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|--|--|---|----------------------------|---|
|  | PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY | | | |
| | Project Title/Address: | Delnor PUD, 975 N. 5 th Ave. | | |
| | City Staff: | Ellen Johnson, Planner | | |
| | PUBLIC HEARING 9/22/15 | X | MEETING 9/22/15 | X |
| APPLICATION: | Amendment to existing Special Use for Planned Unit Development | | | |
| ATTACHMENTS AND SUPPORTING DOCUMENTS: | | | | |
| Staff Report | Sign Renderings & Photo | | | |
| Special Use Application, received 7/16/15 | Excerpt from Ordinance No. 2001-Z-38 | | | |
| SUMMARY: | | | | |
| <p>The subject property, 975 N. 5th Ave., is the site of Delnor Glen Senior Living. Development of the property is subject to PUD Ordinance No. 2001-Z-38. Per the PUD ordinance, the monument sign at the entrance off of N. 5th Ave. may not be internally illuminated.</p> <p>The applicant, Accurate Report, Inc., representing Delnor Glen, is seeking approval of an amendment to the Special Use for PUD to permit internal illumination of the existing monument sign.</p> | | | | |
| SUGGESTED ACTION: | | | | |
| <p>Conduct the public hearing and close if all testimony has been taken.</p> <p>Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.</p> <p>Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.</p> | | | | |
| INFO / PROCEDURE – SPECIAL USE APPLICATIONS: | | | | |
| <ul style="list-style-type: none"> • Per Sec. 17.04.330, the purpose of a Special Use is as follows: “Special Uses listed within the various zoning districts include those uses that may be acceptable if established in an appropriate manner and location within a zoning district, but may not be acceptable if established in a different manner or location. Special Uses may include, but are not limited to, public and quasi-public uses affected with the public interest, and uses that may have a unique, special or unusual impact upon the use or enjoyment of neighboring property.” • Public hearing is required, with a mailed notice to surrounding property owners. • 7 findings of fact – ALL findings must be in the affirmative to recommend approval. | | | | |

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Amendment to Special Use for Planned Unit Development – Delnor PUD (975 N. 5th Ave.)

DATE: September 18, 2015

I. APPLICATION INFORMATION

Project Name: Delnor PUD, 975 N. 5th Ave.

Applicant: Accurate Repor, Inc.

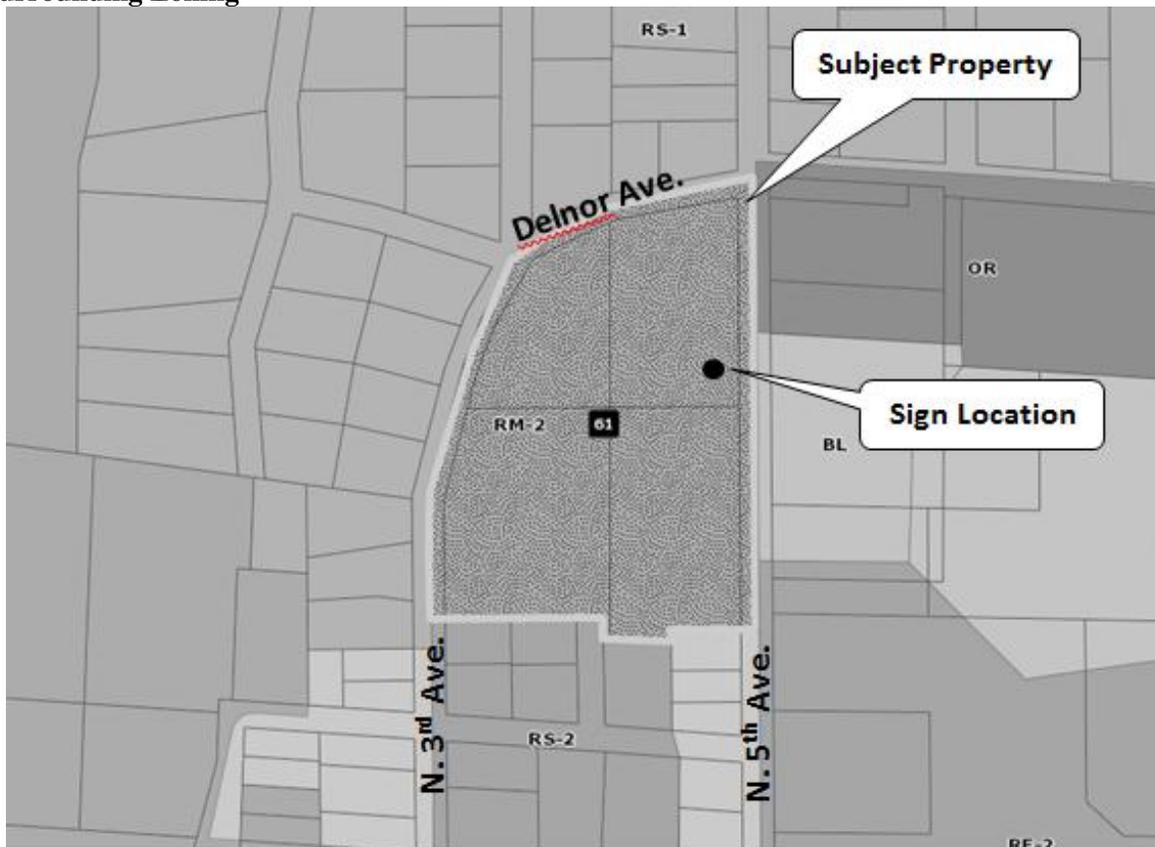
Purpose: Amend the Delnor PUD to allow one illuminated monument sign on the property.

| | | |
|--|---|---|
| General Information: | | |
| Site Information | | |
| Location | 975 N. 5 th Ave. | |
| Acres | 8.8 acres | |
| Applications | 1) Special Use for a Planned Unit Development | |
| Applicable Ordinances and Zoning Code Sections | 17.04 Administration 17.28 Signs Ordinance No. 2001-Z-38 “An Ordinance amending Special Use Ordinance No. 1997-M-116 and Granting a Special Use as a Planned Unit Development (Delnor PUD)” | |
| Existing Conditions | | |
| Land Use | Residential- assisted living facility; age-restricted townhomes | |
| Zoning | RM-2 Medium Density Multi-Family Residential (Delnor PUD) | |
| Zoning Summary | | |
| North | RS-1 Low Density Suburban Single-Family Residential | Single-family homes |
| East | OR Office/Research BL Local Business RE-2 Single-Family Estate | St. Charles Episcopal Church; medical offices |
| South | RS-2 Suburban Single-Family Residential RT-1 Traditional Single-Family Residential | Single-family homes |
| West | RS-1 Low Density Suburban Single-Family Residential | Single-family homes |
| Comprehensive Plan Designation | | |
| Multi-Family Residential; Single-Family Attached Residential | | |

Aerial Photo



Surrounding Zoning



II. BACKGROUND

The subject property is the site of Delnor Glen Senior Living. The complex consists of 80 assisted living units in the former Delnor Hospital building and 28 independent living townhome units.

Conversion of the former Delnor Hospital building into an assisted living facility was approved in 1997 under Ordinance No. 1997-M-116 “An Ordinance Repealing Special use Ordinance No. 1977-Z-31 and Granting a Special Use as a Planned Unit Development (Delnor Assisted Living Center PUD)”, and the facility opened in 1998. In 2001, Ordinance No. 2001-Z-38 “An Ordinance Amending Special Use Ordinance No. 1997-M-116 and Granting a Special Use as a Planned Unit Development (Delnor PUD)” was approved. This ordinance amended the PUD to include additional property for construction of the townhomes.

The site plan, architectural elevations, and landscape plan for the assisted living facility from the 1997 ordinance were incorporated into the 2001 ordinance. These plans provide a rendering of a monument sign and show the location of the sign at the north side of the entrance drive off of N. 5th Ave.

In March 2015, staff approved permit plans for a new monument sign to replace the existing monument sign at the entrance off of N. 5th Ave. Staff determined replacement of the monument sign would be an “Authorized Administrative Change to the PUD” under Section 17.04.430.C of the Zoning Ordinance, due to the fact that the sign complied with applicable Zoning Ordinance sign standards and would be located in the same location, would be approximately the same size, would utilize brick to match the building, would not be internally illuminated, and that the landscaping around the sign would be the same. The new sign was installed in May 2015.

III. PROPOSAL

Accurate Repro, Inc., represented by Scott Ladendorf, has applied for a PUD amendment on behalf of Peggy Faught, Executive Director of Delnor Glen Senior Living, in order to permit internal illumination of the monument sign on the property. Details of the proposal are as follows:

- Amend Ordinance No. 2001-Z-38 to add language stating that one monument sign may be internally illuminated.
- The existing monument sign at the entrance off of N. 5th Ave. would be internally illuminated.

