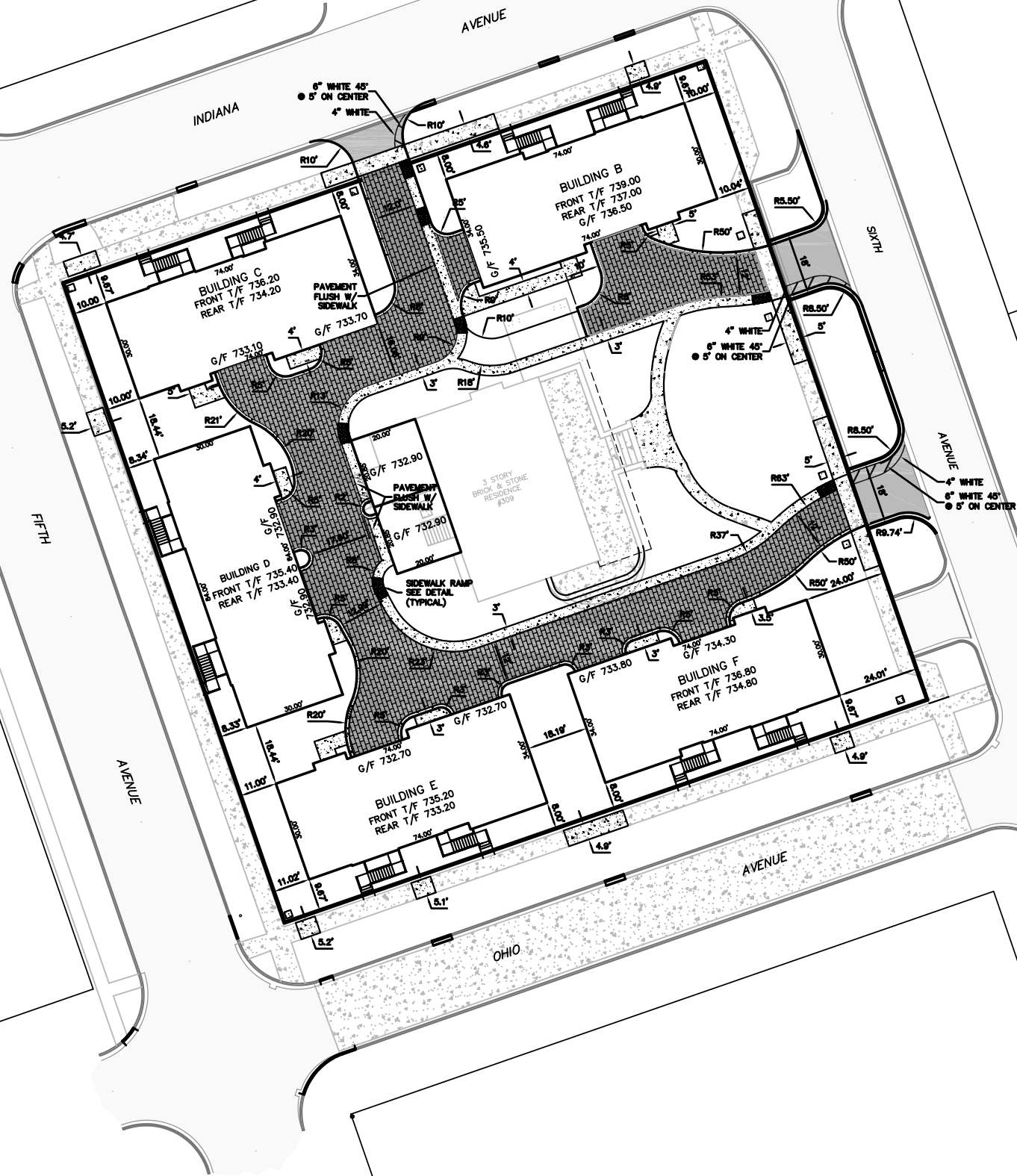
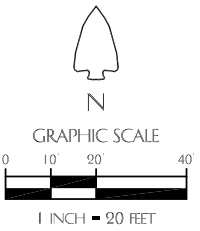


Approved Site Plan from 2007



- NOTE:
1. ALL RAMP SHALL HAVE DETECTABLE WARNING TEXTURE.
 2. DETECTABLE WARNING TEXTURE SHALL CONSIST OF RED TRUNCATED DOMES.
 3. MAXIMUM SLOPE ON ALL RAMP TO BE 1:12.

PREPARED FOR:
NORTH FACE BUILDING & DEVELOPMENT, INC.
 40W3926 EDGAR LEE MASTERS LANE
 ST. CHARLES, IL 60175
 (630) 443-9300

PREPARED BY:
WESTERN SURVEYING & ENGINEERING, P.C.
 391 STEVENS STREET, SUITE A
 GENEVA, ILLINOIS 60134
 (630) 845-0600 (630) 845-0601 FAX
 ILLINOIS PROFESSIONAL DESIGN FRM NO. 184-002967
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REVISIONS		REVISIONS	
NUMBER	DATE	NUMBER	DATE

FOXWOOD SQUARE – GEOMETRIC PLAN
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: 02_OVERALL\09	DESIGN BY: SMS	JOB NO.: 393.002	XREF: NONE
DIRECTORY: CAD7/393002	DRAWN BY: SMS	DATE: 01/15/07	SCALE: 1"=20'

SHEET 9 OF 14

City of St. Charles, Illinois

Ordinance No. 2007-Z-4

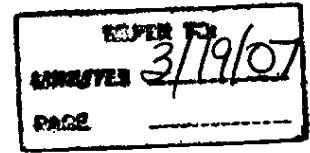
**An Ordinance Granting an Amendment to Special Use
and PUD Preliminary Plan Approval (Foxwood Square
PUD - 309 S 6th Avenue)**

**Adopted by the
City Council
of the
City of St. Charles
March 19, 2007**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, March 23, 2007**

Nancy Garrison
City Clerk





ORDINANCE NO. 2007-Z-4

**PRESENTED AND PASSED BY THE
CITY COUNCIL ON** March 19, 2007

**AN ORDINANCE GRANTING AN AMENDMENT TO SPECIAL USE
AND PUD PRELIMINARY PLAN APPROVAL
(Foxwood Square PUD – 309 S. 6th Avenue)**

