostis canadensis	BLUEJOINT GRASS		Scirpus pendulus	RED BULRUSH
	Carex spp.	PRAIRIE SEDGE MIX		Sorgastrum nutans	INDIAN GRASS
	Carex lurida	BOTTLEBRUSH SEDGE		Spartina pectinata	PRAIRIE CORD GRASS
	Elymus virginicus	VIRGINIA WILD RYE			
Temporary Cover					
	Avena sativa	COMMON OAT			
	Lolium mutiflorum	ANNUAL RYE			
Forbs					
	Aster novae-angliae	NEW ENGLAND ASTER		Pycnanthemum virginanum	COMMON MOUNTAIN MINT
	Baptisia lactea	WHITE WILD INDIGO		Ratibida pinnata	YELLOW CONEFLOWER
	Chamaecrista fasciculata	PARTRIDGE PEA		Rudbeckia hirta	BLACK-EYED SUSAN
	Coreopsis lanceolata	SAND COREOPSIS		Rudbeckia laciniata	WILD GOLDEN GLOW
	Coreopsis tripteris	TALL COREOPSIS		Rudbeckia subtomentosa	SWEET BLACK-EYED SUSAN
	Desmodium illoiense	ILLINOIS TICK TREFOIL		Silphium integrifolium	ROSIN WEED
	Echinacea purpurea	PURPLE CONEFLOWER		Silphium laciniatum	COMPASS PLANT
	Eryngium yuccifolium	RATTLESNAKE MASTER		Silphium perfoliatum	CUP PLANT
	Helenium autumnale	SNEEZEWEED		Silphium terebinthinaceum	PRAIRIE DOCK
	Helianthus grosseserratus	SAWTOOTH SUNFLOWER		Solidago juncea	EARLY GOLDENROD
	Lespedeza capitata	ROUND-HEADED BUSH CLOVER		Solidago rigida	STIFF GOLDENROD
	Liatris spicata	MARSH BLAZING STAR		Solidago rugosa	ROUGH GOLDENROD
	Lupinus perennis	WILD LUPINE		Tradescantia ohiensis	COMMON SPIDERWORT
	Monarda fistulosa	WILD BERGAMOT		Veronia spp.	IRONWEED MIX
	Parthenium integrifolium	WILD QUININE		Veronicastrum virginicum	CULVER'S ROOT
	Physostegia virginiana	OBEDIENT PLANT		Zizia aurea	GOLDEN ALEXANDER



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CORPORATE RESERVE
OF ST. CHARLES

REVISIONS

Date	Drawn	Remarks
2011.05.03		DRT meeting
2011.05.16		PC meeting

DATE 2012.04.03
DESIGNER MMR
PROJECT MANAGER GK
CLIENT 12101

NORTH

SCALE: 1:20

L-9

PRELIMINARY PLAN
THE CORPORATE RESERVE OF ST. CHARLES – PHASE II
ST. CHARLES, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE		
CATCH BASIN		
INLET		
CLEANOUT		
WATER MAIN	8" WM	8" WM
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
FLARED END SECTION		
COMBINED SEWER		
SANITARY SEWER SERVICE		
WATER SERVICE		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE		
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CATV	CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL		NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION		FF = XXX.XX
TOP OF FOUNDATION		TF = XXX.XX
GRADE AT FOUNDATION	GF XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		H or L
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

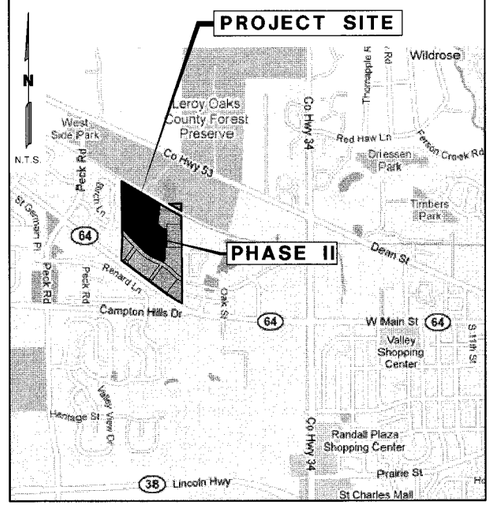
ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

