

**AGENDA
CITY OF ST. CHARLES
PLANNING & DEVELOPMENT COMMITTEE
ALD. DAN STELLATO – CHAIRMAN
MONDAY, JANUARY 12, 2015 - 7:00 PM
CITY COUNCIL CHAMBERS
2 E. MAIN STREET**

1. CALL TO ORDER

2. ROLL CALL

3. POLICE DEPARTMENT

- a. Recommendation to approve a Resolution and Amplification Equipment for the 2015 St. Patrick's Day Parade.

4. DOWNTOWN PARTNERSHIP

- a. Recommendation to approve The Adirondack Chair Promotion "Chair-ity Event".

5. COMMUNITY & ECONOMIC DEVELOPMENT

- a. Recommendation to approve a Proposed Downtown Business Economic Incentive Program.
- b. Recommendation to approve a Minor Change to PUD Preliminary Plan for Remington Glen (Foxwood PUD).
- c. Recommendation to approve a Plat of Easement Release for part of parcel 1 Pine Ridge Park by and between the City of St. Charles and Real Property Holding – St. Charles, IL, LLC.

6. ADDITIONAL BUSINESS

7. EXECUTIVE SESSION

- Personnel
- Pending Litigation
- Probable or Imminent Litigation
- Property Acquisition
- Collective Bargaining

8. ADJOURNMENT



AGENDA ITEM EXECUTIVE SUMMARY

Title: Recommendation to Approve a Resolution and Amplification Equipment for the 2015 St. Patrick's Day Parade

Presenter: Chief Keegan

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (1-12-15)		City Council
	Public Hearing		

Estimated Cost:	PD \$4,091.80/PW \$4,641.72/FD \$468.00	Budgeted:	YES	X	NO
	TOTAL: \$9,201.52				

If NO, please explain how item will be funded:

Executive Summary:

A resolution is being submitted for the closing of Main Street on Saturday, March 14, 2015 for the St. Patrick's Day Parade.

In 2012, the cost to the City for this event was approximately \$6,607.48.

In 2013, the cost to the City for this event was approximately \$6,607.48.

In 2014, the cost to the City for this event was approximately \$8,434.32.

The Police Department is working with the parade committee to keep costs down and maintain safety for the parade participants and attendees. No changes have been proposed from last year's parade proposal.

Fourth, Fifth, and Sixth Streets will be closed down in order to allow for parade staging. Only two parking spaces will be coned off in the checkerboard parking lot for parade preparation. The loud speaker permit is for the music as well as the viewing stand for the parade.

Attachments: *(please list)*

Resolution for St. Patrick's Day parade

Recommendation / Suggested Action *(briefly explain):*

The Police Department recommends approval as the Committee has met the Special Event requirements.

For office use only:

Agenda Item Number: 3a

City of St. Charles, Illinois
Resolution No. _____

A Resolution Requesting the Closure of Routes 64 and 31 for the St. Patrick's Day Parade

Presented & Passed by the City Council on _____

WHEREAS, the Chamber of Commerce is sponsoring a St. Patrick's Day Parade in the City of St. Charles, and;

WHEREAS, this Parade will require the temporary closure of Main Street (Route 64) and Second Street (Route 31) state highways in the City of St. Charles, and;

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of state highways for such public purposes or needs as parades and local celebrations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles that permission to close Main Street (Route 64) and Second Street (Route 31) on Saturday, March 14, 2015 from 1:30 p.m. to 3:30 p.m. be requested of the Department of Transportation;

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, all highway traffic during the periods of time specified shall be detoured over the following routes:

For westbound on Route 64: south on 5th Avenue (Route 25) to Illinois Avenue, west to 7th Street, north to Route 64. For southbound on Route 31: west on State Street from Route 31 to 7th Street, south on 7th Street to Illinois Street, east on Illinois Street to Route 31. For eastbound Route 64 and northbound Route 31, use the reverse route.

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, the City of St. Charles assumes full responsibility for the direction, protection and regulation of the traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of the state highway, and it is further agreed that efficient all-weather detours will be maintained to the satisfaction of the Department and conspicuously marked for the benefit of traffic diverted from the state highway.

Resolution No. _____

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BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this resolution.

PRESENTED to the City Council of the City of St. Charles, Illinois, this _____ day of _____ 2015.

PASSED by the City Council of the City of St. Charles, Illinois, this _____ day of _____ 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of _____ 2015.

Raymond P. Rogina, Mayor

ATTEST:

City Clerk


COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

 ST. CHARLES <small>SINCE 1834</small>		AGENDA ITEM EXECUTIVE SUMMARY						
		Title:		Recommendation to Approve The Adirondack Chair Promotion “Chair-ity Event”				
		Presenter:		Lynne Schwartz, Downtown St. Charles Partnership				
<i>Please check appropriate box:</i>								
	Government Operations				Government Services			
X	Planning & Development (1/12/15)				City Council			
	Public Hearing							
Estimated Cost:	N/A			Budgeted:	YES		NO	X
If NO, please explain how item will be funded:								
<p>The DSCP is not seeking any money from the City for this project. The DSCP will be covering any upfront expenses.</p>								
Executive Summary:								
<p>Lynne Schwartz of the Downtown St. Charles Partnership will provide additional information on the Chair-ity promotion being organized by the DSCP for the summer of 2015. Businesses, community groups and individuals will decorate Adirondack chairs, which will be placed throughout downtown St. Charles from Memorial Day weekend through Labor Day.</p> <p>The DSCP has sought guidance from City staff and IDOT on permissible locations for the chairs, and have recommendations for chair placement on public property throughout downtown. The number of recommended chairs at each site is provided as a range, with a maximum number per site based on allowable space. This provides flexibility since the number of total chairs to place will not be known until the entry deadline, and conforms to all applicable ordinances.</p> <p>Participants may opt to donate the chair for auction, which will take place online for the duration of the event. Proceeds will cover all upfront costs, with the remainder being used for enhancements of the Volunteer Plaza north of the municipal building. The DSCP will work with City staff on a specific allocation once the final proceeds are tallied and received.</p>								
Attachments: <i>(please list)</i>								
Map with Suggested Locations; Program Overview; Entry Form; Chair Samples								
Recommendation / Suggested Action <i>(briefly explain):</i>								
Recommendation to approve The Adirondack Chair Promotion “Chair-ity Event”								
<i>For office use only:</i>		<i>Agenda Item Number:</i> 4a						



Downtown St. Charles Adirondack Chair-ty Event Program Overview

What is it?

The Chair-ity Event is a downtown St. Charles, outdoor, public art exhibition sponsored by the Downtown St. Charles Partnership. We are asking the community to use their imaginations to create works of art with Adirondack chairs as their canvas.

Why are we doing this?

Creating something out of the ordinary with visual interest is a great way to showcase our beautiful downtown. It gives people a reason to explore, a way to discover new parts of the city, and a reason to stay.

How does it work?

Participants are encouraged to create imaginative and unique works of art appropriate for public display. Any individual, group or business can participate, with the option of donating the chair for auction at the conclusion of the event.

Tell me more about the auction!

An online auction will take place for the duration of the Chair-ity event, starting Memorial Day weekend concluding Labor Day weekend. All chairs that are donated for auction will have signage with the auction number and the website where people can go to bid on the chair. The online portal will have both the chair number as well as a photo, and it will be promoted via Facebook, so there are multiple ways to garner interest. Auction proceeds will be used to benefit downtown St. Charles Volunteer Plaza.

Where do I start?

Use your imagination and paint, sculpt, decoupage or modify your chair to create your own unique design. We can also provide you with many ideas!

What is the deadline for completing the chair?

Complete & send in the attached form by April 15, 2015. The sooner the better!

Where do we find an artist?

YOU ARE THE ARTIST! If you really want help, a list of artists is available upon request.

When does the Adirondack need to be finished by?

The deadline to finish the chair and submit a photo is May 1, 2015. Participants will be assigned a location, and will be responsible for delivering it to that location by May 22. All chairs not delivered on time will be excluded from the auction. Chairs might need to be moved during the event for safety or for other events going on throughout the downtown.

What if I don't have a digital camera to send you a picture?

Contact Marketing & Development Coordinator Jenna Sawicki at jsawicki@downtownstcharles.org.

How much does it cost?

You can use your own Adirondack chair or purchase one. St. Charles ACE Hardware has a chair available at a special discounted rate of \$39.99 for this event. They are located at 2750 E. Main Street, St Charles, IL 60174 (630) 377-2254. Please indicate that you are purchasing the chair for the Chair-ity event when making your purchase to receive the discount.

If I donate the Chair for auction, is my contribution tax deductible?

If the chair is donated to the auction and ultimately sold, the individual who paints the chair can deduct the cost of the chair and materials. The individual who buys the chair via the auction can deduct the portion of the auction purchase that is above and beyond the cost for the chair and decorating.

Checklist

- Complete a Chair-ity Application Form and submit to the Downtown St. Charles Partnership by April 15, 2015. Either drop it off to City Hall (2 E. Main street) or email to jsawicki@downtownstcharle.org.
- Purchase, assemble and decorate an Adirondack Chair, if you don't already have one. Let your imagination go wild! (See page 3 for Tips on How to Prep and Preserve Your Chair.)
- Submit a digital photo of your completed chair to jsawicki@downtownstcharles.org by May 1, 2015.
- You will be notified via email of your designated location by May 15, 2015.
- Deliver your chair to the assigned location on or before May 22, 2015.
- Enjoy the display of chairs downtown, and encourage people to bid on your chair!
- Anyone keeping their chair at the conclusion of the event must pick up the chair by September 13, 2015.
- Be sure to like and tag us on Facebook and Instagram!
Facebook: #STCchairity, www.facebook.com/stcchairity
Instagram: #STCchairity, @downtownstcil

Tips on How to Prep and Preserve Your Chair

Choose the Right Finish: Just as a long-sleeved shirt provides protection from sunburn, multiple coats of an exterior finish help protect furniture from UV rays as well as moisture. Since paint blocks UV rays better than a clear finish, your best bet is to apply a quality exterior primer, topped by an exterior latex or oil-based paint.

Sand First: Before painting, sand the surface down to bare wood, or use a chemical wood stripper, so your primer will adhere well to the wood.

Seal Completely: Don't leave any of the wood unfinished – seal every nook and cranny and fill all cracks. That goes for the joints, underneath, even the bottoms of the legs.





DSCP's Chair-ity Event Entry Form

Name(s): _____

Company or Organization (if any): _____

Phone (Day): _____ Phone (Night): _____

Email(s): _____

Please check one of the boxes below that will pertain to your "Chair-ity" entry:

I would like to donate my chair to be auctioned off for the benefit of the new Volunteer Plaza in downtown St. Charles. You will be notified by September 8th if your entry did not receive the minimum bid required for auction.

I will be picking up my chair at the conclusion of the event.

All chairs not sold at auction must be picked up by 5:00pm on September 13, 2015

Rules and Regulations:

- The Chair-ity application form must be received by the Downtown St. Charles Partnership by April 15, 2015.
- Any chairs not delivered to their assigned location by May 22, 2015 will be ineligible for the online auction.
- The Downtown St. Charles Partnership and the City of St. Charles are not responsible for any theft or damage to the chairs.
- The DSCP has the right to move chairs for safety or for any reason they see fit.
- Participants will not be reimbursed for stolen chairs or damage to any chair. If a chair is stolen, damaged or deemed unfit for any reason, it will be disqualified from the event.

I agree to hold harmless the Downtown St. Charles Partnership, the St. Charles Park District, City of St. Charles or any event and or organization in place for the making of St. Charles. I agree to the Rules and Regulations outlined above.

Signature: _____ Print: _____ Date: _____

In advance, WE APPRECIATE your efforts and we look forward to seeing the creativity that St. Charles has to offer. Be sure to Like and Tag us on Facebook and Instagram: #STCchairity and @downtownstcil.

Any questions? Please email Marketing and Development Coordinator Jenna Sawicki at

jsawicki@downtownstcharles.org.





New Municipal Plaza



WEST SIDE MUNI BLDG

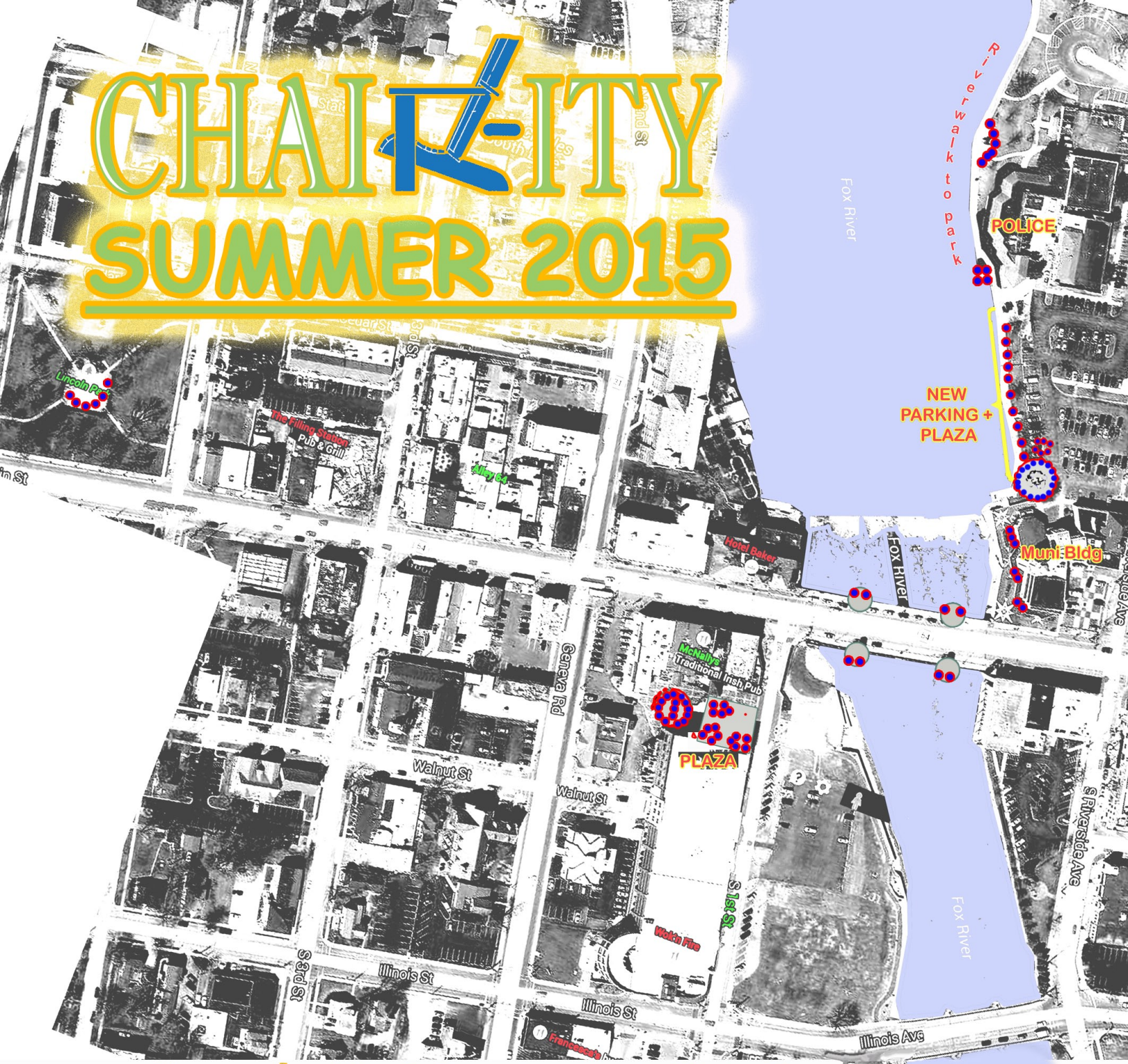
police river deck



Bob Leonard Walkway




CHAIR CITY SUMMER 2015



SUMMARY OF "CHAIR CITY" PLACEMENTS ON CITY MANAGED PROPERTY

- 20- the new Municipal Plaza
- 10+ - along riverwalk between Muni bldg & Police station
- 4-6 - on deck outside Police
- 6 - the Ekwabet sculpture
- 6 - along/in alcoves of wall - West side Muni facing river
- 8 total - 2 in each of 4 Bridge Gazebos on river side
- 30 - in the 1st ST. Plaza- 15 in the amphitheatre / 15 in plazaspaces
- 20 - Bob Leonard Walkway at sculpture plaza area
- 6 - Lincoln Park Band Shell area

EACH AREA WAS WALKED AND ESTIMATES ARE CONSERVATIVE. EACH SPACE IS MORE THAN ADEQUATE TO ACCOMMODATE THE DESIGNATED PLACEMENTS. WE HAVE GOTTEN STRONG INTEREST AND WE FORECAST AROUND 100 CHAIRS.

