



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne Apartments, 1320-1370 Brook St. (Firethorne PUD)
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (2/9/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

This item was tabled at the 12/8/14 P&D Committee meeting at the request of the applicant’s representative to allow time to meet with neighboring property owners about the proposal. The applicant’s representative has provided a letter dated 1/30/15 regarding outreach efforts with these property owners.

The subject property is a six-building, 72-unit apartment complex located east of N. 15th St. between Dean St. and Main St. The property was developed under the Firethorne PUD, Ordinance No. 1987-Z-4. Under this ordinance, the only vehicular access to the property for residents is from Brook St., via 15th St. Access to the property from Dean St. is limited to emergency vehicle and pedestrian use.

The applicant, Firethorne Apartments, LLC, is seeking approval of an amendment to the PUD ordinance to allow a paved vehicular access drive to Dean St. for both resident and emergency vehicle use. The proposed access drive runs north from the northern portion of the complex’s parking lot to Dean St.

Staff has reviewed the Minor Change to PUD Preliminary Plan proposal and determined that, if the PUD amendment is approved, it is not in conflict with the specifications of the PUD ordinance (No. 1987-Z-4).

Plan Commission Recommendation

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. The Commission voted to recommend approval, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

In response to public hearing testimony from neighboring residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. Commander Mahan concluded there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report & Design Review Comments, Police Dept. Memo, Letter Summarizing Outreach, Applications for Special Use for PUD and Minor Change to PUD, PUD Ordinance No. 1987-Z-4

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve an Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan for Firethorne PUD

<i>For office use only:</i>	<i>Agenda Item Number:</i> 3b
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City of St. Charles, Illinois
Plan Commission Resolution No. 17-2014

A Resolution Recommending Approval of an Application for an Amendment to a Special Use for PUD, Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, LLC)

Passed by Plan Commission November 18, 2014

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Special Use requesting an amendment to PUD Ordinance 1987-Z-4 to allow a paved vehicular access drive to Dean St. for 1320-1370 Brook St. (Firethorne Apartments, LLC) and;

WHEREAS, the Plan Commission finds approval of said petitions to be in the public interest of the City of St. Charles based up on the following findings of fact:

FINDINGS OF FACT FOR SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
Existing PUD development. Modification is being done to add another access driveway to provide a second means of ingress and egress from the complex.
- 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.**

N/A.
- iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):**
 - A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**
Construction of a permanent additional access drive to Dean Street will allow an additional means of ingress and egress to the property.

Resolution 17-2014

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

The land is available now only as an emergency access. A paved driveway with curb and gutter will now be provided.

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 additional drive access will allow the site generated traffic an alternate means of entering and exiting the property.

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 area is already developed with residential uses.

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 revision of the Special Use to add a new paved permanent driveway will create a safer development rather than a detrimental effect by having an additional all weather access for emergency vehicles and the residents of the apartment complex.

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 new driveway will be designed and constructed to comply with the ordinances of the City of St. Charles.

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

The modification of the existing PUD site plan to allow for an additional paved driveway access will be safer for the residents in the development by having another way in and out of the apartment complex and a more useable emergency vehicle access.

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

The existing PUD is in conformance with the Comprehensive Plan.

Resolution 17-2014

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Amendment to a Special Use for PUD to allow a paved vehicular access drive to Dean St. for Firethorne Apartments, 1320-1370 Brook St. (Firethorne Apartments, LLC) , based upon the above Findings of Fact, and subject to the following conditions:

1. A stop sign must be erected at the northern edge of the access drive for vehicles exiting the property onto Dean St.
2. Landscaping must be installed along the east and west sides of the access drive to provide screening from adjacent properties.

Roll Call Vote:

Ayes: Doyle, Kessler, Schuetz, Gaugel, Holderfield

Nays: Wallace, Pretz

Absent: Amatangelo, Purdy

Motion carried: 5-2

PASSED, this 18th day of November 2014.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



STAFF MEMO

TO: Chairman Daniel P. Stellato
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

CC: Russell Colby, Planning Division Manager

RE: Amendment to Special Use for Planned Unit Development and Minor Change to PUD Preliminary Plan – Firethorne PUD (Firethorne Apartments, 1320-1370 Brook St.)

DATE: February 9, 2015

I. APPLICATION INFORMATION:

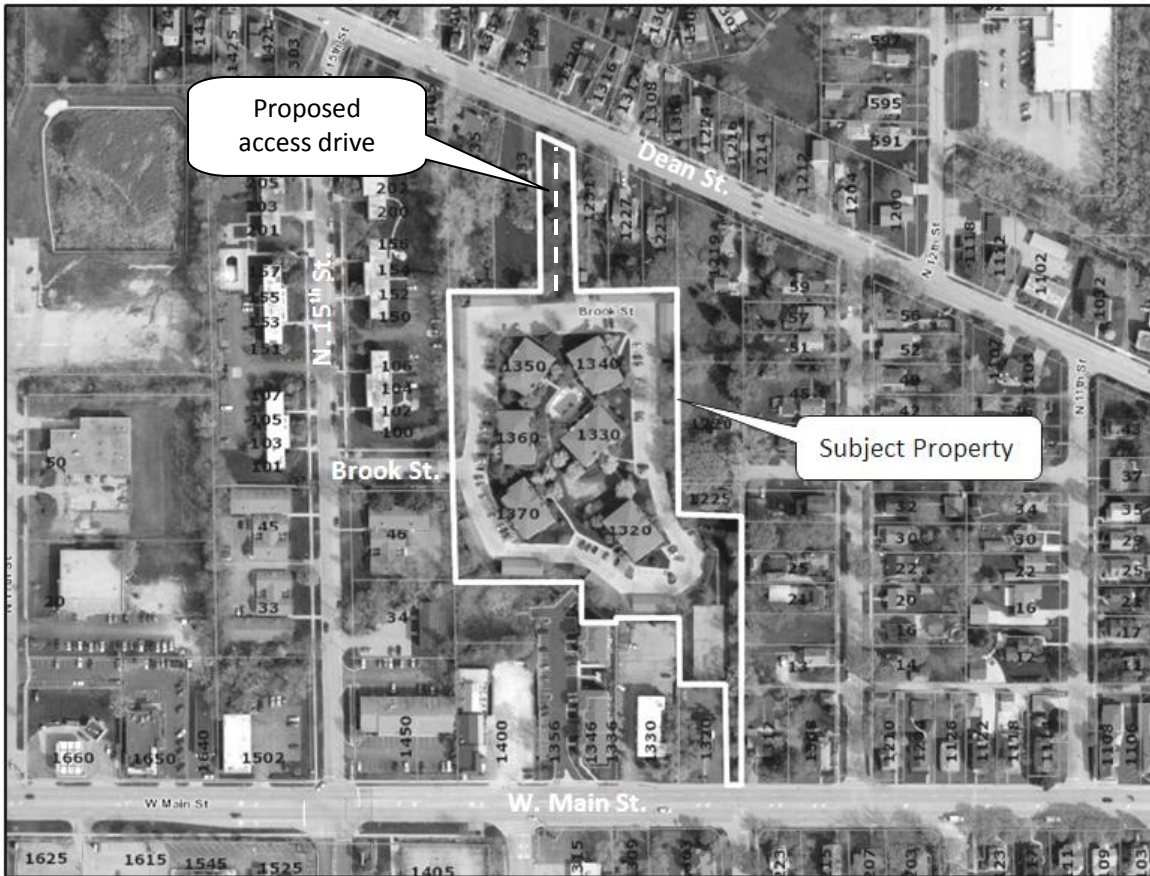
Project Name: Firethorne Apartments – Access drive

Applicant: Firethorne Apartments, LLC

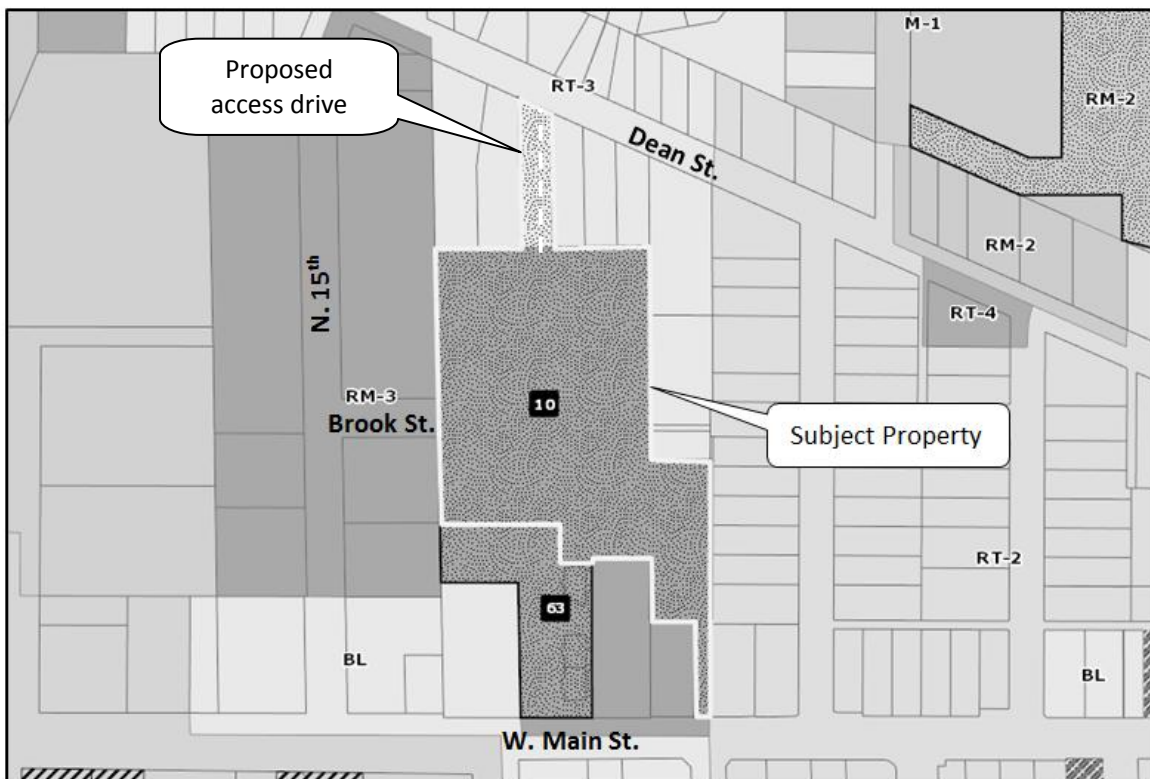
Purpose: Review Special Use application requesting an amendment to the Firethorne Apartments PUD to permit a paved vehicular access drive from the existing apartment complex to Dean St. and Minor Change to PUD Preliminary Plan application for the physical addition of the access drive on the site.

General Information:		
Site Information		
Location	1320-1370 Brook St.	
Acres	5.2 acres	
Applications	1) Special Use for Planned Unit Development	
Applicable Ordinances and Zoning Code Sections	17.04 Administration 17.12 Residential Districts 17.26 Landscaping and Screening Ordinance No. 1987-Z-4	
Existing Conditions		
Land Use	Multi-family residential – six buildings, 72 units	
Zoning	RM-3 General Residential, RT-3 Traditional Single-Family Residential, and Planned Unit Development	
Zoning Summary		
North	RT-3 Traditional Single-Family Residential	Single-family homes
East	RT-3 & RT-2 Traditional Single-Family Residential	Single-family homes
South	RM-3 General Residential & Planned Unit Development	Apartments buildings
West	RM-3 General Residential	Apartment buildings
Comprehensive Plan Designation		
Multi-Family Residential		

Aerial Photo



Surrounding Zoning



II. BACKGROUND

Property History

Development of the subject property was approved under the Firethorne Apartments PUD, Ordinance No. 1987-Z-4. The six-building, 72-unit apartment complex approved under this ordinance was constructed in 1989. Per the ordinance, the only paved vehicular access to the property for residents is from Brook St. Access to the property from Dean St. is limited to emergency vehicles and pedestrian use.

Emergency Access

The St. Charles Fire Department has been in contact with the property owner, Firethorne Apartments, LLC, over the past several months regarding access to the apartment complex from Dean St. Per the PUD Preliminary Plan approved under Ordinance No. 1987-Z-4, a gravel drive was to be constructed from the complex to Dean St. in order to provide a secondary means of access for emergency vehicles. Aerial imagery from 1990 depicts this gravel drive. However, the drive was either removed or grass has covered the gravel due to lack of maintenance and/or use. The Fire Department requested Firethorne reinstall the gravel drive. (*See Fire Department memo for more background*). The City issued a Notice of Zoning Violation to the property owner regarding the emergency access drive on 10/3/14.

Proposal

Rather than installing the gravel drive from the apartment complex to Dean St. for emergency access only, Firethorne Apartments, LLC, applicant and owner, is proposing to amend the PUD ordinance to permit a paved vehicular access drive in the same location. Currently, residents are limited to vehicular access from the site's Brook St. entrance, just east of N. 15th St. This requires an Amendment to the Special Use for PUD and Minor Change to PUD for the physical addition of the paved access drive. Details of the proposal are as follows:

- Amend Section 2.H of Ordinance No. 1987-Z-4 by removing language limiting the vehicular access to Dean Street as emergency and pedestrian access only.
- The proposed amendment would permit an additional paved access drive to the complex from Dean St. The area proposed for the drive is currently mowed grass.
- The proposed drive is 24 ft. wide, the standard width for a two-way parking lot drive aisle.

III. PLAN COMMISSION PUBLIC HEARING & RECOMMENDATION

The Plan Commission held a public hearing for the Amendment to Special Use for PUD on 11/18/14. Several residents expressed concerns about the proposal, primarily related to the safety of adjacent property owners and traffic issues on Dean St.

The Commission voted to recommend approval of the Special Use for PUD Amendment to allow the paved vehicular access drive, with the condition that a stop sign be erected for vehicles exiting the drive to Dean St. and installation of landscaping to screen the drive from adjacent properties to the east and west. The vote was 5-aye to 2-nay.

IV. STAFF ANALYSIS

A. PUD AMENDMENT LANGUAGE

Currently, Section 2.H of Ordinance No. 1987-Z-4 states:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

The proposed amended language of Section 2.H of Ordinance No. 1987-Z-4 is as follows:

H. Limitations on Access- There shall be no vehicular access to the Subject Realty from West Main Street.

B. TRAFFIC IMPACTS

Applicant's Findings

The applicant has submitted a memo authored by engineering firm CEMCON, Ltd., which provides information regarding trip generation and sight distance from the proposed access drive. The primary findings are as follows:

- Approx. 192 vehicles per day are anticipated to utilize the proposed access drive onto Dean St.
 - The apartment complex is estimated to generate about 479 trips per. 60% of these vehicles are expected to use the current entrance off of 15th St. and 40% are expected to use the proposed new entrance on Dean St., based on IDOT traffic count data.
- There will be no significant obstructions to the line of sight for drivers exiting the apartment complex onto Dean St.

Police Dept. Findings

In response to public hearing (11/18/14) testimony from residents who expressed opposition to the proposed access drive due to traffic issues on Dean St., Police Commander Mahan prepared a memo summarizing crash, speed, vehicle count, and enforcement data for Dean St. The primary findings are as follows:

- From the 1000 block to the 1600 block of Dean St., there was one crash in 2011, one crash in 2012, no crashes in 2013, and one crash in 2014.
- In spring 2009 and 2010, the average speed was 30.6 and 30.2 mph, respectively. The 85% speed was 35 mph for both years.
- Total daily traffic volume was 4,181 vehicles in 2012 and 4,134 vehicles in 2013.
- 122 citations and/or warnings were issued in 2013 and 60 in 2014 (Jan. 1 – Oct. 31). About 40% of these were for speed related offenses.

Commander Mahan concluded that for the proposed access drive from Firethorne Apartments, there does not appear to be an issue with intersection or driveway sight lines or interference, based on the location of the proposed drive and traffic data.

Staff Comments

- The City does not require traffic-related signage on private access drives. However, the Committee may wish to consider placing a condition upon a recommendation for approval related to such signage, for example installation of a stop sign for cars exiting the drive onto Dean St.

C. LANDSCAPING

Per **Section 17.12.030 Bulk Regulations**, where a property within the RM-3 Zoning District abuts or is across a street from property in any RE, RS, or RT Zoning District, a 30 ft. landscape buffer yard is required to provide screening between the uses.

Most of the subject property is zoned RM-3 and the parcel abuts property within RT Districts to the north and east. However, the portion of the subject property on which the proposed access drive is to be constructed is zoned RT-3. Landscape buffering is not required for RT zoned properties. Thus per the Zoning Ordinance, the applicant is not required to provide a landscape buffer along the proposed access drive.

However, the landscape plan approved under the PUD ordinance includes landscaping along the gravel access drive to Dean St. A total of nine (9) shade trees and an unspecified number of deciduous shrubs were to be planted on either side of the drive. There are a few existing trees in the vicinity, but the amount of plantings depicted on the landscape plan either no longer exist or were never planted.

Staff Comments

- The Committee may consider placing a condition upon a recommendation for approval that landscape buffering be provided along the proposed access drive due to the fact that the drive will be utilized as a primary access point for an RM-3 zoned property and is adjacent to RT-3 zoned property on three sides, and because landscaping was supposed to have been installed per the PUD ordinance.
 - Since the landscape plan from the PUD ordinance did not specify the number and size of plantings, the Committee may wish to require a revised landscape plan for the subject portion of the property in accordance with the requirements of **Section 17.26.070 Landscape Buffers**.