INDEX

1 COVER SHEET
2 EXISTING CONDITIONS PLAN
3 PRELIMINARY PLAT OF RESUBDIVISION
4 PRELIMINARY GRADING PLAN
5 PRELIMINARY UTILITY PLAN

LOCATION MAP



SOURCE BENCHMARK:

1. SOUTHWEST TAG BOLT ON 1ST FIRE HYDRANT NORTH OF ROUTE 64 ON WEST SIDE OF PECK ROAD.

   ELEV. = 747.11

2. CHISELLED "+" IN CENTERLINE-CENTERLINE OF CONCRETE SIDEWALK AT SOUTHEAST CORNER OF ROUTE 64

   ELEV. = 744.53

CALL OR DIAL TOLL FREE 1-800-892-0123

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)

1-800-892-0123

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KEVIN J MATRAY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF THE ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC BY MACKIE CONSULTANTS, LLC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 16TH DAY OF MAY, A.D. 2012.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-058360
EXPIRATION DATE: NOVEMBER 30, 2013

KEVIN J. MATRAY 062-058360 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ENGINEER'S SEAL

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ENGINEER'S SIGNATURE

KEVIN J. MATRAY 062-058360 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

ENGINEER'S SEAL

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC
1930 THOREAU DRIVE, SUITE 175
SCHAUMBURG, ILLINOIS 60173
PHONE: (630) 885-7890 FAX: (847) 348-7801

DATE	DESCRIPTION OF REVISION	BY
05-16-12	REVISED PER CITY COMMENTS	KJM

DESIGNED	KJM/TRB
DRAWN	WHM
APPROVED	DAS
DATE	03-22-12
SCALE	N.T.S.

COVER SHEET
PRELIMINARY RESUBDIVISION PLAN
THE CORPORATE RESERVE OF ST. CHARLES PHASE II
ST. CHARLES, ILLINOIS

SHEET 1 OF 5

PROJECT NUMBER: 1521

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ILLINOIS FIRM LICENSE 184-002694

