

**City of St. Charles, Illinois**

**Ordinance No. 2008-Z-12**

**Ordinance Amending the Zoning Map, Granting a  
Special Use for a Planned Unit Development and  
Granting Preliminary PUD Plan Approval**

**Adopted by the  
City Council  
of the  
City of St. Charles  
March 17, 2008**

**Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, March 21, 2008**

*Nancy Garrison*  
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City Clerk



**ORDINANCE NO. 2008-Z-12**

**AN ORDINANCE AMENDING THE ZONING MAP,  
GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT,  
AND GRANTING PRELIMINARY PUD PLAN APPROVAL**

**(DELNOR WOODS PUD)**

**WHEREAS**, a petition to grant a Special Use for a Planned Unit Development for certain real property (hereinafter sometimes referred to as “Delnor Woods PUD” or the “Subject Realty”), as legally described in Exhibit “A-1”, which is attached hereto and made a part hereof,; a petition to amend the Zoning Map to rezone portions of the Subject Realty as legally described in Exhibits “B-1”, “B-2”, “B-3”, and “B-4”, which are attached hereto and made a part hereof, to rezone property legally described in Exhibit “B-1” from the “RE-2 Single Family Estate District” to “BL Local Business District”, to rezone property legally described in Exhibit “B-2” from the “OR Office Research District” to the “BL Local Business District”, to rezone property legally described in Exhibit “B-3” from the “OR Office Research District” to the “RM-1 Mixed Medium Density Residential District”, and to rezone property legally described in Exhibit “B-4” from the “RE-2 Single Family Estate District” to the “RM-1 Mixed Medium Density Residential District”; and to grant approval of PUD Preliminary Plans for the Subject Realty; were all filed on or about August 28, 2007, by J. Christopher Lannert, (“Petitioner”) on behalf of the owners of record: Harris N.A. as Trustee Under Trust Agreement dated November 21, 1997 and known as Trust No. LT-2527, the Trust under the Will of Dellora A. Norris, Harris N.A., John R. Collins and Robert C. Norris, Co-Trustees, under a will dated August 28, 1973, the Collins Family Estate, the Collins Family Limited Partnership and Delnor Community Health System Corporation, (collectively, the “Owner”); and,

**WHEREAS**, the Delnor Woods PUD consists of three (3) distinct land use areas, being an area to be zoned “BL Local Business District” consisting of approximately two and nine-tenths (2.9) acres as legally described in Exhibit “A-2” attached hereto and made a part hereof (hereinafter, “BL Area”), an area to be zoned “RM-1 Mixed Medium Density Residential District” consisting of approximately twenty one (21) acres as legally described in Exhibit “A-3” attached hereto and made a part hereof (hereinafter, “RM-1 Area”), and an area to be zoned “RE-2 Single Family Estate District” consisting of approximately fourteen and five tenths (14.5) acres

as legally described in Exhibit "A-4" attached hereto and made a part hereof (hereinafter, "RE-2" Area); and,

**WHEREAS**, Notice of Public Hearing on said petitions was published on or about November 2, 2007 in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, pursuant to said notice, the Plan Commission conducted a public hearing on said petitions on or about November 20, 2007, December 4, 2007 and January 8, 2008, all as required by the statutes of the State of Illinois and the ordinances of the City; and,

**WHEREAS**, at said Public Hearings, the Petitioner presented testimony in support of said petitions and all interested parties had an opportunity to be heard; and,

**WHEREAS**, the Plan Commission made the required Findings of Fact and recommended approval of the petitions on January 8, 2008; and,

**WHEREAS**, the Planning and Development Committee of the City Council recommended approval of the petitions on February 11, 2008; and,

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

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

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

**SECTION TWO.** That Section 17.10.020 of Title 17 of the City St. Charles Municipal Code, as amended, and as set forth in the Official Zoning Map as described therein and on file in the Office of the City Clerk, is hereby amended by rezoning the property legally described in Exhibit "B-1" from the "RE-2 Single Family Estate District" to "BL Local Business District"; rezoning the property legally described in Exhibit "B-2" from the "OR Office Research District" to the "BL Local Business District"; rezoning the property legally described in Exhibit "B-3" from the "OR Office Research District" to the "RM-1 Mixed Medium Density Residential District", and

rezoning property legally described in Exhibit "B-4" from the "RE-2 Single Family Estate District" to the "RM-1 Mixed Medium Density Residential District." Said rezoning is based upon Petitioners application and the evidence presented at the public hearing. The City Council hereby finds that the Zoning Map Amendments are in the public interest and adopts the Findings of Fact set forth on Exhibit "C-1" which is attached hereto and incorporated herein.

**SECTION THREE.** That a Special Use as a Planned Unit Development is hereby granted for the Subject Realty, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended. Based upon the Petitioner's application and the evidence presented at the public hearing, the City Council hereby finds that the Planned Unit Development is in the public interest and adopts the Findings of Fact set forth on Exhibit "C-2", which is attached hereto and incorporated herein.

**SECTION FOUR.** The Delnor Woods PUD shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and in accordance with the following additional procedures, definitions, uses, and restrictions contained herein and set forth in Exhibits "D-1", "D-2", and "D-3" as attached hereto and made a part hereof.

- A. **Preliminary Plan Approval:** Passage and approval of this Ordinance shall constitute approval of the following documents and illustrations, reduced copies of which are attached hereto and incorporated herein as Exhibits "E-1" and "E-2" (Preliminary Plans), subject to compliance with such conditions, corrections, and modifications 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:
1. "PUD Preliminary Application for Delnor Woods Development", prepared by the Lannert Group, last revision date of February 1, 2008 ("Preliminary PUD Plans")(Exhibit "E-1"); and, .

2. "Preliminary Engineering Plans for Delnor Woods Development", prepared by Robert H. Anderson & Associates, Inc., last revision date of December 21, 2007 ("Preliminary Engineering Plans")(Exhibit "E-2").

B. **Changes to Preliminary Plans:** The Director of Community Development shall review all requests for changes to the Preliminary Plans for consistency with the Findings of Fact for a Special Use for a Planned Unit Development, as set forth in Exhibit "C-2". Changes to the Preliminary Plans may be approved by the City Council without amending this Ordinance, if: (1) such changes conform to the provisions hereof and do not constitute a Major Change as defined in Title 17 of St. Charles Municipal Code, as amended; and (2) the change shall not invalidate or contradict any of the Findings of Fact or elements of the Preliminary Plans which were used as a factor in establishing said Findings of Fact, including but not limited to: the location of on-site stormwater management basins, the location of public rights-of-way, the number of affordable dwelling units, and compliance with all tree preservation requirements.

C. **Phasing:**

The Subject Realty may be developed in phases, provided that the phasing complies with the City of Charles Municipal Code and the terms set forth herein.