IV. RECOMMENDATION

Staff recommends approval of the applications for Amendment to Special Use for PUD and Minor Change to PUD Preliminary Plan, contingent upon compliance with staff comments.

V. ATTACHMENTS

- Design Review Comments: Fire Department, Development Engineering, Electric Utility
- Police Dept. Memo; dated 11/24/14
- Letter Regarding Outreach; dated 1/30/15
- Photos of proposed access drive location; taken by staff 9/29/14
- Application for a Special Use; received 10/8/14 (includes findings of fact, site plan, and traffic impact memo)
- Ordinance No. 1987-Z-4



Memo

Date: 10/30/2014
To: Ellen Johnson
From: Lt. Brian Byrne
Project: 2014PR019 -Firethorne Apartments
Application Number: 2014AP034

Site Plan-Review

The Fire Department approves the new access from Dean St. as drawn.

The following is some background information on the project:

This past spring 2014 or fall 2013 (not sure of the exact date) the City public works department repaved the section of Brook St. between N. 5th St. and the Firethorne Apartments and during that time we had difficulty accessing the site for emergency calls. The research into secondary access then ensued; we discovered the language in the PUD that required the secondary access off Dean St. We then started the conversation about this secondary access with the manager of the property and sent a subsequent letter on June 4th asking that this gravel emergency access road be restored by July 7, 2014. From previous years aerial photos you could see that the road once existed. During that time frame the management was also trying to solve their own parking and access issues, parking on Brook St. that can sometimes limit access for their own tenants. They felt that additional access would be desirable for them as well, not only for use for emergency vehicles. In conclusion, their management and ownership felt that since they were required to re-establish the emergency access, they would approach the City for an additional full access drive off Dean St. in addition to the current access off Brook St..

**Community & Economic Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 11/18/14

To: Ellen Johnson
Russ Colby

From: Christopher Tiedt, P.E. 

RE: Firethorne Apartments

I have reviewed the revised submitted site plan for the proposed access drive out to Dean Street for the Firethorne Apartments located at 1350 Brooks Street. The following document was reviewed.

- Revised Site Plan for Firethorne Apartments prepared by CEMCON, Ltd. Received on 11-7-2014 (2-pages)

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for the applicant's consideration:

For Final Engineering Approval and Building Permit Application:

1. The diameter of the proposed restrictor structure is shown as only 2' in diameter. City standards call for this to be an 8' diameter structure. This should be revised accordingly.
2. A stormwater permit application, application fee and associated stormwater report will be required as disturbance is greater than 5,000 sf.
3. The stormwater report should also include a long term maintenance plan for the underground stormwater vault being shown.
4. Restrictor sizing calculations need to be included with the report.
5. A blocked restrictor analysis should also be included.
6. Confirmation that the proposed underground storm chambers can support the 75,000 lb loading identified in the Appendix D of the Fire Code.
7. Final engineering plans will need to be submitted for review and approval at time of the building permit application. These plans at a minimum shall include all SWPPP, Specifications, and details for the proposed improvements.

8. An engineer's estimate for the proposed stormwater management improvements and all work taking place in the public ROW will need to be prepared and submitted for review.
9. Prior to the start of construction a financial guarantee in the amount of 115% of the approved engineer's estimate will need to be submitted.
10. A stormwater detention easement will need to be provided over the proposed underground stormwater management system prior to final approval.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve the applicant's design professionals of the duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.



Firethorne Apartments
Thomas Bruhl to: Ellen Johnson

10/14/2014 08:41 AM

History: This message has been replied to.

Hi Ellen,

Please pass the following comments on to the applicant:

The City of St. Charles has a 7,200V overhead system that crosses Dean Street at the proposed intersection and then continues south along the proposed driveway.

There also appears to be overhead services to the house at 1233 Dean Street that cross the new intersection. Should any of these overhead facilities be in conflict or require increased height, the cost of said relocation will be the responsibility of the customer.

Thanks
Tom

Thomas Bruhl, P.E. | Electric Services Manager
2 E. Main Street , St. Charles, IL 60174-1984
phone: 630.377.4407 | fax: 630.377.7009 | www.stcharlesil.gov
tbruhl@StCharlesIL.gov

CITY OF **ST CHARLES, ILLINOIS**



Memo

Date: 11/24/2014
To: Chief Keegan
From: Cmdr. Mahan
Re: Dean Street Traffic Issues
Cc: Russell Colby, Deputy Chief Huffman

This memo is intended to give some historical information and data regarding traffic issues on Dean Street, as well as some suggestions for future efforts. It is my understanding that concerns were raised about Dean Street during a Plan Commission hearing on 111814, concerning the proposed Dean Street access to Firethorne Apartments.

Ofc. Clark had corresponded with Chris Tiedt (Development Engineering Division Manager) prior to 111814 and had received a copy of an analysis/study done by Cemcon. Ltd. In reference to that proposal. A copy of that has been attached.

It was brought to my attention on 111914, that concerns regarding traffic on Dean Street were voiced by residents at that meeting. I later spoke with Planning Division Manager, Russell Colby, in attempt to learn what had been expressed. In summary, he related that there were complaints of speeding, to include improper passing, as well as observations of crashes which involved vehicles waiting to turn left. There was also some discussion about the possibility of making a formal request through the City's Traffic Calming Policy.

Based on this information, Ofc. Clark and I compiled some traffic crash and traffic enforcement data regarding Dean Street. In doing so, we focused on the portion of Dean street between 9th St. and 17th Street.

The following crash data was compiled by Ofc. Clark:

Per your request, the following is the data as it relates to Dean St. and the pending access road to Brook St.

- *I reviewed crash data from 2011-2014, from the 1000 Block of Dean St. to the 1600 block. This would take into consideration the area surrounding the proposed access and sight lines.*

Service, Courage, Professionalism, Dedication



2014- There was **one** crash in June, and it was the result of a truck with a trailer backing from a driveway into a parked car.

2013- No crashes at all

2012- One minor crash and was related to a vehicle sideswiping a parked vehicle in the 1400 block. This was a hit and run.

2011- One crash involving a vehicle turning right off of N. 15th St. and striking a bicyclist who was riding westbound in the eastbound lane.

- Regarding speed and speed enforcement, we have had our departments speed box placed in both the 1200 and 1300 block of Dean St. The following speed data was downloaded from the speedboxes at that time.

- In the spring of **2009**, we determined the average speed was **30.6 mph**, and the 85% speed was **35 mph**. As you know, this is a **30mph** speed zone.

- In the spring of **2010**, we determined the average speed was down to **30.2 mph**, and the 85% was still **35 mph**.

- Traffic volumes or counts were taken for Dean St. between 9th and 11th St. in 2012 and 2013. Here are those results:

2013- Westbound, **2,167** - Eastbound, **1,967** - Total- **4,134**

2012- Westbound, **2,252** - Eastbound, **1,929** - Total- **4,181**

I compiled the following information regarding enforcement efforts in this area, Dean Street between 9th Street and 17th Street, Throughout 2013 and year to date in 2014:

2013:

- **122** Citations and/or warnings issued
 - **50** were for speed related offenses
 - **29** were for other moving violations
 - **3** were for DUI
 - **20** were for equipment or registration related offenses
 - **6** were for offenses related to drivers licensing
 - **14** were for operating an uninsured motor vehicle

2014 (January 1-October 31):

- **60** Citations and/or warnings issued
 - **22** were for speed related offenses
 - **12** were for other moving violations
 - **3** were for DUI
 - **14** were for equipment or registration related offenses
 - **1** was for offenses related to drivers licensing
 - **6** were for operating an uninsured motor vehicle

Going forward, I think it would be prudent to complete an updated speed survey. Although the results from the last two were consistent, it has been 4 years since the last one was done. The previous studies show an 85th percentile speed of 35 mph, meaning 85% percent of the traffic on Dean Street is traveling at or below that speed. It would be good to measure whether or not that has changed. At that last measured level this street would likely not qualify for traffic calming measures under the City policy. Along with that updated speed survey. I would also recommend that we do some visual observation of this area at various times in an unmarked vehicle, to monitor the complaint of improper passing, which reportedly includes overtaking of vehicles on the right. I would also recommend that we coordinate some special enforcement details at peak travel times, and utilize the speed display boxes at intermittent periods.

In regards to the proposed access from Firethorne Apartments, it appears that sight distances along this stretch in general are adequate. There are a number of intersecting streets including, 11th Street, 12th Street (in two locations), Debruyne Street, and 15th Street. With an AADT of over 4,000 vehicles and average of less than one moter vehicle crash per year over the last 4 years, and given the nature of those crashes, there does not appear to be an issue with intersection or driveway sight lines or interference.

DOMMERMUTH, COBINE, WEST, GENSLER, PHILIPCHUCK, CORRIGAN AND BERNHARD, LTD.

ATTORNEYS AT LAW

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January 30, 2015

ANN M. EDMONDS

John F. Philipchuck, Esq.
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630-470-6656

Chairman Stellato and
Members of the Planning & Development Committee
2 East Main Street
St. Charles, Illinois 60174

Re: Firethorne Apartments

Dear Member:

Since we continued this matter at your December 8, 2014 meeting, several attempts have been made to address any neighbor concerns. Alderman Bancroft and Turner held a neighborhood meeting on January 6, 2015 at which meeting a couple of the neighbors to the property attended along with several residents of Firethorne.

The full access drive was thoroughly discussed and one neighbor on the north side of Dean Street, opposite where the drive would line up, Mark Romano of 1320 Dean Street, agreed that a 4' high board on board fence across the front of his lot would satisfy him and he was in support of the new proposed access drive. His next door neighbor, Juan Defina of 1328 Dean Street, was not agreeable to a fence and he would only support a one-way in only drive. Such a driveway is not acceptable to my client.

My client is willing to address any reasonable concerns remaining.

Therefore, we respectfully request that the Planning and Development Committee support the recommendation of approval from the Planning Commission and allow Firethorne to construct the additional full access driveway to serve the 100+ residents of the Firethorne Apartments and the needs of the St. Charles Fire Department.

Respectfully,



John F. Philipchuck

JFP:acg
cc: Angela Herman
Debra Roeder
Al Lieberman

1. Proposed location of paved access drive- looking north from Firethorne Apartments parking lot



2. Proposed location of paved access drive- looking south from Dean St.



CITY OF ST. CHARLES

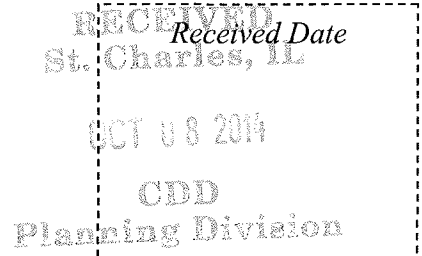
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

SPECIAL USE APPLICATION



CITYVIEW	
Project Name:	<u>Firethorne Apartments</u>
Project Number:	<u>2014</u> -PR- <u>019</u>
Application Number:	<u>2014</u> -AP- <u>034</u>

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

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

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

1. Property Information:	Parcel Number (s): 09-28-378-156	
	Street Address (or common location if no address is assigned): 1350 Brook Street St. Charles, Illinois 60174	
2. Applicant Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
3. Record Owner Information:	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Firethorne Apartments, LLC	Phone 630-513-1113
	Address 1350 Brook Street St. Charles, Illinois 60174	Fax
		Email

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: Multi-Family Residential

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

What is the property's current zoning? RT-3; RM-3 PUD

What is the property currently used for? Multi family residential rental apartments

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.

Special Use for PUD revision

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

Construct a permanent paved access drive to Dean Street

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. 1987-Z-4

Why is the proposed change necessary?

To allow for an additional vehicular access for residents and emergency vehicles to Dean Street.

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

Modify Section 2, H to remove language limiting the vehicular access to Dean Street as emergency and pedestrian access only.

Note for existing buildings:

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

Attachment Checklist

- 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.

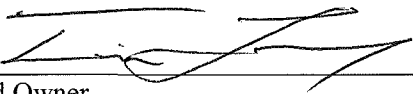
SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

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
16. Number of parking spaces provided, and number required by ordinance

- 17. Angle of parking spaces
- 18. Parking space dimensions and aisle widths
- 19. Driveway radii at the street curb line
- 20. Width of driveways at sidewalk and street curb line
- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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



 Record Owner 10/2/14
Date

 Applicant or Authorized Agent Date

FINDINGS 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 applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Firethorne Apartments
Project Name or Address

_____ Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

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

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

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

Construction of a permanent additional access drive to Dean Street will allow an additional means of ingress and egress to the property.

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

The land is available now only as an emergency access.
A paved driveway with curb and gutter will now be provided.

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 additional drive access will allow the site generated traffic
an alternate means of entering and exiting the property.

- 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 area is already developed with residential uses.

- 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 revision of the Special Use to add a new paved permanent
driveway will create a safer development rather than a detrimental
effect by having a additional all weather access for emergency
vehicles and the residents of the apartment complex.

- 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 new driveway will be designed and constructed to comply with the
ordinances of the City of St. Charles.

FINDINGS OF FACT SHEET – SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT (PUD)



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 Planned Unit Development meets the applicable standards. Therefore, you need to “make your case” by explaining specifically how the project meets each of the following standards.

Firethorne Apartments
PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

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

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

Existing PUD development. Modification is being done to add
another access driveway to provide a second means of ingress
and egress from the complex.

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

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

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

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

N/A

- 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 modification of the existing PUD site plan to allow for an additional paved driveway access will be safer for the residents in the development by having another way in and out of the apartment complex and a more useable emergency vehicle access.

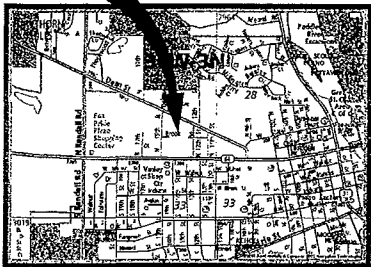
- v. **The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The existing PUD is in conformance with the Comprehensive Plan.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION
 LOT 1 IN FIRETHORNE, ACCORDING TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 194130 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED 1989 AS DOCUMENT 1989706, IN THE CITY OF ST. CHARLES, WANE COUNTY, ILLINOIS.

SITE

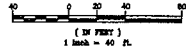


LOCATION MAP
 NOT TO SCALE

SCALE: 1" = 40'

BASIS OF BEARING - ASSUMED

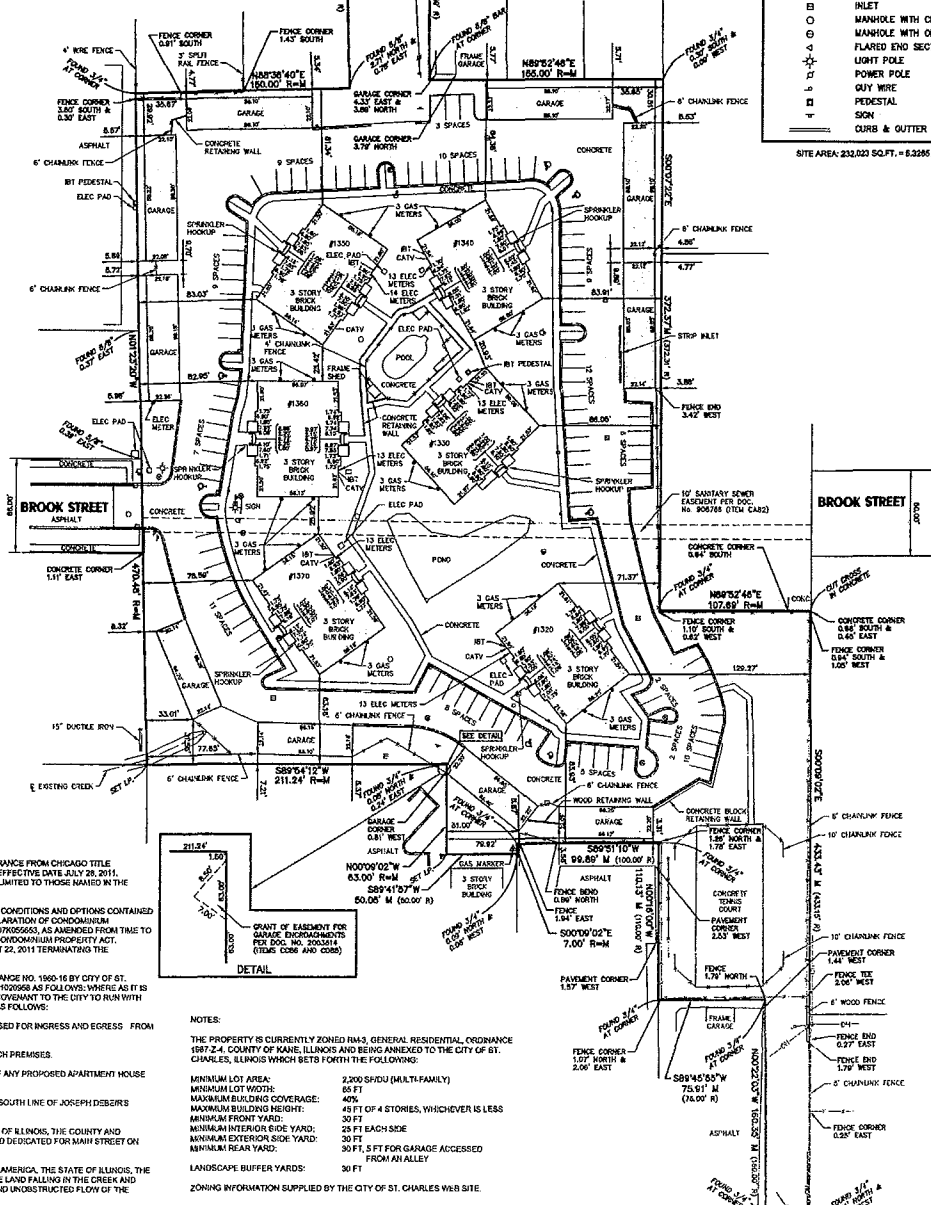
GRAPHIC SCALE



LEGEND

EXISTING	
—	OVERHEAD WIRES
—	FENCE
○	FIRE HYDRANT
○	VALVE IN VAULT
○	VALVE BOX
○	INLET
○	MANHOLE WITH CLOSED LID
○	MANHOLE WITH OPEN LID
○	FLARED END SECTION
○	LIGHT POLE
○	POWER POLE
○	GUY WIRE
○	PEDESTAL
○	SIGN
○	CURB & GUTTER