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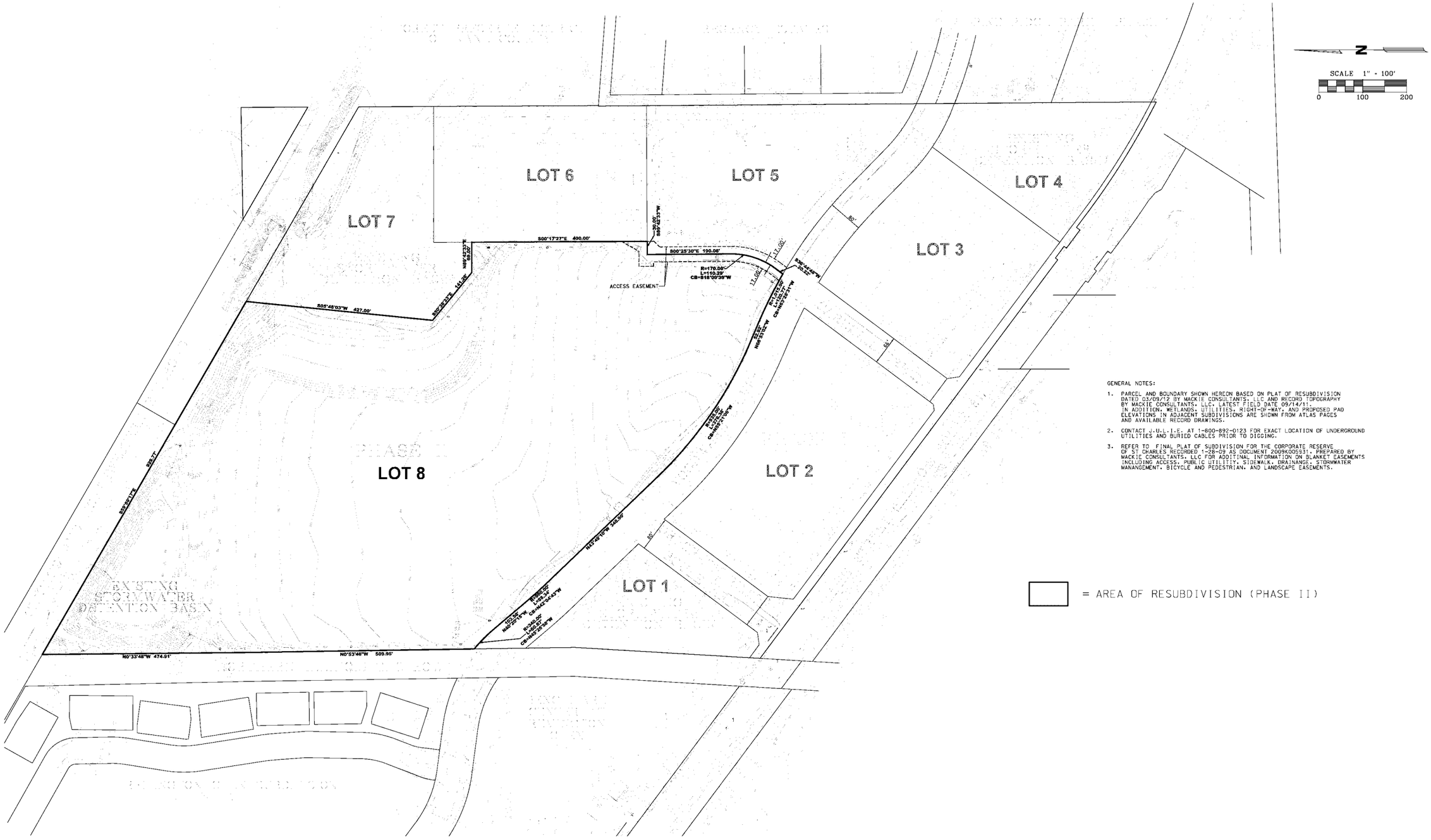

GENERAL NOTES:

1. PARCEL AND BOUNDARY SHOWN HEREON BASED ON PLAT OF RESUBDIVISION DATED 03/09/12 BY MACKIE CONSULTANTS, LLC AND RECORD TOPOGRAPHY BY MACKIE CONSULTANTS, LLC, LATEST FIELD DATE 09/14/11. IN ADDITION, WETLANDS, UTILITIES, RIGHT-OF-WAY, AND PROPOSED PAD ELEVATIONS IN ADJACENT SUBDIVISIONS ARE SHOWN FROM ATLAS PAGES AND AVAILABLE RECORD DRAWINGS.

2. CONTACT J.U.L.I.E. AT 1-800-892-0123 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND BURIED CABLES PRIOR TO DIGGING.

3. REFER TO FINAL PLAT OF SUBDIVISION FOR THE CORPORATE RESERVE OF ST CHARLES RECORDED 1-28-09 AS DOCUMENT 2009K005931, PREPARED BY MACKIE CONSULTANTS, LLC FOR ADDITINAL INFORMATION ON BLANKET EASEMENTS INCLUDING ACCESS, PUBLIC UTILITY, SIDEWALK, DRAINANGE, STORMWATER MANANGEMENT, BICYCLE AND PEDESTRIAN, AND LANDSCAPE EASEMENTS.