D. **Improvements to Existing Roads:**

Owner shall construct and pay for all improvements to Illinois Route 25 as may be required by the Illinois Department of Transportation (IDOT) because of the development of the Subject Realty, or any part thereof. Such improvements shall be constructed as part of the required Land Improvements for the development of the applicable phase of the Subject Realty. Owner shall provide a financial guarantee for the completion of the improvements to the City or to IDOT, if required, at the time of Final Plat approval. The design and specification of any such improvements shall be subject to the approval of IDOT as well as those requirements set forth in the City's ordinances, prior to City Council approval of the Final Plat for the applicable phase of the Subject Realty.

**E. Access:**

1. Vehicular access to the Subject Realty shall be exclusively from Illinois Route 25. No more than two (2) full access public street intersections shall be constructed on Illinois Route 25. Said intersections shall be at the locations depicted on the Preliminary Plan, except that the southern intersection may be relocated up to fifty (50) feet to the north or south.
2. All streets within the Subject Realty shall be publicly dedicated and shall be no less than twenty nine (29) feet wide, from back of curb to back of curb. Where a median divides a street, the individual single-direction lanes shall be no less than sixteen (16) feet wide, from back of curb to back of curb.
3. Owner shall provide a twelve (12) foot wide, paved, restricted-access emergency drive from Allen Lane, extending to a publicly dedicated street within the Subject Realty, as depicted on the Preliminary Plans.
4. Owner shall provide a public pedestrian path, extending from a publicly dedicated street within the RM-1 Area to St. Charles Park District property located immediately south of the Subject Realty (Delnor Woods Park), subject to the approval of the St. Charles Park District.

**F. Building Permit Timing:**

No building permit shall be issued prior to: (1) the establishment of paved access sufficient to provide access by emergency and inspection vehicles; (2) the water system and fire hydrants being operable within the development to provide adequate fire flow; and (3) prior written approval of the foregoing by the City Building Commissioner, Director of Public Works and the Fire Chief, respectively.

**G. Completion of Land Improvements Prior to Occupancy:**

No occupancy permit shall be issued for any building until the Land Improvements for the Subject Realty have been accepted by the City Council; however, the following need not be completed prior to the issuance of an occupancy permit: public sidewalks, street trees and parkway seeding. At all times during construction, the Owner shall be responsible for removal of construction debris and waste related to the Subject Realty.

**H. Land Improvements for the RE-2 Area:**

As part of the Land Improvements for any portion of the RE-2 Area, Owner shall (1) connect the public water main serving properties in the RE-2 Area to another public water main in the RM-1 Area so as to establish a looped system, in compliance with the Preliminary Plans; (2) connect the existing house located on Lot 4 of the RE-2 Area as depicted on the Preliminary Plan to all City utility services; (3) plug all existing wells and abandon all septic systems serving the house on Lot 4, in compliance with applicable regulations; and (4) abandon and remove the existing driveway from Illinois Route 25 serving Lot 4.

**I. Tree Preservation:**

1. A Tree Preservation Plan shall be submitted with Final PUD and Final Engineering Plans for all portions of the Subject Realty; said plan shall comply with the terms and requirements set forth in the approved Preliminary Plans and Title 8, Section 8.30 "Tree Preservation Requirements for Land Development" of the St. Charles Municipal Code.
2. The Final Plat of the RE-2 Area shall encumber all single-family lots with the restrictions for tree preservation in full compliance with the "Tree Preservation Program" in the Preliminary Plans (Depicted on the Preliminary PUD Plan, Sheet 11), subject to the reasonable approval of the Director of Community Development.

**J. Off-Site Stormwater Easement:**

Prior to the approval of the Final Plat for any portion of the RM-1 or RE-2 Areas, Owner shall secure an easement for the construction of off-site stormwater management facilities in full compliance with the Preliminary Plans. Such easement shall require maintenance of the off-site stormwater management facilities by the Owner of the Subject Realty or successor. Said easement shall be reviewed and approved by the City Council together with the Final Plat for the first phase of development of any portion of the RM-1 or RE-2 Areas.

**K. Owner Associations:**

1. Prior to approval of a Final Plat for any portion of the RM-1 or RE-2 Areas, Owner shall establish one or more owner associations for the purpose of maintaining all private on-site and off-site stormwater management facilities necessary to comply with the Final PUD and Final Engineering plans.
2. Owner shall establish an owners association for purposes of maintaining all other private improvements within the RM-1 Area, including but not limited to common areas, buildings, lots, and landscaping, in full compliance with the Final PUD Plans.
3. Owner shall submit a copy of proposed association bylaws, covenants, and restrictions with the submittal of the Final Plat for any portion of the Subject Realty, for the purpose of verifying that the covenants, bylaws, and restrictions conform to the provisions hereof. City shall not, however, have any responsibility for any aspect of performance of such association.

**L. Special Service Areas:**

Owner and any successors in title shall not object to the formation of, and any amendment to, one (1) or more Special Service Areas encompassing all or part of the Subject Realty for the purpose of maintaining and repairing on-site and off-site stormwater management facilities and other facilities serving the Subject Realty. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for the maintenance, repair, and reconstruction of such facilities. Such Special Service Area(s) may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.

**M. Landscaping:**

The Subject Realty shall be landscaped in substantial conformance with the Preliminary Plans and completed and maintained in full compliance with Section 17.26.050 of the Zoning Ordinance. For purposes of this Section M, completion of landscaping shall mean actual completion or posting of a financial guarantee, in accordance with Section 17.26.050.

1. All landscaping for the BL Area shall be completed prior to the occupancy of any building, or portion thereof, located in said BL Area.
2. All perimeter site landscaping, including any landscape bufferyards, shall be completed for each phase of the RM-1 Area prior to the occupancy of any building, or portion thereof, in the phase. All landscaping for individual lots in the RM-1 Area, including building foundation landscaping, shall be completed prior to the occupancy of any portion of any building located on each lot.
3. Building foundation landscaping for individual buildings in the RM-1 Area shall be reviewed as part of the Final PUD Plans or as part of the building permit submittals, whichever occurs first. Plans for foundation landscaping which provide similar quality and character but do not strictly comply with the Preliminary Plan may be reviewed and approved by the Director of Community Development as an Authorized Administrative Change in accordance with the provisions of Section 17.04.430.C of the Zoning Ordinance.

**N. Inclusionary Housing Requirements:**

To satisfy the provisions of Chapter 17.18 of the St. Charles Zoning Ordinance, Owner shall construct four (4) two-or-more bedroom rental apartments within the BL Area, as depicted on the Preliminary Plan. Owner has requested a variance from the requirements of Sections 17.18.080(A)(Location of Affordable Units) 17.18.080(D)(Interior Appearances and Finishes, 1. Bedroom Mix). A variance is hereby approved, based on the following factors that demonstrate that said variances will further affordable housing opportunities to an equal or greater extent than compliance with otherwise applicable requirements:

1. No Density Bonus provided by Section 17.18.060 has been applied.
2. No fee-in-lieu of construction of required affordable units has been requested as provided in Section 17.18.050.
3. The square footage of the proposed affordable units is comparable to the square footage of a typical three-bedroom unit.