IV. ANALYSIS

A. SIGN REGULATIONS

Ordinance No. 2001-Z-38 states,

“The Subject Realty may be developed only in accordance with all ordinances of the City as now in effect or hereafter amended and in accordance with the additional procedures, definitions, uses and restrictions contained herein and set forth in Exhibits B, C, and D.”

There is no language in the ordinance regarding sign requirements. Therefore, the sign requirements of the Zoning Ordinance apply to this property.

The property is zoned RM-2 Medium Density Multi-Family Residential. Per **Ch. 17.28 Signs, Table 17.28-1**, development identification signs, “*shall not be internally illuminated*”.

Because deviations from Zoning Ordinance requirements may be granted through a PUD ordinance, Ordinance No. 2001-Z-38 may be amended to permit an internally illuminated monument sign on this property.

The applicant states in the application materials that the property across the street, 960-970 N. 5th Ave., which is also owned and operated by Cadence Health/Northwestern Medicine, has an internally illuminated monument sign. This property is used for medical offices and is zoned BL Local Business. Internally illuminated signage is permitted in the BL zoning district. The applicant's intent is for the Delnor Glen sign to match the design of the sign at 960-970 N. 5th Ave.

B. PUD AMENDMENT LANGUAGE

Below is the proposed amendment to Ordinance No. 2001-Z-38, Section 3.A “Zoning Requirements and Standards”:

4. Signage: One monument sign, the location of which is illustrated in Exhibit C, may be internally illuminated.

V. SUGGESTED ACTION

Conduct the public hearing on the Special Use and close if all the testimony has been taken.

Staff has placed this item on the meeting portion of the agenda for a vote should the Plan Commission determine that they have enough information to make a recommendation. The applicant has provided findings of fact in support of their proposal as part of the Special Use application.

Staff has found the application materials to be complete.

VI. ATTACHMENTS

- Application for Special Use; received 7/16/2015
- Sign Rendering; dated 3/20/2015
- Photo of existing sign
- Excerpt from Ordinance No. 2001-Z-38 (Exhibit C)

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



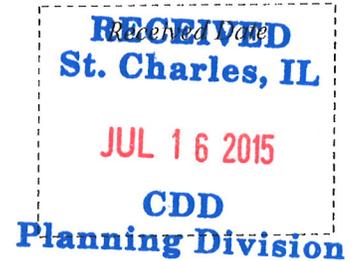
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

| | |
|---------------------|------------------------------------|
| For City Use | |
| Project Name: | <u>Delnor PUD - sign Amendment</u> |
| Project Number: | <u>2015 -PR- 015</u> |
| Application Number: | <u>2015 -AP- 024</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: | Location: 975 North 5th Avenue | |
| | Parcel Number (s): 09-27-178-011.000 | |
| | Proposed Name: Delnor Glen Senior Living | |
| 2. Applicant Information: | Name Accurate Repro, Inc | Phone 630.428.4433 |
| | Address 2368 Corporate Lane, Suite 100 Naperville, IL. 60563 | Fax 630.428.4449 |
| | | Email signs@accuraterepro.com |
| 3. Record Owner Information: | Name Cadence Health | Phone 630.933.2000 |
| | Address 25 N. Winfield Road Winfield, IL. 60190 | Fax |
| | | Email John.Yep@CadenceHealth.org |

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
- New PUD
- Amendment to existing PUD- Ordinance #: 2001-Z-38
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: _____

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

What is the property's current zoning? RM-2 (Medium Density Multi-Family)

What is the property currently used for? Senior Living Facility

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

We are proposing internally illuminating the new ground sign which is currently being installed as a non-illuminated box sign.

For Special Use Amendments only:

Why is the proposed change necessary?

For consistency and visibility. The adjacent property, 964 N. 5th Avenue, is also owned and operated by Cadence Health; the proposed sign is to be consistent in design & aesthetics as with 964 N. 5th. Avenue

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

Add language under section 3.A.

One monument sign, the location of which is illustrated in Exhibit C, may be internally illuminated.

Note for existing buildings:

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

Attachment Checklist:

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

❑ APPLICATION FEE:

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

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

❑ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

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

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

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

❑ PLAT OF SURVEY:

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

❑ FINDINGS OF FACT:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

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

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

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

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

❑ **PLANS:**

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

Copies of Plans:

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

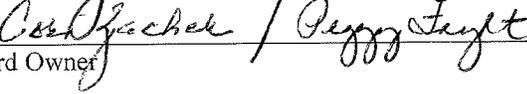
❑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

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

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

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


 / _____
 Record Owner _____ Date 6/30/15



 Applicant or Authorized Agent _____ Date _____

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

For Special Use for PUD or PUD Amendment applications.

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



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

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

2001-Z-38

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

The PUD is already established and the proposed amendment does not have an adverse impact on the purposes that were advanced by the creation of the PUD

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

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

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

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, 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.

Relief from the zoning ordinance requirement that prohibits illuminated signage in the RM-2 zoning district is warranted due to the zones being split between the east & west side of Fifth Avenue. For consistency it is suggested to allow for the same sign design illumination & style as set forth by the neighboring 964 N. Fifth Avenue location.

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.

No impact

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

No impact

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.

No impact

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.

No impact

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.

No impact

- 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.

No impact

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

No impact

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

No impact

LETTER OF AUTHORIZATION TO OBTAIN A SPECIAL USE AMENDMENT

June 26, 2015

To whom it may concern:

I, Peggy Faught, as agent for the property listed as Delnor Glen Senior Living, 975 North Fifth Ave., St. Charles, IL 60174, do authorize Scott Ladendorf of Accurate Repro Inc. or his signed agent to pursue a Special Use Amendment pertaining to an illuminated ground sign for the above referenced property on my behalf.

Peggy Faught, Executive Director, Agent

June 26, 2015

Peggy.Faught@Cadencehealth.org

630-443-8220

Sworn and subscribed to before me this 26th day of June, 2015 and being personally known to me as

Peggy Faught, Executive Director of Delnor Glen

Notary Public _____



My commission expires: *5/7/18*, for *state of Illinois*.

August 5, 2015

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

Dear Ms. Johnson,

In response to your inquiry of July 16, 2015, I am writing to advise that Peggy Faught, Executive Director of Delnor Glen Senior Living, represented by Scott Ladendorf of Accurate Repro, is authorized to apply on behalf of CDH-Delnor Health System d/b/a Cadence Health for approval of a Special Use Amendment from the City of St. Charles for the purpose of permitting an illuminated ground sign for Delnor Glen Senior Living located at 975 N. 5th Avenue, St. Charles, IL 60175.

Please do not hesitate to contact me if you should have any questions.

Sincerely,



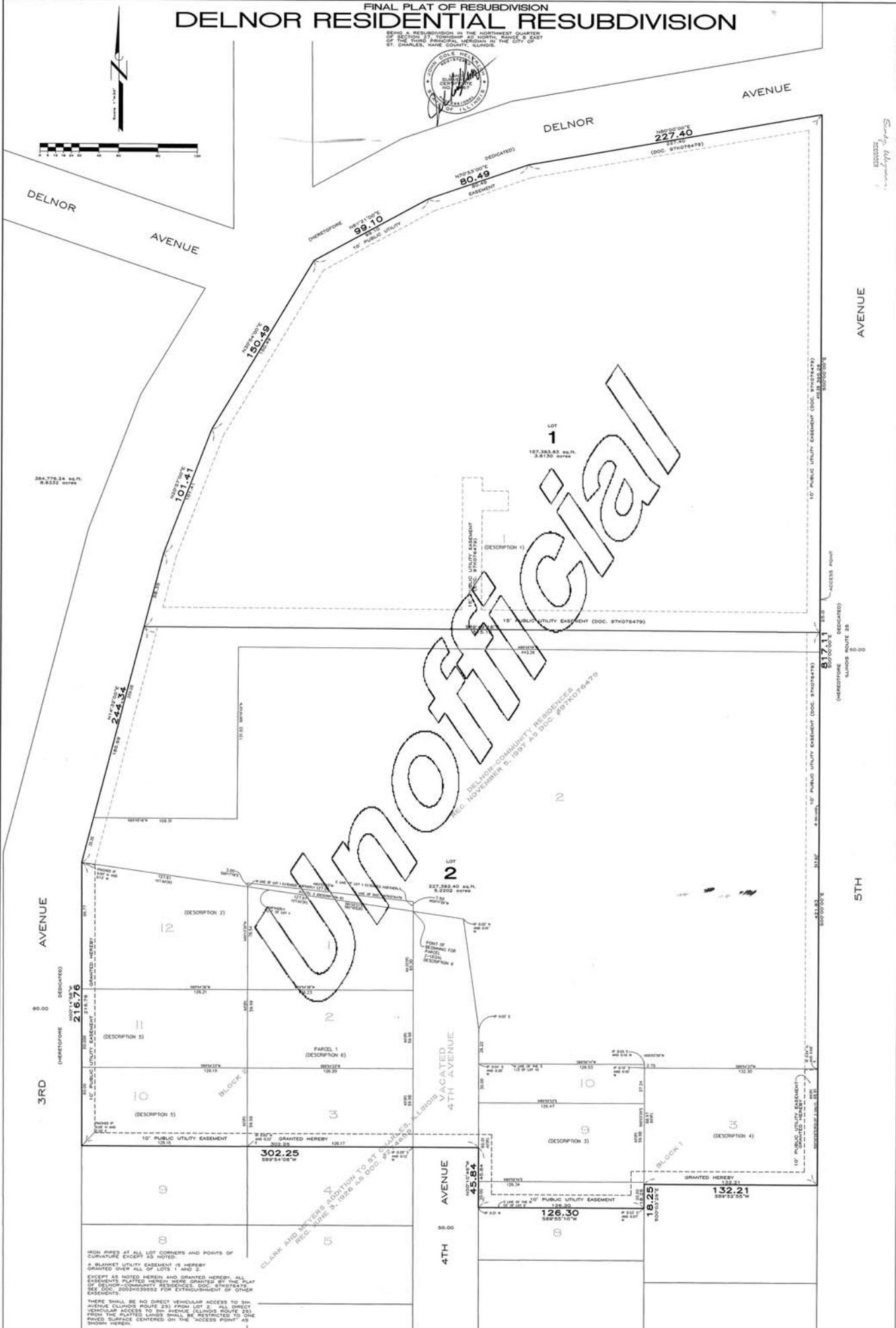
Mike Vivoda
Senior Vice President, Corporate Development
President, West Region
Northwestern Memorial HealthCare