SITE AREA: 232,023 SQ.FT. = 5.3228 ACRES



- NOTES:
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 1401 800010491 D1, EFFECTIVE DATE JULY 28, 2011. EASEMENTS AND ENCUMBRANCES ON THE PROPERTY ARE LIMITED TO THOSE NAMED IN THE COMMITMENT.
 - REFERENCE IS MADE TO TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 23, 2007 AS DOCUMENT NO. 200705565, AS AMENDED FROM TIME TO TIME AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT, AMENDED PER DOCUMENT 201104024 RECORDED AUGUST 22, 2011 TERMINATING THE CONDOMINIUM DECLARATION. (ITEM 8577)
 - REFERENCE IS MADE TO PROVISIONS IN THE ZONING ORDINANCE NO. 1980-16 BY CITY OF ST. CHARLES A COPY RECORDED APRIL 13, 1964 AS DOCUMENT 1020968 AS FOLLOWS: WHERE AS IT IS NECESSARY THAT THE OWNERS EXECUTE AND RECORD A COVENANT TO THE CITY TO RUN WITH THE LAND BELOW DESCRIBED CONTAINING RESTRICTIONS AS FOLLOWS:
 - A. THE ALLEY TO THE EAST OF THE PROPERTY IS NOT TO BE USED FOR INGRESS AND EGRESS FROM AND TO SUCH PROPERTY.
 - B. NO MORE THAN 6 UNITS SHALL BE CONSTRUCTED UPON SUCH PREMISES.
 - C. DRIVEWAY OFF WEST MAIN STREET TO BE ON WEST SIDE OF ANY PROPOSED APARTMENT HOUSE THAT MIGHT BE BUILT ON THE PREMISES.
 - D. SOUTH LINE OF BUILDING SHALL NOT EXTEND BEYOND THE SOUTH LINE OF JOSEPH DISBERS HOUSE. (ITEM 9479)
 - REFERENCE IS MADE TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, THE COUNTY AND MUNICIPALITY IN AND TO THE SOUTHERLY PART OF THE LAND DEDICATED FOR MAIN STREET ON THE SUBDIVISION PLAT. (ITEM 8208)
 - REFERENCE IS MADE TO RIGHTS OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND FALLING IN THE CREEK AND RIGHTS OF THE ADJOINING OWNERS AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID CREEK. (ITEM 0911)
 - REFERENCE IS MADE TO TERMS AND PROVISIONS RELATING TO CITY OF ST. CHARLES ORDINANCE NO. 1987-24, AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT FOR THE FIRETHORNE APARTMENTS PUB. AS DISCLOSED BY DEED RECORDED AUGUST 14, 2007 AS DOCUMENT 200704018, AND VARIOUS OTHER DEEDS OF RECORD. (ITEM 0933)
 - REFERENCE IS MADE TO AN EASEMENT IN FAVOR OF CITY OF ST. CHARLES, THE ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 1981156, AFFECTING ALL OF LOT 1, HOWEVER, SAID EASEMENTS SHALL NOT EXTEND TO ANY AREA EITHER NOW OR HEREAFTER IMPROVED WITH A PERMANENT STRUCTURE AS THEREIN PROVIDED. (ITEM C054)
 - REFERENCE IS MADE TO A RELEASE AND INDEMNITY AGREEMENT FOR FENCES LOCATED IN UTILITY AND DRAINAGE EASEMENTS RECORDED JULY 14, 1999 AS DOCUMENT 199907026 BETWEEN WILLIAM L. GENTERS AND THE CITY OF ST. CHARLES. (ITEM C089)
 - REFERENCE IS MADE TO DOCUMENT 2007014002 BEING A SPECIAL WARRANTY DEED ADDRESSING VARIOUS ENCROACHMENTS BASED ON A SURVEY BY STACY FERGUSON LAND SURVEYS, INC. DATED JANUARY 18, 2007 AS ORDINANCE NUMBER 06-4536. (ITEM C071 AND C068)
 - THIS PLAT CONTAINS 101 REGULAR OUTDOOR PARKING SPACES AND 8 OUTDOOR HANDICAP SPACES. INFORMATION FROM THE OWNER INDICATES 23 PARKING SPACES IN THE GARAGES ON THE PROPERTY.

NOTES:

THE PROPERTY IS CURRENTLY ZONED RM3, GENERAL RESIDENTIAL, ORDINANCE 1987-24, COUNTY OF WANE, ILLINOIS AND BEING ANNEXED TO THE CITY OF ST. CHARLES, ILLINOIS WHICH SETS FORTH THE FOLLOWING:

MINIMUM LOT AREA: 2,200 SQ.FT. (MULTI-FAMILY)
 MINIMUM LOT WIDTH: 65 FT.
 MAXIMUM BUILDING COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 45 FT. OF 4 STORIES, WHICHEVER IS LESS
 MINIMUM FRONT YARD:
 MINIMUM INTERIOR SIDE YARD: 25 FT. EACH SIDE
 MINIMUM EXTERIOR SIDE YARD: 30 FT.
 MINIMUM REAR YARD: 30 FT. 5 FT. FOR GARAGE ACCESSED FROM AN ALLEY
 LANDSCAPE BUFFER YARDS: 30 FT.

ZONING INFORMATION SUPPLIED BY THE CITY OF ST. CHARLES WEB SITE

SURVEYORS CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 I, *Mark S. Starnes*,
 BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ILSI, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 11A OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 30, 2011.

DATE OF PLAT OR MAP: SEPTEMBER 8, 2011
 BY: *Mark S. Starnes*
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-257
 MY LICENSE EXPIRES FEBRUARY 11, 2012



WEST MAIN STREET
 (LINES SOUTH NO. 84)

INTECH CONSULTANTS, INC.
 ENGINEERS / SURVEYORS
 1809 UNIVERSITY LANE, SUITE 111 - Lisle, ILLINOIS
 TEL: (630) 804-5656 FAX: (630) 804-5052
 E-MAIL: GD@INTECHCONSULTANTS.COM
 ILLINOIS REGISTRATION NO. 154-051040

SHEET No. 1 of 1 JOB No.: 6512

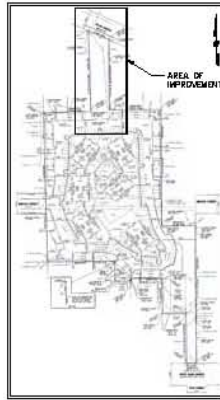
ALTA/ACSM LAND TITLE SURVEY

SITE PLAN FOR FIRETHORNE APARTMENTS

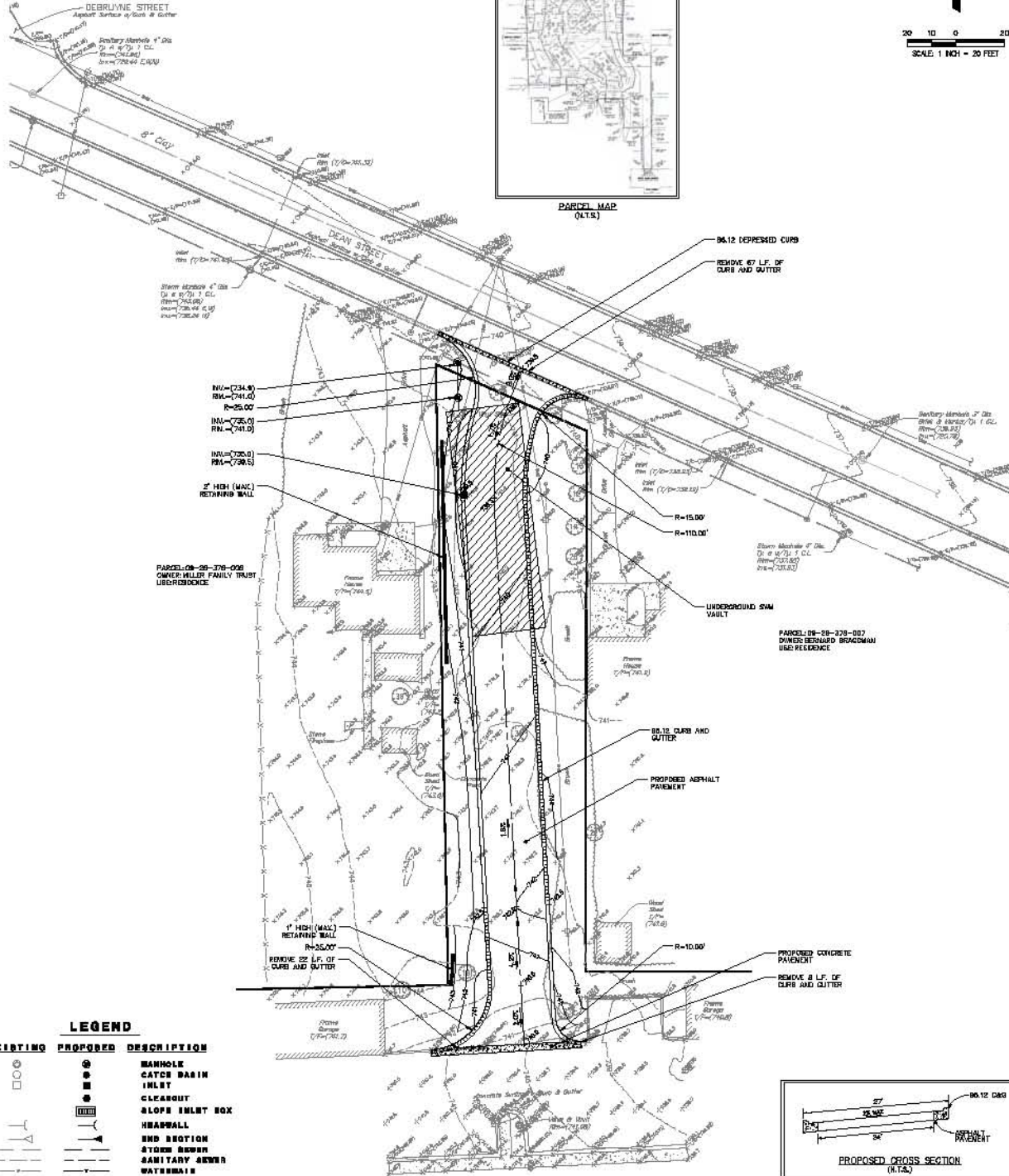
LOT 1 IN FIRETHORNE, ACCORDING TO PLAT OF SUBDIVISION RECORDED AS DOCUMENT 1848130 AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED 1989 AS DOCUMENT 1998705, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP

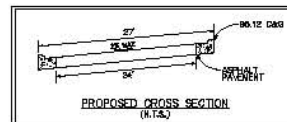


**PARCEL MAP
(Q.L.T.S.)**



LEGEND	
EXISTING	PROPOSED DESCRIPTION
	MANHOLE
	CATCH BASIN
	INLET
	CLEAROUT
	SLOPE INLET BOX
	HEADWALL
	END SECTION
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	VALVE & BOX
	WATER VALVE IN VAULT
	FIRE HYDRANT
	CONTOURS
	ELEVATIONS
	STREET LIGHT
	WATERMAIN PROTECTION
	SILT FENCE INLET PROTECTOR
	TEMPORARY STRAW BALE DITCH CHECK
	SILT FENCE DITCH CHECK
	RIP-RAP
	OVERFLOW ROUTE
	REVERSE PITCHED CURB

PREPARED FOR:
FIRETHORNE APARTMENTS
1350 BROOK STREET
ST. CHARLES, IL 60174
(630) 513-1113



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60002-9675
PH: 630.562.2100 FAX: 630.562.2199
E-Mail: ccm@cemcon.com Website: www.cemcon.com

DISC NO.: FILE NAME: PREORDER
DRAWN BY: BCU PLO, BK, / PG, NO: BK, PG.
OCCUPYER DATE: 09-22-14 JOB NO: 204.093
XREF: 1 TOPO PROJECT MANAGER: MK



CEMCON, Ltd.

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS

November 5, 2014

Ms. Ellen Johnson, Planner
City of St. Charles
Planning Department
2 E. Main Street
St. Charles, IL 60174

Re: Firethorne Apartments
904.093

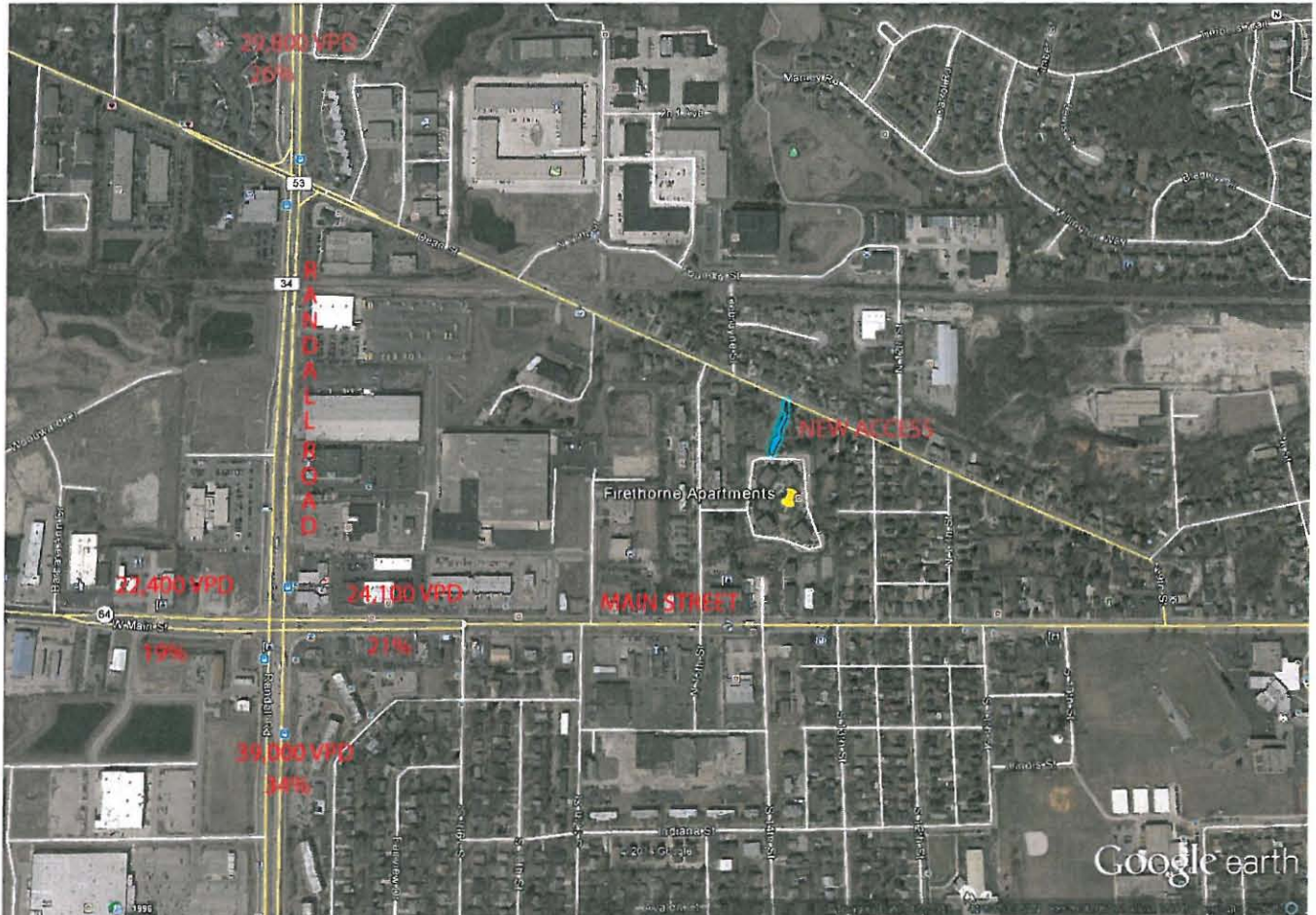
Dear Ms. Johnson:

Firethorne Apartments is an existing apartment complex located at 1850 Brook Street, in St. Charles, Illinois. They are proposing to add a second driveway to their property via Dean Street (see attached Site Plan). The second access will be a full functioning driveway to allow residents to use Dean Street as an alternate route. This access will also function as a second point of ingress and egress for emergency vehicles. CEMCON, Ltd. has estimated the number of trips that would be used by this access and sight distance issues that will be encountered at the intersection with Dean Street. Below is a summary of our findings.