WHEREAS, a petition to amend Special Use Ordinance 2002-Z-19, and approval of PUD Preliminary Plans for the real estate legally described in Exhibit "A" attached hereto (hereinafter referred to as "SUBJECT REALTY") has been filed by Northface Builders ("APPLICANT"); and,

WHEREAS, Notice of Public Hearing on said applications for the Special Use Amendment was published on or about October 17, 2006, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the City of St. Charles conducted a Public Hearing on or about November 7, 2006, all as required by the statutes of the State of Illinois and the ordinances of the City; and continued the Public hearing to November 21, 2006, and

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

WHEREAS, the Subject Realty is located within a designated City Historic Preservation District, and the Historic Preservation Commission reviewed the application provided its recommendations (Resolution 11-2006) to the Plan Commission;

WHEREAS, the Plan Commission made the required Findings of Fact and recommended denial of the petitions on February 6, 2007 as per Plan Commission Resolution 1-2007, attached herein as "Exhibit B"; and,

WHEREAS, the Planning and Development Committee recommended approval of the Special Use on February 12, 2007 based Findings of Fact for Special Use, attached herein as "Exhibit C" and Findings of Fact for PUD Amendment, attached herein as "Exhibit D"; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and the Planning and Development Committee and has considered the same; and,

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

SECTION 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION 2. That Ordinance 2002-Z-19 is hereby amended by deleting its provisions in their entirety, and by substituting the provisions hereof, governing the Special Use as a Planned Unit Development for the Subject Property. In connection with such approval, and based upon the application and the evidence presented at the public hearing, the City Council hereby finds that the Special Use Amendment and the PUD Preliminary Plan is in the public interest and adopts the Findings of Fact set forth in Exhibits "C" and "D" attached hereto and incorporated herein.

SECTION 3. That the Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended (except as specifically varied herein), and in accordance with the following additional definitions, uses, procedures, and restrictions contained herein.

A. PRELIMINARY PLAN APPROVAL

That approval is hereby granted with respect to the Subject Realty subject to substantial compliance with the PUD Preliminary Plans attached hereto and incorporated herein as “Exhibit E” including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

Changes to the Preliminary Plan may be approved by the City Council without amending this Ordinance, if such changes conform to the provisions hereof and do not constitute a Major Change as defined in Section 17.04.430 B. of the St. Charles Municipal Code, as determined by the City Council.

B. ZONING REQUIREMENTS AND STANDARDS

The provisions set forth in the St. Charles Zoning Ordinance for property in the RT-4 District in effect as of the date of this Ordinance shall apply to the Subject Realty, except as specifically provided in this Section.

That there are hereby granted certain exceptions and deviations from the provisions of Title 17 of the St. Charles Municipal Code, as amended, as set forth in “Exhibit F”.

SECTION 4. That the Subject Realty may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted, and in accordance with the following conditions, requirements and restrictions hereinafter provided all of which must be satisfied, prior to the issuance of building permit:

That a fee-in-lieu of an affordable unit is paid prior to issuance of the building permit per the policy recommendation in place at the time of PUD approval or per the Inclusionary Zoning Ordinance which may be in place prior to the issuance of a building permit, whichever is lower.

SECTION 5. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

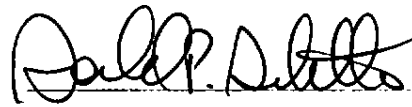
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of March, 2007.



Nancy Garrison
CITY CLERK



MAYOR Donald P. DeWitte

COUNCIL VOTE:
AYES: 9
NAYS: 1
ABSENT: —

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 of Riverside Community Church, a resubdivision of Block
21 in Minard, Ferson and Hunt's addition to St. Charles, St.
Charles Township, Kane County, Illinois.

"EXHIBIT B"

RESOLUTION NO. 1-2007

**RECOMMENDING DENIAL OF AMENDMENT TO SPECIAL USE
AND PUD PRELIMINARY PLANS
(FOXWOOD SQUARE)**

Passed by Plan Commission February 6, 2007

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for an Amendment to Special Use; and

WHEREAS, the Plan Commission finds denial of said amendment to be in the best interest of the City of St. Charles;

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council denial of the proposed amendment to the Special Use Ordinance 2002-Z-19 for Foxwood Square, 309 S. Sixth Avenue, North Face Builders because: 1) the proposed amendment does not fulfill the purpose of the PUD process identified in Section 17.04.400 A of the municipal code for a PUD; and 2) the proposed amendment does not meet the Finding of Fact 17.04.330 C-2 for Special Uses, because it would weaken the intended location and neighborhood by allowing for unacceptably high residential unit density per acre and an unacceptable building coverage ratio for the PUD, and allowing for construction of unacceptably tall building heights, as well as not protecting PUD or neighborhood zoning yard requirements. These deviations from the existing PUD in force and the current zoning of the effective neighborhood (east, south and west of the subject site) and the St. Charles comprehensive plan do not meet required findings of fact.

Roll Call:

Ayes: Lencioni, Murphy, Kreiner
Nays: Wallace, Bessner
Absent: Amatangelo, Hanlon, Spear, Kessler
Motion Carried.

Resolution 1-2007

PASSED, this 6th day of February, 2007.

**Chairman
St. Charles Plan Commission**

**Secretary
St. Charles Plan Commission**

“EXHIBIT C”

FINDINGS OF FACT FOR SPECIAL USE AMENDMENT:

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

The proposed amendment will provide a well designed residential development with sidewalks with all its parking requirements being met on site, as compared to the currently approved church which would have demanded additional off-site parking.

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

The proposed Preliminary Engineering plans show provision of adequate utilities, drainage and access. The site is located in an area served by a traditional grid system of streets.

3. **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 residential use will reinforce and continue the residential character of the neighborhood. With the proposed well-designed buildings, it is not anticipated that property values of the neighborhood will be negatively impacted. Additionally, the restoration and rehabilitation of an existing historic structure will serve an overall public purpose of historic preservation.

4. **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 subject property is surrounded by established uses, which are already developed.

5. **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 existing special use currently allows the construction of a church at this location. The proposed amendment to the special use will provide for a residential development, more in keeping with its surroundings, which also contain the same use, and therefore will not be detrimental to public health, safety, comfort or general welfare.

6. **Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.**

The site plan meets the design review standards for landscaping, parking and utility and emergency access. A tree preservation plan has been provided. Building facades are articulated towards the streets. Parking and vehicular access is provided in the rear.