FINAL PLAT OF RESUBDIVISION DELNOR RESIDENTIAL RESUBDIVISION

BEING A RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 27 TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD RANGE, MERIDIAN IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



PLAT NUMBER: A 643, A+B
FILED FOR RECORD
KANE COUNTY, ILL.
JAN 19 PM 2:30
Surveyor: [Signature]



Unofficial

IRON PIPES AT ALL LOT CORNERS AND POINTS OF CURVATURE EXCEPT AS NOTED.
EASEMENT UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 1 AND 2 EXCEPT AS NOTED HEREIN AND GRANTED HEREBY. ALL EASEMENTS PLATED HEREON WERE GRANTED BY THE PLAT SEE DOC. 2003203855 FOR EXTINGUISHMENT OF OTHER EASEMENTS.
THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO 5th AVENUE (ILLINOIS ROUTE 23) FROM LOT 2. ALL DIRECT VEHICULAR ACCESS TO 5th AVENUE (ILLINOIS ROUTE 23) FROM THE PLATED LOTS SHALL BE RESTRICTED TO ONE PAVED SURFACE CENTERED ON THE "ACCESS POINT" AS SHOWN HEREIN.

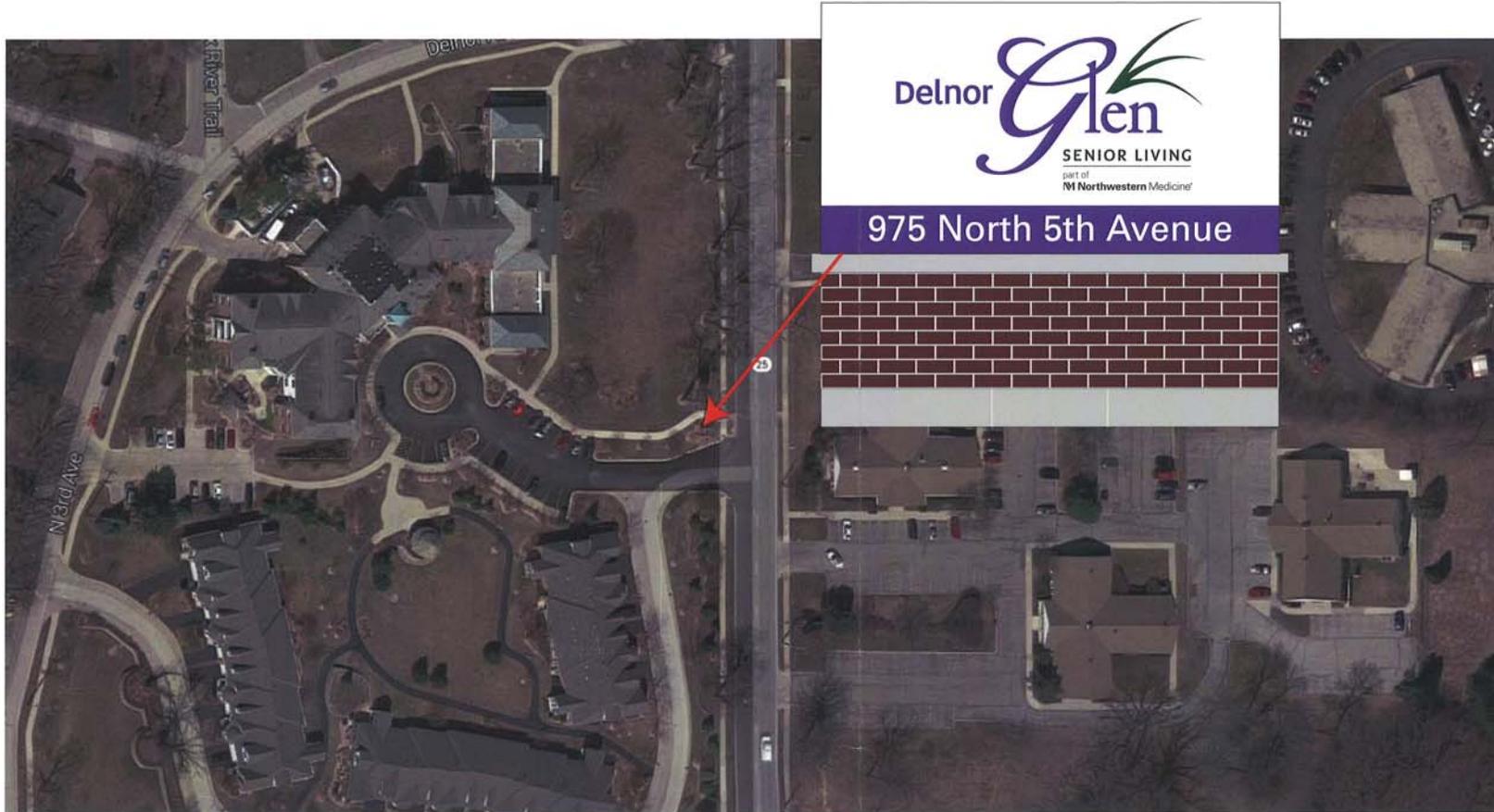
PLAT OF RESUBDIVISION

PREPARED FOR:
CLARK AND MYERS, SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST, KANE COUNTY, ILLINOIS
REC. NO. 21, 2024 AS DOC. 976078479

Craig R. Knoche & Associates
Civil Engineers, P.C.
140 Commerce Drive • Geneva, Illinois 60134 • Phone: 630-409-1100 • Fax: 630-409-1101

DATE: 10-30-01
FILE: 1-025993
JOB NO: 1-025

SHEET NO. 1 of 2



A AERIAL
Not to Scale

 **Accurate Repro, Inc.**
Total Copy, Graphic & Sign Solution
2368 Corporate Lane, Suite 100
Naperville, IL 60563
P-(630) 428-4433 F-(630) 428-4449
www.accuraterepro.com

Client Name:
Northwestern Medicine
Location:
Delnor Glen Senior Living
975 North 5th Avenue
St. Charles, IL

Start Date: 03/10/2015
Last Revision: 03/20/2015
Job#: N/A
Drawing#: Delnor_Glen_v4
Page: 3 of 3

.....
Client Approval
.....
Landlord Approval

Sales Rep:
Scott Ladendorf
Designer:
Scott Ladendorf

MEMBER
 

Northwestern Medicine • Exterior Signage

NON-Illuminated Push-Through Style Monument Sign

| | |
|---------------------------|---------|
| Quantity: | One (1) |
| Faces: | Two (2) |
| Height: | 4'4" |
| Length: | 8'0" |
| Height from Grade: | 7'4" |
| Total Square Feet: | 35 SF |
| Depth: | 16" |

Existing Conditions:
 Removal of existing stone base and signage
 Dig & form new foundation in exact location of existing sign
 New Brick base to match existing building brick
 Landscaping to remain unchanged

Electrical Notes:
 NO ELECTRICAL CONNECTIONS ALLOWED TO SIGN
 Tie into existing ground lighting and stub into foundation
 Electrical run is for possible future use pending PUD amendments
 External Disconnect Switch
 UL Approved & Labeled

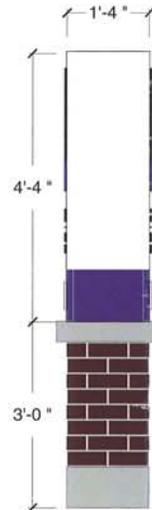
Signage Notes:
 - 16" deep Extruded Aluminum Cabinets painted White & PMS 2090C
 - .125" Shoe Boxed Aluminum Faces painted White & PMS 2090C
 - 1/2" thick Acrylic Push Through copy with Opaque Vinyl faces
 - Sign to be fabricated for internal lighting upgrade at later date if allowed by city