TRIP USING NEW DRIVEWAY:

Firethorne Apartments currently has 72 - 2 bedroom units. Based on the ITE Trip Generation Manual, 8th Edition, the rates for an Apartment (ITE Land Use 220) is 6.65 trips per day per unit. Therefore, Firethorne Apartments should generate about 479 trips per day. Based on our analysis the new entrance should create a 60/40 split of traffic, where 60% of the vehicles (287 vehicles per day) will use the current main entrance on 15th Street and 40% of the vehicles (192 vehicles per day) will use the new entrance on Dean Street. These percentages were derived using the Illinois Department of Transportation Average Daily Traffic counts at the intersection of Route 64 (W. Main Street) and Randall Road. See Figure 1 to see where this intersection is located in relationship to the site and traffic volumes. Based on the IDOT counts, approximately 29,800 vehicles per day (26% of the total) travel north on Randall Road and north of Dean Street; 39,000 vehicles per day (34%) travel south on Randall Road; 24,100 vehicles per day (21%) travel east on Route 64; and 22,400 vehicles per day (19%) travel west on Route 64. Based on these percentages, it is estimated 26% of the vehicles will use Dean Street to access Randall Road. The remaining 74% of the vehicles, from this site, will head toward Main Street. Since Main Street could also be accessed via Dean Street, a conservative approach was used to create the 60/40 split. Therefore, the estimated traffic using this new entrance will be 192 vehicles per day.

Figure #1: Site Location Map



SIGHT DISTANCE AND NEW DRIVEWAY:

This new entrance will be cut into an existing road. In doing this, CEMCON, Ltd. has reviewed the sight distance that will be encountered by vehicles exiting the site. Attached is a site plan and profile detailing out the sight distance. The posted speed limit on Dean Street is 30 mph so a design speed of 35 mph has been used for this analysis. Based on IDOT's Bureau of Local Road and Streets Manual, the intersection sight distance for this road should be 390 feet (Section 28-3.03 Figure 28-3D). As shown in the attached plan and profile, using a height of eye and object of 3.5 feet, there are no grade or geometry obstructions to the line of sight.

In addition to the line of sight plan and profile analysis, a visual inspection has been done from this proposed intersection point. Based on the pictures below, it appears there are no obstructions to the line of sight looking left (west). Please note that the tree in the foreground will

be removed with the construction of the road. Looking right (east) there is a tree that overhangs into the line of sight that will need to be trimmed back to allow vehicles a clear line of sight.



Looking Left (West)



Looking Right (East)

Please feel free to contact me with any questions or if you need additional information. I can be reached by phone at (630) 862-2100 or by email at michael.keith@cemcon.com.

Sincerely,
CEMCON, Ltd.

A handwritten signature in blue ink that reads "Michael B. Keith".

Michael B. Keith, P.E.
Senior Project Manager

MBK/sv
Enc.

H:\904093\ENGINEER\2014-11-05 Johnson @ City of St. Charles - Site Distance Letter.doc

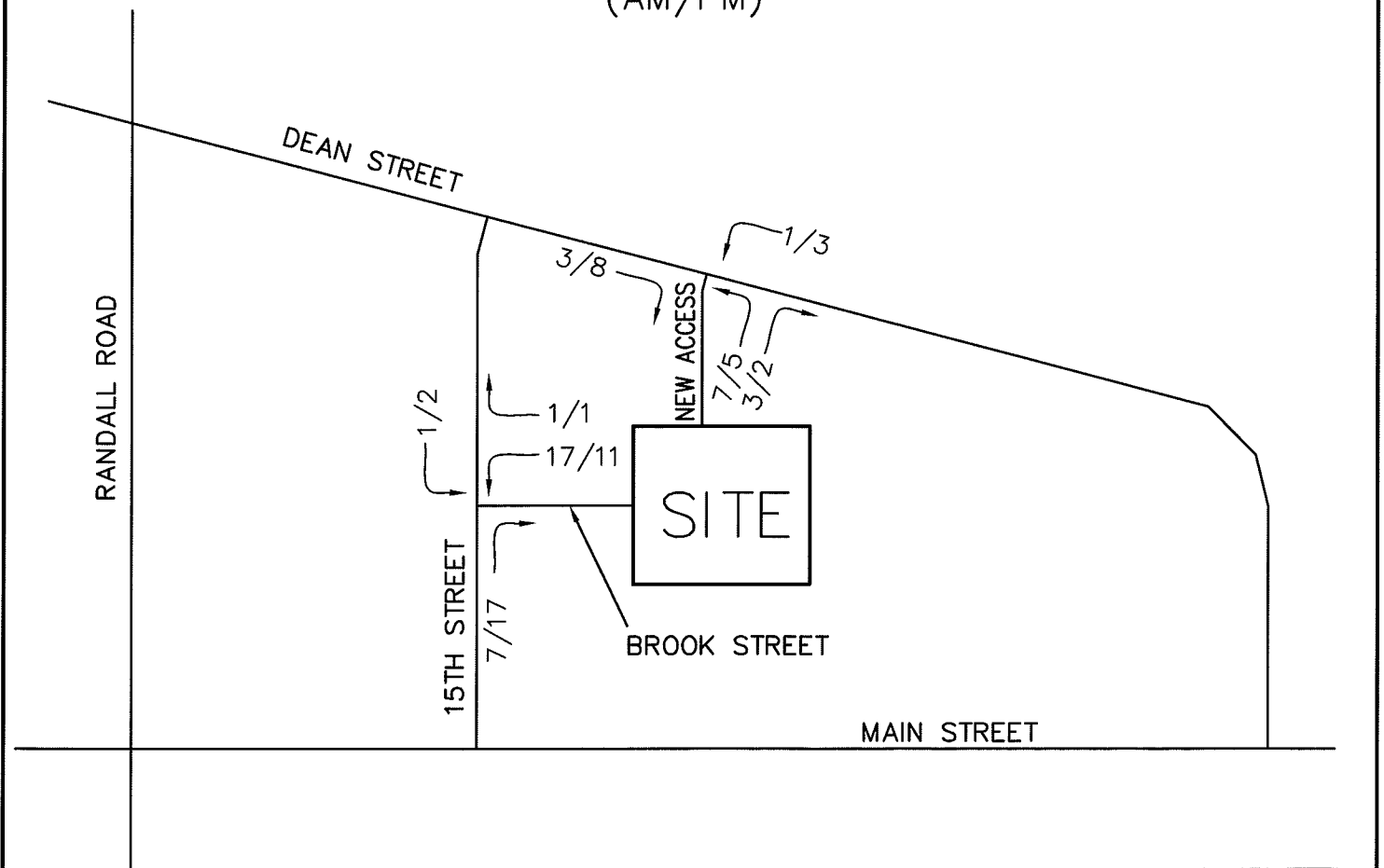
Firehome Apartments

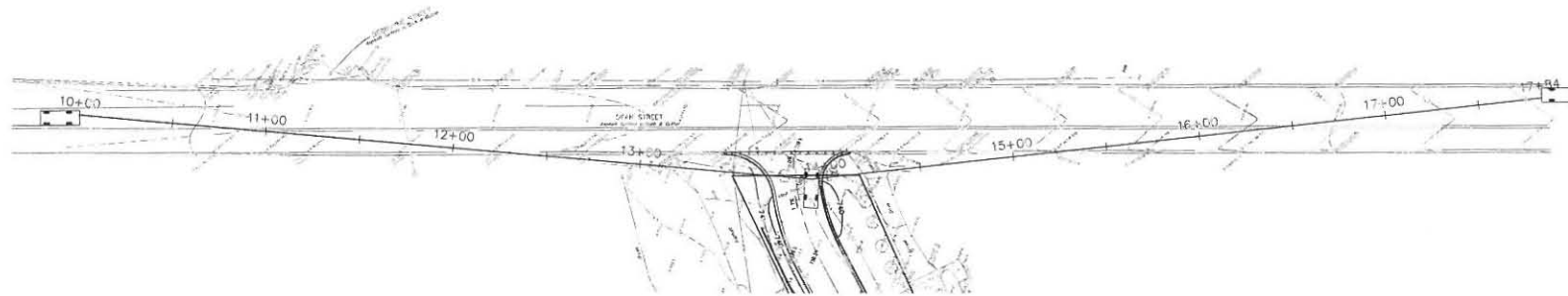
Trip Generation Based on ITE Trip Generation Rates - 8th Edition

Land Use	Code	Amount	Units	AM Peak Hour				PM Peak Hour			
				Peak Hour Rate	Total Peak Hour Trips	In 29%	Out 71%	Peak Hour Rate	Total Peak Hour Trips	In 61%	Out 39%
Apartments	220	72	Units	0.55	40	12	28	0.67	49	30	19

TRIP GENERATION

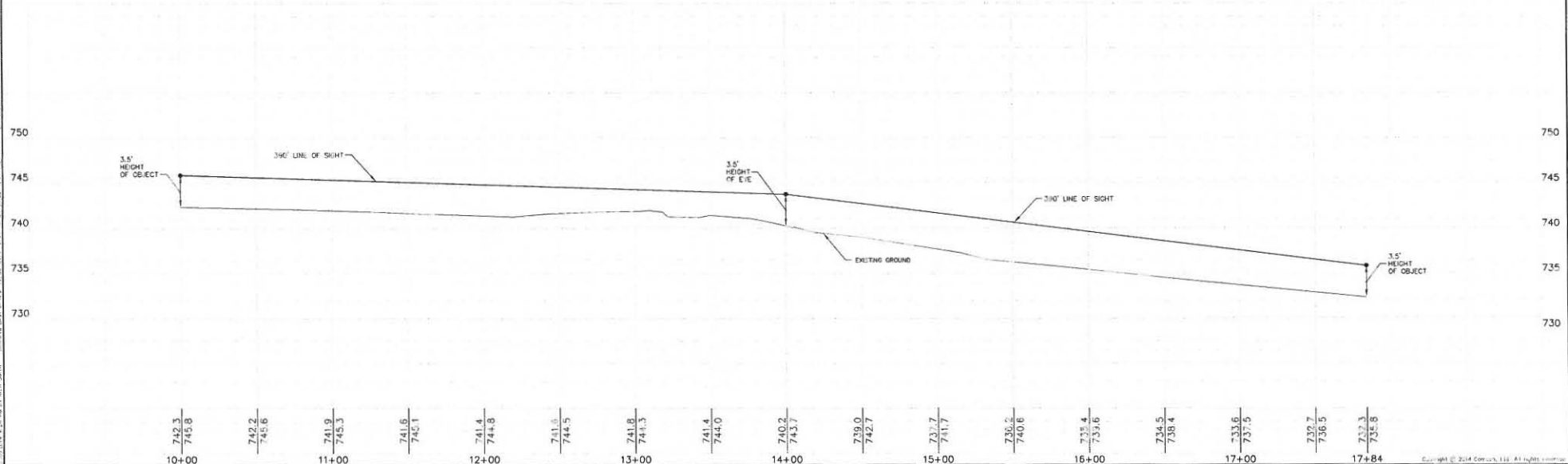
N.T.S.
(AM/PM)





DEAN STREET

NOTES:
 POST SPEED = 30 M.P.H.
 DESIGN SPEED = 35 M.P.H.
 SIGHT DISTANCE = 590 FEET



PREPARED FOR:
FIRETHORN APARTMENTS
 1350 BROOK STREET
 ST. CHARLES, IL 60174
 (630) 513-1113



PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9871
 Ph: 630.262.2100 Fax: 630.852.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

LINE OF SIGHT EXHIBIT				
FIRETHORN APARTMENTS				
FILE NAME: LINE OF SIGHT	DSGN BY: MK	JOB NO.: 904.093	FLD. BK./PG.:	SHEET NO.:
DB: 904093	DPN BY: MSD	DATE: 10-30-14	SCALE: 1" =	1 of 1

AEG FILE UPDATED: 10/30/14 1:14 PM BY: BLS:SMH. THIS DRAWING IS THE PROPERTY OF CEMCON, LTD. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CEMCON, LTD. IS STRICTLY PROHIBITED.

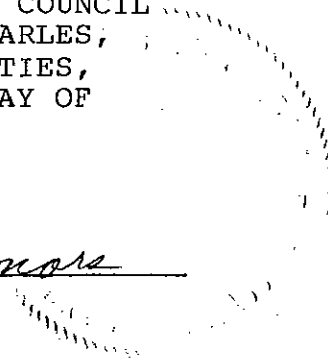
CITY OF ST. CHARLES

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

ADOPTED BY THE
CITY COUNCIL
OF THE
CITY OF ST. CHARLES
THIS 18th DAY OF MAY, 1987

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF ST. CHARLES,
KANE AND DU PAGE COUNTIES,
ILLINOIS, THIS 21st DAY OF
MAY, 1987


Jean M. Connor
CITY CLERK

ORDINANCE NO. 1987-Z-4

AN ORDINANCE GRANTING A SPECIAL USE
AS A PLANNED UNIT DEVELOPMENT FOR
THE FIRETHORNE APARTMENTS PUD

REFER TO:
MINUTES 5-18-87
PAGE 2380

DATE OF PUBLICATION 5/21/87
NEWSPAPER Pamphlet form

WHEREAS, the Gary Wheaton Bank as Trustee under Trust Agreement #4408, owner of record, (hereinafter referred to as "OWNER", which shall include all successors and assigns) and James F. Cooke, as agent and attorney for applicants Myron Andersen and Donn Nelson, contract purchasers, have filed a petition for a Special Use as a Planned Unit Development in the R-5 Multiple Residence District, for the property legally described in Exhibit "A", attached hereto and made a part hereof, (hereinafter referred to as "Subject Realty") and an application for approval of a preliminary plan; and

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

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

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

SECTION 1. That Section 17.06.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the

Zoning District Map as described therein and on file in the Office of the City Clerk, is hereby amended to grant a Special Use as a Planned Unit Development in the R-5 Multiple Residence District for the Subject Realty, subject to the additional requirements and restrictions provided herein.

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

A. Preliminary Plan

Except as specifically stated herein, the Subject Realty shall be developed only in conformance with the preliminary plan consisting of:

1. The drawing entitled "Preliminary Plan" revised April 6, 1987 prepared by The Lannert Group; and
2. The drawing entitled "Landscape Plan" revised April 6, 1987 prepared by The Lannert Group; and
3. The drawing entitled "Engineering Plan" prepared by Robert H. Anderson and Associates and the Lannert Group, revised April 1, 1987; and
4. The cover sheet entitled "Firethorne Luxury Apartments" and two sheets of architectural concept drawings prepared by Myron Andersen Construction, Inc. received March 11, 1987.

B. Phasing

The Subject Realty shall be developed in no more than one phase.

C. Building Permits

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

C. Height

The maximum building height (as defined in Title 17 of the St. Charles Municipal Code) of any building on the Subject Realty shall be three stories or forty feet (40'), whichever is lower.

D. Setbacks

A setback of five (5) feet from all exterior property lines of the Subject Realty, as shown on the Preliminary Plan, shall be provided. No building of any kind shall be constructed or placed within this setback. Fencing and landscaping may be located within such setback, as shown in the preliminary plan described in paragraph "A" hereof, and as otherwise approved by the City Council.

E. Number of Buildings - Single Lot

A variation from the provisions of Section 17.18.040 of the St. Charles Municipal Code is hereby allowed to

permit a maximum of six buildings on the Subject Realty, which shall be considered as one lot. The Subject Realty shall not be resubdivided.

F. Number of Units

There shall be not more than seventy-two (72) dwelling units on the Subject Realty.

G. Uses

Only the uses permitted in the R-5 Multiple Residence District shall be permitted on the Subject Realty.

H. Limitations on Access

There shall be no vehicular access to the Subject Realty from west Main Street, and access to the Subject Realty from Dean Street shall be limited to emergency and pedestrian access only.

I. Soil Erosion

OWNER shall adhere to measures for the prevention of soil erosion during the construction of the development pursuant to the ordinances and any other applicable rules and regulations of the CITY, the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", published in October 1981, and recommended procedures of the Kane-DuPage Soil and Water Conservation District and any other applicable regulatory agency, whichever is more restrictive.

J. Maintenance of Private Facilities

The OWNER shall repair and maintain all private drives, parking lots, detention basins, storm sewer lines, surface drainage facilities, and any other land improvements, common areas or facilities which are not conveyed to and accepted by the CITY. In the event of the conveyance or assignment of all or any part of the Subject Realty, any such conveyance or assignment shall contain an agreement between the parties involved as to the responsibility for repair and maintenance as contemplated in this paragraph.

K. Landscaping

All unpaved areas adjoining a building and its accessory parking shall be landscaped prior to occupancy of such building, in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning. Landscaping of the Subject Realty shall be completed prior to occupancy of the final multiple family residential building on the Subject Realty in accordance with the landscape plan approved herein, compliance being determined by the Director of City Planning.

L. Storm Water Drainage.

All storm water collected by the on-site storm sewer system shall be tributary to the on-site detention basin.

M. Architectural Plan Modifications.

Modifications to the architectural plans for the garages, including typical elevation drawings showing exterior materials and design of the walls facing the property adjoining the Subject Realty, shall be submitted for review prior to approval of the Final Plat, and shall be subject to approval of the Plan Commission and City Council.