4. The location of the affordable units is beneficial in terms of land use and site plan considerations, by incorporating the affordable units into the street wall design of the building along Fifth Avenue.
5. The affordable units are designed to serve an existing market of employees of nearby facilities.

**O. School and Park Contributions:**

Owner shall provide cash in lieu of land contributions to the St. Charles Park District and St. Charles Community Unit School District #303 in accordance with the provisions of Chapter 16.32 of the St. Charles Municipal Code, as the same may be amended from time to time. Based on the Preliminary Plans, a fee of \$212,750 shall be paid to the Park District and a fee of \$122,100 shall be paid to the School District. No fee shall be required for affordable units. Notwithstanding the foregoing, the City reserves the right to re-calculate the fee amounts at the time of Final Plat approval for each phase in accordance with Chapter 16.32 as the same is in effect at that time.

**P. Easements:**

1. Owner shall obtain all off-site easements for the development of the Subject Realty in conformance with the Preliminary Plans, and with all applicable laws and ordinances.
2. An easement or easements over, under and upon that portion of the Subject Realty reasonably determined by the City to be necessary for the benefit of the Subject Realty for access by emergency vehicles or for access for maintenance, repair, replacement and customary servicing of all electricity lines, sanitary sewer, storm drainage, storm water detention and retention, water main systems, telephone lines, natural gas supply systems, communication facilities and all other utilities, shall be depicted on all final plats in favor of the City. Such easements shall also be provided for all of the involved utility and communications companies, now or in the future receiving a City franchise, their respective officers, employees, and agents, together with related emergency and service vehicles and equipment, in

locations consistent with the location of said utilities as identified on the final engineering plans and electric utility plans for the Subject Realty.

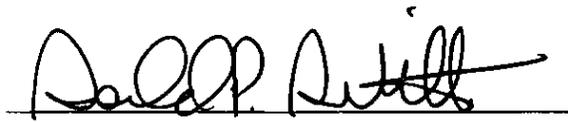
**SECTION FIVE. HOLD HARMLESS AND INDEMNIFICATION.** In the event a claim is made against the City, its officers, other officials, agents and employees or any of them, or if the City is made a party-defendant in any proceeding arising out of, or allegedly arising out of, or in connection with, the approval and issuance of a Special Use Permit for a Planned Unit Development for the Subject Realty, or the development of the Subject Realty, including but not limited to matters pertaining to hazardous materials and other environmental matters, the Developer and Owner shall defend and hold the City and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The City and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

**SECTION SIX.** That this ordinance shall become effective from and after its passage and approval in accordance with law.

**PRESENTED** to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17 day of March 2008.

**PASSED** by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17 day of March 2008.

**APPROVED** by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 17 day of March 2008.



Donald P. DeWitte, Mayor



  
City Clerk/Recording Secretary

VOICE VOTE:

AYES: 7

NAYS: 3

ABSENT:

ABSTAIN:

## **Listing of Exhibits**

A-1: Delnor Woods PUD – Subject Realty

### **Legal Descriptions of PUD Areas**

- A-2: Delnor Woods PUD – BL Area
- A-3: Delnor Woods PUD – RM-1 Area
- A-4: Delnor Woods PUD – RE-2 Area

### **Legal Descriptions of Rezoning Tracts**

- B-1: Rezoning tract – RE-2 to BL
- B-2: Rezoning tract – OR to BL
- B-3: Rezoning tract – OR to RM-1
- B-4: Rezoning tract – RE-2 to RM-1

### **Findings of Fact**

- C-1: Findings of Fact – Map Amendments
- C-2: Findings of Fact – Special Use for Planned Unit Development – Delnor Woods PUD

### **Development Standards**

- D-1: Development Standards, Delnor Woods PUD- BL Area
- D-2: Development Standards, Delnor Woods PUD- RM-1 Area
- D-3: Development Standards, Delnor Woods PUD- RE-2 Area

### **Preliminary Plans**

- E-1: Preliminary PUD Plans
- E-2: Preliminary Engineering Plans

## Exhibit "A-1"

### **Delnor Woods PUD – Subject Realty**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126 for a point of beginning thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 532.06 feet to an angle point therein; thence southerly along said center line forming an angle of  $179^{\circ}57'22''$  from the last described course (measured clockwise therefrom) 513.71 feet to the northwest corner of a tract of land conveyed to Joanne L. and Ernest V. Isadore by Document 1839107; thence easterly along the northerly line of said Isadore tract forming an angle of  $88^{\circ}15'20''$  from the prolongation of the last described course (measured counterclockwise therefrom) 391.91 feet to a northeast corner thereof; thence southeasterly along the northeasterly line of said tract forming an angle of  $124^{\circ}58'15''$  from the last described course (measured counterclockwise therefrom) 97.35 feet to an easterly corner thereof; thence southerly along the easterly line of said tract forming an angle of  $149^{\circ}09'28''$  from the last described course (measured counterclockwise therefrom) 84.0 feet to an easterly corner thereof; thence southwesterly along the southeasterly line of said tract forming an angle of  $141^{\circ}59'58''$  from the last described course (measured counterclockwise therefrom) 30.0 feet to a northerly line of a tract of land conveyed to the Nancy B. Jones Declaration of Trust utd February 2, 1987 by Document 1852929; thence easterly along said northerly line forming an angle of  $48^{\circ}47'20''$  from the last described course (measured clockwise therefrom) 79.0 feet to a northerly corner thereof; thence southerly along an easterly line of said Trust forming an angle of  $99^{\circ}23'50''$  from the last described course (measured counterclockwise therefrom) 81.90 feet to a northeast corner thereof; thence southeasterly along a northeasterly line of said Trust forming an angle of  $134^{\circ}54'05''$  from the last described course (measured clockwise therefrom) 182.15 feet to a northeast corner thereof; thence southerly along an easterly line of said Trust forming an angle of  $113^{\circ}07'50''$  from the last described course (measured counterclockwise therefrom) 32.84 feet; thence easterly along a line forming an angle of  $77^{\circ}16'53''$  from the last described course (measured clockwise therefrom) 554.0 feet; thence northerly along a line forming an angle  $113^{\circ}29'54''$  from the last described course (measured clockwise therefrom) 205.0 feet; thence northerly along a line forming an angle of  $161^{\circ}08'36''$  from the last described course (measured clockwise therefrom) 62.0 feet; thence northwesterly along a line forming an angle of  $126^{\circ}38'08''$  from the last described course (measured clockwise therefrom) 125.0 feet; thence northerly along a line forming an angle of  $127^{\circ}00'33''$  from the last described course (measured counterclockwise therefrom) 75.0 feet; thence easterly along a line forming an angle of  $86^{\circ}38'24''$  from the last described course (measured counterclockwise therefrom) 151.03 feet to a westerly line of Persimmon Fields, City of St. Charles, Kane County, Illinois; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $87^{\circ}00'08''$  from the last described course (measured clockwise therefrom) 415.59 feet to an angle point therein; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $178^{\circ}52'34''$  from the last described course (measured counterclockwise therefrom) 791.53 feet to the southeast corner of Lot 14 thereof; thence westerly along the southerly line of said Lot and its westerly extension forming an