= AREA OF RESUBDIVISION (PHASE II)

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC
1930 THOREAU DRIVE, SUITE 175
SCHAUMBURG, ILLINOIS 60173
PHONE: (630) 885-7890 FAX: (847) 348-7801

DATE	DESCRIPTION OF REVISION	BY
05-16-12	REVISED PER CITY COMMENTS	KJM

DESIGNED	KJM/TRB
DRAWN	WHM
APPROVED	DAS
DATE	03-22-12
SCALE	1" = 100'

EXISTING CONDITION PLAN
PRELIMINARY RESUBDIVISION PLAN
THE CORPORATE RESERVE OF ST. CHARLES PHASE II
ST. CHARLES, ILLINOIS

SHEET 2 OF 5

PROJECT NUMBER: 1521

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ILLINOIS FIRM LICENSE 184-002694

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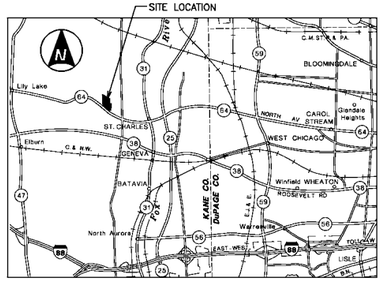
PRELIMINARY PLAT OF RESUBDIVISION
THE CORPORATE RESERVE OF ST. CHARLES PHASE II

„BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NUMBER 2009K005931, IN KANE COUNTY, ILLINOIS.

SITE LOCATION



LOCATION MAP
(NOT TO SCALE)

SCALE: 1" = 60'

LOT 7
DETENTION/OPEN SPACE
09-29-326-002
THE CORPORATE RESERVE OF ST. CHARLES HOMEOWNERS ASSOCIATION

THE CORPORATE RESERVE OF ST. CHARLES
RECORDED JANUARY 28, 2009
AS DOCUMENT 2009K005931
LOT 6
09-29-326-003

ZONED BC
(COMMUNITY BUSINESS DISTRICT)

LOT 5
09-29-326-004
ACCESS EASEMENT
RECORDED JANUARY 28, 2009
AS DOCUMENT 2009K005931

RECORDING SPACE

P.I.N. NUMBERS:
09-29-326-001

LOT 3
09-29-384-001
ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC

CARDINAL DRIVE

LOT 2
382,304 SQ.FT.

LOT 1
499,289 SQ.FT.

LOT 8
THE CORPORATE RESERVE OF ST. CHARLES
RECORDED JANUARY 28, 2009
AS DOCUMENT 2009K005931

PROPOSED ZONING RM-3
(GENERAL RESIDENTIAL DISTRICT)

ZONED O-R
(OFFICE/RESEARCH DISTRICT)

LOT 3
104,133 SQ.FT.
OPEN SPACE/DETENTION

FOREST PRESERVE DISTRICT OF KANE COUNTY

CHICAGO AND NORTHWESTERN RAILROAD (FORMER CHICAGO, GREAT WESTERN RAILROAD R.O.W)

SOUTH LINE NORTHWEST QUARTER OF SECTION 29-40-8

RAILROAD EASEMENT RECORDED AS DOCUMENT 1553397 (TO BE VACATED UNDER SEPARATE DOCUMENT)

GRANT OF EASEMENT FOR SANITARY SEWER RECORDED AS DOCUMENT 2008K088864
40' ACCESS EASEMENT RECORDED AS DOCUMENT 1444314
ROAD & UTILITY CROSSING EASEMENT RECORDED AS DOCUMENT 1083202

NORTHERN ILLINOIS GAS R.O.W. 09-29-100-003
RECORDED AS DOCUMENT 1060261

100' GRANT OF EASEMENT CERTIFICATION OF WOODWARD DRIVE RECORDED JANUARY 15, 2009 AS DOCUMENT 2009K002550

WOODWARD DRIVE
DEDICATED AS DOCUMENT 2004K046216

BENCHMARK CENTER AT REMINGTON GLEN
PER DOC. 2004K161048
RECORDED DECEMBER 17, 2004

WOODWARD DRIVE
RECORDED JANUARY 28, 2009 AS DOCUMENT 2009K005931

CORPORATE RESERVE BOULEVARD

LOT 1
DETENTION/OPEN SPACE
09-29-330-001
THE CORPORATE RESERVE OF ST. CHARLES HOMEOWNERS ASSOCIATION

LOT 2
09-29-331-001
ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC

ZONED BC
(COMMUNITY BUSINESS DISTRICT)