N. Required Land Improvements

1. OWNER shall construct and pay for all land improvements, including but not limited to on-site and off-site improvements, extensions, and related appurtenances necessary for the development of the Subject Realty, for:

- a) water main systems;
- b) sanitary sewer systems, lifting stations and force mains;
- c) storm sewer systems;
- d) retention and detention basins;
- e) grading and surface drainage ways and facilities;
- f) electric facilities, including installation of underground conduit as specified by the City; and
- g) streets, curbs, sidewalks, street lights, street signs, parkway landscaping, tree plantings, and related improvements.

All such land improvements (the "Required Land Improvements") shall be completed within two years of the date of recording of the final plat for the Subject Realty. OWNER shall grant to the CITY, at no cost to the CITY, all easements for any utilities and communication facilities that the CITY may request. Prior to the approval of the final plat for the Subject Realty the CITY shall have the right to designate which easements, dedications, and land improvements will be accepted by the CITY. The OWNER shall transfer to the CITY title, free and clear of all liens and encumbrances, to all on-site and off-site Required Land Improvements which the City has so designated for acceptance. In connection with any sale, assignment, or transfer of any interest in the land or improvements thereto by OWNER to another entity, the CITY may require the OWNER to retain, or the recipient in such sale, assignment, or transfer to assume or acquire such interest in any such easement, extension, repair, maintenance, and replacement at the sole cost of the OWNER, and as may be required from time to time by the CITY.

2. OWNER shall repair and replace, in accordance with the original sizes, standards and topography in a manner satisfactory to the CITY, all CITY property damaged or disturbed by reason of its work in connection with the

development of the Subject Realty.

3. A blanket easement over, under and upon all unimproved common open space and all private streets and private common driveways and parking areas within the Subject Realty for access for police and fire protection and for the operation of and access for maintenance, repair, replacement and customary servicing of all electricity and telephone lines, natural gas supply systems, and all sanitary sewer, storm drainage and water main systems, communication facilities and other utilities, shall be provided by plat in favor of the CITY and all of the involved utility companies, now or in future receiving a CITY franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment.

4. After approval of the Final Plat for the Subject Realty and prior to signature by the Mayor and City Engineer, the OWNER shall present a guarantee for completion of the land improvements as required by ordinance including but not limited to the "Required Land Improvements" or in lieu thereof at OWNER'S election, an undertaking by OWNER as secured by an irrevocable letter of credit, escrow account or irrevocable commitment certifying that adequate funds are and will be available at a sound and reputable

banking or financial institution authorized to do business in the State of Illinois. Such irrevocable letter of credit, escrow account or irrevocable commitment shall be in effect for a period of two and one half (2 1/2) years from the date of recording of the final plat for the Subject Realty, shall run in favor of the CITY and shall indicate there are sufficient funds available for one hundred fifteen percent (115%) of the estimated cost of all the Required Land Improvements of the final plat being presented to the CITY for approval and that such funds are held for such purposes only and for no other purposes. Such undertaking, irrevocable letter of credit, escrow account or irrevocable commitment shall be in a form to allow the CITY to procure the funds irrevocably committed to complete the aforescribed land improvements if construction of said improvements is not completed in accordance with ordinance or the schedule approved by the City, whichever first occurs, and shall otherwise be in a form acceptable to the CITY.

5. OWNER shall reimburse CITY for inspection and engineering costs and reasonable attorneys' fees incurred by CITY in connection with the construction and installation of the Required Land Improvements described in this Ordinance and the processing of matters

pertaining to this Ordinance. Payment by OWNER's representative and agent to CITY shall occur promptly after receipt by OWNER of invoices for such work.

6. In the event CITY requests OWNER to oversize any Required Land Improvement such oversizing shall take place on the following basis: The City Engineer and the Owner's Engineer shall prepare cost estimates indicating the construction cost for the Required Land Improvement and for the oversized improvement requested by the CITY. The actual cost difference for construction will be assumed by the CITY. Reimbursement for such cost difference shall be made to the OWNER upon acceptance of such improvements by the City Council subject to budget and timing as may be in accordance with law and as may be agreed on by OWNER and City, or otherwise approved by the City, and provided City shall be in receipt of a general contractor's affidavit and lien waivers in accordance with the Illinois Mechanics Lien Act and a Bill of Sale conveying title to the CITY free and clear of all liens and encumbrances. All engineering and inspection costs shall be paid by OWNER. The operation of any State law or City ordinance having general applicability to all entities in a class including OWNER shall not be deemed to be a request by CITY as herein described.

7. OWNER shall provide that all existing and new utilities and communications facilities including telephone, electric, and cable television to serve the Subject Realty shall be underground, and this requirement shall be affixed to the final plat.

8. The CITY shall not be held responsible for its inability to install any utility, or for any loss or damage including consequential damage or delay in installation caused by strikes, riots, elements, embargoes, failure of carriers, inability to obtain material, or other acts of God, or any other cause beyond CITY's reasonable control, including but not limited to the acquisition of easements and IEPA permits.

O. Hold Harmless and Indemnification

In the event a claim is made against the City of St. Charles, or if the City is made a party-defendant in any legal proceeding arising out of or in connection with the approval of this Ordinance for a Planned Unit Development or the development of the Subject Realty, the OWNER shall defend the City, at City's election, and hold the City harmless from and against all liabilities, losses, judgments, costs, fees, including reasonable attorneys fees, and reasonable expenses incurred in connection therewith. The City shall reasonably

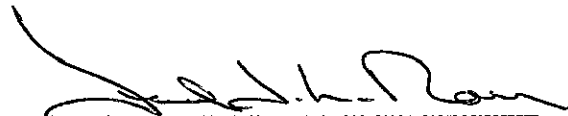
cooperate in the defense of such proceedings.

SECTION 3. That after the adoption and approval hereof the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

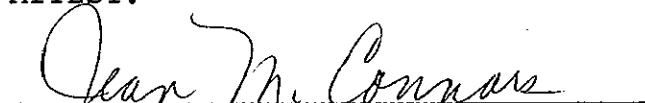
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 18th day of May, 1987.


MAYOR

ATTEST:


CITY CLERK

Ordinance No. 1987-7-4
Page 13

COUNCIL VOTE:

Ayes: 9
Nays: 0
Absent: 1

PARCEL 1: THAT PART OF LOT 1 OF THE DEAN FERSON HEIR'S FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST ALONG THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 810.35 FEET TO A POINT 150 FEET SOUTH OF THE SOUTHERLY LINE OF DEAN AVENUE (MEASURED ALONG THE LAST DESCRIBED COURSE EXTENDED); THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 57' 40''$ EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 165 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 535.35 FEET TO A POINT 275 FEET NORTH OF, MEASURED ALONG THE EXTENSION OF THE LAST DESCRIBED COURSE, THE SOUTH LINE OF SAID LOT; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 100 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 7 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 63 FEET; THENCE NORTH $89^{\circ} 57' 40''$ WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 211.24 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH $1^{\circ} 15'$ WEST ALONG SAID WEST LINE 470.39 FEET TO A POINT 325.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH $88^{\circ} 45'$ EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 150 FEET; THENCE NORTH $1^{\circ} 15'$ WEST PARALLEL WITH THE WEST LINE OF SAID LOT 255.55 FEET TO THE SOUTHERLY LINE OF DEAN AVENUE; THENCE SOUTH $66^{\circ} 14' 50''$ EAST ALONG SAID SOUTHERLY LINE 67.84 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE EAST LINE AND EAST LINE EXTENDED OF SAID LOT, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 222.50 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 1 AND 3 OF THE DEAN FERSON HEIRS FIRST ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3, 475 FEET FOR THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH MAIN STREET TO THE NORTH AND SOUTH CENTER LINE OF SECTION 28; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SECTION 28 TO THE SOUTH LINE OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 AND ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE SOUTHEASTERLY CORNER OF LOT 3; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THE WEST 76.0 FEET, AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THE SOUTH 165.0 FEET, AS MEASURED ON THE EAST AND WEST LINES THEREOF), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
)
COUNTIES OF KANE AND DU PAGE) SS.

C E R T I F I C A T E

I, Jean M. Connors, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on May 18, 1987 the Corporate Authorities of such municipality passed and approved Ordinance No. 1987-Z-4, entitled AN ORDINANCE GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR THE FIRETHORNE APARTMENTS PUD

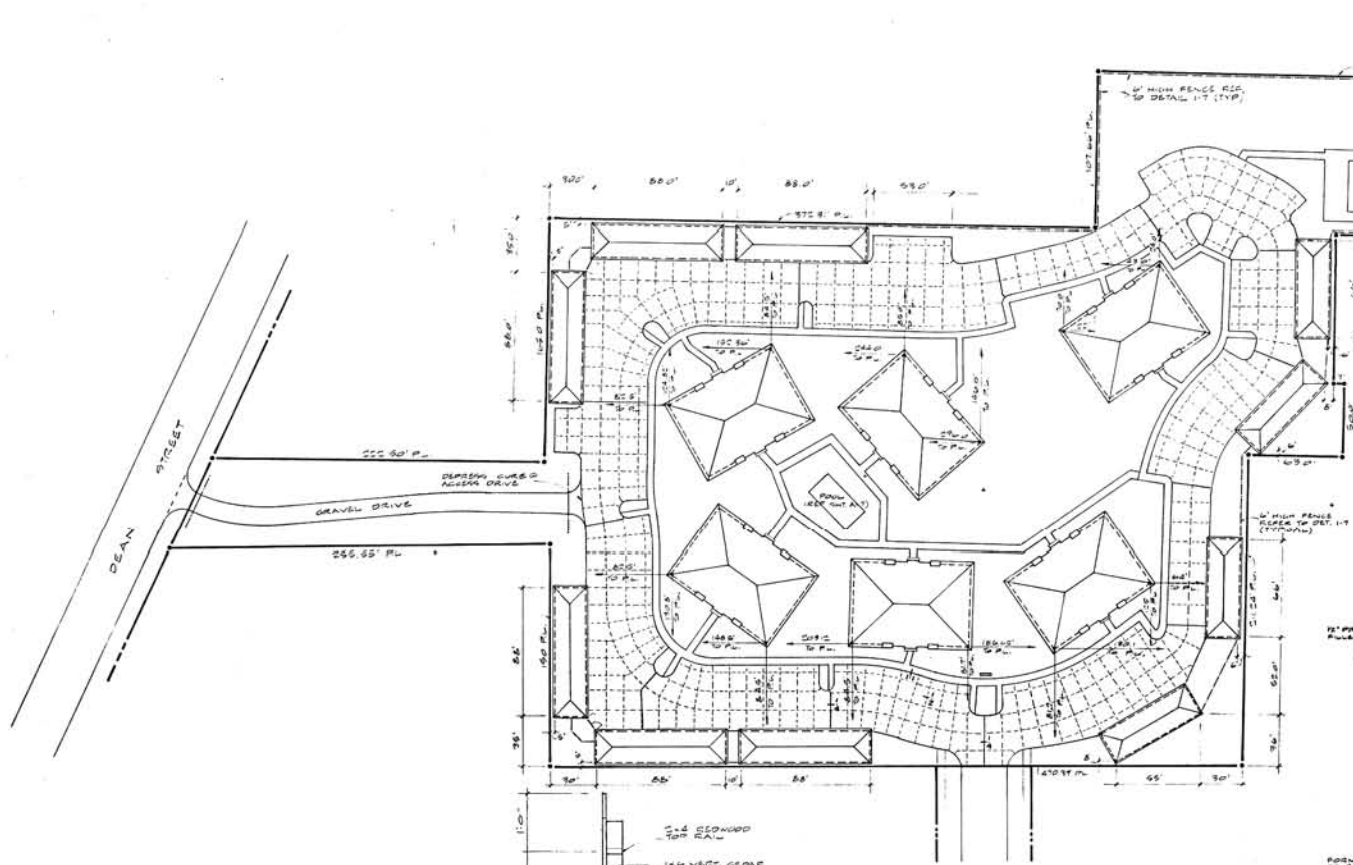
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 1987-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 May 21, 1987, 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 20th day of May, 1987.

Jean M. Connors
Municipal Clerk

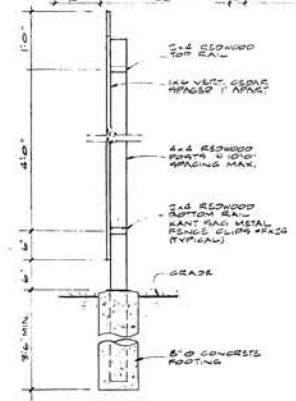
(S E A L)



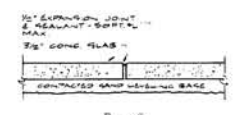
GENERAL PAVING NOTES:

1. PAVING PERIMETER TO HAVE CONC CURB EXCEPT WHERE GARAGES ADJUT.
2. PROVIDE 1" EXPANSION JOINT BETWEEN GARAGES & PAVING SLAB. 10" EXPANSION JOINT WHERE CONCRETE ADJUTS STORMS & SIDEWALK TO PARKING AREA SLABS EXP JNT. TO BE CONTIGUOUS THRU CURB.
3. FINISH: PAVING AREAS - LIGHT BURLAP FINISH. SIDEWALKS - LIGHT BROOM FINISH.
4. SLAB PANELS: SLABS SHOULD BE SQUARE WHENEVER POSSIBLE & NOT EXCEED 15'x15' IN EXTREME CIRCUMSTANCES. SLABS SHOULD NEVER EXCEED 10'x15'.
5. PROVIDE UNIFORMITY OF SOIL TYPE MOISTURE CONTENT & DENSITY OF SUBGRADE.

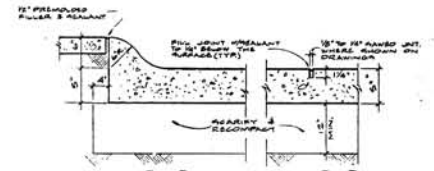
SITE PLAN
SCALE: 1" = 40 FEET



1.7
FENCE DETAIL
SCALE: 1" = 8"



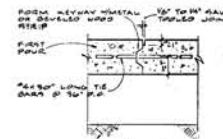
1.6
CONCRETE WALK
100-200 JOINT SPACING TO BE EQUAL TO THE WIDTH OF WALK.



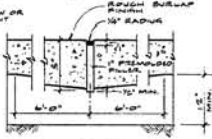
1.1
CURB & SIDEWALK



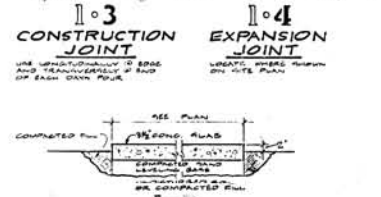
1.2
CONTRACTION JOINT



1.3
CONSTRUCTION JOINT



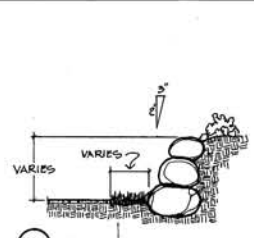
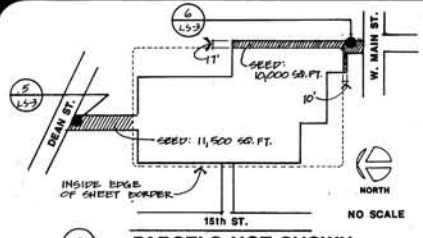
1.4
EXPANSION JOINT