angle of  $95^{\circ}00'22''$  from the last described course (measured clockwise therefrom) 478.68 feet to the northerly extension of the easterly line of a tract of land conveyed to the City of St. Charles by Document 1253797, Book 2826, Page 254; thence southerly along said northerly extension and easterly line and along the easterly line of a tract of land assigned to Evangelical Care Corporation by Document 1702137 forming an angle of  $85^{\circ}13'24''$  from the last described course (measured clockwise therefrom) 362.61 feet to the southeast corner thereof; thence westerly along the southerly line of said tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 493.0 feet to the easterly line of said Hospital tract; thence northerly along said easterly line 41.0 feet to the point of beginning (excepting therefrom that part thereof described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 380.06 feet to the southwest corner of a tract of land assigned to Evangelical Care Corporation by Document 1702137; thence easterly along the southerly line of said Corporation tract forming an angle of  $86^{\circ}05'$  from the prolongation of the last described course (measured counterclockwise therefrom) 493.0 feet to the southeast corner thereof; thence westerly along the last described course 318.35 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1352814; thence southerly along the easterly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured clockwise therefrom) 262.88 feet to the southeast corner thereof; thence westerly along the southerly line of said Hospital tract and along the northerly line of a tract of land conveyed to James H. and Joann N. Collins by Document 1343018 forming an angle of  $88^{\circ}27'$  from the last described course (measured counterclockwise therefrom) 506.12 feet to the northwest corner of said Collins tract (being on the easterly line of Fifth Avenue North); thence southerly along the westerly line of said Collins tract and along the easterly line of said Avenue forming an angle of  $91^{\circ}33'$  from the prolongation of the last described course (measured counterclockwise therefrom) 205.99 feet to an angle point therein; thence southerly along said easterly line forming an angle of  $179^{\circ}57'22''$  from the last described course (measured clockwise therefrom) 183.74 feet to the northwest corner of a tract of land conveyed to Robert & Lucille E. Cerny by Document 1221709, Book 2742, Page 283 for a point of beginning; thence continuing southerly along said easterly line 230.0 feet to the southwest corner of said tract; thence easterly along a line forming an angle of  $88^{\circ}15'20''$  from the prolongation of the last described course (measured counterclockwise therefrom) 295.0 feet to the southeast corner of said tract; thence northerly along a line parallel with the penultimate described course 230.0 feet to the northeast corner of said tract; thence westerly along a line parallel with the penultimate described course 295.0 feet to the point of beginning) in the City of St. Charles, Kane County, Illinois and containing 38.433 acres.

**Exhibit "A-2"**

**Delnor Woods PUD – BL Area**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126 for a point of beginning thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet; thence easterly along a line forming an angle of  $90^{\circ}02'22''$  from the prolongation of the last described course (measured counterclockwise therefrom) 271.61 feet; thence northerly along a line perpendicular to the last described course 245.33 feet; thence northeasterly along a line forming an angle of  $144^{\circ}12'24''$  from the last described course (measured counterclockwise therefrom) 154.46 feet to the southwest corner of a tract of land assigned to Evangelical Care Corporation by Document 1702137; thence northerly along the westerly line of said tract 41.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 2.884 acres.

## Exhibit "A-3"

### **Delnor Woods PUD – RM-1 Area**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet; thence easterly along a line forming an angle of  $90^{\circ}02'22''$  from the prolongation of the last described course (measured counterclockwise therefrom) 271.61 feet for a point of beginning; thence southeasterly along a line forming an angle of  $136^{\circ}16'05''$  from the last described course (measured counterclockwise therefrom) 308.20 feet; thence easterly along a line forming an angle of  $126^{\circ}48'06''$  from the last described course (measured clockwise therefrom) 450.59 feet; thence southeasterly along a line forming an angle of  $140^{\circ}09'39''$  from the last described course (measured counterclockwise therefrom) 87.91 feet; thence southerly along a line forming an angle of  $125^{\circ}54'12''$  from the last described course (measured counterclockwise therefrom) 169.66 feet; thence southwesterly along a line forming an angle of  $110^{\circ}17'33''$  from the last described course (measured counterclockwise therefrom) 53.79 feet; thence southerly along a line forming an angle of  $96^{\circ}46'21''$  from the last described course (measured clockwise therefrom) 197.33 feet; thence southerly along a line forming an angle of  $148^{\circ}22'58''$  from the last described course (measured counterclockwise therefrom) 200.38 feet; thence southerly along a line forming an angle of  $175^{\circ}26'14''$  from the last described course (measured clockwise therefrom) 219.99 feet; thence easterly along a line forming an angle of  $103^{\circ}56'54''$  from the prolongation of the last described course (measured counterclockwise therefrom) 264.66 feet; thence northerly along a line forming an angle  $113^{\circ}29'54''$  from the last described course (measured clockwise therefrom) 205.0 feet; thence northerly along a line forming an angle of  $161^{\circ}08'36''$  from the last described course (measured clockwise therefrom) 62.0 feet; thence northwesterly along a line forming an angle of  $126^{\circ}38'08''$  from the last described course (measured clockwise therefrom) 125.0 feet; thence northerly along a line forming an angle of  $127^{\circ}00'33''$  from the last described course (measured counterclockwise therefrom) 75.0 feet; thence easterly along a line forming an angle of  $86^{\circ}38'24''$  from the last described course (measured counterclockwise therefrom) 151.03 feet to a westerly line of Persimmon Fields, City of St. Charles, Kane County, Illinois; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $87^{\circ}00'08''$  from the last described course (measured clockwise therefrom) 415.59 feet to an angle point therein; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $178^{\circ}52'34''$  from the last described course (measured counterclockwise therefrom) 791.53 feet to the southeast corner of Lot 14 thereof; thence

westerly along the southerly line of said Lot and its westerly extension forming an angle of  $95^{\circ}00'22''$  from the last described course (measured clockwise therefrom) 478.68 feet to the northerly extension of the easterly line of a tract of land conveyed to the City of St. Charles by Document 1253797, Book 2826, Page 254; thence southerly along said northerly extension and easterly line and along the easterly line of a tract of land assigned to Evangelical Care Corporation by Document 1702137 forming an angle of  $85^{\circ}13'24''$  from the last described course (measured clockwise therefrom) 362.61 feet to the southeast corner thereof; thence westerly along the southerly line of said tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 493.0 feet to the southwest corner thereof; thence southwesterly along a line forming an angle of  $121^{\circ}50'14''$  from the last described course (measured clockwise therefrom) 154.46 feet; thence southerly along a line 245.33 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 21.079 acres.