		AGENDA ITEM EXECUTIVE SUMMARY				
		Title:	Recommendation to Approve a Proposed Downtown Business Economic Incentive Program			
		Staff:	Matthew O'Rourke, Economic Development Division Manager Rita Tungare, Director of Community & Economic Development			
<i>Please check appropriate box:</i>						
	Government Operations			Government Services		
X	Planning & Development (1/12/2015)			City Council		
Estimated Cost:		Budgeted:	YES		NO	
If NO, please explain how item will be funded:						
Executive Summary:						
Background: In recent years, staff has worked with retailers, commercial brokers, and business owners to locate in downtown St. Charles. Through these interactions staff has noticed that the initial investment costs in downtown St. Charles buildings can sometimes act as a deterrent. In particular, potential business owners may have difficulty making significant investments to update old plumbing and electrical systems to comply with codes, install fire sprinklers and alarms, or update spaces to meet the requirements of the Americans with Disabilities Act.						
Proposed Incentive: In order to promote the vision and goals of a vibrant downtown St. Charles, and create new opportunities to attract retail and service businesses, staff is proposing the creation of a Downtown Business Economic Incentive Program. The program will focus on adding value to downtown's building stock through interior physical improvements/upgrades, while attracting new businesses to locate in St. Charles. The general structure of the program is proposed as follows:						
<ul style="list-style-type: none"> • Only Retail Sales, Personal Services, and Restaurants are eligible for the basic award. • Laundry and dry cleaning, Funeral Homes/Mortuaries, Tanning Salons, Tavern/Bar - (<i>Or restaurants that request/obtain a 2:00 AM liquor license</i>) are not eligible for an award. • Eligible properties must be located in the Downtown Special Service Area -1B (SSA-1B), be located on the 1st/ground floor of the building, and be the primary point of sale for the majority of merchandise or service sold. • All awards will match applicant expenditures on a 50/50 basis for eligible improvements. • Base level awards will have maximum value of \$10,000 and be approved by staff. • Additional awards of up to \$15,000, <i>for Retail Sales uses only</i>, will be approved by City Council. 						
Attachments: <i>(please list)</i>						
Downtown Business Economic Incentive Program Description Map of Special Service Area – 1B (SSA-1B)						
Recommendation / Suggested Action <i>(briefly explain):</i>						
If the Committee feels that they have sufficient information to make a recommendation, staff is requesting approval of the proposed program.						
<i>For office use only:</i>		Agenda Item Number: 5a				

Community & Economic Development
Economic Development Division

Phone: (630) 377-444

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

STAFF REPORT

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

FROM: Matthew O'Rourke, AICP
Economic Development Division Manager

RE: New Downtown Business Economic Incentive Program Proposal

DATE: January 9, 2015

I. GENERAL INFORMATION

Project Name: Downtown Business Economic Incentive Program

Purpose: To create a new Downtown Business Economic Incentive Program that focuses on attraction of new retail and service oriented businesses to downtown St. Charles.

II. BACKGROUND

The City of St. Charles has an established downtown serves as the hub for a mixture of business, recreation, and residential activity. To preserve this environment, the City of St. Charles developed policy documents to establish direction for preserving, enhancing, and promoting downtown St. Charles. These documents are the 2000 Downtown St. Charles Strategy Plan, 2002 River Corridor Master Plan, and 2013 Comprehensive Plan. All three documents highlight the need to foster continued investment in existing buildings while attracting new retail and service businesses to downtown.

In recent years, staff has worked with retailers, commercial brokers, and business owners to locate in downtown St. Charles. Through these interactions staff has noticed that the initial investment costs in downtown St. Charles buildings can sometimes act as a deterrent. In particular, potential business owners may have difficulty making significant investments to update old plumbing and electrical systems to comply with codes, install fire sprinklers and alarms, or update spaces to meet the requirements of the American with Disabilities Act.

The Downtown St. Charles Strategy Plan and Comprehensive Plan state the following goals that provide direction to assist with these goals:

Downtown Strategy Plan

Policy Direction - Current programs available from the City and local financial institutions are focused almost exclusively on façade improvements. New, enhanced and targeted incentives should be considered as a means of pursuing business development strategies.

Comprehensive Plan

Chapter 3 Goals – Commercial & Office Areas, Goal 3, Objective 11 – Consider establishing a program to assist with improvements to existing buildings that bring them to current codes and standards so that they can sustain occupancy and market competitiveness.

Chapter 3 Goals –Economic Development, Goal 1, Objective 3 - Where appropriate, consider using incentives such as Tax Increment Financing as a means of fostering redevelopment in Downtown, The Charlestowne Mall site, and other areas of the City identified as priority investment locations. *PROPOSAL*

III. PROPOSAL

In order to promote the vision and goals of a vibrant downtown St. Charles, and create new opportunities to attract retail and service businesses, staff is proposing the creation of a Downtown Business Economic Incentive Program. The program will focus on adding value to downtown's building stock through interior physical improvements/upgrades, while attracting new businesses to locate in St. Charles. The main details of this program are described in the following sections (*The complete program description is attached to this memo*):

A. ELIGIBLE / INELIGIBLE USES

Eligible Uses

Staff is proposing the businesses eligible for assistance are limited to uses that specifically promote a lively downtown environment. The following uses (as defined by Section 17.030.020 of Title 17 the Zoning Ordinance) will be considered eligible:

- Retail Sales
- Personal Services
- Restaurants

Ineligible Uses

Staff has identified the following uses (currently permitted in downtown) that are proposed to not be eligible for an award:

- Laundry and dry cleaning (taken out of **Personal Services**)
- Funeral homes/mortuaries (taken out of **Personal Services**)
- Tanning salons (taken out of **Personal Services**)
- Tavern/Bar - (*Or restaurants that request/obtain a 2:00 AM liquor license*).

B. ELIGIBLE PROPERTIES

The proposed program has been crafted to further the priorities stated in the adopted downtown program documents. Therefore, any business seeking assistance must meet the following criteria:

- The property must be located in the Downtown Area as defined as the Special Service Area 1B (See Attached Map for program limits).
- The leasable space must be located on the first floor/street level of the eligible building.
- Primary point of sale for merchandise/services in the store must be the location of the physical business.

C. AWARD AMOUNTS

Basic Downtown Business Economic Incentive Awards

All awards will match applicant expenditures on a 50/50 basis for eligible improvements. The basic economic incentive award amount of \$10,000 will be available for individual businesses. Multiple businesses located in multi-tenant buildings shall all be eligible for individual awards.

Additional Funding Available for Retail Sales Businesses

Staff is proposing that extra awards be available for retail sales businesses to further encourage their location in downtown St. Charles.

Staff proposes that **Retail Sales** uses be eligible for an additional \$15,000 (**Total grant amount for any business shall not exceed \$25,000**), and the property/businesses must meet one of the following criteria:

- Additional awards are used to update building code or fire code deficiencies required by change of use such as but not limited to: ADA accessibility improvements, fire sprinkler installation, fire alarms installation, repair, or updates, accessibility ramps/elevators.
- The building or leasable space has been vacant for more than 6 months.
- The proposed business is located in the Downtown Retail Overlay District.
- Large retail spaces that need to be demised to make leasing the space more feasible.
- Extraordinary costs based on a unique physical condition or alterations of the building can be considered on a case by case basis.

D. ELIGIBLE IMPROVEMENTS

To ensure that the funds awarded through this program have a long term benefit to downtown St. Charles' building stock, staff is proposing that certain improvements are eligible for funding. These improvements are limited to upgrades that will serve the long term benefit of the building and not the individual business. *For a full list of eligible and ineligible improvements see the attached program description.*

E. APPROVAL PROCESS

In order to streamline the approvals, staff is proposing the following two tier approval process that coincides with the two proposed funding amounts:

- The Community & Economic Development Department shall accept and process all applications for Downtown Business Economic Incentive Awards.
- All applicants must request a “Chapter 34” review by the Building & Code Enforcement Division and Fire Department to determine any necessary code upgrades required due to change in use or life safety issues.
- Awards of **\$10,000** or less are approved administratively by Director of Community & Economic Development Department or designee.
- Awards in **excess of \$10,000 up to \$25,000** are required to receive City Council approval.
- City Council will be notified of all awards approved by staff.

IV. RECOMMENDATION

Staff is recommending that the Planning & Development Committee review the proposed Downtown Business Incentive Program. If the Committee feels that they have sufficient information, staff recommends approved of the proposed program.

V. ATTACHMENTS

1. Draft Incentive Program Description
2. Map of Special Service Area – 1B (Program Boundaries)

City of St. Charles
Downtown Business Economic Incentive Program

1. Program Purpose

The purpose of the St. Charles Downtown Business Economic Incentive Program is to encourage the rehabilitation and investment of properties located in downtown St. Charles. This program will meet this purpose by providing the following benefits:

1. The enhancement of the overall economic vitality and character of the downtown St. Charles by attracting tenants to fill vacant commercial spaces.
2. Assist the expansion and/or relocation of existing businesses within downtown St. Charles.
3. Promoting the continued success of downtown St. Charles through the improvement and repair of historic and older downtown buildings that require maintenance and building/fire code updates.
4. The protection of the general welfare by enhancing property and vitality of downtown St. Charles.

2. Program Guidelines:

All Downtown Business Economic Incentive Program awards will match applicant expenditures on a 50/50 basis for eligible improvements. There shall be a funding amount of \$10,000 available for individual businesses. Multiple businesses located in multi-tenant buildings shall all be eligible for individual awards. All businesses must meet the following criteria:

- The property must be located in the Downtown Area (See Attached Map for program limits).
- Must be considered Retail Sales, Personal Services, or Restaurants as defined in Section 17.030.020 of Title 17 the Zoning Ordinance.
- The following uses are not eligible for this program:
 - Laundry and dry cleaning.
 - Funeral homes/mortuaries.
 - Tanning salons.
 - Tavern/Bar (or any establishment seeking a 2:00AM closing liquor license).
- The leasable space must be located on the first floor/street level of the eligible building.
- Primary point of sale for merchandise/services in the store must be the location of the physical business.
- **Retail Sales** uses as defined by Section 17.030.020 of Title 17 the Zoning Ordinance are eligible for an additional \$15,000 provided the property/businesses meets one of the following criteria: (Total grant amount for any business shall not exceed \$25,000)
 - The additional awards are used to update building code or fire code deficiencies required by change of use such as but not limited to: ADA accessibility improvements, fire

sprinkler installation, fire alarms installation, repair, or updates, accessibility ramps/elevators.

- The building or leasable space has been vacant for more than 6 months.
- The proposed business is located in the Downtown Retail Overlay District.
- Large retail spaces that need to be demised to make leasing the space more feasible.
- Extraordinary costs based on a unique physical condition or alterations of the building can be considered on a case by case basis.

4. Approval of a Downtown Business Economic Incentive Program Award Procedure:

The Community & Economic Development Department shall accept and process all applications for Downtown Business Economic Incentive Program awards.

- All applicants must request a “Chapter 34” review by the Building & Code Enforcement Division and Fire Department to determine any necessary code upgrades required due to change in use or life safety issues.
- Awards of **\$10,000** or less are approved administratively by Director of Community & Economic Development Department or designee.
- Awards in **excess of \$10,000 up to \$25,000** are required to receive City Council approval.

5. Eligible Improvements

The following improvements shall be considered eligible to receive the Downtown Business Economic Incentive Award:

- Accessibility improvements for handicapped persons.
- Creation of new exterior doors for access into new leasable commercial spaces.
- Demising walls for the purposes of creating individual leasable commercial spaces.
- Energy conservation improvements.
- Electrical work, including service upgrades.
- Fire alarm systems.
- Fire sprinkler system installation or upgrade, including any needed water service improvements.
- Heating, ventilation and air conditioning.
- Lighting.
- Plumbing.
- Restoration of historic interior architectural features, including ceilings, light fixtures, floors and architectural detailing.
- Utility service upgrades, including water and sewer.
- Improvements not specifically listed as eligible or ineligible are subject to review on a case by case basis.
- Façade improvements (*only if the Façade Improvement Program has committed all budgeted funding for the current fiscal year.*)

6. Ineligible Improvements

The following items are **NOT** eligible for awards under the City of St. Charles Downtown Business Economic Incentive Award Program:

- Acquisition of land or buildings.
- Product inventory.
- Interior signage.
- Lighting fixtures.
- Hard surface materials for non-retail exterior space (parking lots, sidewalks, etc.).
- Display window enhancements (hanging grid system, lighting, display shelf, etc.).
- Media marketing and advertising.
- Ongoing business expenses such as rent, payroll, consulting work, moving expenses, etc.
- Day-to-day operational costs (e.g. utilities, taxes, maintenance, refuse).
- Exterminator services.
- Landscaping (see the City of St. Charles' Corridor Improvement Grant Program).
- Paint, tile, or other design elements.
- Furniture, cabinetry, carpets, office equipment, or similar interior finishes.
- Building permit fees and related costs.
- Sweat equity.
- Signs.

7. Commencement of Work:

Only after the Downtown Business Economic Incentive Program Agreement is approved by the City, can work commence. **DO NOT START BEFORE -- YOU WILL NOT BE REIMBURSED FOR WORK DONE PRIOR TO CITY APPROVAL OF THE DOWNTOWN ECONOMIC INCENTIVE PROGRAM AGREEMENT.**

8. Completion of Work:

All improvements must be completed within 270 calendar days of Downtown Business Economic Incentive Program Agreement approval, unless otherwise authorized by the City for a maximum of a one (270) day extension. If the work is not complete by the end of the extension the City's remaining obligation to reimburse the owner or tenant for the project terminates.

9. Reimbursement Payments:

Upon completion of the work, the owner or tenant must submit copies of all design invoices, contractor's statements, other invoices, proof of payment and notarized final lien waivers to the Director of Community & Economic Development, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the attached forms for the contractor's statement and final lien waivers. Payment will be authorized upon completion of all work items as originally approved and receipt of all of the required documents.

The Applicant will only be reimbursed for the amount of the award once all approved work has been completed and a Certificate of Occupancy is issued by the Building & Code Enforcement Division.

The Director of Community & Economic Development may authorize reimbursement to be made in two payments, if all of the following conditions are present: 1) The first partial payment may be made upon completion of work representing at least forty percent (40%) of the amount specified in the Downtown Business Economic Incentive Program Agreement; 2) The architect's invoices,

contractor's statements, invoices, notarized final lien waivers and proof of payment for the completed work have been submitted; 3) The remaining work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the owner or tenant.

In the case that the award covers multiple leasable spaces in one building, partial award funding can be disbursed as each individual leasable space is issued a Certificate of Occupancy. The amount of the partial disbursement shall be based on the proportion of square footage.

All Improvements shall be installed in accordance with the approved plan. Minor revisions as may be approved by a representative of the City Staff due to field conditions not known at the time of design, and similar circumstances beyond the Applicant's control. THIS IS A REIMBURSEMENT PROGRAM -- YOU MUST PAY YOUR ARCHITECT, CONTRACTORS AND SUPPLIERS BEFORE YOU RECEIVE PAYMENT FROM THE CITY.