1.5
CONCRETE WALK

approval first landscape plan



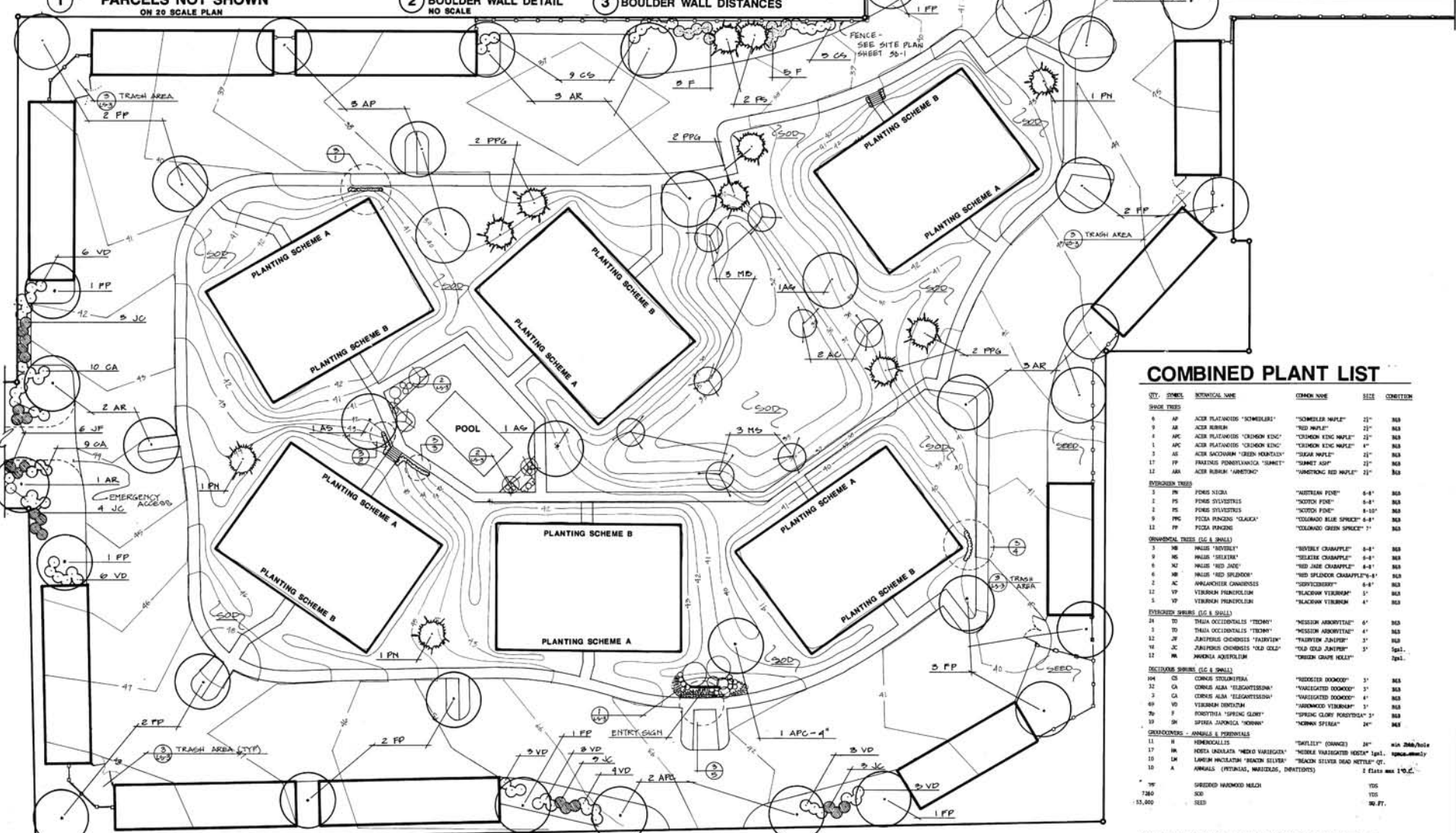
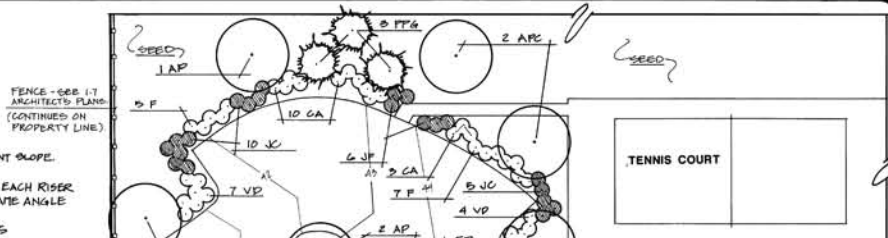


SCHEDULE OF DISTANCES

NO.	MAX. HT.	LENGTH	WALK TO WALL
1	1'-6"	16'	15"
2	5'	5'	18"
3	5'	15'	18"
4	1'-6"	15'	24"
5	1'-0"	20'	0"

NOTES:

- TAPER ENDS OF WALL TO MATCH ADJACENT SLOPE.
- WHERE WALLS BORDER STEPS:
- WALL HEIGHT IS APPROX. 12" ABOVE EACH RISER SO THAT TOP OF WALL SLOPES AT SAME ANGLE AS STEPS.
- PUT WALL DIRECTLY NEXT TO STEPS.



COMBINED PLANT LIST

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHRUB TREES					
6	AP	ACER PLATANOIDES 'SCHMELSERI'	'SCHMELSER MAPLE'	21"	803
9	AR	ACER RUBRUM	'RED MAPLE'	21"	803
4	ARC	ACER PLATANOIDES 'CRIMSON KING'	'CRIMSON KING MAPLE'	21"	803
1	ARC	ACER PLATANOIDES 'CRIMSON KING'	'CRIMSON KING MAPLE'	4"	803
3	AS	ACER SACCHARINUM 'GREEN HONEY'	'GREEN HONEY'	21"	803
17	FP	FRAXINUS PENNSYLVANICA 'SMARTE'	'SMARTE ASH'	21"	803
13	ARA	ACER RUBRUM 'AMERINDO'	'AMERINDO RED MAPLE'	21"	803
INDUSTRIAL TREES					
1	PM	PINUS SLIZA	'AUSTRALIAN PINE'	4-4"	803
2	PS	PINUS SYLVESTRIS	'SCOTCH PINE'	4-4"	803
2	PS	PINUS SYLVESTRIS	'SCOTCH PINE'	8-13"	803
9	PRC	PIZZIA FRANZOSI 'KORDEX'	'KORDEX BLUE SPRUCE'	4-4"	803
11	FP	PIZZIA FRANZOSI	'KORDEX GREEN SPRUCE'	7"	803
ORNBARKAL TREES (C & S)					
3	MB	MAHOGANY 'MORILEY'	'MORILEY CHAMPAGNE'	4-4"	803
9	MB	MAHOGANY 'MORILEY'	'MORILEY CHAMPAGNE'	4-4"	803
6	MB	MAHOGANY 'RED SPLENDOR'	'RED SPLENDOR CHAMPAGNE'	4-4"	803
2	AC	AMMANNIA CORDONATA	'CORDONATA'	4-4"	803
12	VP	VERBENA PANDOLFINI	'BLACKBERRY VERBENA'	5"	803
5	VP	VERBENA PANDOLFINI	'BLACKBERRY VERBENA'	8"	803
PERENNIALS (C & S)					
24	TO	THALIA OCCIDENTALIS 'TREMAY'	'MEXICAN ANEMONE'	6"	803
1	TO	THALIA OCCIDENTALIS 'TREMAY'	'MEXICAN ANEMONE'	4"	803
12	JF	JULIPERUS CHONDROS 'FANTASY'	'FANTASY JASMINE'	2"	803
16	JC	JULIPERUS CHONDROS 'OLD GOLD'	'OLD GOLD JASMINE'	3"	803
12	MA	MARANTA AQUATILIS	'ORANGE GRASS HELIX'	2p1.	803
DECIDUOUS SHRUBS (C & S)					
PH	CA	CORNUS STOLONIFERA	'REDGUT DOGWOOD'	3"	803
22	CA	CORNUS ALBA 'ELEGANTISSIMA'	'VARIEGATED DOGWOOD'	3"	803
3	CA	CORNUS ALBA 'ELEGANTISSIMA'	'VARIEGATED DOGWOOD'	4"	803
49	VD	VERBENA DORTMUNDI	'HARDWOOD VERBENA'	3"	803
76	F	FONDTRELLA SPICATA 'GLORY'	'SPRING GLORY FORTISSE'	3"	803
39	SH	SPIREA JAPONICA 'MORNING'	'MORNING SPIREA'	2"	803
GROUNDCOVERS - ANNUALS & PERENNIALS					
11	H	HEMEROCALLIS	'SHELLY' (ORANGE)	2"	via 2004/notes
17	HM	HEXIS ANGLICA 'MIDNIGHT BLOSSOM'	'MIDNIGHT BLOSSOM'	1p1.	space-annually
10	LM	LAMN. MACULATA 'MORNING SILVER'	'MORNING SILVER'	1p1.	space-annually
10	A	ANNUALS (HYDRANGEA, NEROLIUM, DIPSACIS)	'MORNING SILVER'	1 plant max 10" x 10"	
10	SP	SPERDIED WASHED MARCH		100	
780	SD			100	
53,000	SEED			30 FT.	

NOTE: FOR GENERAL SPECIFICATIONS SEE SHEET LS-2.

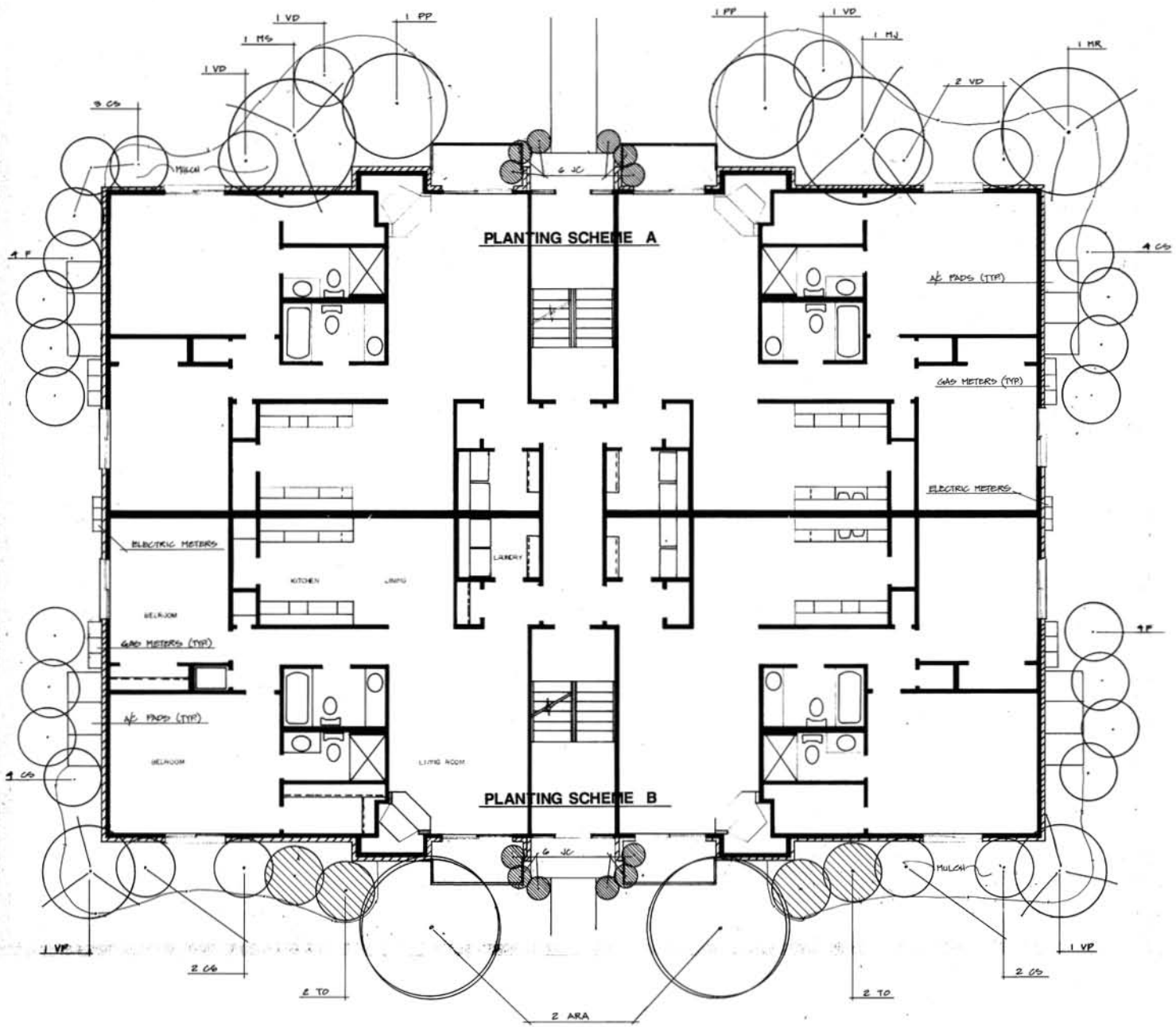
HORIZON INVESTMENT COMPANY
 6840 VAN DORN LINCOLN, NEBRASKA 68506
 (402) 499-9888

THE LANNERT GROUP
 LAND PLANNING & ARCHITECTURE • LANDSCAPE ARCHITECTURE & DESIGN/DEVELOPMENT CONSULTANTS
 ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174
 (312) 377-8900

PLANTING PLAN
 SITE PLAN
 SCALE IN FEET
 20 10' 0 20 40 80

JOB NUMBER: 8848
 COMPLETED: 10-27-87
 REVISED:
 12-4-87
 1/19/88

SHEET NUMBER: LS-1



GENERAL SPECIFICATIONS

1. PROTECTION: CONTRACTOR SHALL PROVIDE ALL NECESSARY SERVICES TO PROTECT WORK IN PROGRESS FROM DAMAGE, AND TO COMPLY WITH ALL REQUIREMENTS OF LOCAL AGENCIES TO PROTECT THE PUBLIC FROM DAMAGE.
2. UTILITIES: CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES & DRAW LINES BEFORE BEGINNING. CONTRACTOR IS RESPONSIBLE TO ADJUST LOCATIONS OF PLANTS TO AVOID UTILITIES, WITH FINAL APPROVAL BY LANDSCAPE ARCHITECT.
3. QUALITY: PLANTING SERVICES SHALL BE FINE GRADE TO MEET MAJOR AND ADJOINING SPECIFICATIONS WITH REFERENCE TO A DESIGN AND TO THE WATER EXCESS OR DEFICIT AND LEFT. THEY SHALL BE COMPLETED WITH PROPER MAINTENANCE AND WEEDING. MULCH, LAKE MULCH, BARK, SOIL COVER, ETC., SHALL BE CHECKED BY CONTRACTOR.
4. PLANT MATERIALS: ALL PLANTS SHALL BE FREELY DUG, MATURE STOCK, TRUE TO KINDS AND SPECIES AND CONFORM TO THE MINIMUM STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. PLANTING AND INSTALLATION: SHALL CONFORM TO ACCEPTED LANDSCAPE PRACTICES. PROTECT ALL PLANTS IN TREE WITH ACCEPTABLE COVERING DURING TRANSPORTATION.
6. GUARANTEE AND REPLACEMENT: PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING. UPON GUARANTEE PERIOD, ALL DEAD OR DAMAGED OR BACKLASHED PLANTS SHALL BE REPLACED WITH PLANTS OF SAME KIND AND SIZE.
7. SEEDING: PLANT SEEDS (WHEN APPLICABLE) ON ALL DISTURBED AREAS AND AREAS RESTORED BY PLANTING. CONTRACTOR SHALL PLANT SEEDING MIXTURES FOR LOCAL CLIMATIC CONDITIONS AT A MINIMUM RATE OF 1.5 LBS/1000 SQ. FT. SEED MUST HAVE AN 80% GERMINATION RATE AND FIRM LEVEL OF PURITY. IT SHALL BE INSTALLED, FERTILIZED, AND WATERED AS RECOMMENDED BY SEEDER.
8. SEEDING: CONTRACTOR SHALL PLACE SEED ON AREAS DESIGNATED ON PLANS (WHEN SPECIFIED). SEED SHALL BE HEALTHY, FREE OF WEEDS, DISEASE, INJURY, AND CUT TO 3/4" FROM PROXIMITY. SEED SHALL BE INSTALLED ON SOIL THAT HAS BEEN OBTAINED, LEVELLED, AND REVEGETATED TO PREVENT EROSION APPROXIMATELY AND SMOOTH GRASS WITHIN 10' RADIUS OF SEEDING. SEED SHALL CONFORM TO THE SEED ANALYSIS OF AGRICULTURE (218 AGRICULTURE, 218A GRAIN, 218 HAY, 218 BARN). SEEDING SHALL BE DONE PRIOR TO MULCHING. PLANTS ARE TO BE PLANTED DURING APPROPRIATE SEASON FOR SPECIES IN SPECIFIC ZONES OF SITE.
9. SEEDING & PLANTING: PLANTING SHALL BE COMPLETED, SOIL, AND MULCH WITHIN SEVEN DAYS AS SHOWN ON PLANS & SPECIFICATIONS. MULCH SHALL BE INSTALLED WITHIN SEVEN DAYS PRIOR TO MULCHING. PLANTS ARE TO BE PLANTED DURING APPROPRIATE SEASON FOR SPECIES IN SPECIFIC ZONES OF SITE.
10. MULCH: ALL SOIL BEDS AND TREE WELLS SHALL BE MULCHED WITH A 3" LAYER OF MULCH. MULCH SHALL BE SPREAD UNIFORMALLY.
11. SOIL AND STAKING: DETAILS, WHEN INCLUDED, ARE FOR ILLUSTRATIVE PURPOSES. SEE "SOIL" FOR MORE INFORMATION REGARDING SOILWORK. MULCH, WHEN APPLIED, ALL TRAILS MUST BE SPREAD UNIFORMALLY.
12. MAINTENANCE: CONTRACTOR SHALL MAKE NECESSARY ARRANGEMENTS & NOTIFY ALL PARTIES. SEE "SOIL" FOR MORE INFORMATION REGARDING SOILWORK.
13. LIABILITY: CONTRACTOR IS RESPONSIBLE FOR CALLING TO LANDSCAPE ARCHITECT'S ATTENTION, ANY DISCREPANCIES, PERMITS, OR CHANGES. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR MISUNDERSTANDING OR OMISSION NOT MADE TO HIS ATTENTION.