**Exhibit "A-4"**

**Delnor Woods PUD – RE-2 Area**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet for a point of beginning; thence easterly along a line forming an angle of  $90^{\circ}02'22''$  from the prolongation of the last described course 271.61 feet; thence southeasterly along a line forming an angle of  $136^{\circ}16'05''$  from the last described course (measured counterclockwise therefrom) 308.20 feet; thence easterly along a line forming an angle of  $126^{\circ}48'06''$  from the last described course (measured clockwise therefrom) 450.59 feet; thence southeasterly along a line forming an angle of  $140^{\circ}09'39''$  from the last described course (measured counterclockwise therefrom) 87.91 feet; thence southerly along a line forming an angle of  $125^{\circ}54'12''$  from the last described course (measured counterclockwise therefrom) 169.66 feet; thence southwesterly along a line forming an angle of  $110^{\circ}17'33''$  from the last described course (measured counterclockwise therefrom) 53.79 feet; thence southerly along a line forming an angle of  $96^{\circ}46'21''$  from the last described course (measured clockwise therefrom) 197.33 feet; thence southerly along a line forming an angle of  $148^{\circ}22'58''$  from the last described course (measured counterclockwise therefrom) 200.38 feet; thence southerly along a line forming an angle of  $175^{\circ}26'14''$  from the last described course (measured clockwise therefrom) 219.99 feet; thence westerly along a line forming an angle of  $103^{\circ}56'54''$  from the last described course (measured counterclockwise therefrom) 289.34 feet to an easterly line of a tract of land conveyed to the Nancy B. Jones Declaration of Trust utd February 2, 1987 by Document 1852929; thence northerly along said easterly line forming an angle of  $77^{\circ}16'53''$  from the last described course (measured counterclockwise therefrom) 32.84 feet to a northeast corner of said Trust; thence northwesterly along a northerly line of said Trust forming an angle of  $113^{\circ}07'50''$  from the last described course (measured clockwise therefrom) 182.15 feet to a northeast thereof; thence northerly along an easterly line of said Trust forming an angle of  $134^{\circ}54'05''$  from the last described course (measured counterclockwise therefrom) 81.90 feet to a northeast corner thereof; thence westerly along a northerly line of said Trust forming an angle of  $99^{\circ}23'50''$  from the last described course (measured clockwise therefrom) 79.0 feet to the southeasterly line of a tract of land conveyed to Joanne L. and Ernest V. Isodore by Document 1839107; thence northeasterly along a southeasterly line of said tract forming an angle of  $48^{\circ}47'20''$  from the last described course (measured counterclockwise therefrom) 30.0 feet to an easterly corner thereof; thence northerly along the easterly line said tract forming an angle of  $141^{\circ}59'58''$  from

the last described course (measured clockwise therefrom) 84.0 feet to an easterly corner thereof; thence northwesterly along the northeasterly line of said tract forming an angle of  $149^{\circ}09'28''$  from the last described course (measured clockwise therefrom) 97.35 feet to a northeast corner thereof; thence westerly along the northerly line of said tract forming an angle of  $124^{\circ}58'15''$  from the last described course (measured clockwise therefrom) 391.91 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence northerly along said center line forming an angle of  $88^{\circ}15'20''$  from the prolongation of the last described course (measured clockwise therefrom) 513.71 feet to an angle point therein; thence northerly along said center line forming an angle of  $179^{\circ}57'22''$  from the last described course (measured counterclockwise therefrom) 95.43 to the point of beginning (excepting therefrom that part thereof described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 380.06 feet to the southwest corner of a tract of land assigned to Evangelical Care Corporation by Document 1702137; thence easterly along the southerly line of said Corporation tract forming an angle of  $86^{\circ}05'$  from the prolongation of the last described course (measured counterclockwise therefrom) 493.0 feet to the southeast corner thereof; thence westerly along the last described course 318.35 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1352814; thence southerly along the easterly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured clockwise therefrom) 262.88 feet to the southeast corner thereof; thence westerly along the southerly line of said Hospital tract and along the northerly line of a tract of land conveyed to James H. and Joann N. Collins by Document 1343018 forming an angle of  $88^{\circ}27'$  from the last described course (measured counterclockwise therefrom) 506.12 feet to the northwest corner of said Collins tract (being on the easterly line of Fifth Avenue North); thence southerly along the westerly line of said Collins tract and along the easterly line of said Avenue forming an angle of  $91^{\circ}33'$  from the prolongation of the last described course (measured counterclockwise therefrom) 205.99 feet to an angle point therein; thence southerly along said easterly line forming an angle of  $179^{\circ}57'22''$  from the last described course (measured clockwise therefrom) 183.74 feet to the northwest corner of a tract of land conveyed to Robert & Lucille E. Cerny by Document 1221709, Book 2742, Page 283 for a point of beginning; thence continuing southerly along said easterly line 230.0 feet to the southwest corner of said tract; thence easterly along a line forming an angle of  $88^{\circ}15'20''$  from the prolongation of the last described course (measured counterclockwise therefrom) 295.0 feet to the southeast corner of said tract; thence northerly along a line parallel with the penultimate described course 230.0 feet to the northeast corner of said tract; thence westerly along a line parallel with the penultimate described course 295.0 feet to the point of beginning) in the City of St. Charles, Kane County, Illinois and containing 14.470 acres.

**Exhibit "B-1"**

**Rezoning Tract – RE-2 to BL**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 326.08 feet to the southwest corner of said Hospital tract for a point of beginning, thence continuing southerly along said center line 110.56 feet; thence thence easterly forming an angle of  $89^{\circ}57'38''$  from the last described course (measured clockwise therefrom) 271.61 feet; thence northerly perpendicular to the last described course 103.03 feet to the southerly line of said Hospital tract; thence westerly along said southerly line 271.64 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 0.666 acres.

**Exhibit "B-2"**

**Rezoning Tract – OR to BL**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126 for a point of beginning; thence westerly along the northerly line of said Hospital tract forming an angle of 86°05' from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 326.08 feet to the southwest corner of said Hospital tract, thence easterly along the southerly line of said Hospital tract forming an angle of 91°33' from the last described course (measured clockwise therefrom) 271.64 feet; thence northerly forming an angle of 88°24'38" from the last described course (measured clockwise therefrom) 142.31 feet; thence northerly forming an angle of 144°12'24" from the last described course (measured counterclockwise therefrom) 154.46 feet to the easterly line of said Hospital Tract being the northwest corner of a tract of land conveyed to Delnor Hospital by Document 1352814; thence northerly along the easterly line of said Hospital tract by Document 1176126, 41.0 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 2.218 acres.