“EXHIBIT D”

FINDINGS OF FACT FOR PUD AMENDMENT:

The City Council of the City of St. Charles hereby makes the following findings of fact based on the application and the evidence presented at the public hearing that the amendment to the PUD is in the public interest, based on the following criteria:

- i. The proposed PUD advances the purposes of the Planned Unit Development procedure stated in Chapter 17.04 of the Zoning Code.**

The proposed PUD promotes the following purpose: “To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community”. With the preservation of the historic structure, the sense of place has been retained. The articulation of the new buildings to the street and the surrounding neighborhood speaks to integration into the community.

- ii. The proposed PUD Preliminary Plans conform to the applicable Design Review Standards (Chapter 17.06).**

As indicated in Special Use Finding #6, the applicable design review standards are met.

- iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330).**

PUD conforms to the Findings of Fact for Special Use Amendment as indicated in Section IV above.

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

The proposed PUD preserves a historic structure, and provides two-family dwelling units, adding to the diversity of the housing types in the neighborhood, which currently provides multi-family and single-family housing.

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

While the density exceeds the limits recommended in the Comprehensive Plan, the PUD follows the intent of “creating higher density residential areas close to downtown”, as mentioned in the Planning Component 2 of the Comprehensive Plan.

- vi. The proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The PUD will conform to all applicable federal, state and local regulations.

“EXHIBIT E”

PUD Preliminary Plans including the following:

- PUD Preliminary Engineering Plan dated 2/12/07 and received 2/27/07
- Landscape Plan dated 10/30/06
- Architectural Elevations received 9/21/06

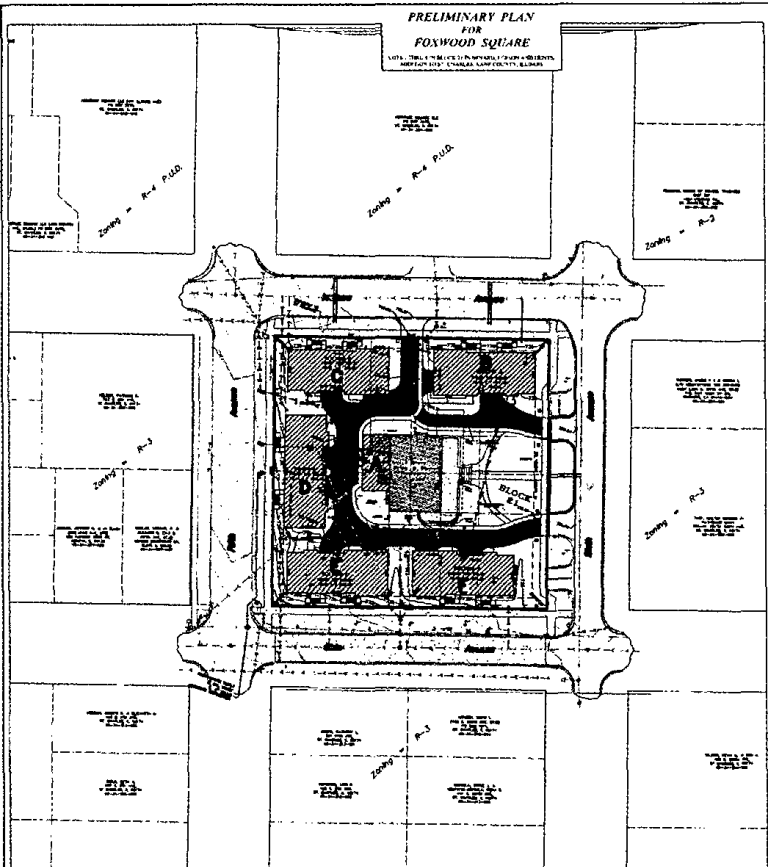
“EXHIBIT F”

DEVIATIONS FROM THE ZONING REQUIREMENTS

Provisions per Table 17.12.2	Required per RT-4 Trad Single/ 2-family Resi. Dist	Deviation granted for:
Minimum Lot Area per unit	Two-Family: 3,750 sq. ft./unit.	3340 sq. ft./unit
Minimum Front Yard (Along 6 th Avenue)	20 ft.	10 ft.
Minimum Exterior side yard (Along Ohio and Illinois Avenues)	20 ft.	8 ft.
Minimum Rear yard (Along 5 th Avenue)	30 ft.	8 ft.
Max. Building Height	32 ft or 2 stories, whichever is less	37.73 ft
Maximum Building Coverage	25% - For bldgs over 1 ½ stories	38%
Section 17.22.10 A-1 No. of buildings on a lot	One	Six

**PRELIMINARY PLAN
FOR
FOXWOOD SQUARE**

LOTS, TRACTS, BLOCKS, PLANNING ZONING DISTRICTS,
MUNICIPALITY (LOCAL GOVERNMENT) BOUNDARIES



LEGEND MAP
SCALE: 1" = 100'

SITE DATA TABLE

TOTAL SITE AREA	494,100 SF
EXISTING ZONING	R-2 P.U.D.
PROPOSED ZONING	R-2 P.U.D.
LANDS ACROSS	1,004 (2.1) ACRES
PARKING DATA	
TOTAL NO. OF STAFF PARKING: 20 SPACES	
PROPORTION OF STAFF PARKING: 20 SPACES	