Reimbursement awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Downtown Business Economic Incentive Program Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

10. Maintenance Period:

The property owner and tenant shall be responsible for maintaining the improvements without alteration for five (5) years. A restrictive covenant limiting alterations may be required by the City Council at the time of approval of the Downtown Business Economic Incentive Program Agreement. A waiver from this requirement may be awarded by the City Council following a recommendation the Director of Community & Economic Development, upon submittal of evidence of hardship or unusual circumstances.

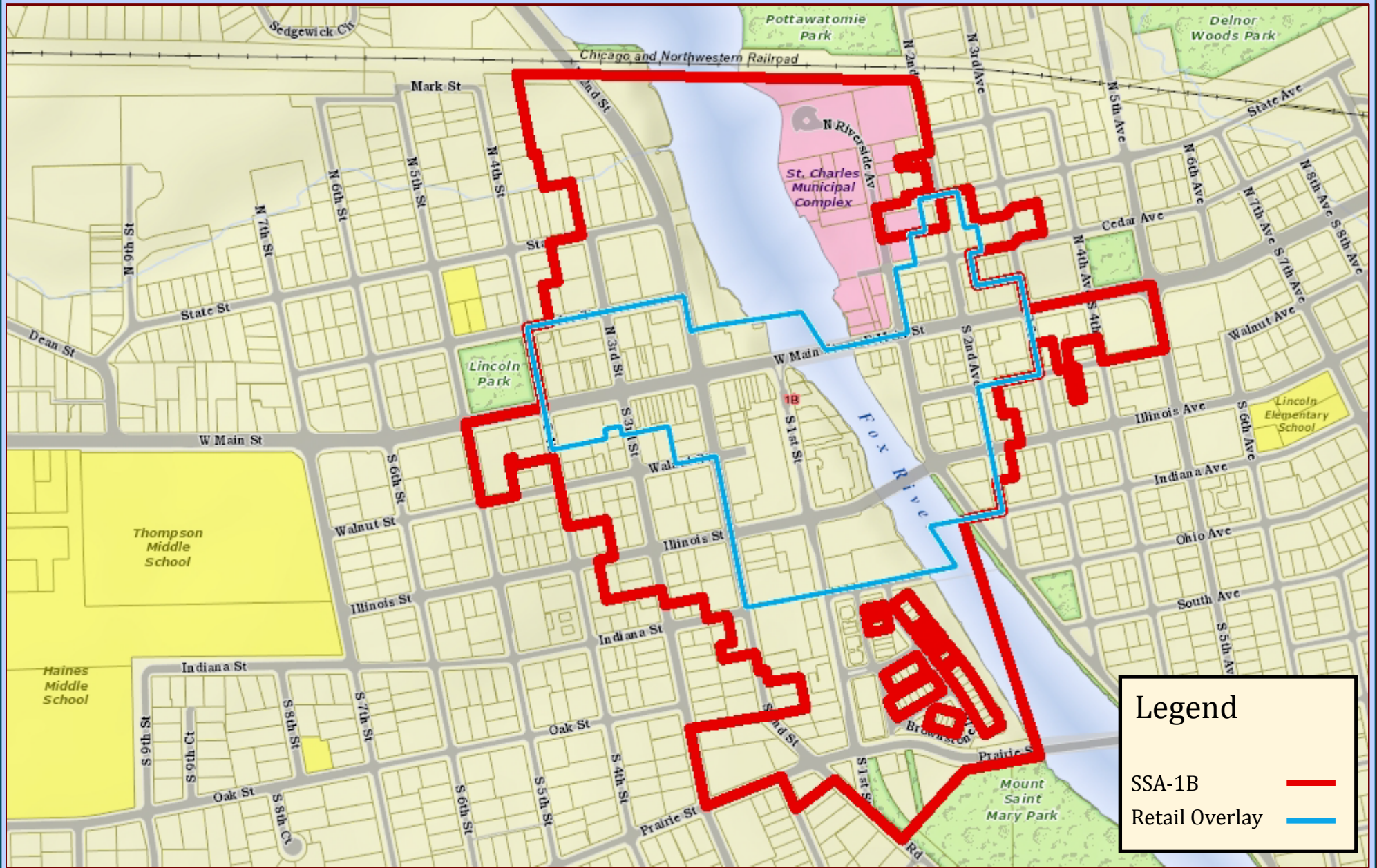


City of St. Charles, Illinois


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


Precision GIS

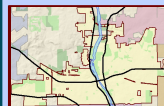
RAYMOND REGINA Mayor
MARK KOENEN City Administrator



Legend

SSA-1B 

Retail Overlay 



Data Source:
City of St. Charles, Illinois
Kane County, Illinois
DuPage County, Illinois
Projection: Transverse Mercator
Coordinate System: Illinois State Plane East
North American Datum 1983
Printed on: October 22, 2014 05:43 PM



0 271 542 Feet

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Powered by Precision GIS



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for Remington Glen (Foxwood PUD)
Presenter:	Russell Colby

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (1/12/15)		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:

The Ryland Group, Inc., applicant, is proposing to develop the eight (8) remaining building lots in the Remington Glen townhome development, which is part of the Foxwood PUD. The PUD Preliminary Plan for Remington Glen was approved under Resolution No. 2004-53. Since then, 18 of the 26 planned townhome buildings have been constructed.

The applicant, contract purchaser of the eight (8) remaining townhome building lots, is proposing to modify the PUD Preliminary Plan for these eight lots. This includes altered building footprints, architectural elevations, and foundation landscaping. A Minor Change to PUD Preliminary Plan is required to permit the proposed changes.

Staff has reviewed the submitted materials and determined that the proposal is in general conformance with the existing PUD Preliminary Plan and meets the requirements of the PUD ordinance (Ordinance No. 2004-Z-1).

Staff provided review comments to the applicant regarding making the building architecture more compatible with the existing buildings. On 1/7/15, the applicant submitted revised elevations based on these comments, as detailed in the Staff Memo.

Attachments: *(please list)*

Application for Minor Change to PUD Preliminary Plan; Aerial photo; Staff Memo; Existing building elevations; Applicant response letter; Plan documents; Approved PUD Preliminary Plan

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan for Remington Glen, subject to resolution of outstanding staff comments.

<i>For office use only:</i>	Agenda Item Number: 5b
-----------------------------	------------------------

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

MINOR CHANGE TO PUD APPLICATION

Received Date
RECEIVED
St. Charles, IL

DEC 16 2014

CDD
Planning Division

CITYVIEW	
Project Name:	<i>Remington Glen - Minor Change</i>
Project Number:	<i>2014</i> -PR- <i>020</i>
Application No.	<i>2014</i> -AP- <i>039</i>

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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

1. Property Information:	Parcel Number (s): 09-29-158-006, 09-29-159-001, 09-29-159-003, 09-29-308-001, 09-29-160-009, 09-29-160-003, 09-29-160-004, 09-29-307-001	
	Street Address (or common location if no address is assigned): Remington Glen Subdivision	
2. Applicant Information:	Name: The Ryland Group, Inc.	Phone: 224-293-3100
	Address: 1141 E. Main St., Suite 108 East Dundee, IL 60118	Fax: 224-293-3101
		Email: orodrigu@ryland.com
3. Record Owner Information:	Name: Townhomes of Remington Glen, LLC	Phone: 847-940-0735
	Address: 1161 Lake Cook Road, Suite A Deerfield, IL 60015	Fax: 847-940-881
		Email: kbrunhofer@jankogroup.us
4. Billing: <i>To whom should costs for this application be billed?</i>	Name: The Ryland Group, Inc.	Phone: 224-293-3100
	Address: 1141 E. Main St., Suite 108 East Dundee, IL 60118	Fax: 224-293-3101
		Email: orodrigu@ryland.com

INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: PUD Preliminary Plan for Remington Glen formally known as Foxwood PUD

PUD ORDINANCE #: 2004-53

Identify Specific PUD Plans to be changed:

1. Architectural Elevations
2. _____
3. _____

Description of Proposed Changes:

Approval of Ryland townhome elevations

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) a current title policy report; or
 - b) a deed and a current title search.

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

- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- COVER LETTER:** describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

□ **PLANS:**

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

Copies of Plans:


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

Plans Shall include the following:

- Site Plan indicating location of proposed change.
- Existing streets on and adjacent to the tract.
- Architectural elevations showing existing/approved and proposed building design, color and materials (if applicable)
- If change is proposed to landscaping, show approved and proposed drawings, indicate species and quantities of plant material to replace existing/approved materials.

Additional information may be necessary depending on the specific change proposed.

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
	11/18/14
_____	_____
Applicant or Authorized Agent	Date

RYLAND HOMES®

Chicago Division

1141 East Main Street
Suite 108
East Dundee, IL 60118

224-293-3100 Tel
224-293-3101 Fax

www.ryland.com

November 17, 2014

To: The City of St. Charles Community Development / Planning Division
From: Omar Rodriguez, Ryland Homes
Re: Remington Glen Minor Change to PUD Application Cover Letter

Ryland is the contract purchaser for the eight remaining lots in the Remington Glen Subdivision and is requesting approval of Ryland elevations. The owner, Townhomes of Remington Glen, LLC, has given authorization to Ryland permitting Ryland to act on behalf of the owner.

Ryland is requesting approval of its building elevations and corresponding landscape plan. The Ryland elevations will blend cohesively with the existing townhome elevations currently constructed in Remington Glen with design and materiality.

The landscape plan around the remaining eight lots will be similar to the previously approved landscape plan with adjustments for the new footprints. An exhibit is included to demonstrate the landscaping concept.

The approval of Ryland elevations by the City of St. Charles is necessary in the continuation of the purchase contract for Ryland to acquire the remaining eight vacant lots and complete the Remington Glen subdivision.



Omar Rodriguez
Vice President of Land
Ryland Homes

Townhomes of Remington Glen, LLC
1161 Lake Cook Road, Suite A
Deerfield, IL 60015

December 9, 2014

City of St. Charles
Community Development/Planning Division
Two East Main Street
St. Charles, IL 60174

To Whom It May Concern,

Omar Rodriguez of The Ryland Group, Inc. may act as the authorized agent on behalf of the subject property for the purposes of the Minor Change to the PUD for Remington Glen solely for the sole purpose of obtaining approval for the architectural drawings for the townhomes. The undersigned, Townhomes of Remington Glen, LLC, grants such authority to Omar Rodriguez.

Sincerely,



Gary R Janko
Townhomes of Remington Glen, LLC

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

STATE OF ILLINOIS)
) SS.
Cook COUNTY)

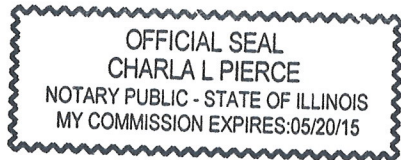
I, GARY R. JANKO, being first duly sworn on oath depose and say that I am
Manager of Townhomes of Remington Glen LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>GARY R. JANKO</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: [Signature], Manager

Subscribed and Sworn before me this 18th day of
December, 2014.

[Signature]
Notary Public



Legal Description

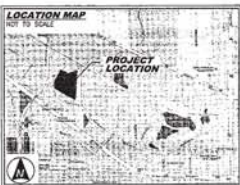
PARCEL ONE:

LOTS 1, 9, 11, 12, 15, 21, 22 AND LOT 26 IN REMINGTON GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 2005 AS DOCUMENT NO. 2005K035896 IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL ONE AS PER THE DECLARATION DOCUMENT 2005K125637

ALTA/ACSM LAND TITLE SURVEY

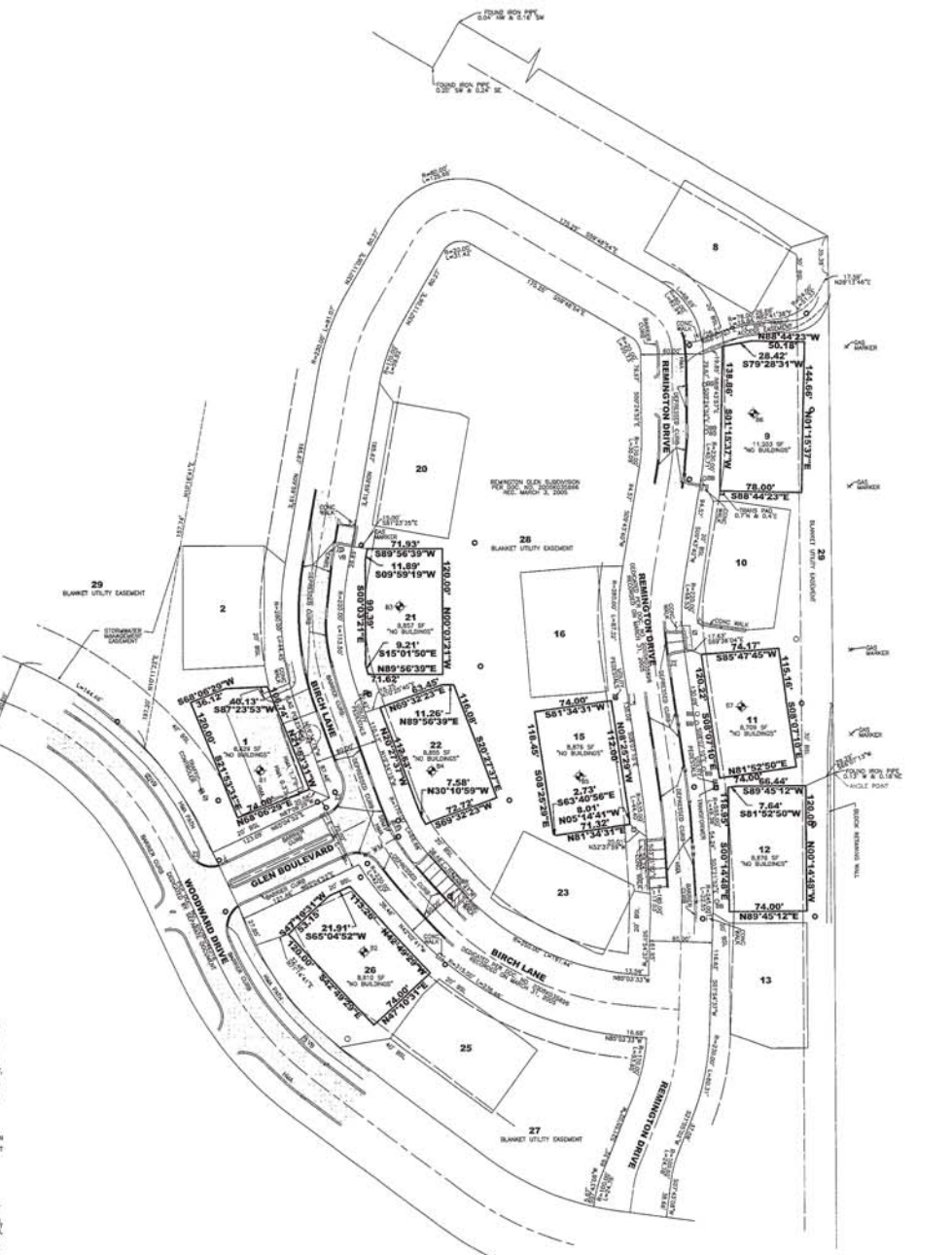


PROPERTY DESCRIPTION:
 PARCEL 200
 LOTS 1, 8, 11, 12, 15, 21, 22 AND LOT 26 IN REMINGTON GLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DOCUMENT NO. 2008-0388 IN THE CITY OF ST CHARLES, ILLINOIS, COUNTY, ILLINOIS.
 PARCEL 200
 EASTING FOR ADDRESS AND EGRESS FOR BENEFIT OF PARCEL ONE AS FOR THE DECLARATION DOCUMENT 0028125857

SCALE: 1" = 50'

P.L.N.:
 01-20-11-10-004
 02-20-11-10-004
 03-20-11-10-004
 04-20-11-10-004
 05-20-11-10-004
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 28-20-11-10-004
 29-20-11-10-004
 30-20-11-10-004