TYPICAL UNIT PLANT LIST*

SYM. NO.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
1	AR	ACER RUBRA 'ARMORINO'	'ARMORINO' RED MAPLE	7'	SB
2	PP	PIZZA PARSNIP	'VOLCANO GREEN SPICE'	7'	SB
3	MS	MULCH 'RELAXER'	'RELAXER' CRANAPLE	8-8'	SB
4	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
5	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
6	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
7	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
8	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
9	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
10	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
11	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
12	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
13	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
14	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
15	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
16	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
17	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
18	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
19	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB
20	MS	MULCH 'RED JADE'	'RED JADE' CRANAPLE	8-8'	SB

NOTE: SEE GENERAL SPECIFICATIONS ABOVE.
 *REPEAT 6 TIMES

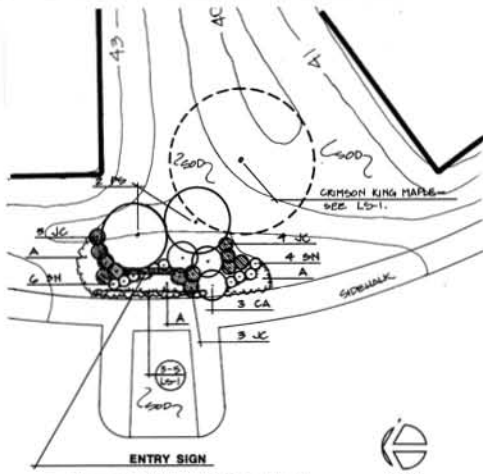

HORIZON INVESTMENT COMPANY
 SUITE 202
 LINCOLN, NEBRASKA 68508
 (402) 498-8888

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 LAND PLANNING & ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN/DEVELOPMENT CONSULTANTS
 ONE WEST ILLINOIS STREET
 ST. CHARLES, ILLINOIS 60174
 (312) 377-8800

PLANTING DETAILS
 TYPICAL UNIT DETAIL
 SCALE: 3/4" = 1'-0"

JOB NUMBER
8546
 COMPLETED
10-27-87
 REVISIONS
1/18/88

SHEET NUMBER
LS-2



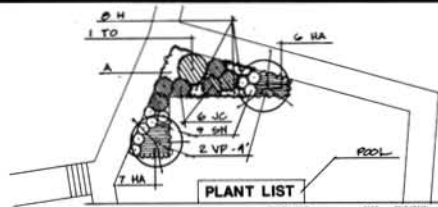
ENTRY PLANTING DETAIL

SCALE 1"=10'-0"

PLANT LIST

QTY.	SYMBS	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	PH	PRUNE ELIPTICA	"SCOTCH PINE"	8'-10" HIG	
3	CA	CORNUS ALBA 'VIGANLITENSIS'	"VIGANLITENSIS"	4" HIG	
12	JC	JANQUINA ODORATA 'VEL GLO'	"OLD GLO JUNKIE"	3" HIG	
10	SN	SPINA JAPONICA 'NORMA'	"NORMA SPINE"	18" HIG	
8	A	ANNUALS (DYSANTHUS, MASTIGLIA, JACINTHUS)		12" DIA	

NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.



POOL PLANTING DETAIL

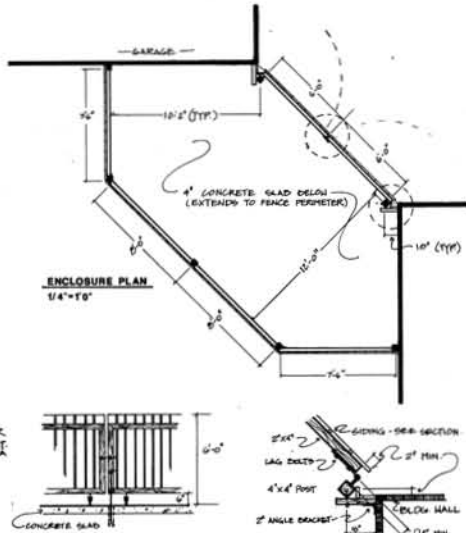
QTY.	SYMBS	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
1	TO	TAXUS OCCIDENTALIS 'TORYN'	"WESTERN JUNIPER"	4"	HIG
1	YF	YUCCA FRIENDELII	"BLACKBURN YUCCA"	4"	HIG
6	JC	JANQUINA ODORATA 'VEL GLO'	"OLD GLO JUNKIE"	3"	HIG
8	SN	SPINA JAPONICA 'NORMA'	"NORMA SPINE"	18"	HIG
12	NA	NERIUM ANTHURUS	"NORFOLK SPIDER"	18"	HIG
27	NA	NERIUM ANTHURUS 'NORFOLK SPIDER'	"NORFOLK SPIDER"	18"	HIG
12	NA	NERIUM ANTHURUS 'NORFOLK SPIDER'	"NORFOLK SPIDER"	18"	HIG
12	NA	NERIUM ANTHURUS 'NORFOLK SPIDER'	"NORFOLK SPIDER"	18"	HIG
12	NA	NERIUM ANTHURUS 'NORFOLK SPIDER'	"NORFOLK SPIDER"	18"	HIG

NOTE: SEE GENERAL SPECIFICATIONS SHEET LS-2.



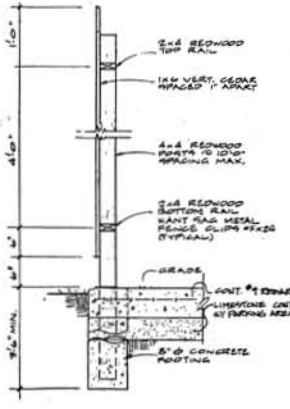
POOL PLANTING DETAIL

SCALE 1"=10'-0"



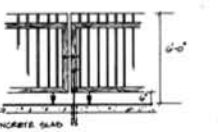
ENCLOSURE PLAN

1/4" x 10"



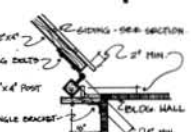
FENCE SECTION

1"=1'-0"



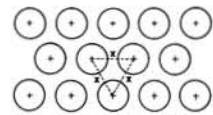
ELEVATION FROM INSIDE

NO SCALE



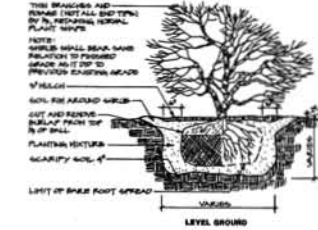
CORNER DETAIL

3/4"=1'-0"



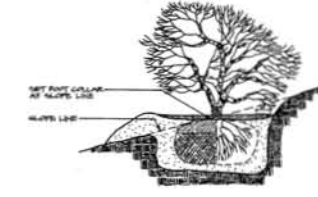
DETAIL: TYPICAL PLANT SPACING

NOT TO SCALE



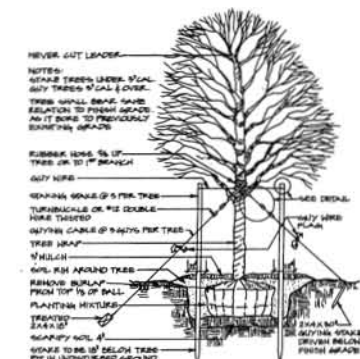
DETAIL: SHRUB PLANTING

NOT TO SCALE



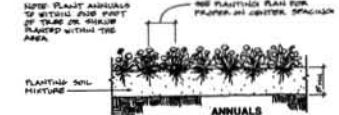
DETAIL: PLANTING ON SLOPE

NOT TO SCALE



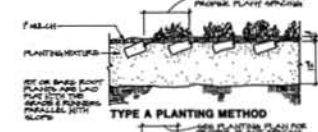
DETAIL: DECIDUOUS TREE PLANTING

NOT TO SCALE



DETAIL: GROUND COVER PLANTING

NOT TO SCALE



TYPE A PLANTING METHOD

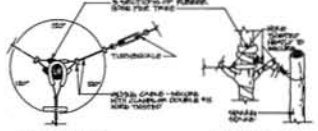


TYPE B PLANTING METHOD

NOTE: PLANT ANNUALS TO WITHIN ONE FOOT OF TRAIL OR DRIVEWAY PLANTED WITHIN THE AREA.

DETAIL: GROUND COVER PLANTING

NOT TO SCALE



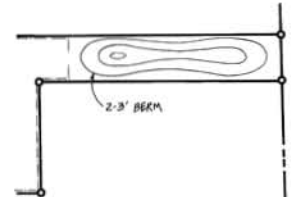
DETAIL: GUYING & STAKING CABLE

NOT TO SCALE



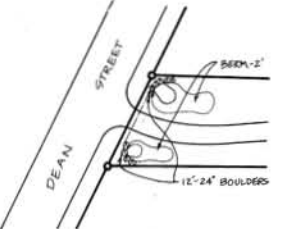
DETAIL: EVERGREEN TREE PLANTING

NOT TO SCALE



BERM DETAIL

SCALE 1"=20"

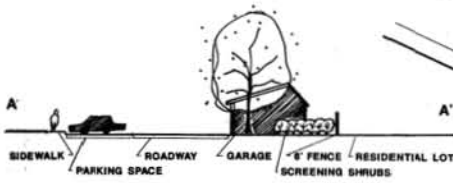


BERM DETAIL

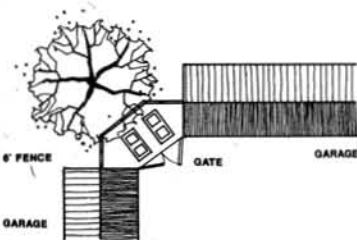
SCALE 1"=20"

TYPICAL TRASH ENCLOSURE DETAIL

SCALE 1"=1'-0"

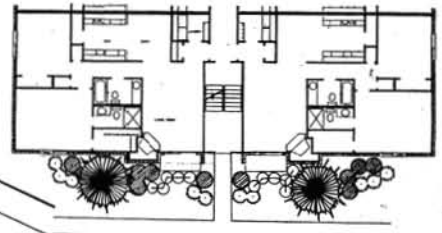


ELEVATION A - A'
SCALE: 1/16" = 1'-0"



DETAIL: TRASH ENCLOSURE
SCALE: 1/16" = 1'-0"

NOTE: PARKING STRUCTURES ARE TO BE OF ROUND-SAWN CEDAR, WITH ROOFING MATERIAL MATCHING THAT USED ON THE APARTMENT BUILDING. ARCHITECTURAL STYLE OF PARKING STRUCTURES TO BE SIMILAR TO APARTMENT BUILDINGS.



TYPICAL UNIT PLANTING
SCALE: 3/32" = 1'-0"

PLANT LIST FOR TYPICAL UNIT PLANTING

- EVASCENDENT TREES - 5-6' HEIGHT
 - ARJIS CONCOLOR
 - FRAXIA PARVIFLORA
 - FRAXIA NIGRA
 - FRAXIA STYRACIA
- SHRUBS - 24-36" HEIGHT
 - CONYZA SP. 'CANTON'*
 - SPYRINCA PALUDOSA*
 - FRAXIA NIGRA*
 - FRAXIA STYRACIA*
- SMALL DECIDUOUS SHRUBS - 18-24" HEIGHT
 - SPYRINCA PALUDOSA*
 - FRAXIA NIGRA*
 - FRAXIA STYRACIA*
- OVERHUNG SHRUBS - 18" HEIGHT
 - FRAXIA NIGRA*
 - FRAXIA STYRACIA*
 - FRAXIA STYRACIA*
 - FRAXIA STYRACIA*
- WETTS FER
 - COLORADO SPRUCE
 - AUSTRIAN PINE
 - WESTERN WHITE PINE
- ROSEWOOD BUSHES
 - SHARP SHINER BUSH
 - SHARP SHINER LILAC
 - SHARP SHINER VIBURNUM
- CRANBERRY CUTWORMS
 - SHARP SHINER BUSH
 - ALFALFA CUTWORM
 - FRAXIA STYRACIA*
- CONTACT ANOMIA JANIPER
 - CONTACT PRUNUS AMERICA

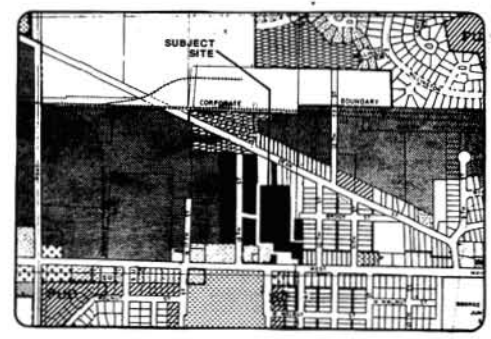
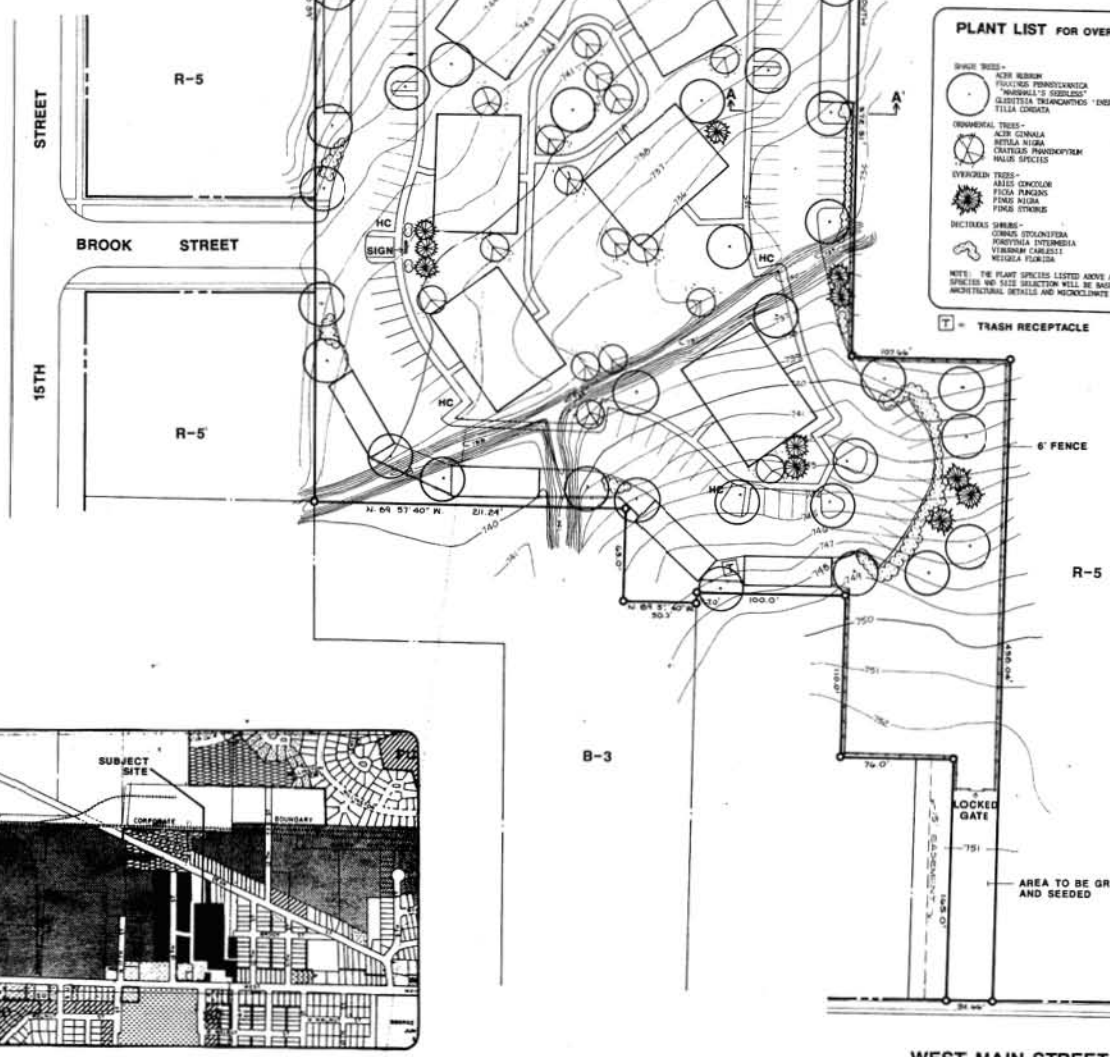
NOTE: THE PLANT SPECIES LISTED ABOVE ARE REPRESENTATIVE ONLY. FINAL SPECIES AND SIZE SELECTION WILL BE BASED UPON PLANT AVAILABILITY, ARCHITECTURAL DETAILS AND MICROCLIMATE CONDITIONS.

PLANT LIST FOR OVERALL LANDSCAPE PLAN

- SPRING TREES
 - ACER RUBRA
 - FRAXIA PARVIFLORA
 - FRAXIA NIGRA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
- ORNBURNAL TREES
 - ACER GINNALA
 - BETULA NIGRA
 - FRAXIA PARVIFLORA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
- EVASCENDENT TREES
 - ARJIS CONCOLOR
 - FRAXIA PARVIFLORA
 - FRAXIA NIGRA
 - FRAXIA STYRACIA
- SHRUBS
 - CONYZA SP. 'CANTON'*
 - FRAXIA PARVIFLORA
 - FRAXIA NIGRA
 - FRAXIA STYRACIA
 - FRAXIA STYRACIA
- WETTS FER
 - COLORADO SPRUCE
 - AUSTRIAN PINE
 - EASTERN WHITE PINE
- ROSEWOOD BUSHES
 - SHARP SHINER BUSH
 - SHARP SHINER LILAC
 - SHARP SHINER VIBURNUM
 - SHARP SHINER VIBURNUM
- CRANBERRY CUTWORMS
 - SHARP SHINER BUSH
 - ALFALFA CUTWORM
 - FRAXIA STYRACIA*
- CONTACT ANOMIA JANIPER
 - CONTACT PRUNUS AMERICA

NOTE: THE PLANT SPECIES LISTED ABOVE ARE REPRESENTATIVE ONLY. FINAL SPECIES AND SIZE SELECTION WILL BE BASED UPON PLANT AVAILABILITY, ARCHITECTURAL DETAILS AND MICROCLIMATE CONDITIONS.