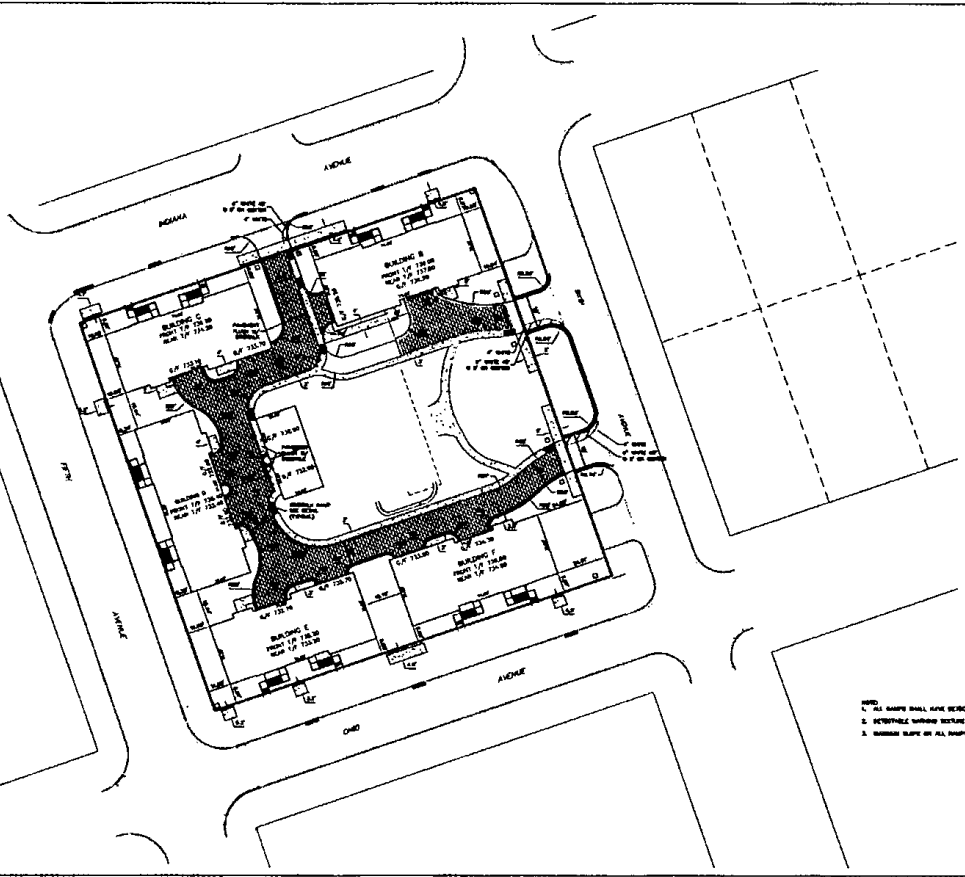
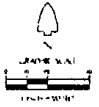
SCALE: 1" = 20'

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CONTAINED HEREIN. THE USER OF THESE
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PERMITS AND APPROVALS FROM THE
APPLICABLE AGENCIES AND AUTHORITIES.
NO PART OF THESE PLANS OR DATA
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IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING
FROM THE ENGINEER.

DESIGNED BY
FRANKE AND LTD.
1415 17TH AVENUE
SUITE 1000 - LAWRENCEVILLE, GA
770.962.1111
WWW.FRANKEANDLTD.COM

OWNER
HOFFER PLACE DEVELOPMENT, INC.
10000 WOODBRIDGE BLVD
SUITE 100 - WOODBRIDGE, VA
703.491.1111

ENGINEER
WESTERN STEEL ENGINEERING, P.C.
10000 WOODBRIDGE BLVD
SUITE 100 - WOODBRIDGE, VA
703.491.1111
WWW.WESTERNSTEEL.COM



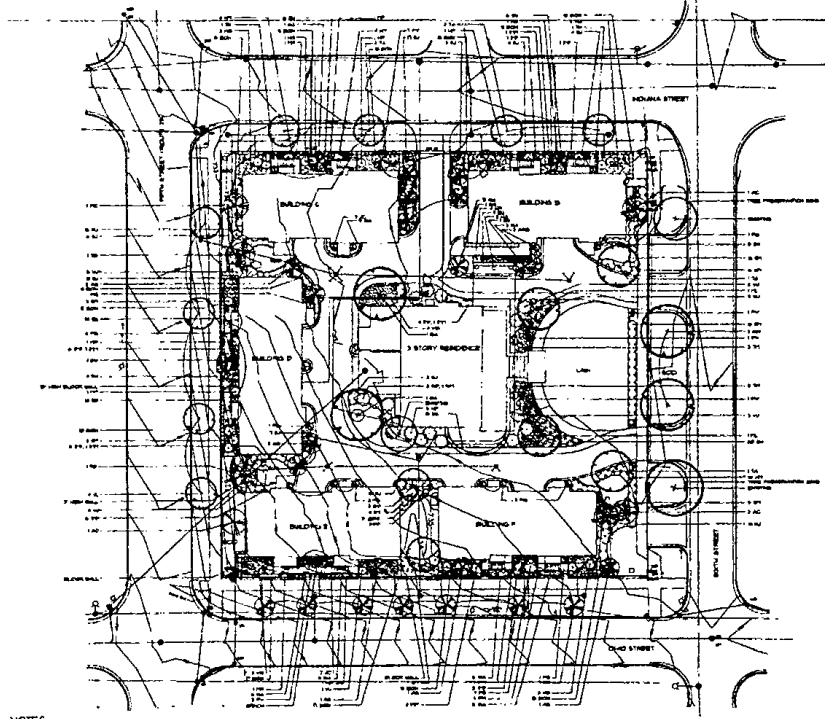
- NOTES:
1. ALL SHADING SHALL HAVE VISIBLE HATCHING SCHEMES.
 2. VISIBLE HATCHING SCHEMES SHALL CONSIST OF 45° TRIANGULAR SHADES.
 3. HATCHING SHALL BE AT ALL ANGLES TO BE 45°.

PREPARED FOR:
 NEW YORK UNIVERSITY
 100 UNIVERSITY ST.
 NEW YORK, N.Y. 10003

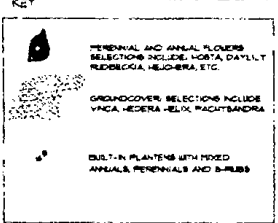
DESIGNED BY:
 W. H. HARRIS & ASSOCIATES, INC.
 100 UNIVERSITY ST.
 NEW YORK, N.Y. 10003

NO.	DATE	DESCRIPTION	BY	CHECKED

FOXWOOD SQUARE - GEOMETRIC PLAN
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
 SHEET 9 OF 14



PLANT LIST		
Code	Qty/Plant	Remarks
AC	1	Aspen
AD	1	Arbutus
AE	1	Asplenium
AF	1	Asplenium
AG	1	Asplenium
AH	1	Asplenium
AI	1	Asplenium
AJ	1	Asplenium
AK	1	Asplenium
AL	1	Asplenium
AM	1	Asplenium
AN	1	Asplenium
AO	1	Asplenium
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GT	1	Asplenium
GU	1	Asplenium
GV	1	Asplenium
GW	1	Asplenium
GX	1	Asplenium
GY	1	Asplenium