- LEGEND:**
- SANITARY SEWER
 - STORM SEWER
 - COMBINED SEWER
 - WATER MAIN
 - FORCE MAIN
 - UNDERDRAIN
 - CABLE TV LINE
 - ELECTRIC LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - TELEPHONE WIRE
 - OVERHEAD WIRE
 - FENCE
 - CHANGELINE
 - BUSH LINE
 - TREE LINE
 - MURKIN
 - EDGE OF WATER
 - WHOLE (TYP/TEMP)
 - CATCH BASIN (CB)
 - INLET (IN)
 - FLARED END SECTION (FES)
 - VALVE VAULT (VV)
 - VALVE BOX (VB)
 - BUFFALO BOX (BB)
 - FIRE HYDRANT (FH)
 - AUXILIARY VALVE (AV)
 - CLEANOUT (CO)
 - MANSARD (MS)
 - GAS VALVE (GV)
 - ELECTRIC MANSARD (EM)
 - TELEPHONE MANSARD (TM)
 - MANHOLE (MH)
 - TRAFFIC SIGNAL BOX (TSB)
 - TRAFFIC SIGNAL (TS)
 - LIGHT (LH)
 - SOUND LIGHT (SL)
 - POWER POLE (PP)
 - CABLE FEEDER (CF)
 - ELECTRIC FEEDER (EF)
 - TELEPHONE FEEDER (TF)
 - BOX
 - TRANSFORMER
 - MANHOLE (MH)
 - DECIDUOUS TREE (SIZE IN INCHES)
 - CONIFEROUS TREE (SIZE IN INCHES)
 - BUSH
 - --- CONTOUR LINE
 - --- SPOT ELEVATION
 - --- PAVED ELEVATION
 - --- TOP OF CURB ELEVATION
 - --- TOP OF DEPRESSION CURB ELEVATION
 - --- WALK ELEVATION
 - --- DRIVE LINE FENCE
 - --- AIR CONDITIONER UNIT
 - --- M/FANL
 - --- BOTTOM OF WELL
 - --- DEED
 - --- EXISTING ROW PIPE
 - --- ELECTRIC MOTOR
 - --- FINISHED FLOOR
 - --- GARAGE FLOOR
 - --- GRAVE AT FOUNDATION
 - --- GAS METER
 - --- JACKET
 - --- MANSARD
 - --- POLYETHYLENE GLASS FIBER REINFORCED CONCRETE PIPE
 - --- REINFORCED CONCRETE PIPE
 - --- REINFORCED WALL
 - --- SANITARY
 - --- STORM
 - --- TOP OF FOUNDATION
 - --- TOP OF PIPE
 - --- TOP OF WALL
 - --- TRANSFORMER
 - --- CONCRETE (BLOCK)
 - --- GRAVEL
 - --- HOT MIX ASPHALT (HMA)
 - --- BUILDING
 - --- BARRIER CURB
 - --- 8 6.12 CURB & GUTTER
 - --- DEPRESSION CURB



SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES DATED 8/22/2014.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

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30. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS OR ENCUMBRANCES.

AREA:
 PROPERTY CONTAINS 72,215 SQUARE FEET OR 1,672 ACRES OR LESS

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BEARING LINE BEYONDS AND BEYONDS WHICH ARE SHOWN ON THE SURVEY POLY AND LOOK CORRECT FOR OTHER RESOURCES.
3. COMPARE DEED DESCRIPTION AND SET CONDITIONS WITH THE DATA GIVEN ON THIS PLAN AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT THAT TIME.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

TABLE A - OPTIONS
 (CHECKED IF INCLUDED)

1	NONMENTIONED
2	ADDITIONAL
3	FLOOD ZONE
4	LAND ACQUISITION
5	ELEVATION
6	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
7	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
8	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
9	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
10	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
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28	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
29	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS
30	CONCRETE FOUND CLASSIFICATION AND RESTRICTIONS

STATE OF ILLINOIS
 COUNTY OF COOK, ILL.
 -THE RYLAND GROUP, INC. & MARYLAND CORPORATION
 -CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 TITLE SURVEYS ACT, AS AMENDED, AND AS REQUIRED BY ALL LAWS AND RULES AND REGULATIONS THEREIN, AND AS REQUIRED BY THE TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 08-22-14.
 DATE OF SURVEY OR PLAN: 08-22-14.

SCALE: AS SHOWN ON PLAN

DATE: 08-22-14

LOCATION OF SURVEYOR'S OFFICE: 1111 N. WASHINGTON ST., CHICAGO, IL 60610

PROFESSIONAL LAND SURVEYOR NO. 032-000897
 LICENSE EXPIRES NOVEMBER 30, 2014

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEY STANDARDS FOR A BOUNDARY SURVEY.

CLIENT:

RYLAND HOMES
 1141 EAST MAIN STREET
 SUITE 108
 EAST DUNDEE, ILLINOIS 60118

Meckle Consultants, LLC
 5975 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847)696-1420
 www.meckleconsultants.com

DESIGNED	AJM	
DRAWN	SMP	
APPROVED	DAG	
DATE	08-22-14	
SCALE	1" = 50'	
DATE	DESCRIPTION OF REVISION	BY

ALTA/ACSM LAND TITLE SURVEY
REMINGTON GLEN
ST. CHARLES, ILLINOIS

SHEET
1 OF 1

PROJECT NUMBER: 2532
 © MECKLE CONSULTANTS LLC 2014
 ILLINOIS PROFESSIONAL LAND SURVEYOR 084-000894



Remington Glen- Subject Lots



Remington Glen
 Remaining Lots



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: December 18, 2014 01:54 PM



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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: Minor Change to PUD Preliminary Plan – Remington Glen (Foxwood PUD)

DATE: January 12, 2015

Background

The PUD Preliminary Plan for Remington Glen, a townhome development that is part of the Foxwood PUD, was approved under Resolution 2004-53 “A Resolution Approving the Revised PUD Preliminary Plan for Remington Glen”. This Preliminary Plan approved 26 townhome buildings with 103 total units. From 2005-2010, 18 of these buildings were constructed.

The applicant, The Ryland Group, Inc., is the contract purchaser of the eight (8) remaining townhome building lots in the subdivision. The applicant is proposing to modify the PUD Preliminary Plan for these eight lots (Lots 1, 9, 11, 12, 15, 21, 22, and 26). This includes altered building footprints, architectural elevations, and foundation landscaping.

Zoning/PUD Standards

The proposed building footprints and height meet the setback and bulk requirements specified in the PUD ordinance (Ordinance No. 2004-Z-1) and are also generally consistent with the approved Preliminary Plan. The number of units within each townhome building is also the same: seven buildings of four units and one building of five units (Lot 9).

Landscaping

The proposed landscape plan generally conforms to the location and amount of plantings approved under the existing Preliminary Plan. At the request of staff, the applicant has added a strip of landscaping between adjacent driveways to match the layout of the existing driveways.

Architecture

The architectural elevations represent the most noticeable difference between the proposal and the approved Preliminary Plan. Given that the new buildings are not evenly distributed throughout the development, staff recommended the applicant make a number of modifications to ensure cohesion between the new and existing buildings.

- I. The applicant has incorporated the following staff comments into the proposed elevations:
 - a. Remove the arch topped windows on the front elevation.
 - b. Use shingles in gable peaks only, and in all gable peaks.
 - c. Add wide casing around the sliding glass doors on the rear elevation.
 - d. Add window dividers to the sliding glass doors.

- e. Remove all keystones.
- f. Choose siding, shutter, and brick colors that are complementary to the existing townhomes.
 - **Staff comment:** The applicant has indicated that they intend to match the existing colors as closely as possible. Staff recommends this as a condition of approval.
- g. Add additional architectural elements to the rear elevations such as projections, gables, and/or overhangs to better articulate and add visual interest to the rear. These details were added to the rear elevations of the existing townhomes during initial Preliminary Plan approval at the request of the Plan Commission, due to the high visibility of the rear of the townhomes from off-site.
 - **Staff comment:** The applicant has revised the rear elevations for Lots 1 and 26 to incorporate a projecting gable on the end units and a recessed first floor on the interior units. These details will be incorporated only on Lots 1 and 26 because they are the only two remaining building lots backing off-site public right-of-way (Woodward Drive). The basic elevation will be used for the remaining six (6) lots.

II. The applicant has not incorporated the following staff comments into the proposed elevations. Responses provided by the developer in the attached response letter are provided in italics:

- a. On the front elevation, add wide casing to windows that do not have shutters. On the rear elevation, reduce the number of shutters. For windows without shutters, add wide casing.

“The second floor window on the front elevation over the entry has a trim format that is consistent with the existing product’s window over the entrances...If the City would like to see this change from the previously approved product, we are happy to do so. The number of shutters in the rear elevation will be reduced and casing added to the windows without shutters.”

 - **Staff comment:** While the applicant has stated that casing will be incorporated, staff recommends requiring casing around all windows and doors to match the width and design of the window casing found on the existing townhomes. For example, where wide casing is used on the existing townhomes, the same casing should be used on the new townhomes. In addition, corner boards of the same width as the existing townhomes should be used.
- b. Change the end unit garage doors to double bays rather than single bays.

“Structural elements in our product design with respect to garages limit the type of garage we can offer to a two-car bay. Also, our experience with buyers is they prefer a two-car garage opposed to two single-car garages because of the ease of use and concern about damage to vehicles.”

 - **Staff comment:** In lieu of double bay garage doors, staff recommends requiring the brick on the garage fronts to wrap around the corner of the garages. The brick should extend the same width on the sides of the garages as on the existing townhomes.
- c. Add additional windows to the side elevations.

“Window sizes and placements are based on room measurements and overall livability for future residents. Adding additional windows to the side elevations would limit the buyer’s wall space for furniture placement within the home.”

Recommendation

Staff recommends approval of the application for Minor Change to PUD Preliminary Plan, contingent upon resolution of staff comments.

Remington Glen Existing Building Elevations:

Front



Rear



Side 1



Side 2



Chicago Division

1141 East Main Street
Suite 108
East Dundee, IL 60118

224-293-3100 Tel
224-293-3101 Fax

www.ryland.com

December 31, 2014

The City of St. Charles
Attn: Ellen Johnson
2 E. Main Street
St. Charles, IL 60174

RE: Zoning Review Comments for Remington Glen – Minor Change to PUD Submittal Response

Dear Ms. Johnson,

I am in receipt of your letter dated December 16th, 2014. Ryland has reviewed your comments and is in the process of revising its elevations to the best of its abilities to address the City's comments. Please note, Ryland's ability to make certain changes is limited by the structural elements of the product we are proposing and we have indicated where this is the case in the responses below. It is our hope that the City agrees our product is consistent with the spirit of the previously approved product and that the completion of this dormant community will be beneficial for all parties involved. We are making every effort to address the City's goal of achieving consistency with the existing product.

1. **Townhome Elevations:** Please provide the following information. This information may be added to the Townhome Elevations sheet, dated 10/15/14:
 - a. Building height (per the PUD ordinance, the maximum permitted height is 35 ft.)
 - i. **Response: Designed building heights vary with peak heights up to 31ft. At no point will a building exceed 35 ft.**
 - b. Wall materials of the gabled dormer on the end units. Note that EIFS is prohibited.
 - i. **Response: The material for the gabled dormers is MDO a composite wood material not EIFS, however, we will revise our gable design and remove the bump out with MDO on the end dormers and make them consistent with the middle dormers in order to more closely match the existing units in the community. We will add shakes to all gables as requested.**
 - c. Color of the asphalt shingles, siding, shutters, brick and other accent materials
 - i. **Response: We have reached out to the Seller to determine the existing color selections. All colors and materials selections will be matched as closely as possible to the existing product and complement the community.**
2. **Architecture:** The existing townhomes in Remington Glen incorporate projections and gables on the rear elevations. These details were added during Preliminary Plan approval at the request of the Plan Commission, due to the high visibility of the rear of the townhomes from off site. We

recommend adding projections, gables, overhangs, or other architectural elements to better articulate and add visual interest to the rear elevations.

- i. Response: On the two remaining buildings backing public right-of-way that are visible from off site, we will add projections or overhangs to the rear elevations.

Given that the new buildings are not evenly distributed, we recommend adjusting the design to better fit with the development. Please consider the following modifications to be more consistent with the existing buildings:

- b. Remove the arch topped windows on the front elevation.
 - i. Response: Arches will be removed.
- c. Use shingles in gable peaks only, and in all gable peaks.
 - i. Response: Every gable peak will have shakes. Shakes will only be used in the peaks.
- d. On the front elevation, add wide casing to windows that do not have shutters. On the rear elevation, reduce the number of shutters. For windows without shutters, add wide casing.
 - i. Response: The second floor window on the front elevation over the entry has a trim format that is consistent with the existing products' window over the entrances. Please see photo below for example of existing condition. If the City would like to see this changed from the previously approved product, we are happy to do so. The number of shutters in the rear elevation windows will be reduced and casing added to windows without shutters.



- e. Add wide casing around the sliding glass doors on the rear elevation.
 - i. Response: Wide casing will be added around the sliding glass doors on the rear elevation.
- f. Add window divides to the sliding glass doors.
 - i. Response: Window divides will be used on the sliding glass doors.
- g. Remove all keystones.
 - i. Response: All keystones will be removed.
- h. Change the end unit garage doors to double bays rather than single bays.

- i. Response: Structural elements in our product design with respect to garages limit the type of garage we can offer to a 2-car bay. Also, our experience with buyers is they prefer a two-car garage opposed to two single-car garages because of the ease of use and concern about damage to vehicles.
- i. Add additional windows to the side elevations.
 - i. Response: Window sizes and placements are based on room measurements and overall livability for future residents. Adding additional windows to the side elevations would limit the buyer's wall space for furniture placement within the home.
- j. Choose siding, shutter, and brick colors that are complementary to the existing townhomes.
 - i. Response: We have reached out to the Seller to determine the existing color selections. All color and material selections will be matched as closely as possible to the existing product and will complement the community.

3. Landscaping: The driveways of the existing townhomes are separated by a strip of landscaping approximately 2.5 ft. wide (between adjacent driveways). Please add this feature in order to better fit with the existing townhomes.

Please add these landscape strips to the landscape plan. Per the PUD Preliminary Plan, the existing driveway divides are landscaped with Autumn Joy Sedum (6) and Dwarf Fountain Grass "Hameln" (1).

- i. Response: An updated Landscape Plan has been completed to accommodate this consistency with the existing subdivision.

4. Misc.: Please specify the bedroom count for the proposed units.

- i. Response: All proposed units have 3 bedrooms.

Please let me know if you have any questions on any of the items discussed.