**Exhibit "B-3"**

**Rezoning Tract -- OR to RM-1**

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence continuing southerly on the easterly line of said Hospital tract 41.0 feet to the northwest corner of a tract of land conveyed to Delnor Hospital by Document 1352814 for a point of beginning; thence southwesterly forming an angle of  $144^{\circ}14'46''$  from the last described course (measured counterclockwise therefrom) 154.46 feet; thence southerly forming an angle of  $144^{\circ}12'24''$  from the last described course (measured clockwise therefrom) 142.31 feet to the southerly line of a tract of land conveyed to Delnor Hospital by Document 1176126; thence easterly along said southerly line and the southerly line of a tract of land conveyed to Delnor Hospital by Document 1352814 forming an angle of  $91^{\circ}35'22''$  from the last described course (measured clockwise therefrom) 264.50 feet to the southeast corner thereof; thence northerly along the easterly line of said Hospital tract by Document 1352814 forming an angle of  $88^{\circ}27'$  from the last described course (measured clockwise therefrom) 262.88 feet to the northeast corner thereof; thence westerly along the northerly line of said Hospital tract by Document 1352814, 174.65 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 1.493 acres.

**Exhibit "B-4"**

**Rezoning Tract – RE-2 to RM-1**

That part of the East Half of Section 27, Township 40 North; Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet; thence easterly along a line forming an angle of  $90^{\circ}02'22''$  from the prolongation of the last described course (measured counterclockwise therefrom) 271.61 feet for a point of beginning; thence southeasterly along a line forming an angle of  $136^{\circ}16'05''$  from the last described course (measured counterclockwise therefrom) 308.20 feet; thence easterly along a line forming an angle of  $126^{\circ}48'06''$  from the last described course (measured clockwise therefrom) 450.59 feet; thence southeasterly along a line forming an angle of  $140^{\circ}09'39''$  from the last described course (measured counterclockwise therefrom) 87.91 feet; thence southerly along a line forming an angle of  $125^{\circ}54'12''$  from the last described course (measured counterclockwise therefrom) 169.66 feet; thence southwesterly along a line forming an angle of  $110^{\circ}17'33''$  from the last described course (measured counterclockwise therefrom) 53.79 feet; thence southerly along a line forming an angle of  $96^{\circ}46'21''$  from the last described course (measured clockwise therefrom) 197.33 feet; thence southerly along a line forming an angle of  $148^{\circ}22'58''$  from the last described course (measured counterclockwise therefrom) 200.38 feet; thence southerly along a line forming an angle of  $175^{\circ}26'14''$  from the last described course (measured clockwise therefrom) 219.99 feet; thence easterly along a line forming an angle of  $103^{\circ}56'54''$  from the prolongation of the last described course (measured counterclockwise therefrom) 264.66 feet; thence northerly along a line forming an angle  $113^{\circ}29'54''$  from the last described course (measured clockwise therefrom) 205.0 feet; thence northerly along a line forming an angle of  $161^{\circ}08'36''$  from the last described course (measured clockwise therefrom) 62.0 feet; thence northwesterly along a line forming an angle of  $126^{\circ}38'08''$  from the last described course (measured clockwise therefrom) 125.0 feet; thence northerly along a line forming an angle of  $127^{\circ}00'33''$  from the last described course (measured counterclockwise therefrom) 75.0 feet; thence easterly along a line forming an angle of  $86^{\circ}38'24''$  from the last described course (measured counterclockwise therefrom) 151.03 feet to a westerly line of Persimmon Fields, City of St. Charles, Kane County, Illinois; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $87^{\circ}00'08''$  from the last described course (measured clockwise therefrom) 415.59 feet to an angle point therein; thence northerly along a westerly line of said Persimmon Fields forming an angle of  $178^{\circ}52'34''$  from the last described course (measured counterclockwise therefrom) 791.53 feet to the southeast corner of Lot 14 thereof; thence

westerly along the southerly line of said Lot and its westerly extension forming an angle of  $95^{\circ}00'22''$  from the last described course (measured clockwise therefrom) 478.68 feet to the northerly extension of the easterly line of a tract of land conveyed to the City of St. Charles by Document 1253797, Book 2826, Page 254; thence southerly along said northerly extension and easterly line and along the easterly line of a tract of land assigned to Evangelical Care Corporation by Document 1702137 forming an angle of  $85^{\circ}13'24''$  from the last described course (measured clockwise therefrom) 362.61 feet to the southeast corner thereof; thence westerly along the southerly line of said tract forming an angle of  $86^{\circ}05'$  from the last described course (measured counterclockwise therefrom) 318.35 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1352814; thence southerly along the easterly line of said Hospital tract by Document 1352814 parallel with the penultimate described course 262.88 feet to the southeast corner thereof; thence westerly along the southerly line of said Hospital tract by Document 1352814 and the southerly line of a tract of land conveyed to Delnor Hospital by Document 1176126 forming an angle of  $88^{\circ}27'$  from the last described course (measured counterclockwise therefrom) 264.50 feet; thence southerly forming an angle of  $88^{\circ}24'38''$  from the last described course (measured clockwise therefrom) 103.03 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 19.586 acres.

## Exhibit “C-1”

### **Findings of Fact Map Amendments**

#### **1. The existing uses and zoning of nearby property.**

The subject property is surrounded by a mix of land uses and zoning districts, which resulted from shifting development trends over many years. To the northwest are land uses that evolved from the historical presence of a hospital use (The Delnor Glen Assisted Living Facility and townhomes zoned RM-2 and the Pine View Nursing Home zoned OR). To the north and east are suburban single-family neighborhoods (Persimmon Fields/Fox Chase zoned RE-2). To the west are older single-family properties (zoned RT-1) and to the south are single-family estate properties (zoned RE-2).

The proposed BL zone will permit the development of a mixed medical office and residential building, which will mirror development across Fifth Avenue. The proposed RM-1 zone will permit the development of a low-density single-family attached development adjacent to the existing and proposed medical-related uses, similar to the development pattern to the west across Fifth Avenue.

Together, both map amendments will permit a land use transition from the remaining hospital-related uses to the single-family lots to the south and east. The transition from more to less intense uses will alleviate existing or potential land use conflicts under the current zoning.

#### **2. The extent to which property values are diminished by the existing zoning restrictions.**

The potential value of the Collins property may be diminished by the RE-2 zoning due to the inability to support any type of residential unit other than single-family dwellings on individual, private lots. The site has increased value if development can occur while the character of the property is preserved. Development under the proposed zoning will incorporate more common open spaces and thus retain more natural features of the site. Retaining more of the landscape features of the property will help to maintain the value of nearby properties that have benefited from adjacency to the subject property.