LANDSCAPE DATA TABLE	
LANDSCAPE DATA TABLE	
52 AC	TOTAL SITE AREA
36 AC	TOTAL LANDSCAPED AREA
32%	PERCENT OF SITE IN LANDSCAPING

NOTES

- The Landscape plan is for the purposes of preliminary and final approval by the City of St. Charles. This drawing shall not be used for construction purposes without the cooperation of a written set of Specifications and details. All planting beds shall be subject to a 3" layer of topsoil over the existing subgrade. All trees or shrubs shall be planted in a 2' diameter hole.
- All distributed areas not otherwise indicated shall be covered with a suitable material.
- Tree Protection Zones: Prior to the start of construction work, trees to remain shall receive preventative root pruning, mulching, watering and shading as recommended by a certified arborist. The tree protection zone around each tree shall be fenced during the construction period. No construction activity, material and/or vehicle storage or transport may occur in this zone. The St. Charles Municipal Ordinance § 102.000 shall apply to this area.
- All landscape work and plant materials shall conform to American Association of Nurserymen's standards for class, both in name and quality. Any plant not meeting these standards will be rejected.
- Shrub trees shall have a clear trunk free of branches to a minimum height of 6'-8'.
- All planting shall be done between the normal recommended times for planting of that type of plant. General tree planting shall be as follows:
 - Tree and shrub (except evergreens): between September 8 and November 8 and between May 1 and June 30.
 - Evergreens, grasses and shrubs: between September 1 and October 1 and between May 1 and June 30.
- Soil shall not be placed when the soil or ground surface is frozen or during an extended drought.

- Landscape Contractor shall be responsible for avoiding underground utilities and structures in the area of work.
- Except as noted, all tree planting beds previously in paved areas, shall have permanent gravel and curbs installed to a depth of 6".
- The installed beds shall be checked for proper drainage. If the subsoil does not drain within a few days after a moderate rain, measures shall be taken to correct drainage. These measures will include removing additional gravel and compacted clay and breaking up the compacted subsoil.
- Established planting areas will be filled with a planting mix consisting of 80% granulated compost thoroughly mixed with 20% subsoil. Beds will be graded to drain away from the building and toward perimeter pavements.
- These areas shall be maintained for a period of one year after date of substantial completion. The owner shall cover defects including debris and unsatisfactory growth except for defects resulting from loss of material, insect damage, neglect or abuse by owner or by other persons, other than the Contractor's contract.
- All excess material and landscape waste shall be removed from the site and property of owner.

Foxwood Square

Indiana and Fifth Avenue, St. Charles, IL
 Date: October 30, 2000
 Scale: 1" = 30'

Landscape Plan

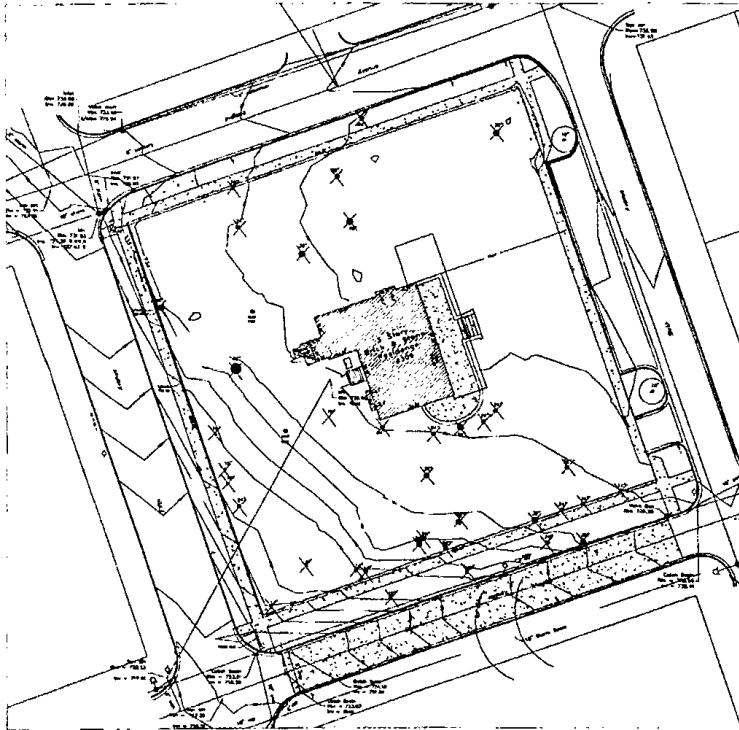
North Face Builders, Inc.
 Developer/Owner
 4624 St. Charles Ave.
 St. Charles, IL 62205
 618-433-1800

TransLand Ltd
 Planners
 15 E. Olive
 St. Charles, IL 62205
 618-368-7750

Jensen Surveying &
 Engineering, P.C.
 37 Rivers Street, Suite 4
 Granite, IL 62024
 618-265-8500

Stable Condon
 Landscape Architects
 1704 N. 3rd
 St. Charles, IL 62205
 618-384-1111



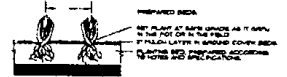


TREE REMOVALS

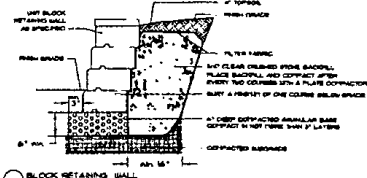
- DENOTES TREES TO BE REMOVED
- DENOTES TREES TO BE PROTECTED AND SAVED

LANDSCAPE DETAILS

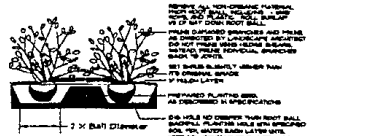
- NOTES:
- CUT OR SPILT BLOCKS SET AT CORNERS TO PROVIDE
 - SET BACK COVER AS SHOWN ON MANUFACTURER'S STANDARD DETAILS AND CORNER DETS.
 - BELL SHALL BE PLUMB AND LEVEL. STOP BALL AS INDICATED BY DIMENSIONS TO END BELL.
 - CAP SET TO MATCH STYLE AND COLOR OF WALL. CORNER WITH CAP TO BELL WITH
 - INSTALL VENTS AS DESCRIBED ABOVE. ABOUT CUT CAP SET TO FIT TIGHT. HANGERS TO BE INSTALLED AT WALL, BELL AND CORNER.