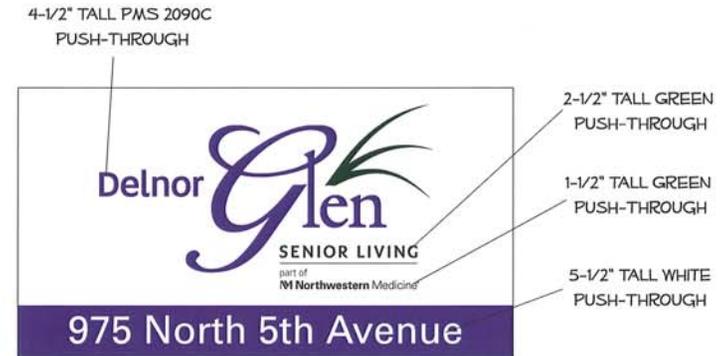
Previous sign



A MONUMENT FRONT ELEVATION
 1/4" = 1' Scale



B MONUMENT SIDE ELEVATION
 1/4" = 1' Scale



C SIGN FACE DETAIL
 1/4" = 1' Scale

Accurate Repro, Inc.
 Total Copy, Graphic & Sign Solution
 2368 Corporate Lane, Suite 100
 Naperville, IL 60563
 P-(630) 428-4433 F-(630) 428-4449
 www.accuraterepro.com

Client Name: Northwestern Medicine
Location: Delnor Glen Senior Living
 975 North 5th Avenue
 St. Charles, IL

Start Date: 03/10/2015
Last Revision: 03/20/2015
Job#: N/A
Drawing#: Delnor_Glen_v4
Page: 1 of 3

.....
 Client Approval

 Landlord Approval

Sales Rep: Scott Ladendorf
Designer: Scott Ladendorf
 MEMBER IFA LISTED

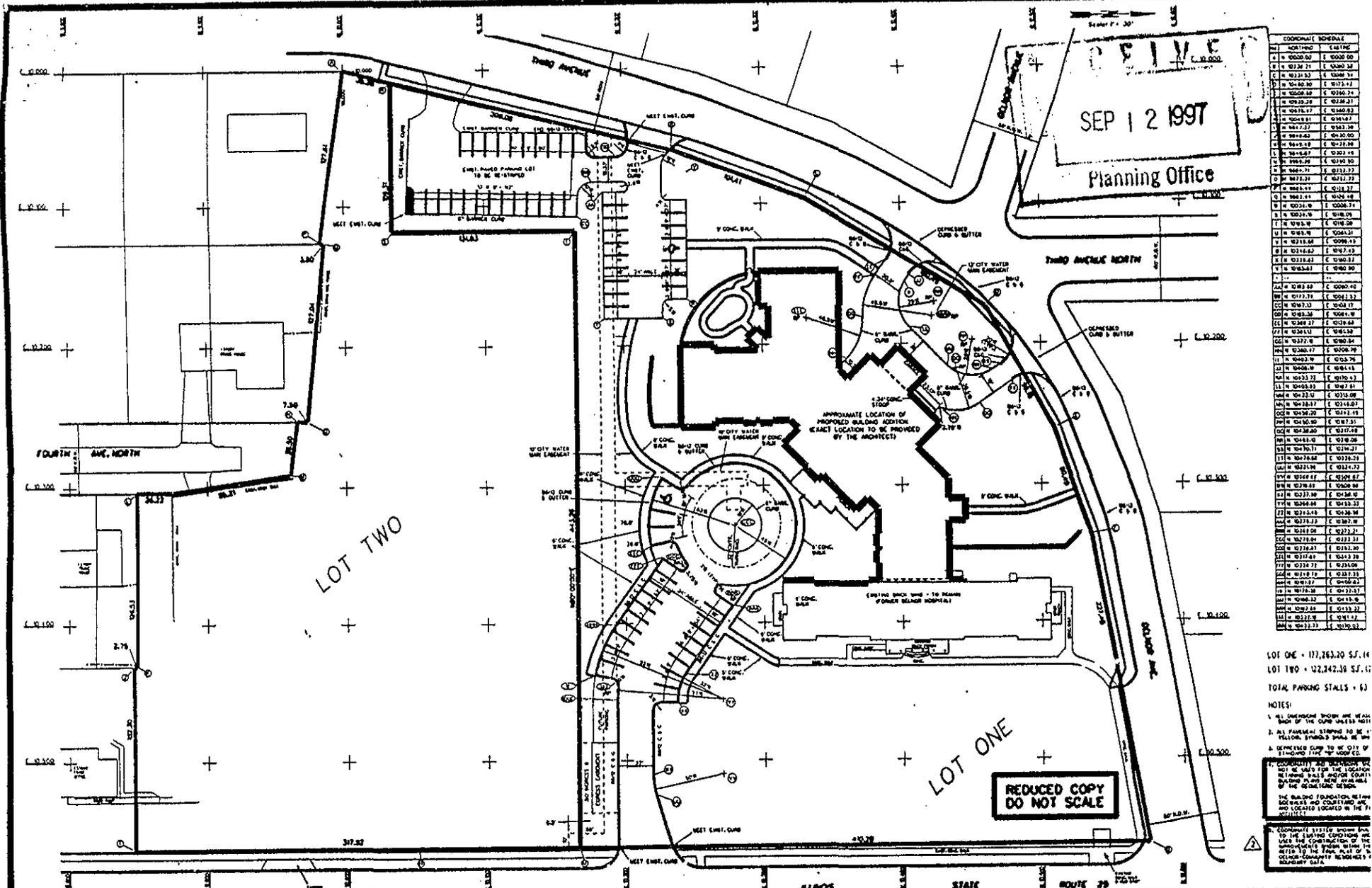


Delnor *Glen*
SENIOR LIVING
of Northwestern Medicine
975 North 5th Avenue

The sign is a white rectangular panel with a blue horizontal band at the bottom. The text is in purple and green. The sign is mounted on a brick base and a black pole with a white globe light fixture.



Exhibit C



| COORDINATE | EASTING | NORTHING |
|------------|---------|----------|
| 1 | 0200.00 | 0200.00 |
| 2 | 0200.00 | 0200.00 |
| 3 | 0200.00 | 0200.00 |
| 4 | 0200.00 | 0200.00 |
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| 18 | 0200.00 | 0200.00 |
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| 29 | 0200.00 | 0200.00 |
| 30 | 0200.00 | 0200.00 |
| 31 | 0200.00 | 0200.00 |
| 32 | 0200.00 | 0200.00 |
| 33 | 0200.00 | 0200.00 |
| 34 | 0200.00 | 0200.00 |
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| 37 | 0200.00 | 0200.00 |
| 38 | 0200.00 | 0200.00 |
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| 72 | 0200.00 | 0200.00 |
| 73 | 0200.00 | 0200.00 |
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| 78 | 0200.00 | 0200.00 |
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| 81 | 0200.00 | 0200.00 |
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| 83 | 0200.00 | 0200.00 |
| 84 | 0200.00 | 0200.00 |
| 85 | 0200.00 | 0200.00 |
| 86 | 0200.00 | 0200.00 |
| 87 | 0200.00 | 0200.00 |
| 88 | 0200.00 | 0200.00 |
| 89 | 0200.00 | 0200.00 |
| 90 | 0200.00 | 0200.00 |
| 91 | 0200.00 | 0200.00 |
| 92 | 0200.00 | 0200.00 |
| 93 | 0200.00 | 0200.00 |
| 94 | 0200.00 | 0200.00 |
| 95 | 0200.00 | 0200.00 |
| 96 | 0200.00 | 0200.00 |
| 97 | 0200.00 | 0200.00 |
| 98 | 0200.00 | 0200.00 |
| 99 | 0200.00 | 0200.00 |
| 100 | 0200.00 | 0200.00 |

LOT ONE = 177,263.20 S.F. ±
 LOT TWO = 122,342.36 S.F. ±
 TOTAL PARKING STALLS = 63

- NOTES:
1. All dimensions shown are in feet.
 2. All parking stalls are 10' x 20'.
 3. All dimensions are to the center of the lot.
 4. The building footprint is shown in dashed lines.