Thank you,



Omar Rodriguez
Vice President of Land
Ryland Homes
224-293-3132



FRONT ELEVATION



COURTNEY

SIDE ELEVATION



REAR ELEVATION



DAVIS

SIDE ELEVATION

TOWNHOME ELEVATIONS



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

TOWNHOME ELEVATIONS

(REAR ELEVATION LOTS 1 & 26)

01-05-15

LANDSCAPE PLAN

for

REMINGTON GLEN

TOWNHOME FOUNDATIONS

Lots 1, 9, 11, 12, 15, 21, 22, 26

St. Charles, Illinois

October 30, 2014

CONSULTANT:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 212 SOUTH MAIN STREET
 WHEATON, IL 60187

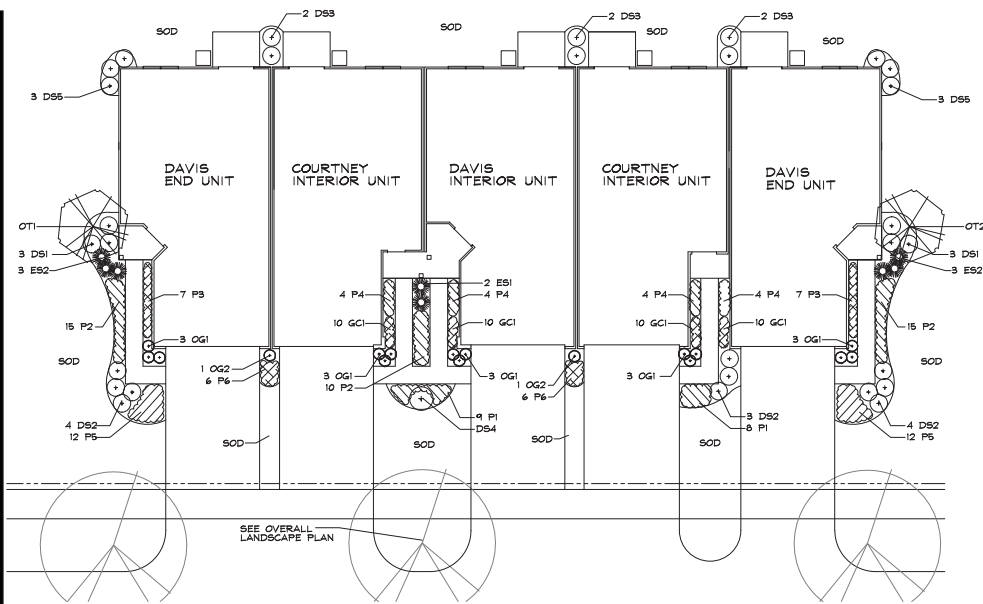


LOCATION MAP
 SCALE: 1"=200'

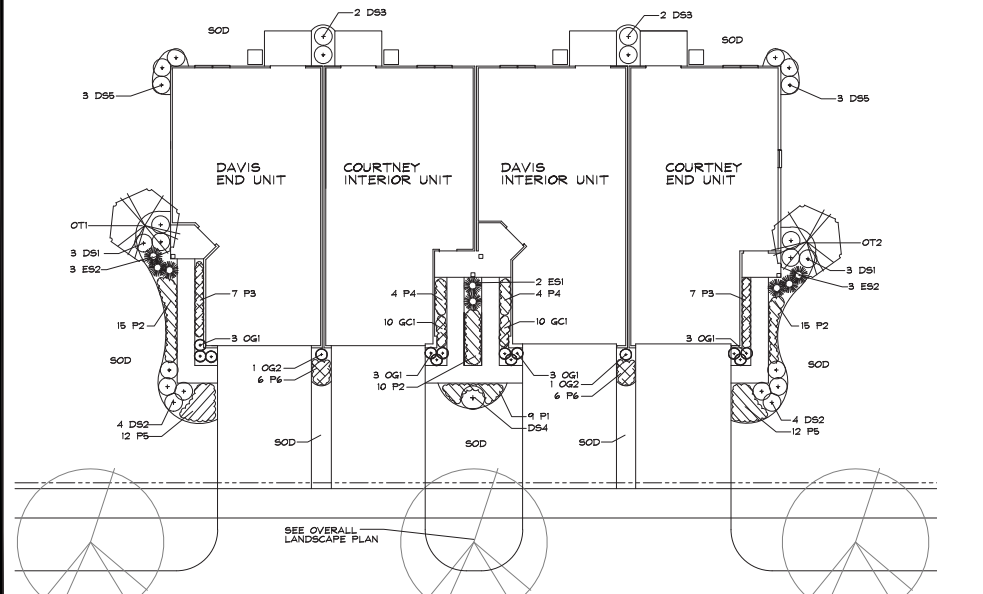
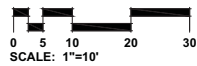
INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0.	COVER SHEET
1.	TYPICAL TOWNHOME FOUNDATIONS LANDSCAPE PLAN
2.	LANDSCAPE SPECIFICATIONS

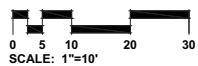




5 UNIT TYPICAL TOWNHOME PLAN



4 UNIT TYPICAL TOWNHOME PLAN



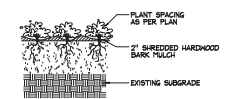
5 UNIT TYPICAL TOWNHOME PLANT LIST (LOT 2)

Key	Quantity	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Curves male CORNELL CHERRY DOGWOOD	6' Tall	Clump Form
OT2	1	Male 'Adams' ADAMS CRABAPPLE	6' Tall	Clump Form
DECIDUOUS SHRUBS				
D91	6	Spiraea betulifolia 'Ter' BIRCHLEAF SPIREA	24" Wide	3' O.C.
D92	11	Rose 'Rainier' RED KNOCK OUT ROSE	24" Wide	3' O.C.
D93	6	Viburnum trilobum 'Redwing' REDWING CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.
D94	1	Hydrangea 'Annabelle' ANNABELLE HYDRANGEA	50" Tall	4' O.C.
D96	6	Colocheaster quadrifida PEKING COTONEASTER	50" Tall	4' O.C.
EVERGREEN SHRUBS				
E91	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
E92	6	Japanese chloranthus 'Sargentii' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
PERENNIALS & ORNAMENTAL GRASSES				
P1	4	Carex verticillata 'Crème Brûlée' CREME BRULEE COREOPSIS	18" O.C.	
P2	40	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	18" O.C.	
P3	14	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	18" O.C.	
P4	16	Hosta 'Liberty' LIBERTY HOSTA	24" O.C.	
P5	24	Rubusckia fulgida 'Goldsturm' GOLDSTURM BLACK EYED SUSAN	24" O.C.	
P6	12	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	18" O.C.	
OG1	15	Pennisetum alopecuroides FOUNTAIN GRASS	24" O.C.	
OG2	2	Pennisetum alopecuroides 'Hameln' HAMLEN DWARF FOUNTAIN GRASS	24" O.C.	
GROUNDCOVERS				
GCI	40	Eranthis cicutaria 'Purpurea' PURPLE WINTERCREPPER	4"	12" O.C.
MISC. MATERIALS				
	13	Mulch	CY	
	850	Soil	BT	

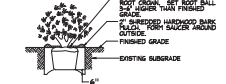
4 UNIT TYPICAL TOWNHOME PLANT LIST A (LOTS 11, 12, 21, AND 22)

Key	Quantity	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Female 'Prairiefire' PRAIRIEPIRE CRABAPPLE	6' Tall	Clump Form
OT2	1	Spring hybrid JAPANESE TREE LILAC	6' Tall	Clump Form
DECIDUOUS SHRUBS				
D91	6	Spiraea x burbanki 'Anthony Waterer' ANTHONY WATERER SPIREA	24" Wide	3' O.C.
D92	4	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	4' O.C.
D93	8	Hydrangea macrophylla 'Endless Summer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
D94	1	Syringa patula 'Tisa Kim' MISS KIM LILAC	50" Tall	4' O.C.
D96	6	Colocheaster quadrifida PEKING COTONEASTER	50" Tall	4' O.C.
EVERGREEN SHRUBS				
E91	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
E92	6	Japanese chloranthus 'Sargentii' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
PERENNIALS & ORNAMENTAL GRASSES				
P1	4	Carex verticillata 'Crème Brûlée' CREME BRULEE COREOPSIS	18" O.C.	
P2	40	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	18" O.C.	
P3	14	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	18" O.C.	
P4	8	Hosta 'Liberty' LIBERTY HOSTA	24" O.C.	
P5	24	Rubusckia fulgida 'Goldsturm' GOLDSTURM BLACK EYED SUSAN	24" O.C.	
P6	12	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	18" O.C.	
OG1	12	Pennisetum alopecuroides FOUNTAIN GRASS	24" O.C.	
OG2	2	Pennisetum alopecuroides 'Hameln' HAMLEN DWARF FOUNTAIN GRASS	24" O.C.	
GROUNDCOVERS				
GCI	20	Eranthis cicutaria 'Purpurea' PURPLE WINTERCREPPER	4"	12" O.C.
MISC. MATERIALS				
	9	Mulch	CY	
	475	Soil	BT	

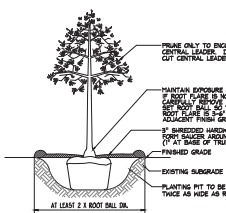
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS NOT TO SCALE



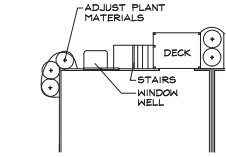
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE

4 UNIT TYPICAL TOWNHOME PLANT LIST B (LOTS 1, 15 AND 26)

Key	Quantity	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Female 'Prairiefire' PRAIRIEPIRE CRABAPPLE	6' Tall	Clump Form
OT2	1	Male 'Sargentii' SARGENT CRABAPPLE	6' Tall	Clump Form
DECIDUOUS SHRUBS				
D91	6	Spiraea x burbanki 'Anthony Waterer' ANTHONY WATERER SPIREA	24" Wide	3' O.C.
D92	4	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	4' O.C.
D93	8	Hydrangea macrophylla 'Endless Summer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
D94	1	Syringa patula 'Tisa Kim' MISS KIM LILAC	50" Tall	4' O.C.
D96	6	Colocheaster quadrifida PEKING COTONEASTER	50" Tall	4' O.C.
EVERGREEN SHRUBS				
E91	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
E92	6	Japanese chloranthus 'Sargentii' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
PERENNIALS & ORNAMENTAL GRASSES				
P1	4	Salvia nemorosa 'Pink Friesland' PINK FRIESLAND SALVIA	18" O.C.	
P2	40	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	18" O.C.	
P3	14	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	18" O.C.	
P4	8	Hosta 'Liberty' LIBERTY HOSTA	24" O.C.	
P5	24	Rubusckia fulgida 'Goldsturm' GOLDSTURM BLACK EYED SUSAN	24" O.C.	
P6	12	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	18" O.C.	
OG1	12	Pennisetum alopecuroides FOUNTAIN GRASS	24" O.C.	
OG2	2	Pennisetum alopecuroides 'Hameln' HAMLEN DWARF FOUNTAIN GRASS	24" O.C.	
GROUNDCOVERS				
GCI	20	Eranthis cicutaria 'Purpurea' PURPLE WINTERCREPPER	4"	12" O.C.
MISC. MATERIALS				
	9	Mulch	CY	
	475	Soil	BT	



TYPICAL DECK ALTERNATE SCALE: 1"=10'

GRWA
GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WILSON, ILLINOIS 60097
 PHONE: 630-668-1797

©2011
THE RYLAND GROUP, INC.
 1141 E. MAIN STREET, SUITE 108
 EAST DUNDEE, ILLINOIS 60118

REMINGTON GLEN
 ST. CHARLES, ILLINOIS
 TYPICAL TOWNHOME FOUNDATIONS LANDSCAPE PLAN

1	12.23.2014
REVISIONS	

DATE	10/30/14
PROJECT NO.	RH1440
DRAWN	LAB
CHECKED	PCG
SHEET NO.	

RESOLUTION NO. 2004-53

REFER TO:	
MINUTES	<u>9/20/04</u>
PAGE	-----

PRESENTED AND PASSED BY THE
CITY COUNCIL ON September 20, 2004

**A RESOLUTION APPROVING THE
REVISED PUD PRELIMINARY PLAN FOR REMINGTON GLEN**

BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois that the elements of the revised PUD Preliminary Plan for Remington Glen (formerly known as Foxwood PUD) consisting of the following:

- Remington Glen PUD Preliminary Plan (Cover plus 5 sheets including Master Geometric, Utility and Grading Plans) dated 9/3/04 and received 9/7/04 prepared by Cowhey, Gudmundson, Leder, Ltd.;
- Architectural Elevations (4 sheets) received 8/16/04
- Final Landscape Plan (5 sheets) for Remington Glen dated 9/2/04 and received 9/7/04, prepared by Pugsley & La Haie, Ltd.; and
- Revised Tree Preservation Plan for Remington Glen dated 9/2/04 and received 9/7/04

reduced copies of which are attached hereto, be and is hereby approved subject to compliance with such conditions, corrections, and modifications to the documents described herein as may be required by the Director of Community Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of September, 2004.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of September, 2004.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 20th day of September, 2004.



Susan L. Klinkhamer, Mayor

Attest:



City Clerk/Recording Secretary

Voice Vote:

Ayes: 10

Nays: 0

Absent: 0

Abstain: 0

PRELIMINARY P.U.D. PLAN

FOR
REMINGTON GLEN

ST. CHARLES

PLANS PREPARED FOR

REMINGTON HOMES

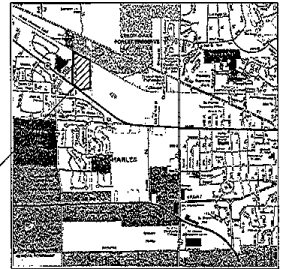
400 RIVER RIDGE ROAD
ELGIN, ILLINOIS 60123
(847) 289-6700

PLANS PREPARED BY



ITASCA, ILLINOIS

LOCATION MAP



PROJECT LOCATION

COWHEY GUDMUNDSON LEDER, LTD.
CONSULTING ENGINEERS
LIMITATION OF WARRANTY OF ENGINEERS' INSTRUMENTS OF SERVICE
THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE INSTRUMENTS OF SERVICE. THE INSTRUMENTS OF SERVICE ARE PROVIDED AS A PROFESSIONAL SERVICE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THE INSTRUMENTS OF SERVICE. THE ENGINEER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THE INSTRUMENTS OF SERVICE.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	○	⊙
STORM MANHOLE	○	⊙
CATCH BASIN	○	⊙
VAULT	○	⊙
PRECAST FLARED END SECTION	>>>	>>>
CONCRETE HEADWALL	>>>	>>>
VALVE VAULT	○	⊙
VALVE BOX	○	⊙
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	○	⊙
CLEANOUT	○	⊙
CONCRETE WATERMAIN UNDER SEWER	—	—
SANITARY SEWER	—	—
FORWARDMAN	—	—
STORM SEWER	—	—
WATERMAIN	—	—
GRANULAR TRINCH BACKFILL	—	—
STREET LIGHT	—	—
ELECTRICAL CABLE	—	—
2" CONDUIT ENCASMENT	—	—
ELECTRICAL TRANSFORMER OR PEDIESTAL	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
METLANDS	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
OVERLOOK BELIEF ROUTING	—	—
SLOPE BANK	—	—
TRUNK WITH TRUNK SIZE	—	—
POWER POLE	—	—
STREET SIGN	—	—
DITCH OR CHANNE	—	—
GAS MAIN WITH SIZE	—	—
TELEPHONE LINE	—	—
COMMONWEALTH EDISON LINE	—	—
FENCE LINE	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PATCH CURB & GUTTER	—	—
SOIL MARKING	—	—
TERRAZZO FINISH	—	—
EASEMENT LINE	—	—

ABBREVIATIONS

O & C	CURB AND CUTTER	DL	BASE LINE
FC	SIZE OF MANHOLE	FR	CONTOUR
FR	FRESHED GRADE	PC	POINT OF CURVATURE
FF	FRESHED FLOOR	PI	POINT OF INTERSECTION
FL	FLY LINE	PT	POINT OF VERTICAL INTERSECTION
FP	FLOOD PLAIN	R	RADIUS
FW	FLOORWAY	L	LENGTH OF CURVE
NWL	NORMAL WATER LEVEL	D	DEGREE OF CURVE
HWL	HIGH WATER LEVEL	E	EASEMENT
TR	TOP OF BANK	ST	STATION
TC	TOP OF CURB	SI	STATION INTERSECTION
TF	TOP OF FOUNDATION	SM	STORM SEWER
TT	TOP OF TIE	SN	SANITARY SEWER
TS	TOP OF SIDEWALK	SB	STORM BASIN
TT	TOP OF TIE	SM	SANITARY MANHOLE
BT	TOP OF BENCH MARK	SB	STORM BASIN
CCED	COMMONWEALTH EDISON CO.	SM	SANITARY SEWER