THE CORPORATE RESERVE OF ST. CHARLES
RECORDED JANUARY 28, 2009
AS DOCUMENT 2009K005931

ZONED RM-1
(MIXED MEDIUM DENSITY)

REMINGTON GLEN SUBDIVISION
RECORDED MARCH 31, 2005
AS DOCUMENT 2005K035896

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

LEGAL DESCRIPTION:

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NUMBER 2009K005931, IN KANE COUNTY, ILLINOIS.

EASEMENT LEGEND:

LOTS 1 AND 2 ARE COVERED BY A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITIES, SIDEWALKS AND DRAINAGE.

LOT 3 IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, SIDEWALKS AND DRAINAGE; AND ALSO A STORMWATER DETENTION EASEMENT.

SURVEYOR'S NOTES:

SURVEYOR'S NOTES:
1. THIS PLAT IS SUBJECT TO MATTERS OF TITLE AND APPLICABLE EXCEPTIONS TO TITLE.
2. BOUNDARY SHOWN HEREON BASED ON FINAL PLAT OF SUBDIVISION OF THE CORPORATE RESERVE OF ST. CHARLES RECORDED JANUARY 28, 2009 AS DOCUMENT 2009K005931.
3. PROPERTY IS CURRENTLY ZONED O-R (OFFICE/RESEARCH DISTRICT). PROPOSED ZONING IS RM-3 (GENERAL RESIDENTIAL DISTRICT).
4. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATES MAP, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17089C0261 H WITH A MAP REVISED DATE OF AUGUST 3, 2009.
5. THIS DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT.

SETBACK TABLE	
RM-3 ZONING SETBACKS	
FRONT	= 30 FT. MIN.
SIDE (INTERIOR)	= 25 FT. MIN.
SIDE (EXTERIOR)	= 30 FT. MIN.
REAR	= 30 FT. MIN.

TENTATIVE LOT AREAS	
LOT NUMBER	AREA (SQ.FT.)
1	499,289
2	382,304
3	(O.S./DETENTION)
OPEN SPACE/ DETENTION	AREA
3	104,133
MINIMUM LOT AREA	104,133
LARGEST LOT AREA	382,304
AVERAGE LOT AREA	243,219
NUMBER OF LOTS	3

	AREA (SQ.FT.)	AREA (AC.)
TOTAL OPEN SPACE/ DETENTION LOTS	104,133	2.391
TOTAL SITE AREA	986,695	22.651

OWNER/APPLICANT/DEVELOPER:
ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC
1930 THOREAU DRIVE, SUITE 175
SCHAUMBURG, ILLINOIS 60173
PHONE: (630) 885-7890

ENGINEER/SURVEYOR
MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
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DATE	DESCRIPTION OF REVISION	BY
05-16-12	REVISED PER CITY COMMENTS	KJM

DESIGNED	KJM
DRAWN	DAG
APPROVED	MTB
DATE	03-09-12
SCALE	1"=60'

PRELIMINARY PLAT OF RESUBDIVISION
PRELIMINARY RESUBDIVISION PLAN
THE CORPORATE RESERVE OF ST. CHARLES PHASE II
ST. CHARLES, ILLINOIS

SHEET 3 OF 5

PROJECT NUMBER: 1521

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ILLINOIS FIRM LICENSE 184-002694