The value of the Delnor property is not diminished by the current zoning, however the OR zoning permits intense uses that could be detrimental to the value of surrounding residential uses.

#### **3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.**

The Collins property conforms to the RE-2 zoning district and the zoning classification limits the development potential of the property. The preservation of the property in the current condition as a private open space has benefited the neighborhood and community. However, the RE-2 zoning does not guarantee the property will remain in the current condition.

A more intensive development allowed under the RE-2 zoning could significantly diminish the character of a property. RE-2 zoning allows a suburban-style, single-family development pattern, which requires a larger footprint for infrastructure and more private yard space, and potentially could result in considerable modification to the site topography and other natural features.

The OR zoning of the Delnor property permits tall buildings and intense uses that would be inappropriate for a site adjacent to residential properties. The rezoning to the BL district will allow only small-scale buildings similar to those currently located on the Delnor property.

**4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.**

The Collins property can be developed under the RE-2 zoning classification, however given the physical condition of the property, the suburban-style single family detached development pattern is not desirable for the site.

The Delnor property is not suitable for redevelopment under the OR zoning classification in the current configuration, given the relocation of the hospital use from the area and the surrounding residential uses.

**5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.**

While not vacant, the Collins property has remained as a large estate property for many years as the surrounding area developed. In the current condition, the property is underutilized in relation to the development pattern of the area. The existing RE-2 zoning prevents a development pattern that is desirable for the property.

The Delnor property is not vacant, however the buildings are functionally obsolete. Given the relocation of the hospital use from the area, the long-term continued utilization of the Delnor property is unlikely due to the current configuration of the property.

**6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.**

The trend for unique infill sites similar to the subject property has been the development of attached dwelling units clustered in order to preserve more of the common open space that is valued by the surrounding neighborhood.

St. Charles has an adequate supply of single-family detached dwelling units. Demand for other types of dwelling units has increased as residents in different phases of life desire to stay in the community. Retirees desire single-family style residential units with no maintenance. For younger residents, there continues to be a demand for quality, affordable rental units within the community.

While medical office uses continue to be needed in the community, with the relocation of the hospital, the Delnor property is no longer desirable for a large concentration of medical service facilities.

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

The proposed rezoning is consistent with Comprehensive Plan land use designations of "Office and Research" for the Delnor property and "Low Residential" for the Collins property.

The rezoning will enable a Planned Unit Development for the site, which will preserve the character of the former Norris/Collins estate, as specified in the Comprehensive Plan.

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

Not applicable.

**9. The extent to which the proposed amendment creates nonconformities.**

The rezoning will not create any new non-conformities beyond those requested through the Planned Unit Development.

**10. The trend of development, if any, in the general area of the property in question.**

The recent trend of development in the area focused on redevelopment of hospital-related uses into residential uses focused on retirees and the elderly. Specifically, across Fifth Avenue, the former hospital building was converted into an Assisted Living Facility and the Delnor Glen townhomes were constructed on the remainder of the hospital property within the last several years. The proposed rezoning of the subject property will permit a complementary use.

## Exhibit "C-2"

### **Findings of Fact Special Use for Planned Unit Development – Delnor Woods PUD**

#### **Section A: Findings to determine whether the proposed PUD is in the public interest:**

- 1. The proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):**
  - A. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**

The PUD promotes a creative approach to site design by respecting existing topography and landscape features to minimize site disturbance. The property will remain a distinctive feature of the community and maintain a connection to the history of the site.

Land uses are distributed to provide a transition between adjoining uses and to locate development in less sensitive areas of the property. Single-family attached units are clustered along the northern open portion of the site adjacent to the existing medical-related uses. Oversized estate lots with tree preservation restrictions are located on the southern portion of the site to protect the mature woodland adjacent to Delnor Woods Park.

The building design proposed for the medical/residential building complements the existing mix of architectural styles along Fifth Avenue and emulates the style of the townhomes and assisted living facility to the west. The single-family attached residential units are designed to appear as one-and-one-half story single-family homes, and include high quality masonry materials and significant articulation and detailing to match the adjacent single-family development.

- B. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**

The PUD promotes physical activity and social interaction through increased pedestrian connectivity provided by new public sidewalk linkages and a connection to the path system in Delnor Woods Park. Additions to the pedestrian grid provide new connectivity between surrounding neighborhoods. An internal pedestrian loop branching off of Delnor Woods Drive offers a scenic walk along the ponds and access to a gazebo.

- C. To encourage a harmonious mix of land uses and a variety of housing types and prices.**

The PUD includes a range of land uses, each located to blend with the surrounding neighborhood and preserve the landscape features of the site. The single-family attached and affordable units will provide increased housing variety to the neighborhood.

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

The PUD respects existing topography to limit disturbance to quality trees and landscape features. Existing ponds and streams are utilized to accommodate storm water detention. The ponds and stream banks will be restored with naturalized edges with native vegetation. Roadways and building pads are located to have a minimal impact on existing quality trees as identified in a tree survey. Grading of building sites has been minimized. The mature woodland on the southern portion of the property will be protected with tree preservation restrictions. Through the cooperation of the Park District, a large woodland area in the southeastern portion of the property wholly preserved.

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

Land is efficiently utilized through the clustering of dwelling units in less wooded areas to limit the footprint of developed land and lessen the need for long, connecting roadways. Existing natural and man-made landscape features of the property will be utilized to handle stormwater detention and provide open space amenities.

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

The PUD will enable the redevelopment of the Delnor Medical Office park, which was constructed in the 1970s. The PUD allows for the consolidation, reconstruction, and modernization of the medical offices.

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

Feedback has been obtained from the Plan Commission, City Council, neighbors and staff through two Concept Plan processes and the Public Hearing regarding the redevelopment proposal. The petitioner has significantly reduced the density and increased setbacks adjacent to single-family properties in response to comments. The developer has worked in collaboration with the St. Charles Park District to ensure that the most ecologically valuable woodlands on the site will be preserved for public benefit.

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

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

The PUD will enable the development of the subject property while permanently preserving the unique landscape character of the site, which has served as an amenity to adjacent properties. The PUD will provide for the preservation of heavily wooded areas on the southern portion of the site and significant quality trees on the northern portion. The PUD will provide for the continued use of medical offices to serve the existing medical-related uses in the area. The PUD will provide affordable housing units to serve the neighborhood.

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

The PUD will provide all adequate utilities and infrastructure to serve the development and will enhance stormwater detention for adjacent properties by accommodating existing drainage ways in the design.

**C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

The PUD will provide for an appropriate transition of use from existing medical offices to single family. The PUD has been designed to limit disturbance to the existing landscape features and trees on the subject property, thereby preventing the reduction in property value that could result from other types of redevelopment. The PUD includes high quality architecture and landscaping which will compliment the mix of architectural styles found in adjacent neighborhoods, thereby enhancing the value of the subject property and surroundings area.