THE BUILDING FOOTPRINT IS SHOWN IN DASHED LINES AND IS LOCATED LOCATED IN THE PLANNING OFFICE.

| | | | |
|--|---------|----------|----------------------------|
| This Drawing shall not be used nor reproduced either wholly or in part except when authorized by the Engineer, Rampey & Sharp. | ACTION | DATE | DESCRIPTION |
| | Design | 11/10/97 | PER CIVIL & MECHANICAL |
| | Drawn | 11/10/97 | AS PER NOTE 1 |
| | Checked | 11/10/97 | PER ST. CHARLES FIRE DEPT. |

RAMPEY & SHARP
 CIVIL & MECHANICAL ENGINEERS
 224 WEST STATE STREET, ST. CHARLES, ILLINOIS 62254
 Telephone: (618) 735-1111 Fax: (618) 735-1112

DELNOR COMMUNITY RESIDENCES
 ST. CHARLES, ILLINOIS

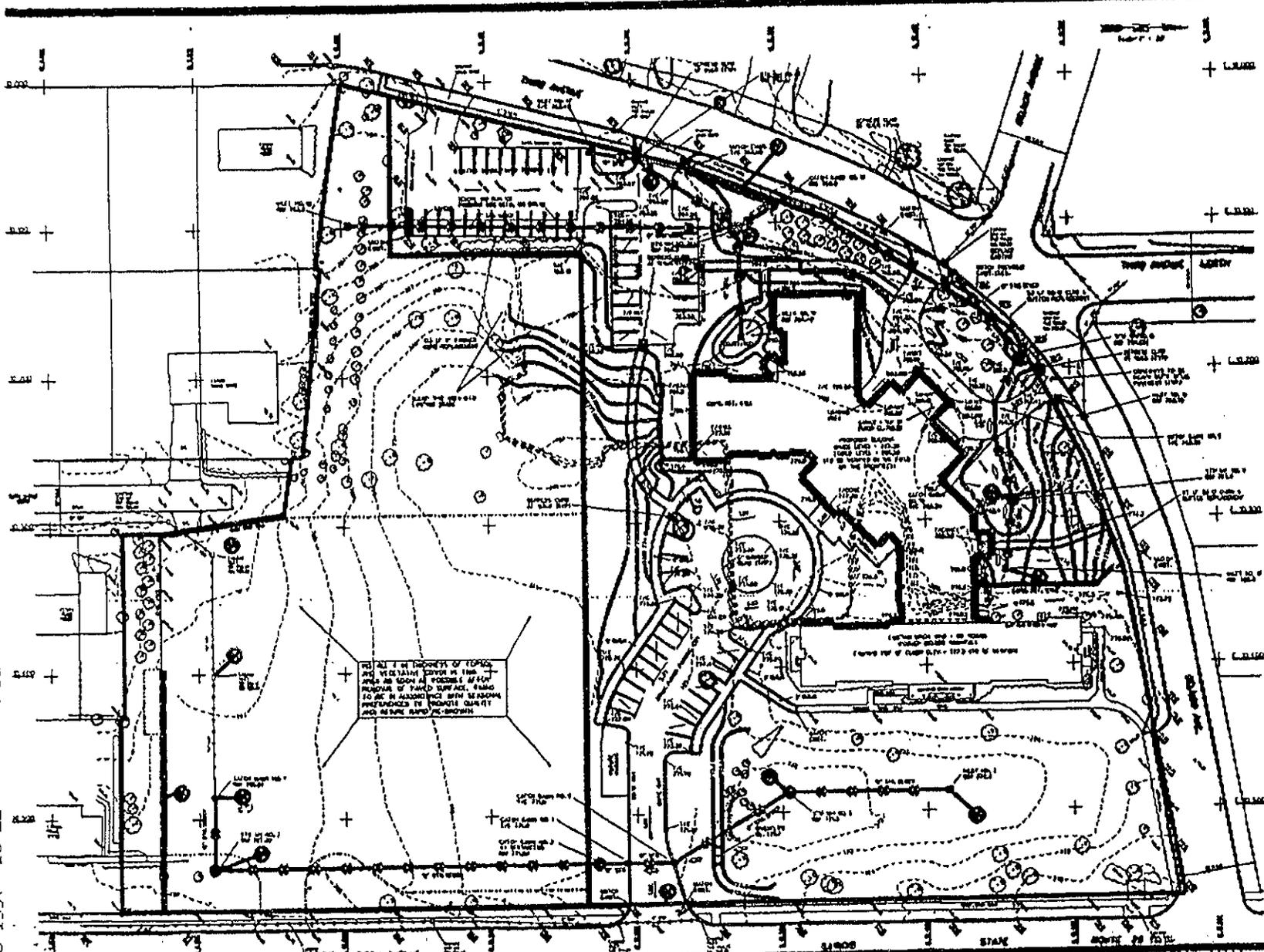
GEOMETRIC CONTROL PLAN

| | |
|----------|---------|
| SCALE | DATE |
| 1" = 30' | JULY 98 |

P. 03

N-58H

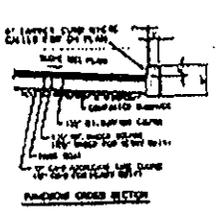
UC 16-159, 10:22



- GENERAL NOTES**
1. All work shall be done in accordance with the specifications and drawings.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. All work shall be done in accordance with the specifications and drawings.
 4. The contractor shall be responsible for obtaining all necessary permits.
 5. All work shall be done in accordance with the specifications and drawings.
 6. The contractor shall be responsible for obtaining all necessary permits.

- LEGEND**
- 1. EXISTING CONCRETE DRIVEWAY
 - 2. NEW CONCRETE DRIVEWAY
 - 3. EXISTING ASPHALT DRIVEWAY
 - 4. NEW ASPHALT DRIVEWAY

- NOTES ON THE PLAN**
1. All work shall be done in accordance with the specifications and drawings.
 2. The contractor shall be responsible for obtaining all necessary permits.
 3. All work shall be done in accordance with the specifications and drawings.
 4. The contractor shall be responsible for obtaining all necessary permits.
 5. All work shall be done in accordance with the specifications and drawings.
 6. The contractor shall be responsible for obtaining all necessary permits.

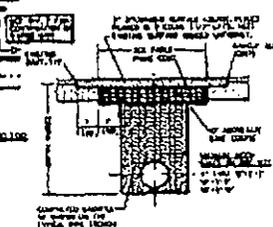
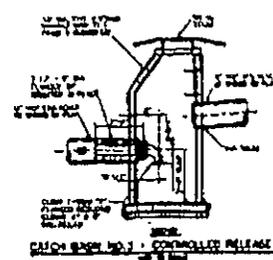
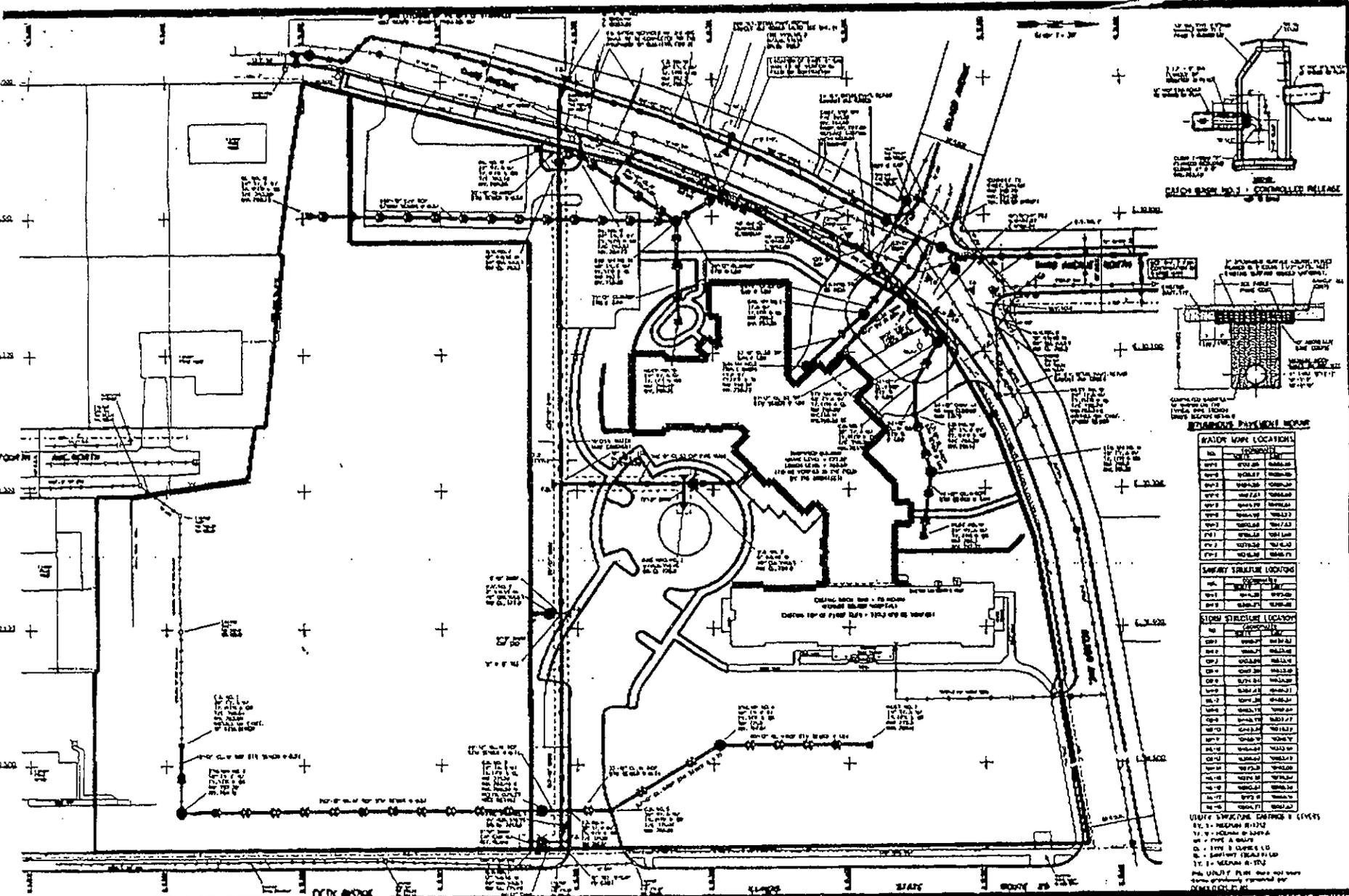