T = TRASH RECEPTACLE

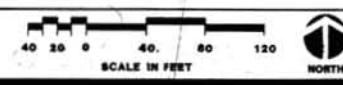


ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303
LOCATION MAP
SCALE: 1" = 800'



PROFESSIONAL
PLANNING OFFICE
ST. CHARLES, ILL.

LANDSCAPE PLAN



HORIZON INVESTMENT COMPANY
5931 SOUTH 58TH STREET SUITE B LINCOLN, NEBRASKA 68514

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LAND PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN/DEVELOPMENT CONSULTANTS
ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-6900



SITE DATA

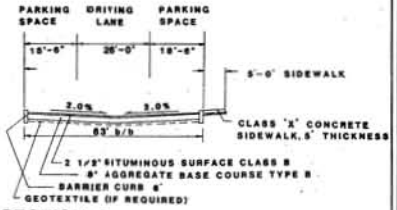
LAND USE	ACRES	PERCENT
BUILDING COVERAGE	.95	17.6%
PARKING AND DRIVES	1.51	28.1%
OPEN SPACE	2.92	54.3%
TOTAL	5.38	100.0%

PARKING SPACES	
OPEN	110
ENCLOSED	72
RATIO	2.5 PER UNIT

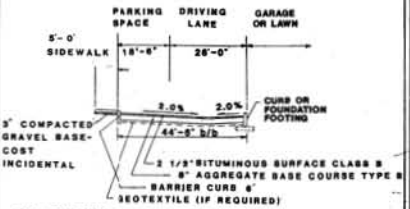
BUILDINGS	
TYPE OF UNIT	2 BEDROOM
NUMBER OF BUILDINGS	6
NUMBER OF UNITS PER BUILDING	12
TOTAL UNITS	72
AREA OF SITE	5.38 ACRES
GROSS DENSITY	13.4 UNITS PER ACRE
HC = PARKING SPACE FOR HANDICAPPED USER	

TYPICAL SECTIONS

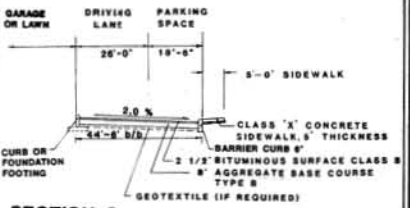
PRIVATE DRIVE WITH PARKING
(WITHIN COMPLEX)



SECTION A



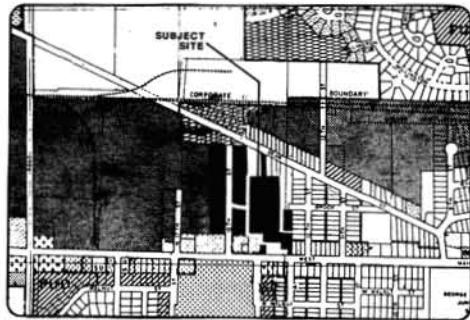
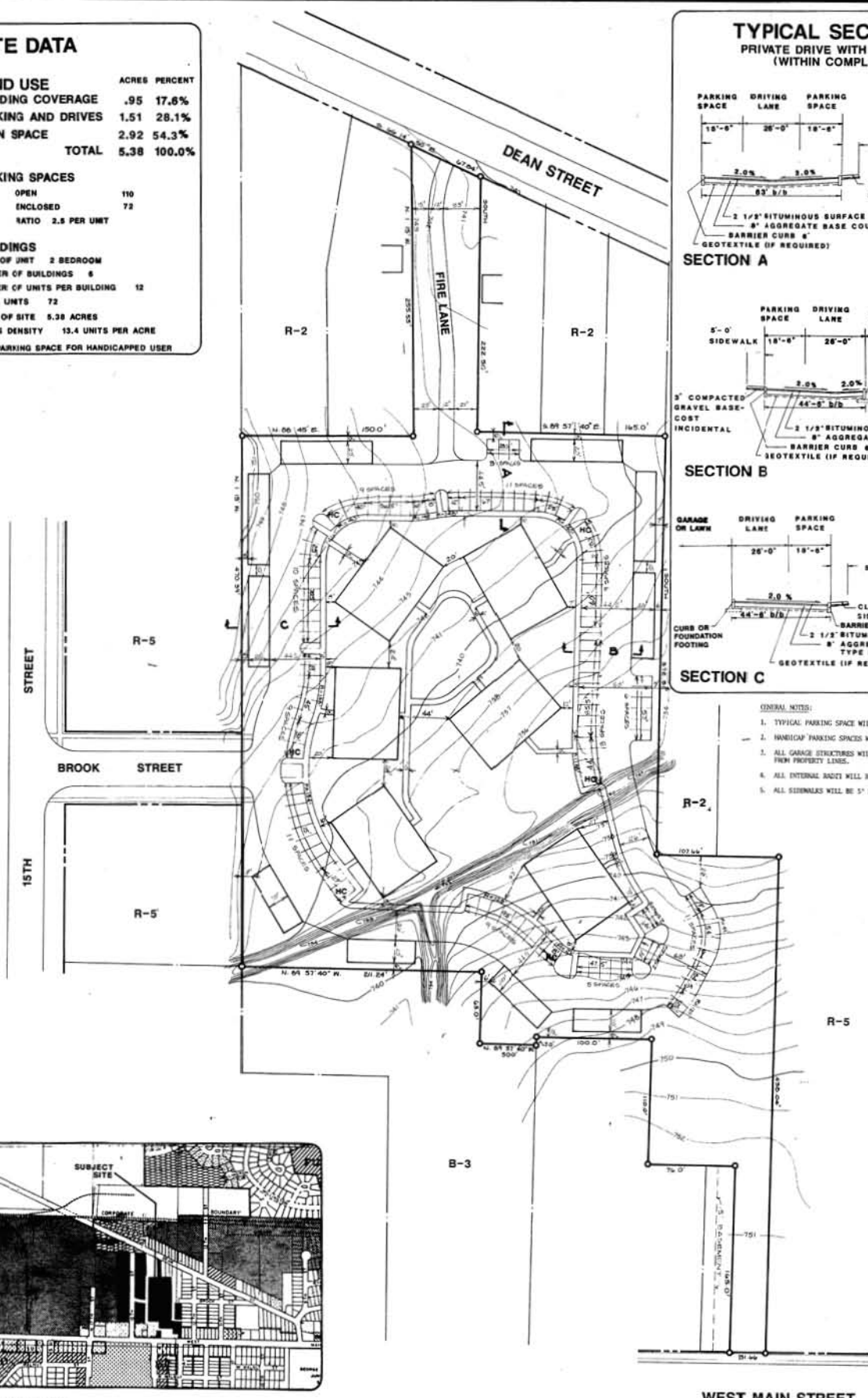
SECTION B



SECTION C

GENERAL NOTES:

1. TYPICAL PARKING SPACE WILL BE 9.5' x 18.5'.
2. HANDICAP PARKING SPACES WILL BE 12' x 18.5'.
3. ALL GARAGE STRUCTURES WILL BE A MINIMUM OF 5' FROM PROPERTY LINES.
4. ALL EXTERNAL RADII WILL BE A MINIMUM OF 5' RADII.
5. ALL SIDEWALKS WILL BE 5' MINIMUM WIDTH.

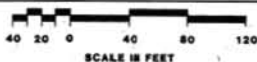


ST. CHARLES TOWNSHIP
ST. CHARLES PARK DISTRICT
S.C. SCHOOL DISTRICT #303

LOCATION MAP
SCALE: 1" = 400'



PRELIMINARY PLAN



SCALE IN FEET



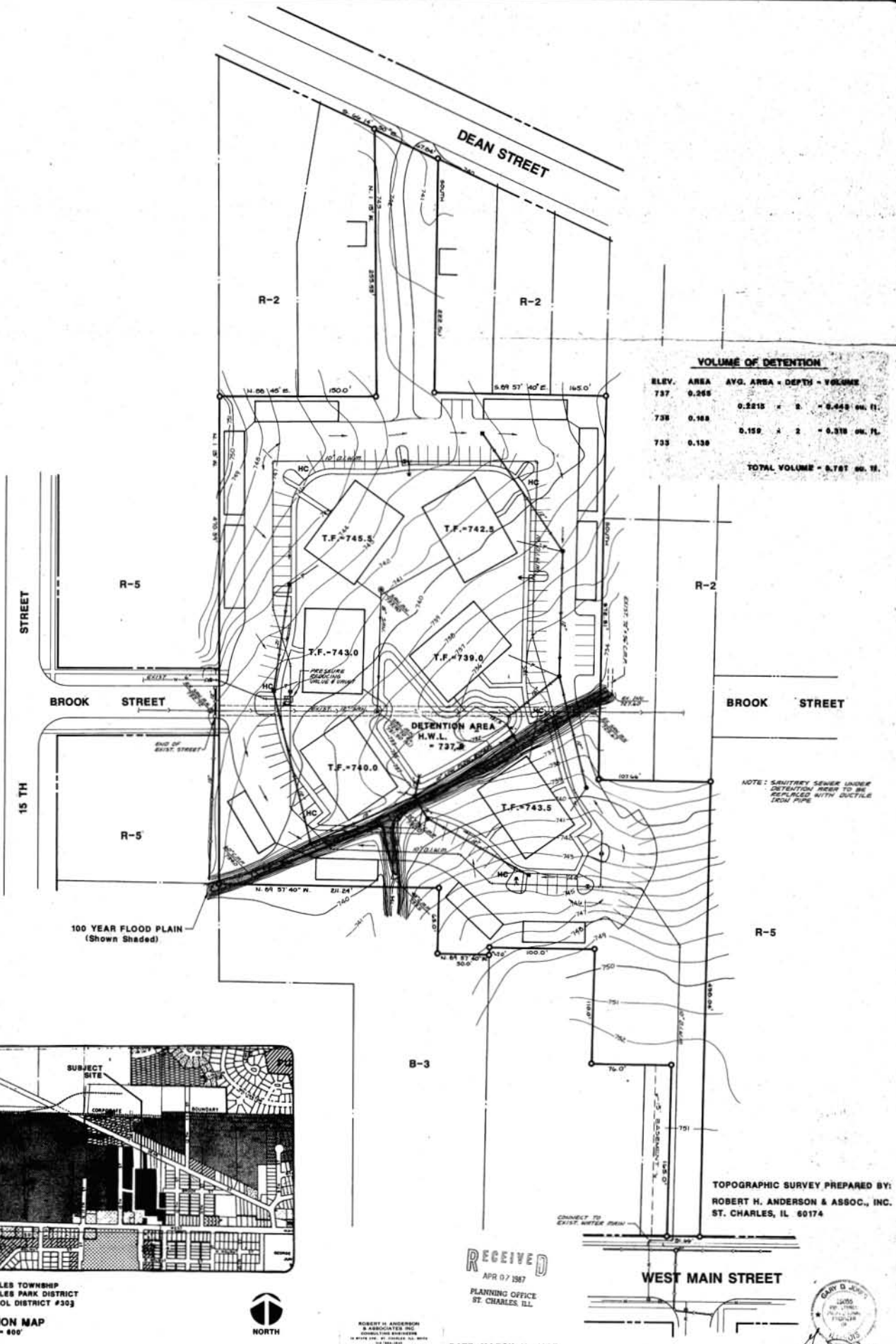
HORIZON INVESTMENT COMPANY

5921 SOUTH 58TH STREET SUITE B LINCOLN, NEBRASKA 68516

THE LANNERT GROUP

LAND PLANNING • ARCHITECTURE • LANDSCAPE ARCHITECTURE • DESIGN/DEVELOPMENT CONSULTANTS
ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-8900



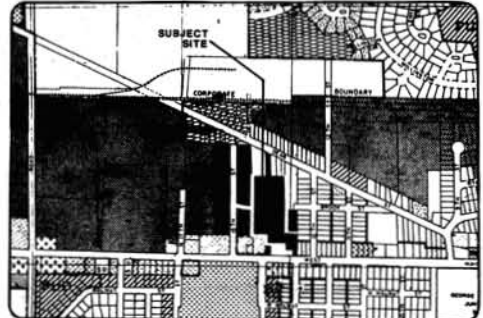


VOLUME OF DETENTION

ELEV.	AREA	AVG. AREA	DEPTH	VOLUME
737	0.268	0.2215	2	0.443 cu. ft.
738	0.168	0.159	2	0.318 cu. ft.
733	0.138			
TOTAL VOLUME =				0.761 cu. ft.

NOTE: SANITARY SEWER UNDER DETENTION AREA TO BE REPLACED WITH DUCTILE IRON PIPE

TOPOGRAPHIC SURVEY PREPARED BY:
 ROBERT H. ANDERSON & ASSOC., INC.
 ST. CHARLES, IL 60174



ST. CHARLES TOWNSHIP
 ST. CHARLES PARK DISTRICT
 S.C. SCHOOL DISTRICT #303
 LOCATION MAP
 SCALE: 1" = 400'



RECEIVED
 APR 07 1987
 PLANNING OFFICE
 ST. CHARLES, ILL.

DATE: MARCH 10, 1987
 REVISED, DATE: APRIL 1, 1987

ROBERT H. ANDERSON
 & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 10 NORTH 5TH ST., ST. CHARLES, ILL. 60174
 (312) 377-6900



ENGINEERING PLAN



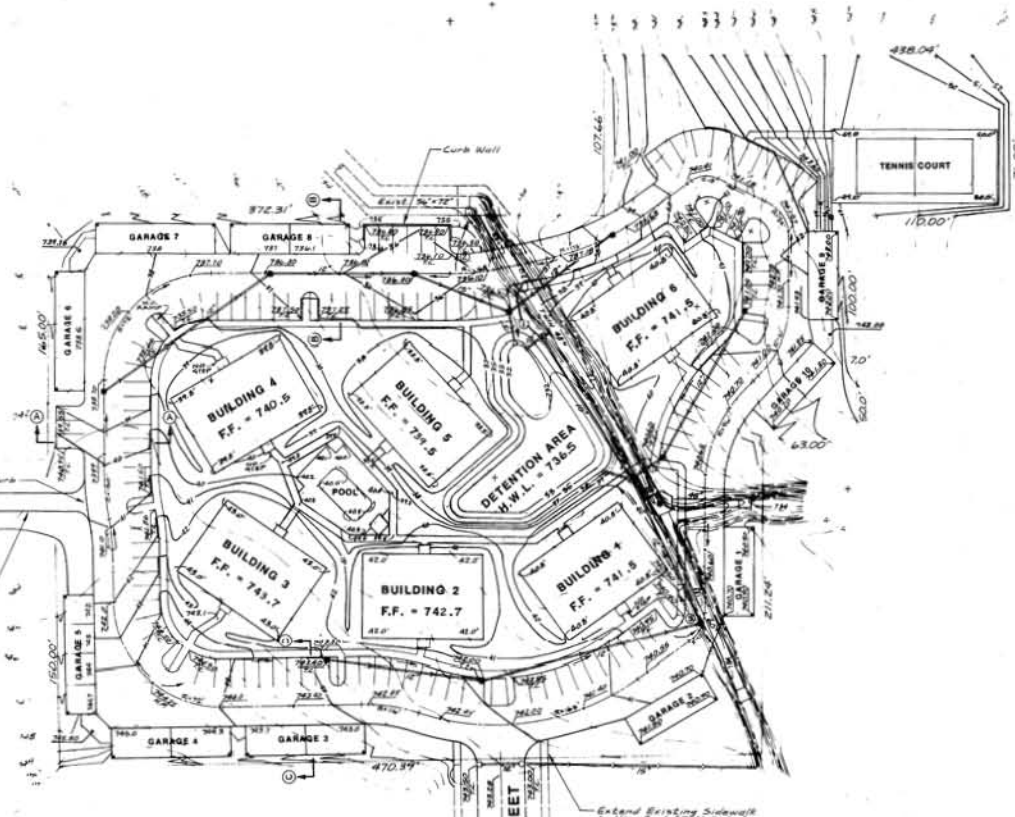
HORIZON INVESTMENT COMPANY
 9931 SOUTH 59TH STREET SUITE B LINCOLN, NEBRASKA 68516

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 ONE WEST ILLINOIS STREET ST. CHARLES, ILLINOIS 60174 (312) 377-6900





WEST MAIN STREET



- ① Overflow from East Side Parking Lot
- ② Emergency Overflow from Detention Area
- ③ Overflow from West Side Parking Lot

See Bank of Existing Curb to Outer to Provide Unobstructed Curb for Full Length of Entrance

DEAN STREET

255.55'
 * Bituminous Pavement from Base of Curb to Right-of-Way
 If Wide Fire Access Road (Garage) See Section on Sheet EE

Extend Existing Sidewalk to New Curb (Black Sides)

BROOK STREET

NOT FOR CONSTRUCTION

A
B
C
D
E

PLOTTED BY	DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION
CHECKED BY						
DRAWN BY						
CHECKED BY						
APPROVED BY						



ROBERT H. ANDERSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
ST. CHARLES, EAST DUNDEE, ILLINOIS

FIRETHORNE APARTMENTS
ST. CHARLES, ILLINOIS
GRADING PLAN

PROJECT NO. 257-000-#
SCALE: 1"=40' DATE: 9-1-1987
SHEET **E 4** OF **8**