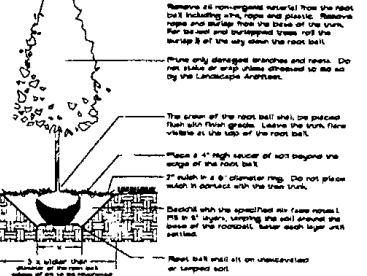
GROUND COVERS



BLOCK RETAINING WALL



TREE PLANTING



TREE PLANTING

Foxwood Square

Indiana and Fifth Avenue, St. Charles, IL

Date: October 30, 1998
Scale: 1" = 10'

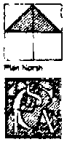
Tree Removal and Landscape Details

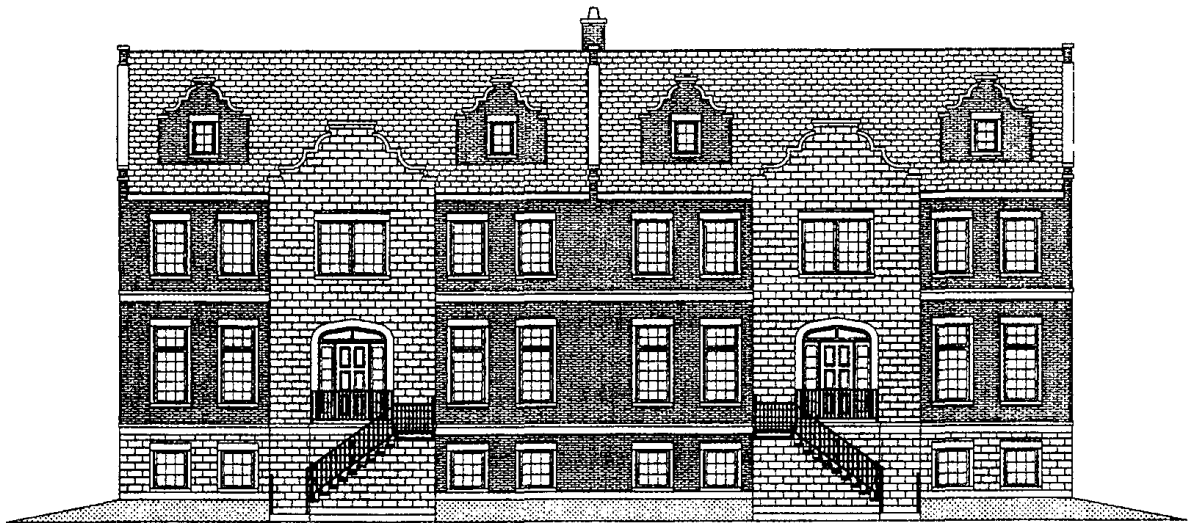
North Face Builders, Inc.
Developer/Owner
4800 E. River Road
St. Charles, IL 62278
618-433-3344

TransLand Ltd.
Florists
1101 N. Duane
St. Charles, IL 62278
618-388-3838

Western Surveying & Engineering, P.C.
1000 E. Duane Street, Suite A
St. Charles, IL 62278
618-433-3344

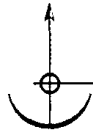
Susan Conroy
Landscape Architect
7 Home St.
St. Charles, IL 62278
618-433-3344





FRONT ELEVATION

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



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

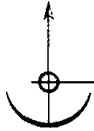
D

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 209
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-9669



REAR ELEVATION

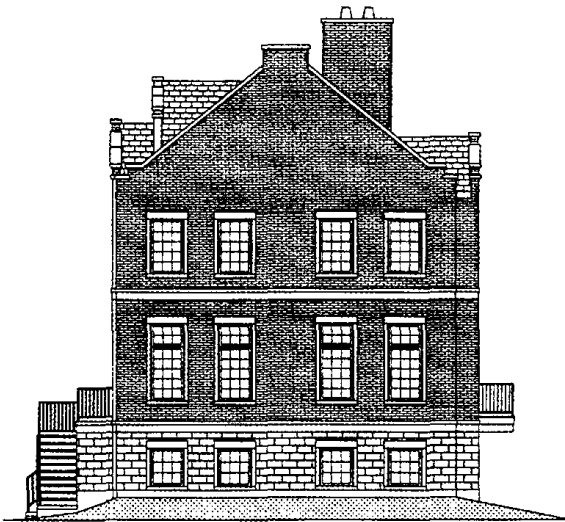
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

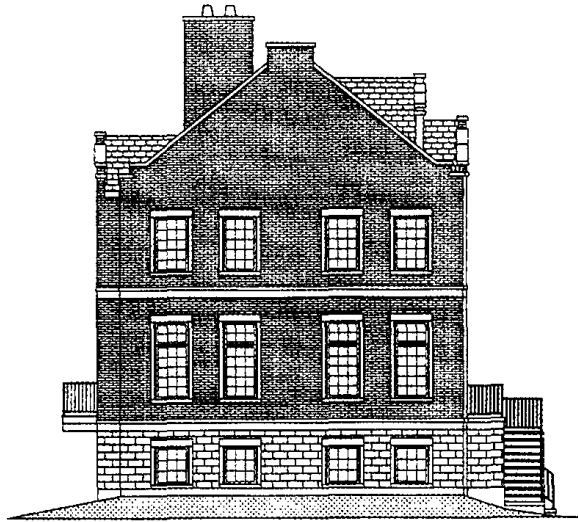


arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE SUITE 203
PARK RIDGE ILLINOIS 60068
TEL. 847-698-4438 FAX. 847-698-9689



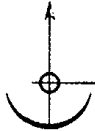
SIDE ELEVATION

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



SIDE ELEVATION

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



NORTH FACE, INC.

BUILDING AND DEVELOPMENT



arsa

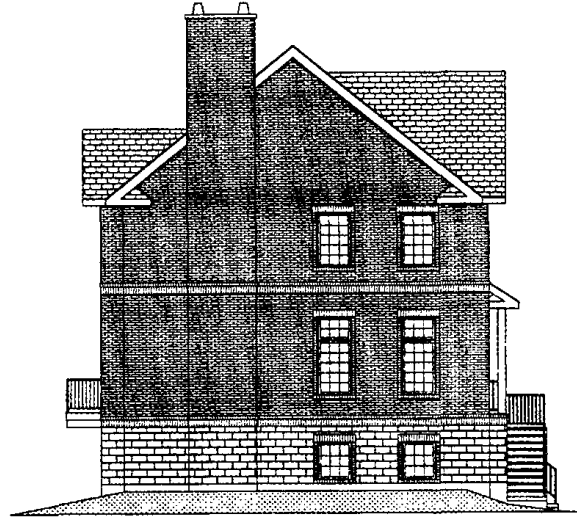
associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-696-4438 FAX: 847-698-9889



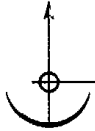
SIDE ELEVATION

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



SIDE ELEVATION

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



NORTH FACE, INC.