| | | | | |
|---|---------------------------------------|--|---------------------------------------|---------------------------------------|
| <p>Drawn by: [Name]</p> <p>Checked by: [Name]</p> <p>Scale: [Scale]</p> | <p>DATE: [Date]</p> <p>BY: [Name]</p> | <p>PROJECT: [Project Name]</p> <p>LOCATION: [Location]</p> | <p>DATE: [Date]</p> <p>BY: [Name]</p> | <p>DATE: [Date]</p> <p>BY: [Name]</p> |
|---|---------------------------------------|--|---------------------------------------|---------------------------------------|

P. 02

N. 00H

12.01 12.01-01-11



WALKER WARE LOCATIONS

| NO. | DESCRIPTION |
|-----|-------------|
| W01 | WALKER 01 |
| W02 | WALKER 02 |
| W03 | WALKER 03 |
| W04 | WALKER 04 |
| W05 | WALKER 05 |
| W06 | WALKER 06 |
| W07 | WALKER 07 |
| W08 | WALKER 08 |
| W09 | WALKER 09 |
| W10 | WALKER 10 |
| W11 | WALKER 11 |
| W12 | WALKER 12 |

SAFETY STAIRCASE LOCATIONS

| NO. | DESCRIPTION |
|-----|---------------------|
| S01 | SAFETY STAIRCASE 01 |
| S02 | SAFETY STAIRCASE 02 |
| S03 | SAFETY STAIRCASE 03 |

STORM STRUCTURE LOCATIONS

| NO. | DESCRIPTION |
|------|--------------------|
| ST01 | STORM STRUCTURE 01 |
| ST02 | STORM STRUCTURE 02 |
| ST03 | STORM STRUCTURE 03 |
| ST04 | STORM STRUCTURE 04 |
| ST05 | STORM STRUCTURE 05 |
| ST06 | STORM STRUCTURE 06 |
| ST07 | STORM STRUCTURE 07 |
| ST08 | STORM STRUCTURE 08 |
| ST09 | STORM STRUCTURE 09 |
| ST10 | STORM STRUCTURE 10 |
| ST11 | STORM STRUCTURE 11 |
| ST12 | STORM STRUCTURE 12 |
| ST13 | STORM STRUCTURE 13 |
| ST14 | STORM STRUCTURE 14 |
| ST15 | STORM STRUCTURE 15 |
| ST16 | STORM STRUCTURE 16 |
| ST17 | STORM STRUCTURE 17 |
| ST18 | STORM STRUCTURE 18 |
| ST19 | STORM STRUCTURE 19 |
| ST20 | STORM STRUCTURE 20 |
| ST21 | STORM STRUCTURE 21 |
| ST22 | STORM STRUCTURE 22 |
| ST23 | STORM STRUCTURE 23 |
| ST24 | STORM STRUCTURE 24 |
| ST25 | STORM STRUCTURE 25 |
| ST26 | STORM STRUCTURE 26 |
| ST27 | STORM STRUCTURE 27 |
| ST28 | STORM STRUCTURE 28 |
| ST29 | STORM STRUCTURE 29 |
| ST30 | STORM STRUCTURE 30 |

UNIT SWIRLING CHIMNEY LEVELS

- 1. 1.1 - MECHANICAL ROOM
- 2. 1.2 - MECHANICAL ROOM
- 3. 1.3 - MECHANICAL ROOM
- 4. 1.4 - MECHANICAL ROOM
- 5. 1.5 - MECHANICAL ROOM
- 6. 1.6 - MECHANICAL ROOM
- 7. 1.7 - MECHANICAL ROOM
- 8. 1.8 - MECHANICAL ROOM
- 9. 1.9 - MECHANICAL ROOM
- 10. 1.10 - MECHANICAL ROOM
- 11. 1.11 - MECHANICAL ROOM
- 12. 1.12 - MECHANICAL ROOM
- 13. 1.13 - MECHANICAL ROOM
- 14. 1.14 - MECHANICAL ROOM
- 15. 1.15 - MECHANICAL ROOM
- 16. 1.16 - MECHANICAL ROOM
- 17. 1.17 - MECHANICAL ROOM
- 18. 1.18 - MECHANICAL ROOM
- 19. 1.19 - MECHANICAL ROOM
- 20. 1.20 - MECHANICAL ROOM
- 21. 1.21 - MECHANICAL ROOM
- 22. 1.22 - MECHANICAL ROOM
- 23. 1.23 - MECHANICAL ROOM
- 24. 1.24 - MECHANICAL ROOM
- 25. 1.25 - MECHANICAL ROOM
- 26. 1.26 - MECHANICAL ROOM
- 27. 1.27 - MECHANICAL ROOM
- 28. 1.28 - MECHANICAL ROOM
- 29. 1.29 - MECHANICAL ROOM
- 30. 1.30 - MECHANICAL ROOM

| NO. | DESCRIPTION |
|-----|--------------|
| 1 | DESIGN |
| 2 | CONSTRUCTION |
| 3 | AS-BUILT |

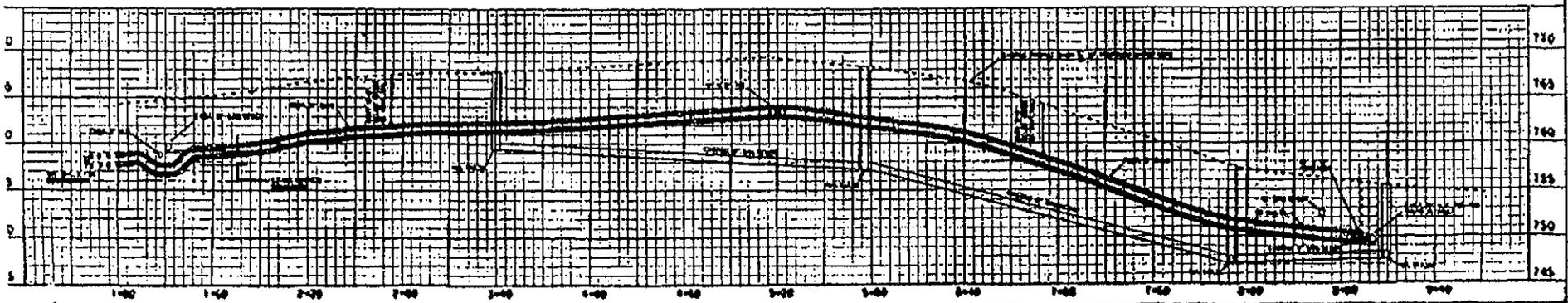
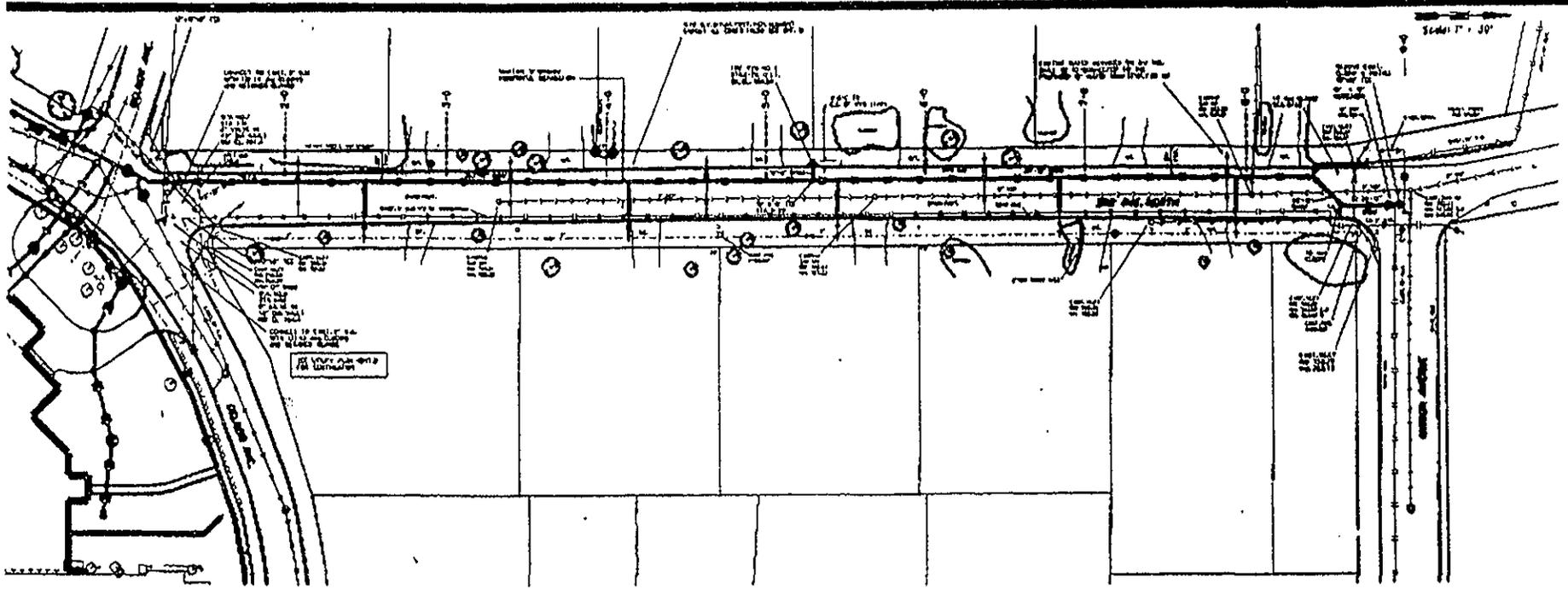
| NO. | DESCRIPTION |
|-----|--------------|
| 1 | DESIGN |
| 2 | CONSTRUCTION |
| 3 | AS-BUILT |