GENERAL NOTES

- THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT SHALL REVIEW AT LEAST TWO (2) WORKING DRAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. (PHONE 636-277-4444)
- THE ST. CHARLES SEWER DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DRAWS PRIOR TO THE COMMENCEMENT OF SEWER CONSTRUCTION. (PHONE 636-277-4444)
- THE ST. CHARLES WATER DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DRAWS PRIOR TO THE COMMENCEMENT OF WATER CONSTRUCTION. (PHONE 636-277-4444)
- ALL CONTRACTORS INSTALLING PUBLIC UTILITIES IN THE CITY OF ST. CHARLES SHALL BE SUBJECT TO THE CONSTRUCTION REGULATIONS WITH THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEING SITED.
- ALL UTILITY LOCATIONS SHALL BE COMPARED AND THEIR FACILITIES SHALL BE LOCATED. THERE SHALL BE NO CHANGES TO THE EXISTING FACILITIES. ANY CHANGES TO THE EXISTING FACILITIES SHALL BE APPROVED BY THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEING SITED.
- PROOF TO COMMENCEMENT OF ANY OTHER CONSTRUCTION THE CONTRACTOR SHALL SUBMIT WITHIN 14 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS SHALL BE APPROVED BY THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEING SITED.
- ALL ELEVATIONS SHOWN HEREON INDICATE FINISHED GRADE.
- CONSTRUCTION SHALL NOT BE DONE OFF-SITE.
- EXISTING POLES, LINES, ENCUMBRANCES OR OBSTACLES DURING CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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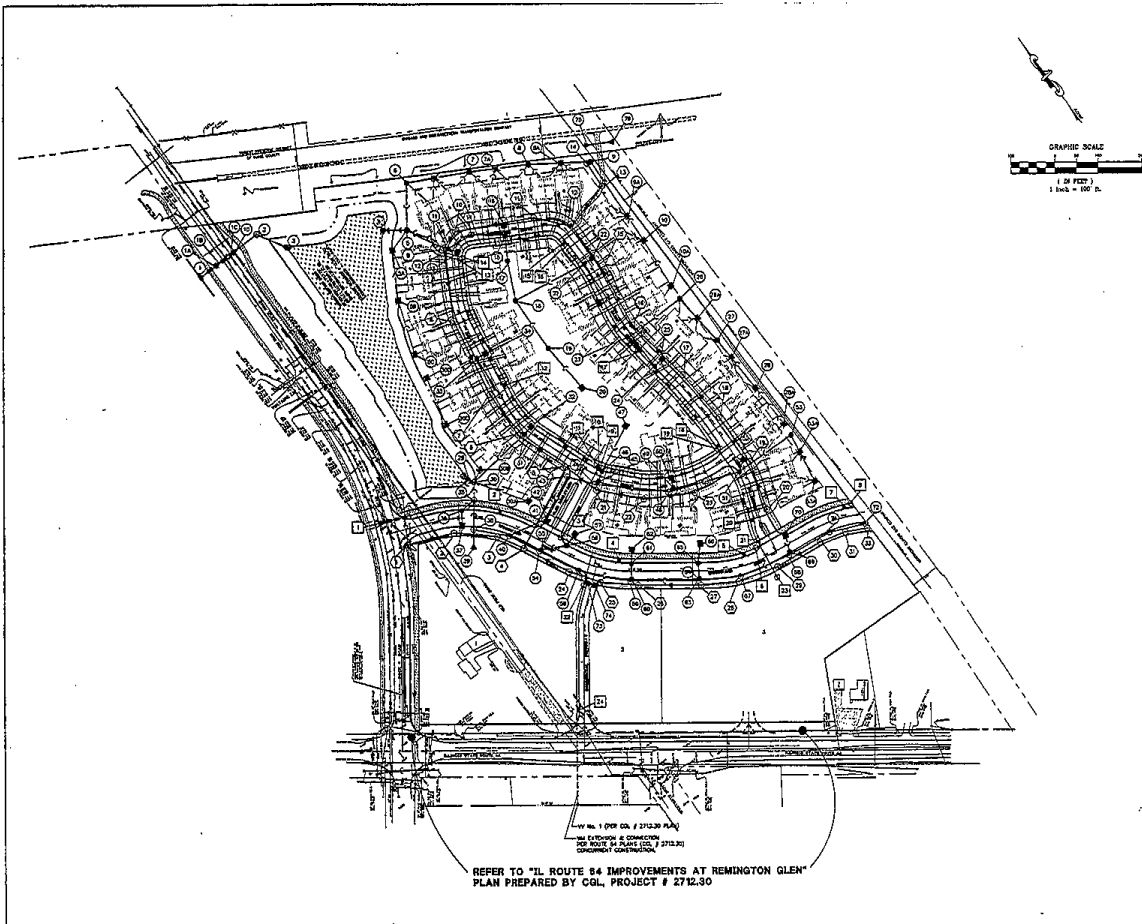
- NO FILL OR CONSTRUCTION ACTIVITY SHALL TAKE PLACE WITHIN THE LIMITS OF THE EXISTING RIGHT-OF-WAY UNLESS THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT HAS BEEN NOTIFIED AND APPROVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
- PROOF TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A COPY OF THE CONSTRUCTION REGULATIONS WITHIN 14 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS SHALL BE APPROVED BY THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEING SITED.
- PROOF TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A COPY OF THE CONSTRUCTION REGULATIONS WITHIN 14 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS SHALL BE APPROVED BY THE CITY OF ST. CHARLES ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEING SITED.

SITE BREAKDOWN

TOTAL SITE AREA (SQUARES) = 2848 AC
REQUIREMENTS:
4. PAVEMENT REPAIRS = 248 AC
NECESSARY DRIVE PAVEMENT = 127 AC
NECESSARY SIDEWALKS = 127 AC
NECESSARY CURBS AND GUTTERS = 127 AC
NECESSARY UTILITIES = 127 AC
TOTAL PAVEMENT PROJECT = 442
REQUIREMENTS:
CONCRETE PAVEMENT = 108 SPACES
ASPHALT PAVEMENT = 240 SPACES
OFF STREET PAVEMENT = 21 SPACES
TOTAL PAVEMENT PROJECT = 147
2.2 AC UNITS = 1.7 SPACES/AC = 108
2.2 AC UNITS = 2.0 SPACES/AC = 12

BENCHMARKS

- (BENCHMARKS SHOWN ON DRAWINGS ARE AS FOLLOWS)
1. BENCH MARK 1000 (ELEVATION 1000.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 2. BENCH MARK 1001 (ELEVATION 1001.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 3. BENCH MARK 1002 (ELEVATION 1002.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 4. BENCH MARK 1003 (ELEVATION 1003.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 5. BENCH MARK 1004 (ELEVATION 1004.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 6. BENCH MARK 1005 (ELEVATION 1005.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 7. BENCH MARK 1006 (ELEVATION 1006.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 8. BENCH MARK 1007 (ELEVATION 1007.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 9. BENCH MARK 1008 (ELEVATION 1008.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 11. BENCH MARK 1010 (ELEVATION 1010.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 20. BENCH MARK 1019 (ELEVATION 1019.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 21. BENCH MARK 1020 (ELEVATION 1020.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 22. BENCH MARK 1021 (ELEVATION 1021.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 23. BENCH MARK 1022 (ELEVATION 1022.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 24. BENCH MARK 1023 (ELEVATION 1023.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 25. BENCH MARK 1024 (ELEVATION 1024.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 26. BENCH MARK 1025 (ELEVATION 1025.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 27. BENCH MARK 1026 (ELEVATION 1026.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 32. BENCH MARK 1031 (ELEVATION 1031.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 42. BENCH MARK 1041 (ELEVATION 1041.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 73. BENCH MARK 1072 (ELEVATION 1072.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 74. BENCH MARK 1073 (ELEVATION 1073.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 75. BENCH MARK 1074 (ELEVATION 1074.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 79. BENCH MARK 1078 (ELEVATION 1078.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 80. BENCH MARK 1079 (ELEVATION 1079.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 81. BENCH MARK 1080 (ELEVATION 1080.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 82. BENCH MARK 1081 (ELEVATION 1081.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 83. BENCH MARK 1082 (ELEVATION 1082.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 91. BENCH MARK 1090 (ELEVATION 1090.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 92. BENCH MARK 1091 (ELEVATION 1091.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 93. BENCH MARK 1092 (ELEVATION 1092.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 94. BENCH MARK 1093 (ELEVATION 1093.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 95. BENCH MARK 1094 (ELEVATION 1094.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 96. BENCH MARK 1095 (ELEVATION 1095.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 97. BENCH MARK 1096 (ELEVATION 1096.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 98. BENCH MARK 1097 (ELEVATION 1097.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 99. BENCH MARK 1098 (ELEVATION 1098.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 100. BENCH MARK 1099 (ELEVATION 1099.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 101. BENCH MARK 1100 (ELEVATION 1100.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 102. BENCH MARK 1101 (ELEVATION 1101.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 103. BENCH MARK 1102 (ELEVATION 1102.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 104. BENCH MARK 1103 (ELEVATION 1103.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 105. BENCH MARK 1104 (ELEVATION 1104.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 110. BENCH MARK 1109 (ELEVATION 1109.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 111. BENCH MARK 1110 (ELEVATION 1110.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 112. BENCH MARK 1111 (ELEVATION 1111.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 113. BENCH MARK 1112 (ELEVATION 1112.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 114. BENCH MARK 1113 (ELEVATION 1113.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 115. BENCH MARK 1114 (ELEVATION 1114.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 119. BENCH MARK 1118 (ELEVATION 1118.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 120. BENCH MARK 1119 (ELEVATION 1119.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 121. BENCH MARK 1120 (ELEVATION 1120.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 122. BENCH MARK 1121 (ELEVATION 1121.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 123. BENCH MARK 1122 (ELEVATION 1122.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 124. BENCH MARK 1123 (ELEVATION 1123.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 125. BENCH MARK 1124 (ELEVATION 1124.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 126. BENCH MARK 1125 (ELEVATION 1125.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 127. BENCH MARK 1126 (ELEVATION 1126.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 128. BENCH MARK 1127 (ELEVATION 1127.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 129. BENCH MARK 1128 (ELEVATION 1128.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 130. BENCH MARK 1129 (ELEVATION 1129.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 131. BENCH MARK 1130 (ELEVATION 1130.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 132. BENCH MARK 1131 (ELEVATION 1131.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
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 149. BENCH MARK 1148 (ELEVATION 1148.00) IS LOCATED AT THE CORNER OF THE INTERSECTION OF ST. CHARLES AND RIVER RIDGE.
 150. BENCH MARK 1149 (ELEVATION 11



LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
PRECAST FLARED END SECTION	⊙	⊙
CONCRETE HEADWALL	⊙	⊙
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
SUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
CONSTRUCT WATERMAIN UNDER SENEC	⊙	⊙
SANITARY SENIOR	⊙	⊙
FORGEHAM	⊙	⊙
STORM SENIOR	⊙	⊙
WATERMAIN	⊙	⊙
GRANULAR TRENCH BACKFILL	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT ELECTRICAL CABLE	⊙	⊙
2" CONDUIT ENGAGEMENT	⊙	⊙
ELECTRICAL TRANSFORMER ON PEDESTAL	⊙	⊙
CONTOUR	⊙	⊙
SPOT ELEVATION	⊙	⊙
WELLS	⊙	⊙
FLOODPLAIN	⊙	⊙
HIGH WATER LEVEL (HWL)	⊙	⊙
NORMAL WATER LEVEL (NWL)	⊙	⊙
DIRECTION OF SURFACE FLOW	⊙	⊙
OVERFLOW RELIEF ROUTING	⊙	⊙
SLOPE BANK	⊙	⊙
WIDE WITH TRUCK SIDE	⊙	⊙
POWER POLE	⊙	⊙
STREET SIGN	⊙	⊙
SPIN OR SHALE	⊙	⊙
GAS MAIN WITH SIZE	⊙	⊙
TELEPHONE LINE	⊙	⊙
COMMONWEALTH EDITION LINE	⊙	⊙
FENCE LINE	⊙	⊙
CONCRETE SIDEWALK	⊙	⊙
CURB AND GUTTER	⊙	⊙
EXPRESSED CURB	⊙	⊙
REVERSE PITCH CURB & GUTTER	⊙	⊙
SOIL BORING	⊙	⊙
TORSION PROBE	⊙	⊙
CASHEMENT LINE	⊙	⊙

LEGEND

⊙	WATERMAIN STRUCTURE NUMBER
⊙	SANITARY STRUCTURE NUMBER
⊙	STORM STRUCTURE NUMBER
⊙	LIGHT POLE NUMBER

NOTE:
THIS SHEET FOR REFERENCE ONLY. SEE PLAN & PROFILE SHEETS FOR EXACT LOCATION OF UTILITIES.