BUILDING AND DEVELOPMENT

F, B

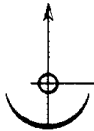
arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE SUITE 203
PARK RIDGE, ILLINOIS 60069
TEL. 847-598-4438 FAX 847-698-9889



FRONT ELEVATION

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



NORTH FACE, INC.
BUILDINGS AND DEVELOPMENT

F, B

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE SUITE 200
PARK RIDGE, ILLINOIS 60068
TEL: 847-690-4430 FAX: 847-690-8889



REAR ELEVATION

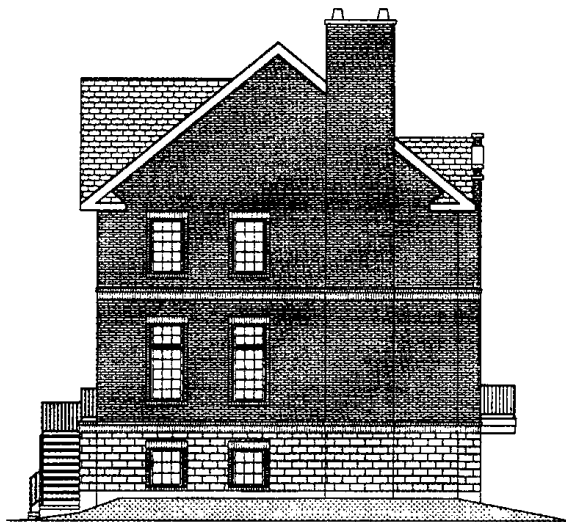
SCALE: 1/8" = 1'-0"



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

E, C

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-636-4438 FAX: 847-596-9689



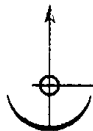
SIDE ELEVATION

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



SIDE ELEVATION

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



NORTH FACE, INC.

BUILDINGS AND DEVELOPMENT

E, C

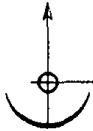
arsa associates

ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 200
PARK RIDGE, ILLINOIS 60068
TEL: 847-698-4438 FAX: 847-698-8889



FRONT ELEVATION

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



NORTH FACE, INC.
BUILDING AND DEVELOPMENT

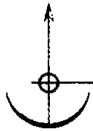
E, C

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PATTERSON AVENUE SUITE 200
PARK RIDGE, ILLINOIS 60068
TEL: 847-696-4438 FAX: 847-628-9889



REAR ELEVATION

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

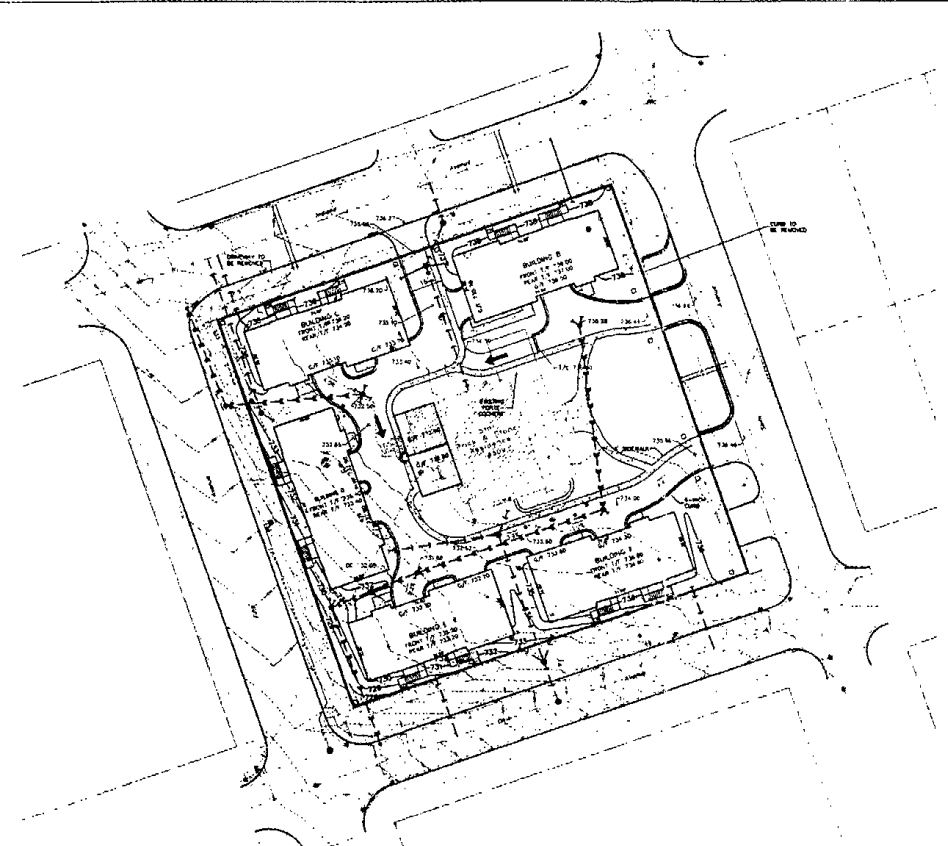
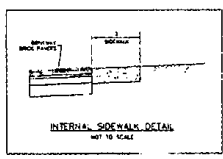


NORTH FACE, INC.
BUILDING AND DEVELOPMENT

F, B

arsa associates
ALAN R. SCHNEIDER ARCHITECTS P.C.
1411 WEST PETERSON AVENUE, SUITE 203
PARK RIDGE, ILLINOIS 60068
TEL: 847-638-4438 FAX: 847-636-3689