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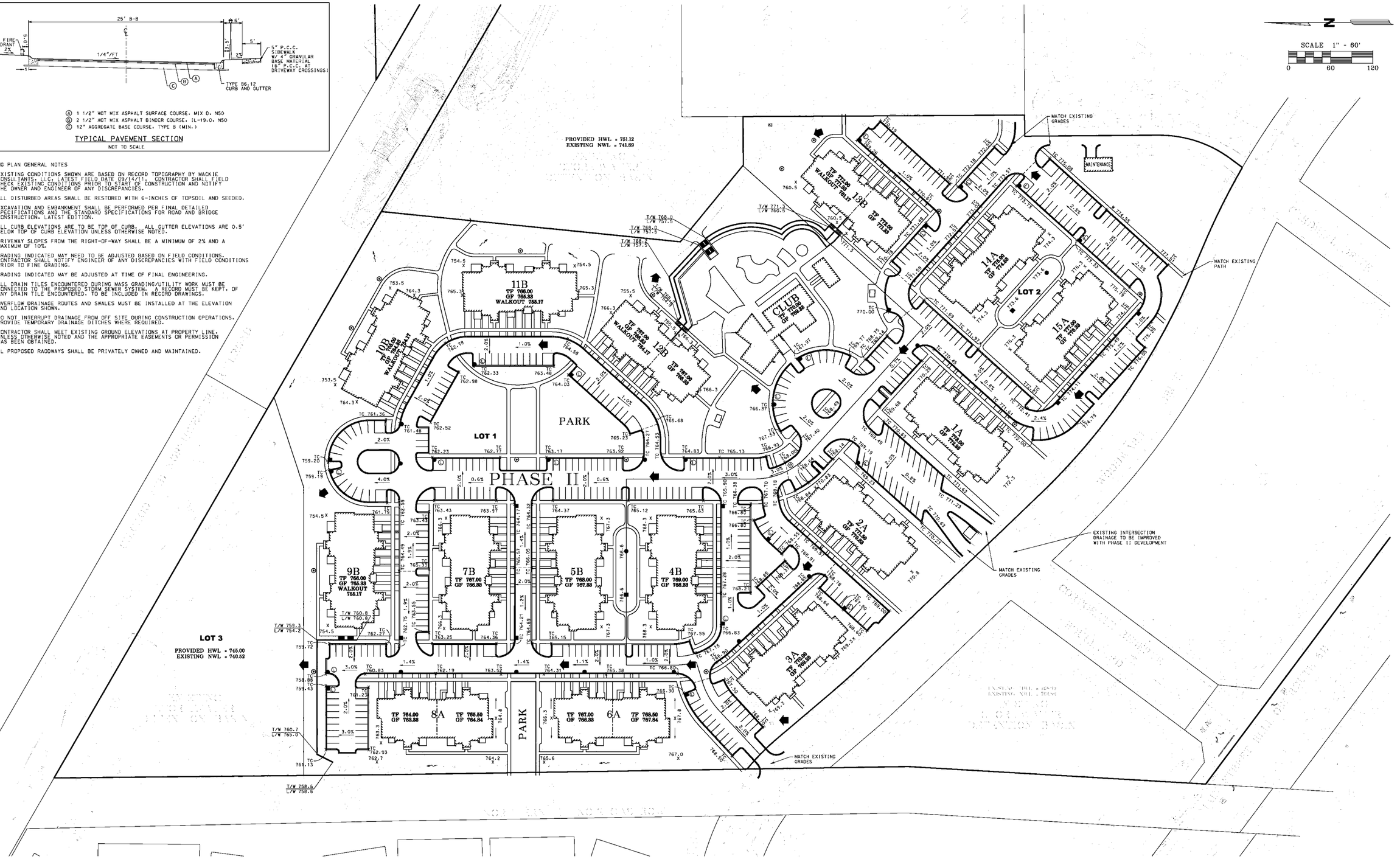
Ⓐ 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX D, N50
Ⓑ 2 1/2" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50
Ⓒ 12" AGGREGATE BASE COURSE, TYPE B (MIN.)