Occell Valley Plant
 21 1ST ST. ST. LOUIS, MO. 63102
 314.437.1234

Occell Valley Plant
 21 1ST ST. ST. LOUIS, MO. 63102
 314.437.1234

Occell Valley Plant
 21 1ST ST. ST. LOUIS, MO. 63102
 314.437.1234

Occell Valley Plant
 21 1ST ST. ST. LOUIS, MO. 63102
 314.437.1234



| | | | | | | | | |
|---|---------|------|----|--|---------------------------------------|--|----------------|-------------------|
| Drawing shall not be used for construction unless approved by the Engineer. | DESIGN | DATE | BY | DELOR-CORREY ENGINEERS ST. CHARLES, MISSOURI | OFFICE ENGINEER (SIGNATURE) | SCALE 1" = 30' HOR. 1" = 10' VERT. | SHEET NO. 7 | TOTAL SHEETS 8 |
| | CHECKED | DATE | BY | | | | | |

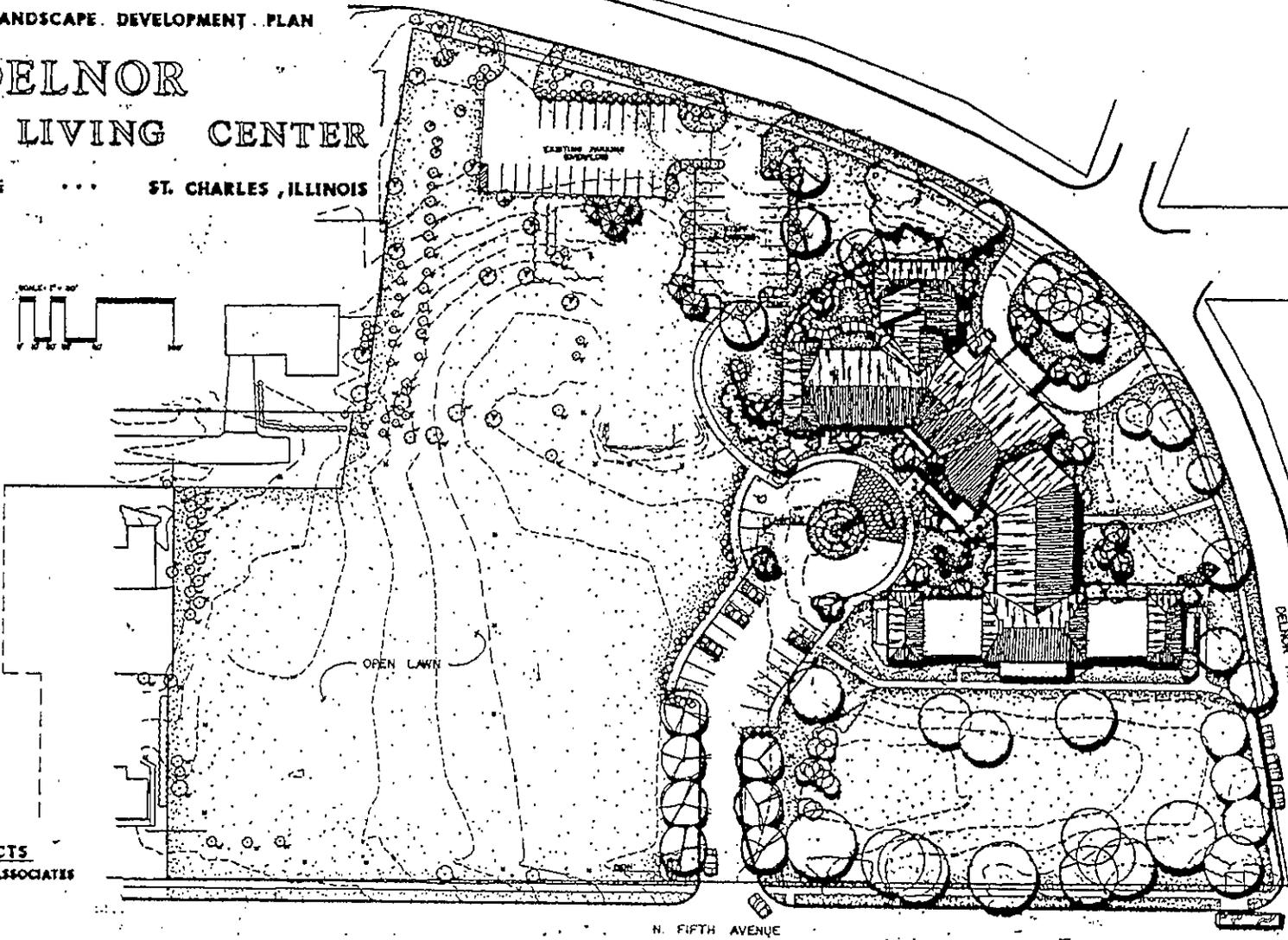
PRELIMINARY LANDSCAPE DEVELOPMENT PLAN

DELNOR ASSISTED LIVING CENTER

975 N. FIFTH AVENUE . . . ST. CHARLES, ILLINOIS



SCALE: 1" = 40'



LANDSCAPE ARCHITECTS
WILLIAM JAMES SPEAR & ASSOCIATES
16 NORTH FIRST AVENUE
ST. CHARLES, ILLINOIS 60134

N. FIFTH AVENUE

DELNOR AVENUE

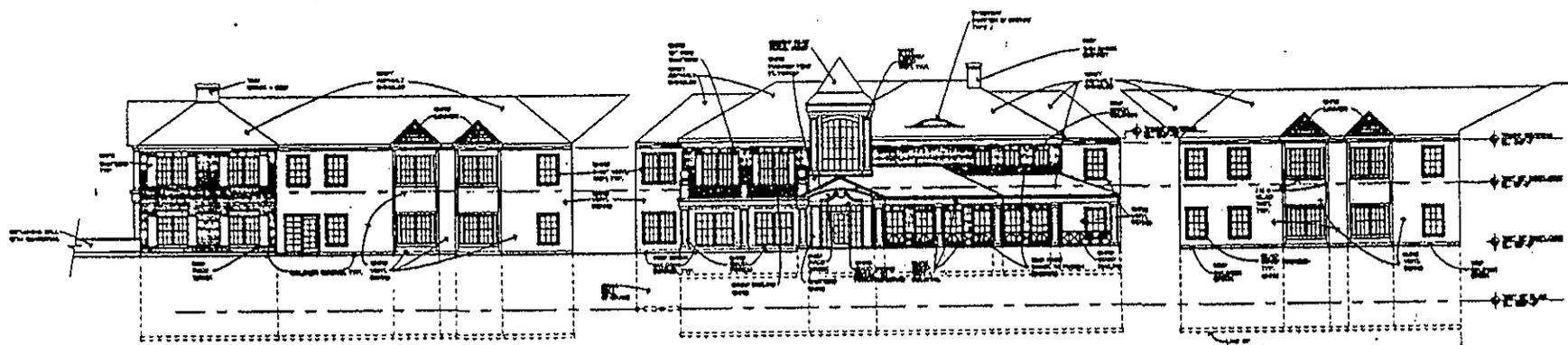
RECEIVED

SEP 16 1997

DATE
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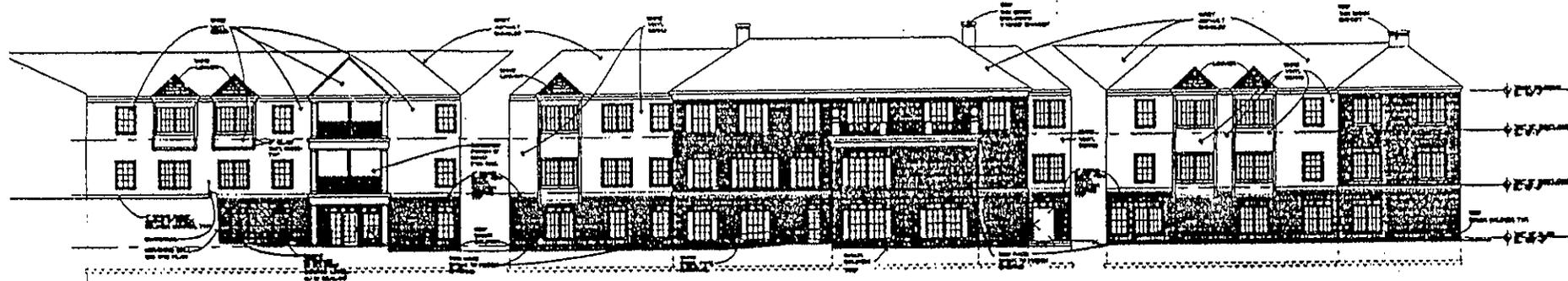
1
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8