27111



LEGEND

EXISTING FEATURES

- INDICATES UTILITY POLE
- INDICATES SIGNAGE
- INDICATES TREE AND BUSH
- INDICATES ELECTRIC STRENGTH
- INDICATES HOLE CAP
- INDICATES FINE ASPHALT
- INDICATES 18" BY 18" BY 4" HOLE
- INDICATES 18" BY 18" HOLE HOLE
- INDICATES SANITARY SEWER MANHOLE
- INDICATES STORM SEWER MANHOLE
- INDICATES SINK CHAIN DRAIN
- INDICATES UNDERGROUND TELEPHONE CABLE
- INDICATES UNDERGROUND GAS LINE
- INDICATES UNDERGROUND ELECTRIC CABLE
- INDICATES UNDERGROUND WATER LINE
- INDICATES FENCE LINE
- INDICATES SHIMHEAD (HOLE)
- INDICATES SANITARY SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW
- INDICATES STORM SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW
- INDICATES CONTOUR LINE
- INDICATES CONCRETE CURB & GUTTER

PROPOSED FEATURES

- INDICATES MANHOLE
- INDICATES CATCH BASIN
- INDICATES CURB PILE
- INDICATES 18" BY 18" HOLE
- INDICATES FINE ASPHALT
- INDICATES UTILITY
- INDICATES SANITARY SEWER LINE
- INDICATES STORM SEWER LINE
- INDICATES CONCRETE CURB & GUTTER
- INDICATES SIGNAGE
- INDICATES SANITARY SEWER LINE
- INDICATES STORM SEWER LINE
- INDICATES CONCRETE CURB & GUTTER
- INDICATES CONCRETE CURB

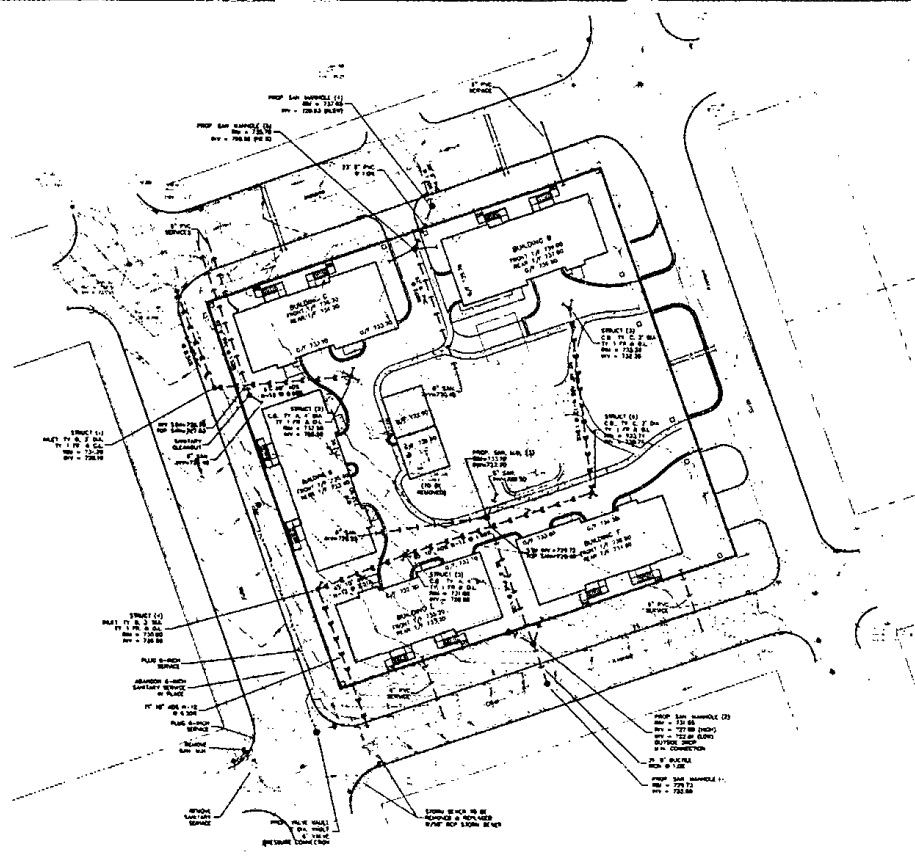
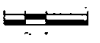
PREPARED BY NORTH HAVEN ENGINEERING, INC. 4000 E. 116th ST. SUITE 100 CHICAGO, IL 60642 (312) 443-2300



DESIGNED BY [Name] CHECKED BY [Name] DATE [Date]

NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY DESIGN
2	11/01/11	REVISED DESIGN
3	11/15/11	REVISED DESIGN
4	12/01/11	REVISED DESIGN
5	12/15/11	REVISED DESIGN
6	01/01/12	REVISED DESIGN
7	01/15/12	REVISED DESIGN
8	02/01/12	REVISED DESIGN
9	02/15/12	REVISED DESIGN
10	03/01/12	REVISED DESIGN

FOXWOOD SQUARE - PRELIMINARY ENGINEERING CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS SHEET 1 OF 2



NORTH FACE BUILDING, INC.
 40000 STATE STREET
 ST. CHARLES, IL 62203
 (314) 443-8300



PREPARED BY
 NORTH FACE BUILDING, INC.
 40000 STATE STREET
 ST. CHARLES, IL 62203
 (314) 443-8300

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY ENGINEERING UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
2	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
3	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
4	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
5	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
6	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
7	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
8	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
9	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]
10	REVISED UTILITY PLAN	11/15/00	J. J. [unreadable]	[unreadable]

PROJECT NO. 00-000000-01
 SHEET NO. 12 OF 12000
 DATE 11/15/00
 BY J. J. [unreadable]
 CHECKED [unreadable]

FOXWOOD SQUARE - PRELIMINARY ENGINEERING UTILITY PLAN
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

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

Certificate

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

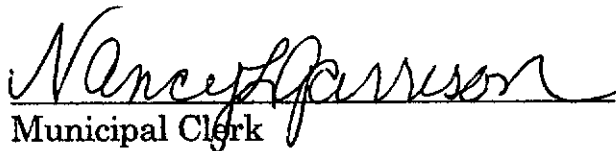
I further certify that on March 19, 2007, the Corporate Authorities of such municipality passed and approved Ordinance No. 2007-Z-4, entitled

"An Ordinance Granting an Amendment to Special Use
and PUD Preliminary Plan Approval (Foxwood Square
PUD – 309 S 6th Avenue),"

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

The pamphlet form of Ordinance No. 2007-Z-4, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 23, 2007, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19 day of March 2007.


Municipal Clerk