REFER TO "IL ROUTE 84 IMPROVEMENTS AT REMINGTON GLEN" PLAN PREPARED BY CGL, PROJECT # 2712.30

COWHEY GUDMUNDSON LEDER, LTD.
CONSULTING ENGINEERS • LAND SURVEYORS • NATURAL RESOURCES

REVISIONS

NO.	DATE	DESCRIPTION
1	07/15/04	ISSUED FOR PERMITS

REMINGTON GLEN
ST. CHARLES, ILLINOIS

MASTER UTILITY PLAN

PROJECT NO.	2712.30	SHEET	4
DATE	07/15/04	OF	18
SCALE	1"=100'		
DESIGNED BY	MOE		
DRAWN BY	DUB		
CHECKED BY	JMS		

REMINGTON GLEN - MASTER UTILITY PLAN

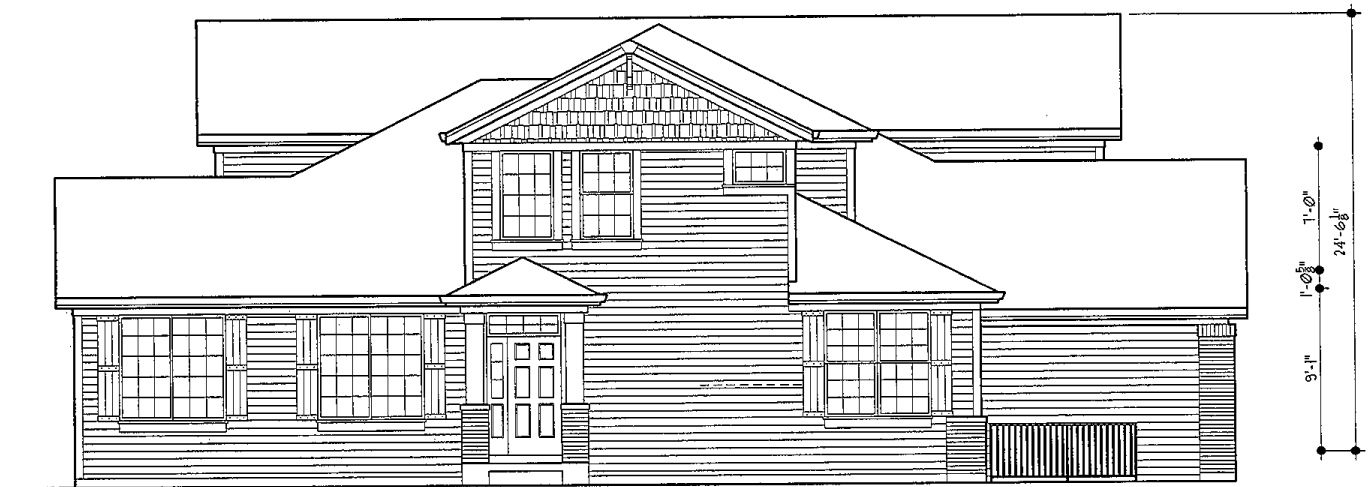


FRONT ELEVATION

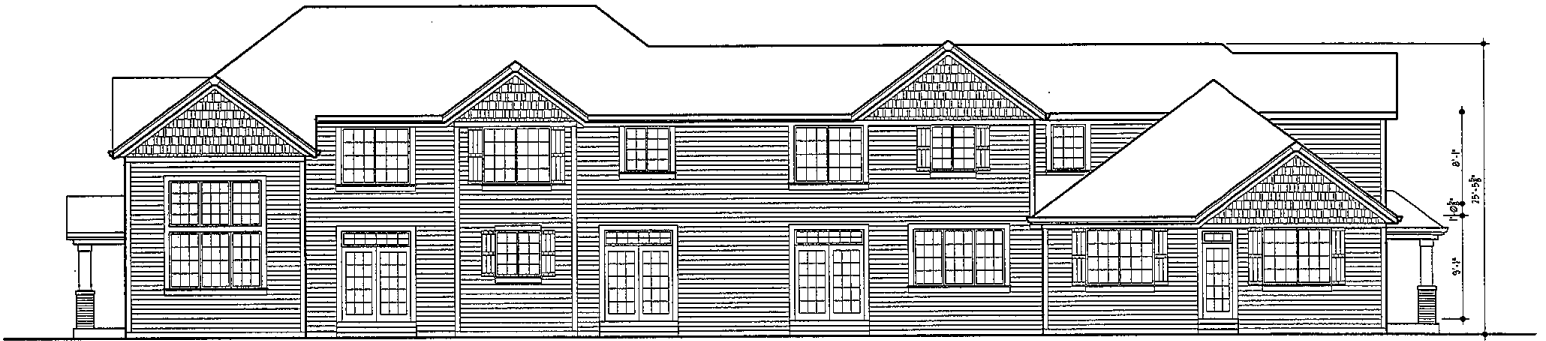
ARCHITECTURAL ELEVATIONS Read 8/16/04



SIDE ELEVATION - I



SIDE ELEVATION - II



REAR ELEVATION

NOTES

1. ALL TREE RINGS AND PLANTING BEDS TO RECEIVE 3" SHREDED HARDWOOD MULCH.
2. LOCATION OF PLANT MATERIAL IS SUBJECT TO CHANGE BASED ON SITE UTILITIES AND FINAL ENGINEERING.
3. SPECIES OF PLANT MATERIAL MAY BE SUBSTITUTED BASED ON AVAILABILITY OR TIME OF PLANTING WITH REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND THE CITY OF ST. CHARLES.
4. FOR INFORMATION ON EXISTING VEGETATION TO REMAIN OR BE REMOVED, SEE TREE PRESERVATION PLAN, 09/02/04.
5. FOR ENTRANCE MONUMENT DETAILS, SEE SHEET #5.
6. CONTRACTOR IS RESPONSIBLE FOR COMPLETING THEIR OWN TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
7. ALL TREES SHOULD BE PLANTED A MINIMUM OF 10' FROM MANHOLES, FIRE HYDRANTS, AND LIGHTPOSTS AND VERIFIED IN THE FIELD.
8. ALL TURF AREAS, INCLUDING PARKWAYS, TO BE 50D, UNLESS OTHERWISE NOTED ON THE PLAN.
9. ARBOR TO BE 4 1/2" WIDE SANTA FE PERGOLA MANUFACTURED BY BRATTLE WORKS, G17-064-2110, OR APPROVED EQUAL.
10. (2) PARK BENCHES TO BE 6" REDWOOD RECYCLED PLASTIC BENCH WITH BLACK FINISH CAST IRON SUPPORTS AND STAINLESS STEEL FASTENERS, MODEL #143-60 MANUFACTURED BY DUMOR AND DISTRIBUTED BY HILTOYS LEISURE PRODUCTS, 1-800-526-6197, OR APPROVED EQUAL.
11. (4) COMMUNITY IDENTIFICATION PIERS SHALL BE A MAXIMUM HEIGHT OF 5'. THEY ARE LOCATED ON BOTH SIDE OF THE COMMUNITY ENTRANCES OFF OF WOODWARD DRIVE, AT THE REAR OF THE VISION CLEARANCE TRIANGLE AND 1' OFF THE INTERIOR SIDEWALK. FOR PIER DETAIL, SEE SHEET #5.

EMERGENT PLANT COMMUNITY (1.58 AC)

SPECIES	LB/ACRE	TOTAL LBS.
Aconitum columbianum	0.250	0.390
Agrostis alba palustris	0.750	1.170
Alnus subcordatum	0.063	0.098
Asclepias incarnata	0.125	0.195
Bidens bipinnata	0.500	0.780
Carex comosa	0.375	0.585
Cephalanthus occidentalis	0.125	0.195
Echinocloa crusgalli	2.000	3.120
Eleocharis acicularis	0.063	0.098
Eleocharis palustris	0.063	0.098
Elymus canadensis	1.000	1.560
Glycyrrhiza lewisii	0.031	0.048
Glycyrrhiza lewisii	0.125	0.195
Hibiscus laevis	0.063	0.098
Iris virginica	0.250	0.390
Juncus sparganii	0.125	0.195
Lonicera xylosteum	0.500	0.780
Panicum virginicum	0.500	0.780
Polygonum sparganii	1.500	2.340
Pontederica cordata	0.031	0.048
Sagittaria latifolia	0.250	0.390
Scirpus atrovirens	0.063	0.098
Scirpus atrovirens	0.500	0.780
Scirpus atrovirens	0.125	0.195
Scirpus pungens	0.125	0.195
Scirpus validus creber	0.250	0.390
Spartanum angustifolium	0.375	0.585
Spartina pectinata	0.375	0.585

WET MEADOW SEED MIX (0.99 AC)

SPECIES	AMT/ACRE	TOTAL AMT.
Agrostis alba	2.0 lbs	1,920 lbs
Avena sativa	32.0 lbs	30,720 lbs
Elymus canadensis	2.5 lbs	2,400 lbs
Agrostis alba palustris	3.0 lbs	2,880 lbs

PERMANENT MATRIX

SPECIES	AMT/ACRE	TOTAL AMT.
Panicum virginicum	2.0 lbs	1,920 lbs
Lobelia spicata	6.0 oz	5,760 oz
Spartina pectinata	1.25 lbs	1,200 lbs
Carex comosa	2.0 oz	1,920 oz
Carex stricta	4.0 oz	3,840 oz
Carex stipitata	4.0 oz	3,840 oz
Eleocharis acicularis	5.0 oz	4,800 oz
Scirpus atrovirens	4.0 oz	3,840 oz
Sagittaria latifolia	4.0 oz	3,840 oz
Alnus subcordatum	4.0 oz	3,840 oz
Siphium perforatum	2.0 oz	1,920 oz
Bidens frondosa	3.0 oz	2,880 oz
Verbena hastata	3.0 oz	2,880 oz
Eupatorium perfoliatum	3.0 oz	2,880 oz
Yarrowia fasciculata	2.0 oz	1,920 oz
Physostegia virginiana	1.5 oz	1,440 oz
Asclepias incarnata	2.0 oz	1,920 oz
Aster novae-angliae	2.0 oz	1,920 oz
Bidens cernua	2.0 oz	1,920 oz
Juncus tenuis	2.0 oz	1,920 oz
Helenium autumnale	2.0 oz	1,920 oz

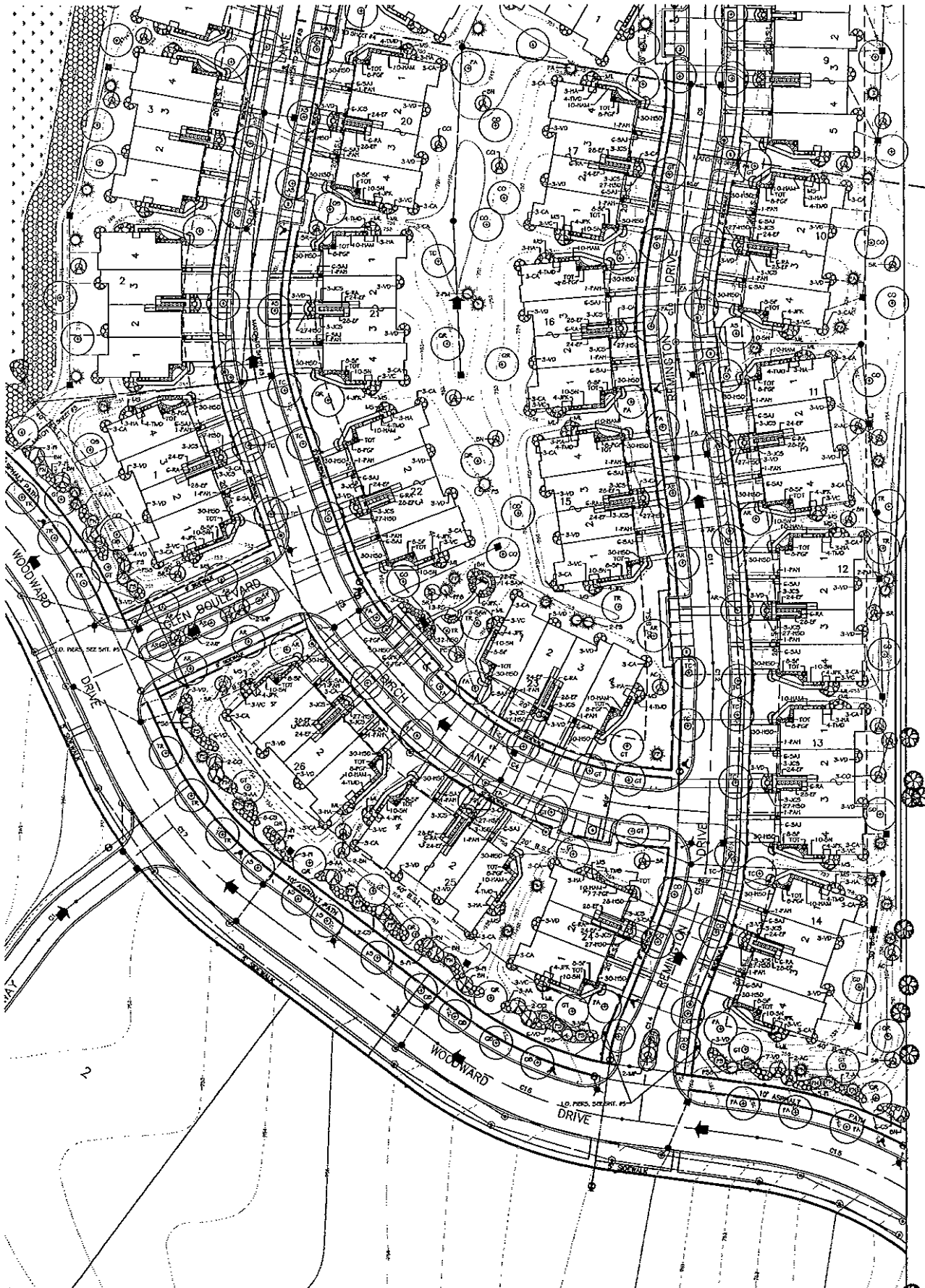
PLANT MATERIAL LIST

Code	Qty.	Size	Botanical Name	Common Name	Code	Qty.	Size	Botanical Name	Common Name
AR	18	3"	Acer rubrum	Red Maple	AA	74	30"	Aronia arbutifolia	Red Chokeberry
AS	18	3"	Acer roboratum	Sugar Maple	CA	192	24"	Colonyaster acutifolia	Fielding Cotonaster
CO	25	3"	Celtis occidentalis	Common Hackberry	CS	78	30"	Cornus sericea	Rudbeck Dogwood
FA	34	3"	Fragaria americana	Aurum Purple White Ash	FI	68	30"	Forsythia x intermedia	Yarl Box Forsythia
OO	8	2"	Ostrya virginiana	American White Oak	HA	78	30"	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
GT	29	3"	Gleditsia triacanthos v. lucida	Thornless Honeylocust	PGF	218	24"	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla
OB	14	3"	Quercus bicolor	Swamp White Oak	JCS	182	24"	Juriparus chinensis serotina	Green Sargent Juniper
QR	25	3"	Quercus rubra	Red Oak	JPK	124	24"	Juriparus chinensis serotina	Kalley Pflizer Juniper
TC	22	3"	Tilia cordata	Lindblad Linden	RA	157	24"	Ribes alpinum	Alpine Currant
TR	18	3"	Tilia americana 'Tidmond'	Redmond Linden	SAW	17	24"	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea
PA	13	6"	Pinus strobus	Norway Spruce	SF	207	24"	Spiraea x bumalda 'Froebel'	Froebel Spiraea
PA3	2	6"	Pinus strobus	Norway Spruce	SPB	19	24"	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea
PH	21	6"	Pinus strobus	Norway Spruce	TMO	104	24"	Taxus media 'Densata'	Dense Yew
PM	13	6"	Pinus strobus	Norway Spruce	TOT	52	30"	Thuja occidentalis 'Tectron'	Tectron Arborvitae
PP	3	6"	Pinus strobus	Norway Spruce	VO	78	30"	Viburnum carolinense	Carolina Viburnum
PS	3	6"	Pinus strobus	Norway Spruce	VO	237	30"	Viburnum dentatum	Arrowwood Viburnum
PS3	5	6"	Pinus strobus	Norway Spruce	ARS	25	1 gal.	Asclepias syriaca 'Tidmond'	Redland Asclepias
AC	18	6"	Amelanchier canadensis	Saraberry	EP	1,404	3"	Eurycomia fortunei	Purple Japanese Spirea
BH	18	6"	Betula nigra	River Birch	EP	22	1 gal.	Echinacea purpurea	Purple Coneflower
CCI	17	6"	Corylus cornuta 'Marshall's'	Thornless Cudweed Hawthorn	HAW	203	1 gal.	Helleborus 'Black Knight'	Black Knight Helleborus
MB	5	6"	Malva 'Blackberry'	Blackberry Malva	ROD	2,400	1 gal.	Rosa 'Double Delicate'	Double Delicate Rose
ML	25	6"	Malva 'Lancelot'	Lancelot Flowering Malva	PAH	45	1 gal.	Panicum atrovirens	Dark Hairgrass
MP	0	6"	Malva 'Petalina'	Petalina Flowering Malva	RO	19	1 gal.	Rudbeckia hirta 'Goldklumpe'	Goldklumpe Black-eyed Susan
MS	27	6"	Malva 'Sagebird'	Sagebird Flowering Malva	BAJ	524	1 gal.	Baccharis speciosa 'Kukunji Joy'	Kukunji Joy Baccharis
PC	7	6"	Pyra calleryana	African Pear	SN	200	1 gal.	Salvia nemorosa	May Night Salvia
SR	15	6"	Syringa reticulata	Japanese Tree Lilac	281	C.Y.	Shredded Hardwood Mulch (approximate)		
					8,800	S.Y.	Kentucky Bluegrass Blend Seed (approximate)		
					30,000	S.Y.	Kentucky Bluegrass Blend Sod (approximate)		
					1.24	Ac.	Wet Meadow Seed Mix (approximate)		
					0.98	Ac.	Emergent Plant Community		