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

2 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

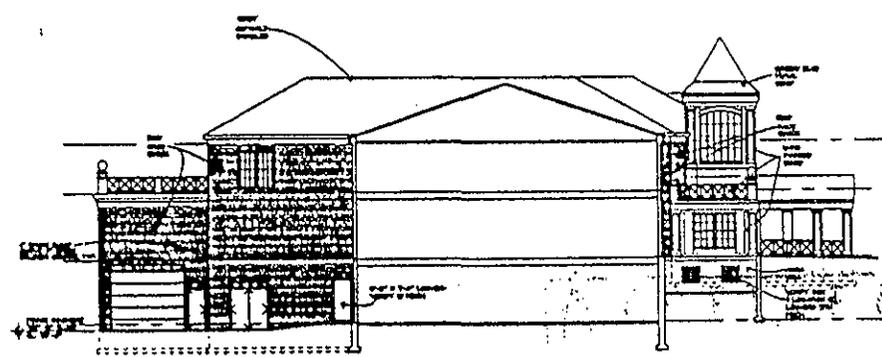
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



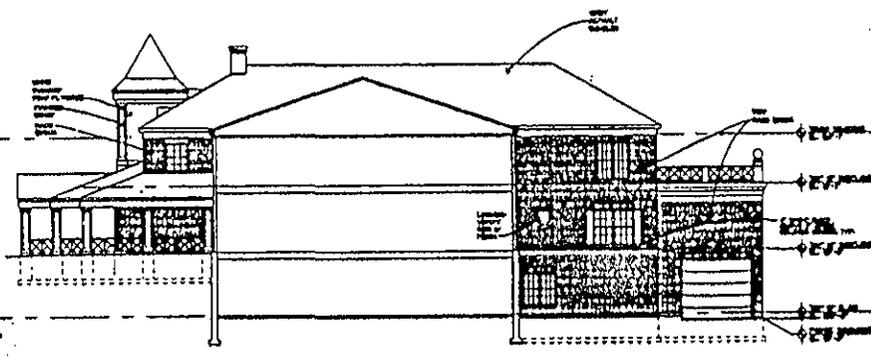
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

5 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



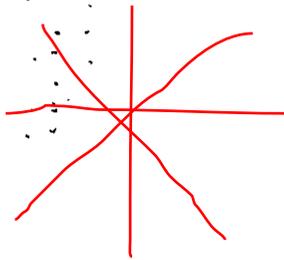
7 SOUTHWEST ELEVATION / SECTION
SCALE: 1/8" = 1'-0"



8 NORTHEAST ELEVATION / SECTION
SCALE: 1/8" = 1'-0"

SEP 12 1997

Planning Office



RECEIVED
 SEP 12 1997
 Planning Office

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER SIGNAGE ORDINANCE, CHAPTER 12.01, AND THE DENVER SIGNAGE DESIGN HANDBOOK, 1995 EDITION.

2. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD REPAIR AND CLEAN AT ALL TIMES.

3. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

4. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

5. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

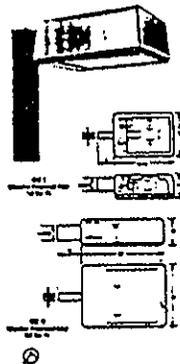
6. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

7. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

8. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

9. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

10. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.



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5. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

6. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

7. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

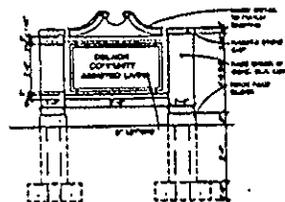
8. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

9. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.

10. ALL SIGNAGE SHALL BE REMOVED IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.



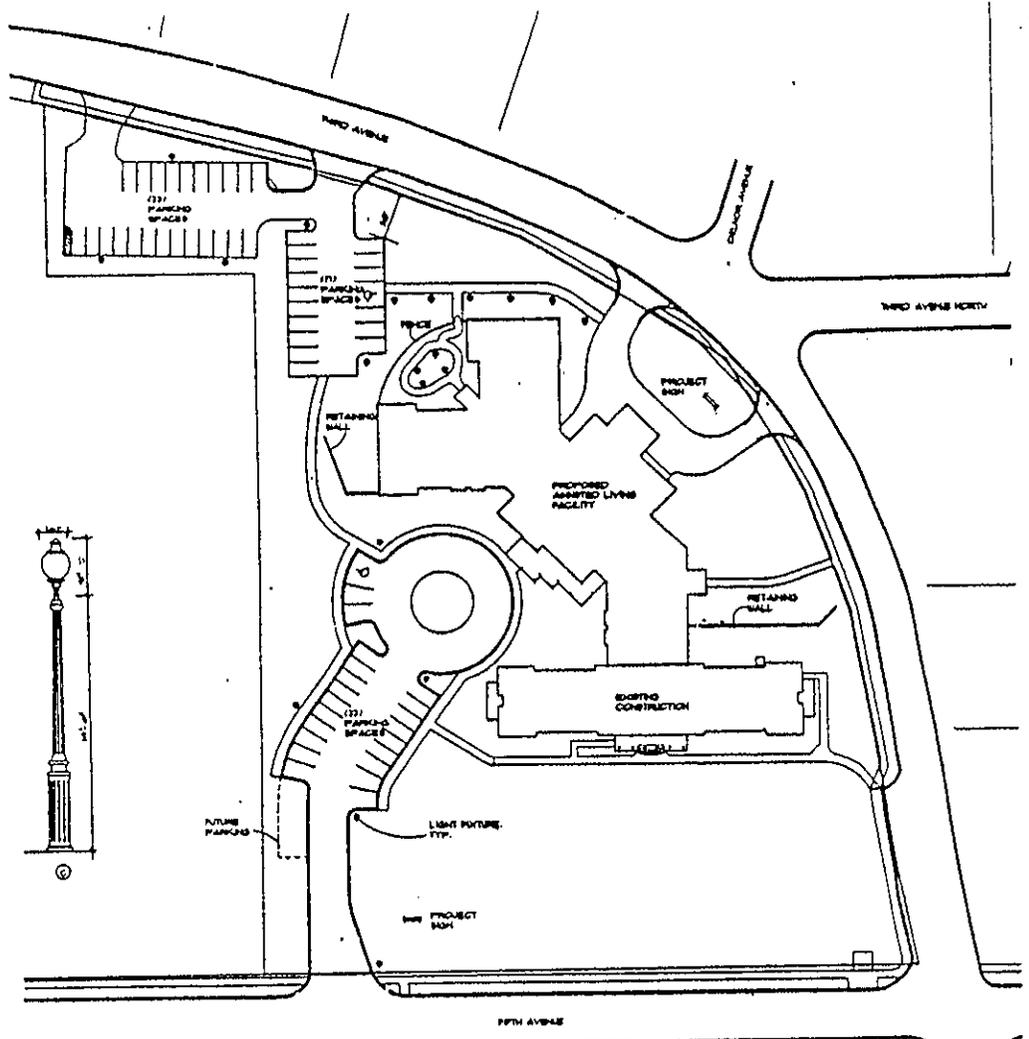
4 EXTERIOR LIGHT FIXTURES
 SCALE: 1/8" = 1'-0"



3 SIGN DETAIL
 SCALE: 3/8" = 1'-0"



2 FENCE DETAIL
 SCALE: 3/8" = 1'-0"



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

| PARKING INFORMATION | |
|---|--|
| PARKING CALCULATION | |
| PROPOSED NO. OF SPACES + NO. OF UNITS / 10 UNITS / 10 SPACES REQUIRED | |
| ACTUAL SPACES PROVIDED: 81 TOTAL | |
| HANDICAPPED SPACES: 7 | |