TYPICAL PAVEMENT SECTION

NOT TO SCALE

GRADING PLAN GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON RECORD TOPOGRAPHY BY MACKIE CONSULTANTS, LLC. LATEST FIELD DATE 09/14/11. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER FINAL DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 10%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. GRADING INDICATED MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
9. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
10. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
11. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.
12. ALL PROPOSED RAODWAYS SHALL BE PRIVATELY OWNED AND MAINTAINED.



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DRAWN	WHM
APPROVED	DAS
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PRELIMINARY GRADING PLAN
PRELIMINARY RESUBDIVISION PLAN
THE CORPORATE RESERVE OF ST. CHARLES PHASE II
ST. CHARLES, ILLINOIS

SHEET 4 OF 5

PROJECT NUMBER: 1521

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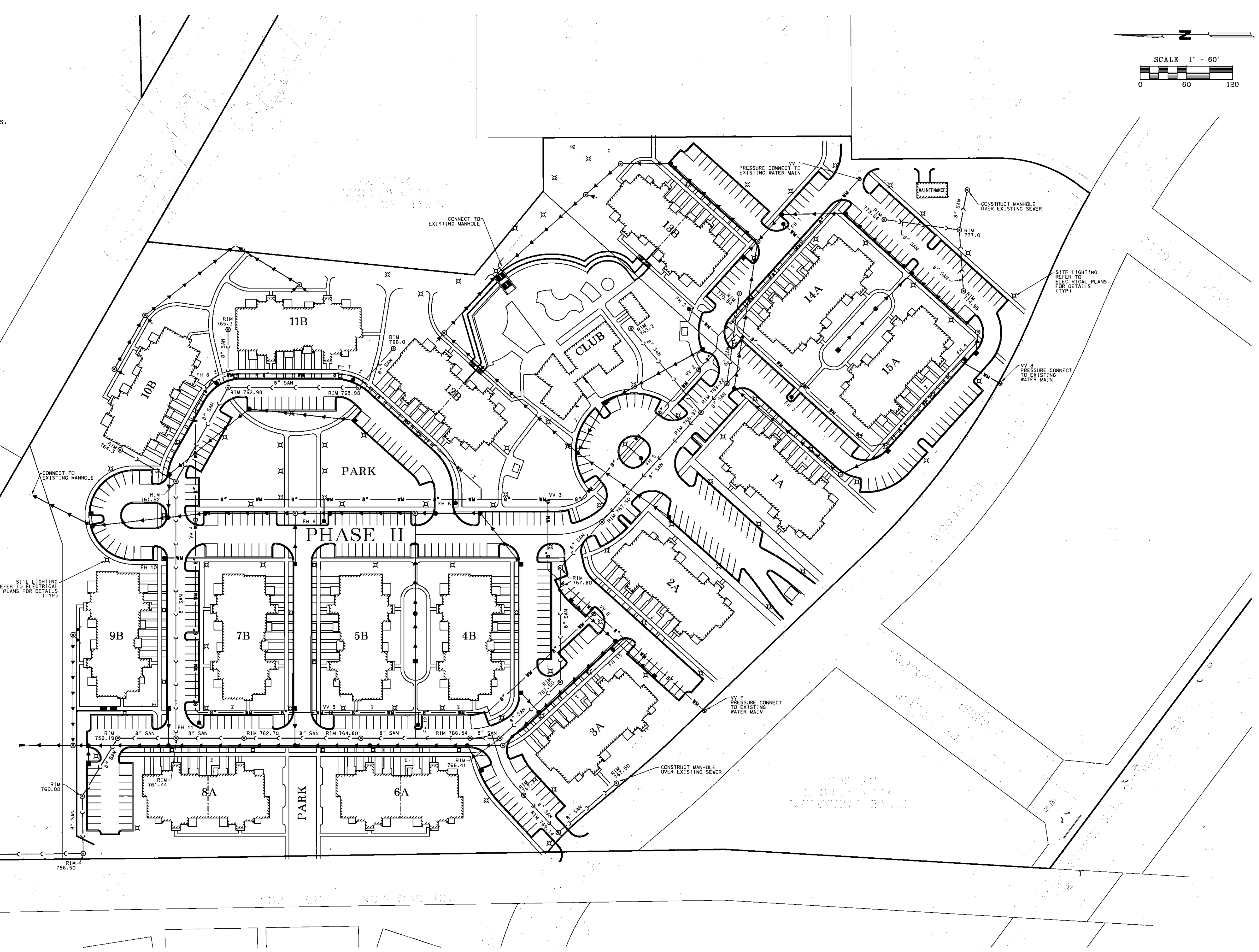
GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL SANITARY SEWER, LESS THAN 20 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWERS GREATER THAN 20-FEET DEEP, SHALL BE DUCTILE IRON, CLASS 52, UNLESS OTHERWISE INDICATED.
3. PVC SANITARY SEWER PIPE SHALL CONFORM TO ASTM D-41 WITH ASTM D-33212 OR ASTM A-746 JOINTS.
4. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
5. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O"-RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
6. GRANULAR TRENCH BACKFILL (CA-7) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN THREE FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED.
7. ALL SUMP PUMP MUST BE CONNECTED TO THE STORM SEWER SYSTEM. SUMP PUMP CONNECTIONS SHALL BE 4" PVC, UNLESS OTHERWISE NOTED.
8. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
10. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETED AND ACCURATE CANNOT BE GUARANTEED.
11. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
12. LOCATION OF ALL BUILDING SIAMESE CONNECTIONS TO BE APPROVED BY CITY FIRE MARSHALL.
13. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES.
14. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
15. FIELD LOCATION OF ALL HOUSE SERVICES TO BE SUPPLIED BY CONTRACTOR AND SHOWN ON "AS-BUILT" PLANS. SEE GENERAL CONSTRUCTION NOTES FOR MARKING WATER AND SANITARY SERVICES ON CURB.
16. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
17. IN CASE OF CONFLICTS, THE CITY OF ST CHARLES STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
18. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
19. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
20. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
21. ALL PROPOSED SANITARY SEWER AND WATER MAIN TO BE PUBLICALLY OWNED AND MAINTAINED BY THE CITY OF ST CHARLES.
22. ALL PROPOSED STORM SEWER TO BE PRIVATELY OWNED AND MAINTAINED.