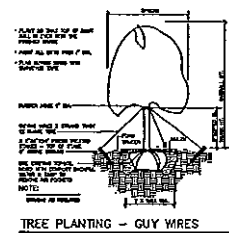
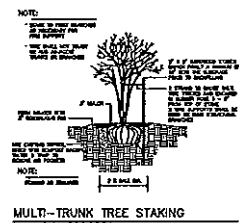
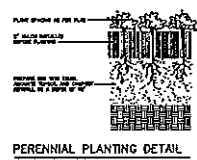
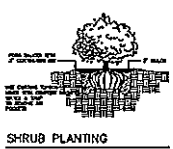
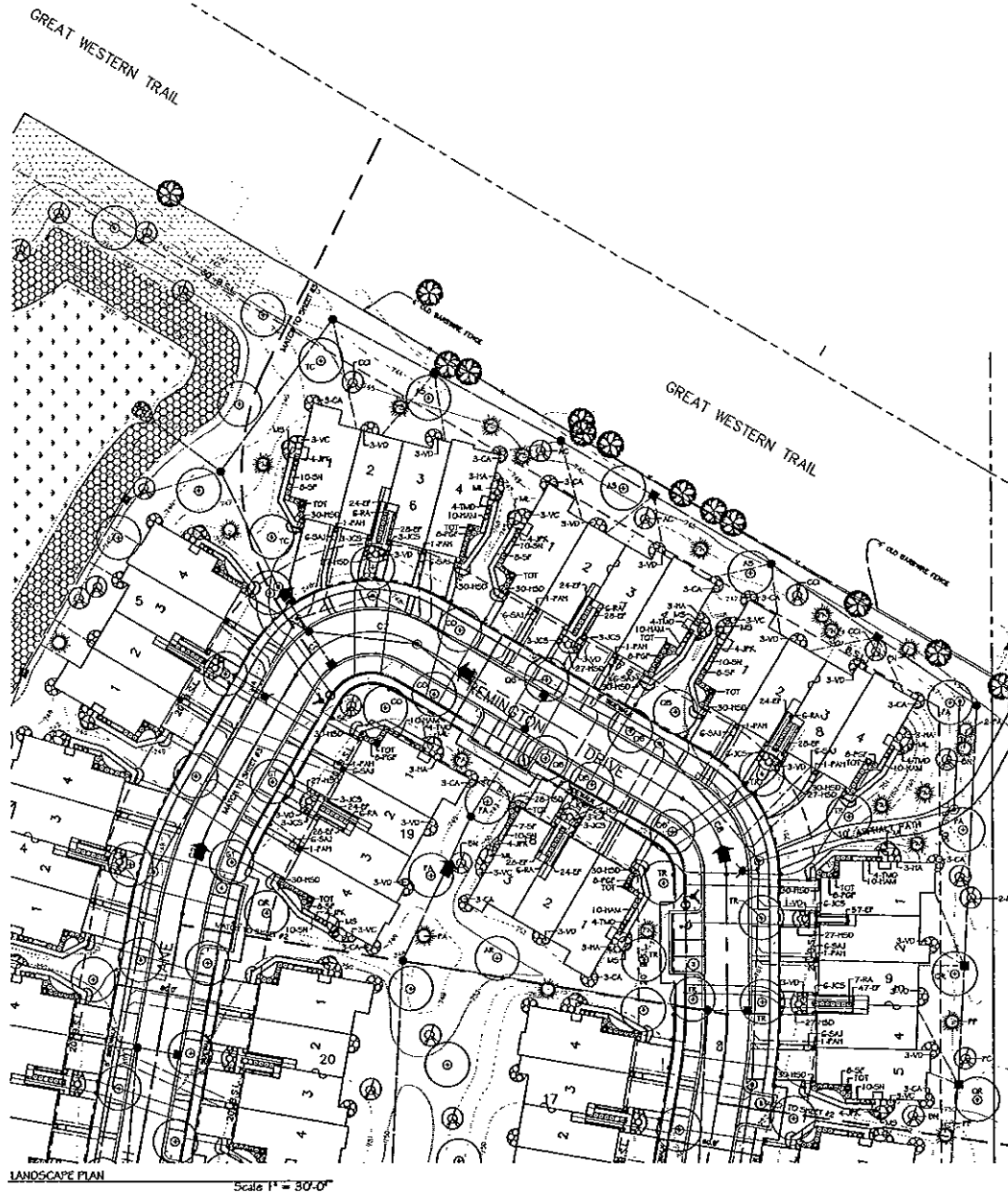


OVERALL SITE PLAN SCALE 1"=60'-0"

Recd. 9/7/04



<p>2 5</p>	<p>REMINGTON GLEN Final Landscape Plan REMINGTON HOMES</p>		<p>Revised landscape plan 02/12/04 For rework site plan 02/02/04</p>	<p>PUGSLEY & LAHAIE LTD. LANDSCAPE ARCHITECTS AND CONTRACTORS 2441 N. Old Motway Rd. Lake Zurich, Ill. 60047-6904 617-400-0200</p>
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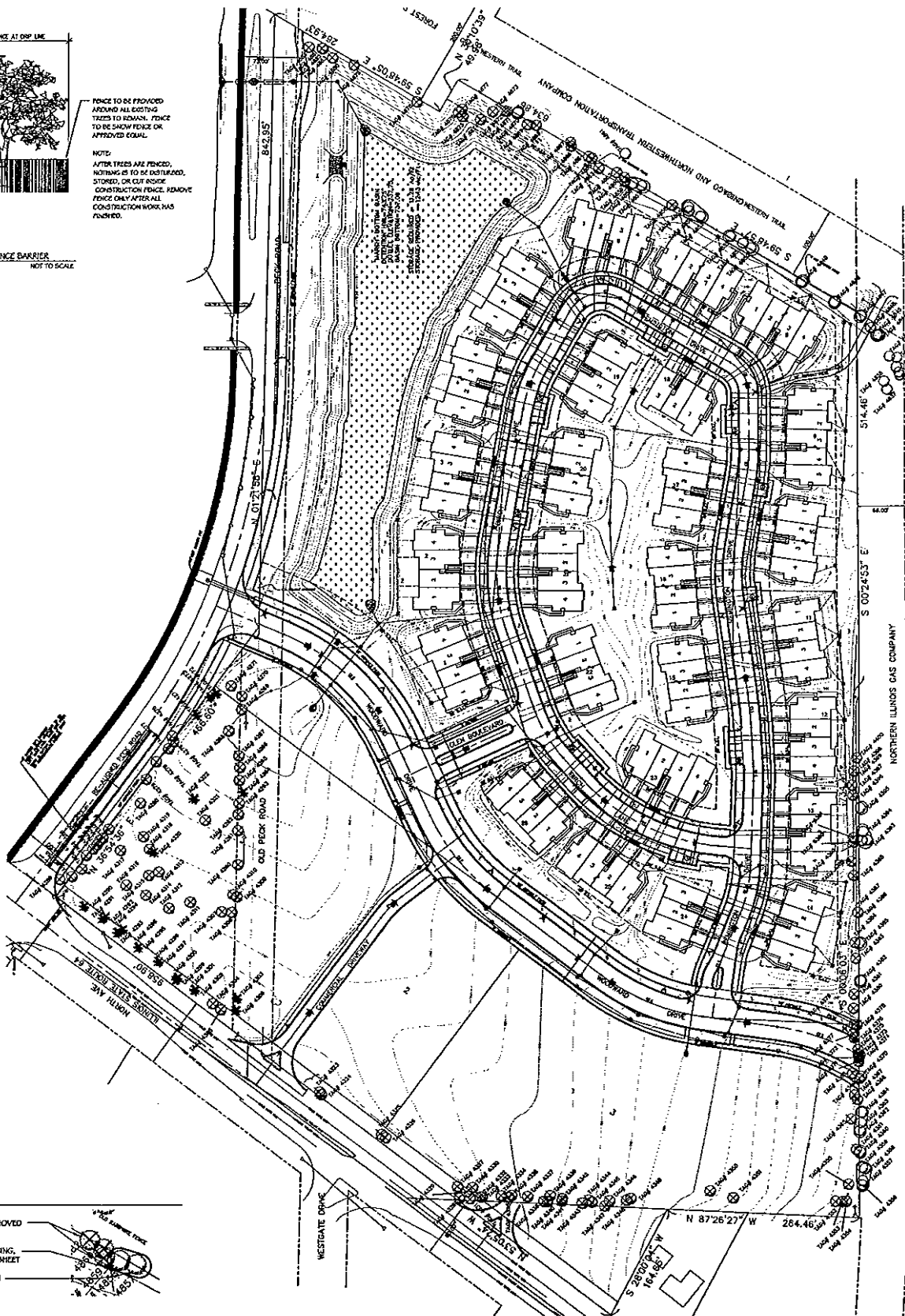
4 5	07/19/04	REMINGTON GLEN St. Charles, Illinois Final Landscape Plan REMINGTON HOMES <small>Draft, 07/19/04</small>	 north	<small>revisions</small> Enhanced landscape buffer DD/12/04 For review see plan 09/02/04	 PUGSLEY & LAHAIE LTD. LANDSCAPE ARCHITECTS AND CONTRACTORS 2414 N. Oak/McHenry Rd., Lake Zurich, Illinois 60047-6904 <small>847/490-0200 fax 847/490-0204</small>
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FENCE TO BE PROVIDED AROUND ALL SELECTED TREES TO REMAIN. FENCE TO BE SHOW FENCE OR APPROVED EQUAL.

NOTE:
AFTER TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, OR CUT INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS FINISHED.

CONSTRUCTION FENCE BARRIER
NOT TO SCALE



TREE KEY

TREES TO BE REMOVED (TYPICAL)

PROTECTIVE FENCING, SEE DETAIL THIS SHEET

TREES TO REMAIN (TYPICAL)



NOTES

1. FOR ADDITIONAL INFORMATION ON VEGETATION TO BE REMOVED/REMAIN, SEE ATTACHED TREE PRESERVATION LIST, 07/11/03.
2. ONLY TREES TO BE REMOVED/REMAIN WITHIN THE SUBJECT PROPERTY SHOWN HAVE BEEN INCLUDED ON THE TREE PRESERVATION PLAN AND LIST.

	<p>REMINGTON GLEN St. Charles, Illinois Tree Preservation Plan REMINGTON HOMES Cape, Illinois</p>		<p>REVISION: Per removal site plan 05/02/04</p>	<p>PUGSLEY & LAHAIE LTD. LANDSCAPE ARCHITECTS AND CONTRACTORS 2441 N. Old Midway Rd., Lake Zurich, Illinois 60047-0904 617-450-0255 617-450-0091</p>
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ST. CHARLES
SINCE 1834

AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve a Plat of Easement Release for Part of Parcel 1 Pine Ridge Park by and between The City of St. Charles and Real Property Holding – St. Charles, IL, LLC.
Presenter:	Christopher Tiedt

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (1-12-15)		City Council

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

Executive Summary:

In 2011, City Council approved an Application for a Special Use to amend the Pine Ridge Business Park and the Application for a Final Plat of Subdivision to create a 19th commercial lot from a portion of Parcel 1. The Parcel 1 resubdivision plat was recorded in December of 2012 which created Lot 19 within the Pine Ridge Business Park.

The original Pine Ridge Park Phase I subdivision plat included wetland conservation areas, conservation easements and utility easements over all of Parcel 1, including that portion of Parcel 1 now known as Lot 19. To facilitate any future development on said Lot 19, these original easements must be vacated. The attached Plat of Easement Release will accomplish this.

Staff has reviewed the attached Plat of easement release and finds it acceptable.

The Plat of Easement Release is also being reviewed by NICOR, SBC, and Comcast. Pending resolution of any comments resulting from these reviews, staff recommends approval.

Attachments: *(please list)*

Plat of Easement Release for Part of Parcel 1 Pine Ridge Park PUD Phase I

Recommendation / Suggested Action *(briefly explain):*

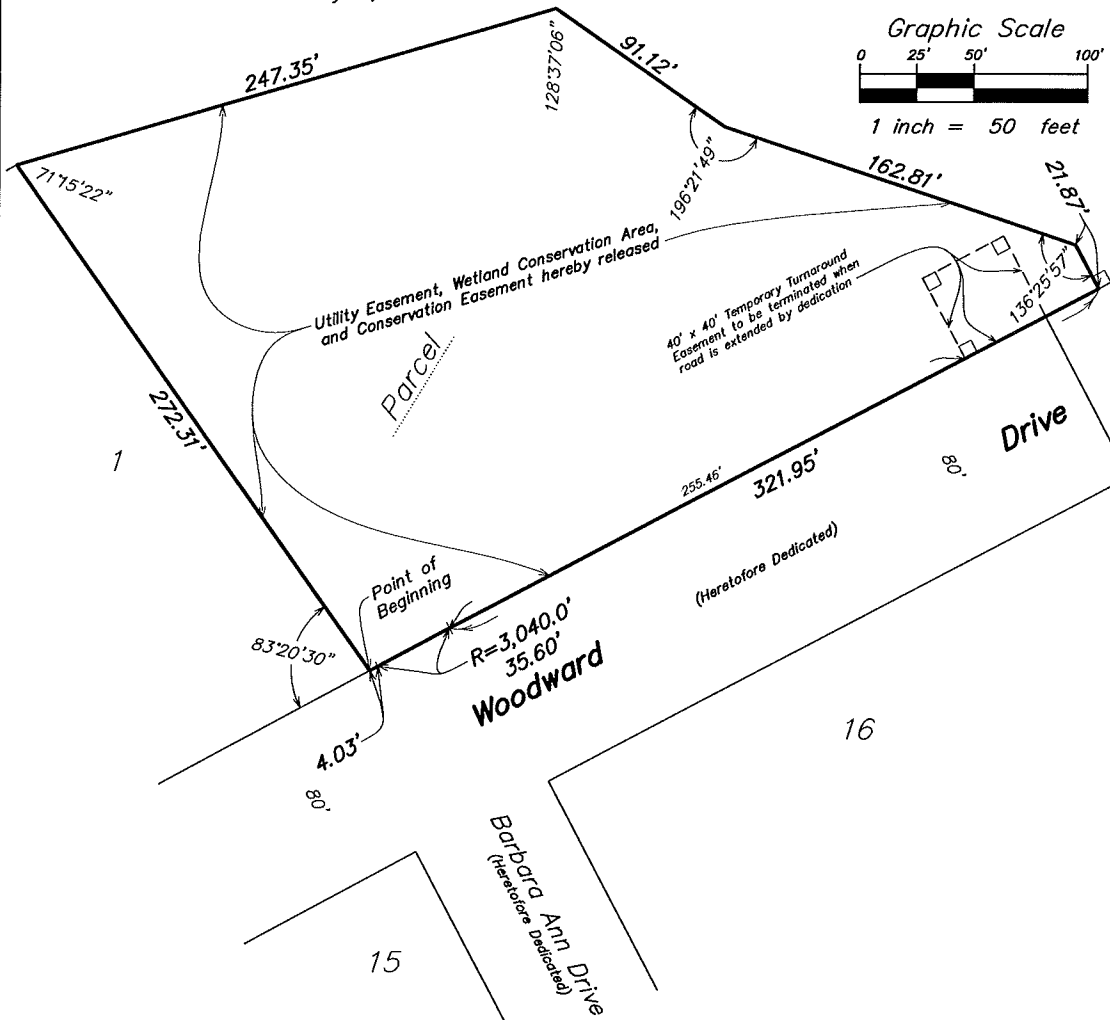
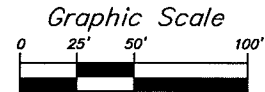
Staff recommends approval of the Plat of Easement Release for Part of Parcel 1 Pine Ridge Park by and between The City of St. Charles and Real Property Holding – St. Charles, IL, LLC.

<i>For office use only:</i>	<i>Agenda Item Number: 5c</i>
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Plat of Easement Release for Part of Parcel 1 Pine Ridge Park Phase I Planned Unit Development City of St. Charles Kane County Illinois

⊥ Indicates 90° angle.

Note: Utility Easement, Wetland Conservation Area, and Conservation Easement being released was originally granted by Document 2006K011887 and recorded January 31, 2006.



Utility Easement, Wetland Conservation Area, and Conservation Easement to be Released

That part of Parcel 1, Pine Ridge Park, Phase I, Planned Unit Development, City of St. Charles, Kane County, Illinois described as follows: Beginning at the easterly corner of Lot 1 of said Pine Ridge Park; thence northeasterly along a southeasterly line of said Parcel 4.03 feet to a point of curvature therein; thence northeasterly along a southeasterly line of said Parcel being along a curve to the right having a radius of 3040.0 feet tangent to the last described course 35.60 feet to a point of tangency; thence northeasterly along a southeasterly line tangent to the last described curve at the last described point 321.95 feet; thence northwesterly along a line perpendicular to the last described course 21.87 feet; thence westerly along a line forming an angle of 136°25'57" from the last described course (measured clockwise therefrom) 162.81 feet; thence northwesterly along a line forming an angle of 196°21'49" from the last described course (measured clockwise therefrom) 91.12 feet; thence westerly along a line forming an angle of 128°37'06" from the last described course (measured clockwise therefrom) 247.35 feet to the northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot forming an angle of 71°15'22" from the last described course (measured clockwise therefrom) 272.31 feet to the point of beginning in the City of St. Charles, Kane County, Illinois.

Prepared by:
Western Surveying & Engineering, P.C.
321 Stevens Street, Suite A
Geneva, Illinois 60134
(630) 845-0600 (630) 845-0601 Fax

Ordered by & Prepared for:
Pine Ridge Park, L.L.C.

Exhibit "A"
November 4, 2014
Sheet 1 of 2

File Name: Lot 19 Ease Release	Drawn by: MLF
Directory: CAD4\366001	Job No.: 366.002