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PRELIMINARY UTILITY PLAN
PRELIMINARY RESUBDIVISION PLAN
THE CORPORATE RESERVE OF ST. CHARLES PHASE II
ST. CHARLES, ILLINOIS

SHEET 5 OF 5

PROJECT NUMBER: 1521

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Site Data
Site A Area (Gross) 17.83 Ac. (Gross)
Detention 2.26 Ac.
Site A Area (Net) 15.57 Ac. (Net)
Site B Area (Net) 4.23 Ac. (Net)
Total Area (Net) 19.80 Ac. (Net)
Total Units 407
Total Area/Unit 2,119 SF/Unit
Ground Fl. Retail/Flex 3,500 SF GLA
Residential Parking
468 Surface Spaces
256 Garage Spaces
714 Total Net Spaces (1.75:1)
72 Tandem (Stacked) Spaces
786 Total Spaces (1.93:1)
Retail/Flex Parking
14 Surface Spaces (4/1,000 SF)
Existing Pedestrian Trail
Randall Road Trail
Future Pedestrian (Great Western) Trail
Detention
3 Story Walk-Up
21 Units/ Building
6 Garages/ Building
4 Story Mid Rise
11 Units/ Floor
44 Units / Building
36 Garage Spaces Below
Park
Club
Fitness Center
Existing Office Buildings
SITE A
SITE B
Tower
Emergency Access
WOODWARD DRIVE
Detention
CORPORATE RESERVE BLVD.
3 Story Mixed Use Building
3,500 Ground Floor GLA / Bldg.
12 Rental Units
6 Garage Spaces / Bldg
MAIN STREET
Future Development