**D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The subject property is an infill site and most surrounding properties are already developed. The establishment of the PUD will not impede the continued use of surrounding properties as currently developed. The site and buildings are designed to complement the surrounding neighborhood.

**E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The proposed redevelopment will enhance the public health, safety and welfare by: consolidating and aligning access points along Fifth Avenue, upgrading the existing drainage swale through the property to provide for properly designed and maintained stormwater detention, providing utility enhancements to benefit the utility system in the area, and preserving quality trees on the site, including a significant mature woodland, for public use.

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

The proposed site and building design exceed the Design Review Standards of the Zoning Ordinance.

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

The physical design of the PUD provides for the preservation of significant existing woodlands and landscape features on the site, while allowing development that will provide enhanced tax revenue. The development will provide increased pedestrian connectivity between neighborhoods and open spaces. The maintenance-free, age-targeted housing product and affordable attached units will increase the diversity of housing choices in the community.

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

The PUD conforms to the land use designations of “Low Residential” and “Office Research” as defined in the Comprehensive Plan. The proposed PUD follows with the Future Land Use Direction to “retain the open character” of the Collins property.

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

Through the plan review process, City staff will ensure that the PUD will conform to any applicable Federal, State or local regulations.

**Section B: Determining whether the proposed relief from ordinance requirements is justified:**

The relief from the requirements of the underlying zoning district is justified because:

X\_\_ Conforming to the requirements would inhibit creative design that serves community goals, or

X\_\_ Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors to be considered in this determination shall include, but are not limited to the following:

**A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**

The PUD provides community amenities through new pedestrian paths and connections.

**B. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**

The PUD will enable the preservation of environmentally significant open spaces, in addition to the preservation of quality trees throughout the site. The site design takes advantage of the natural beauty of the property to benefit residents and neighbors.

**C. The PUD will provide superior landscaping, buffering or screening.**

Superior landscape design is provided for the medical/residential building and for each single-family attached building. A significant landscape buffer will be provided along the east property line, where the single-family attached units adjoin the single-family detached homes. All existing perimeter tree lines will be maintained and landscape buffering will be enhanced.

**D. The buildings within the PUD offer high quality architectural design.**

Both the medical/residential building and single-family attached units offer high quality architectural design with significant massing and detailing and high quality building materials.

**E. The PUD provides for energy efficient building and site design.**

The petitioner indicates energy efficient building materials will be used.

**F. The PUD provides for the use of innovative stormwater management techniques.**

The site is designed around utilizing the existing series of decorative ponds for stormwater management. Best Management Practices (BMPs) are incorporated into the detention and landscape design to encourage increased water quality and decreased stormwater run off. An off-site detention pond will allow a large mature woodland and vegetated drainage swale to remain on the property while the stormwater is stored in a less sensitive location.

**G. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**

All buildings will be designed to comply with applicable codes. Plans will be reviewed in relation to issuance of building permits to confirm compliance.

**H. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**

The PUD provides the appropriate number of affordable dwelling units as recommended in the City's policy guide.

**I. The PUD preserves historic buildings, sites or neighborhoods**

The PUD will allow the character of the historic Norris/Collins estate property to be preserved while still allowing development of the property. The existing Collins home will be maintained and the surrounding property will be developed with estate-style homes to complement and encourage the maintenance of adjacent historic houses along Fifth Avenue.

**Exhibit “D-1”**

**Development Standards  
Delnor Woods PUD – BL Area**

The provisions of Title 17 of the St. Charles Municipal Code (St. Charles Zoning Ordinance), as the same may be amended from time-to-time, shall apply to the BL Area of the Delnor Woods PUD, except as specifically provided herein.

1. Only the following shall be allowed as a principal permitted use:
  - a. Residential Uses
    - i. Dwelling, Upper Level (except two such units may be located on the ground level, when part of a non-residential building)
  - b. Non-Residential Uses
    - i. Art Gallery/Studio
    - ii. Lodge or Private Club
    - iii. Financial Institution
    - iv. Medical/Dental Clinic
    - v. Office, Business and Professional
2. Only the following shall be allowed as a special use:
  - a. Planned Unit Development
3. Maximum Number of Dwelling Units: four (4)
4. Maximum Floor Area Per Building: sixteen thousand-five hundred (16,500) square feet (no more than eleven thousand (11,000) square feet shall be used for Non-Residential Uses)
5. Maximum Building Height: thirty-five (35) feet
6. Interior Side Yard Setback: fifty (50) feet
7. Exterior Side Yard Setback (building only): fifty (50) feet
8. Signs:
  - a. Identification Sign: one (1) sign, twelve (12) square feet of sign face per side
  - b. Wall signs
    - i. One (1) sign with the name and address of the building, not to exceed forty-two (42) square feet.
    - ii. Two (2) signs per business, not to exceed a total of twelve (12) square feet in area. No more than one (1) wall sign per business shall face Fifth Avenue.
    - iii. No wall signs shall be externally lit.
  - c. All signs shall display only the logo or text of the name of the building or tenant, or the address of the building or unit.
  - d. No other signs listed in Table 17.28-2 of the Zoning Ordinance shall be permitted.

**Exhibit “D-2”**

**Development Standards  
Delnor Woods PUD – RM-1 Area**

The provisions of Title 17 of the St. Charles Municipal Code (St. Charles Zoning Ordinance), as the same may be amended from time-to-time, shall apply to the RM-1 Area of the Delnor Woods PUD, except as specifically provided herein.

1. Only the following shall be allowed as a principal permitted use:
  - a. Two-Family Dwelling Unit
  - b. Townhouse Dwelling Unit
2. Only the following shall be allowed as a special use:
  - a. Planned Unit Development
3. Maximum Number of Units:
  - a. Two-Family Dwelling Units: twenty-eight (28)
  - b. Townhouse Dwelling Units: nine (9)
4. Maximum Number of Units per Townhouse Building: three (3)
5. Minimum Separation between Principal Buildings: thirty (30) feet
6. Maximum Building Height: thirty-eight (38) feet
7. Perimeter Setbacks:
  - a. North property line abutting property zoned RE-2: forty-four (44) feet
  - b. East Property line, northern three hundred (300) feet only: seventy (70) feet
  - c. East Property line, south of the northern three hundred (300) feet: forty (40) feet
8. Landscape Buffer Yard: forty (40) feet along the east property line where abutting lots are zoned RE-2, designed in compliance with the requirements of Section 17.26.070 of the Zoning Ordinance, with the exception that opaque, year-round screening is not required.

**Exhibit "D-3"**

**Development Standards  
Delnor Woods PUD – RE-2 Area**

The provisions of Title 17 of the St. Charles Municipal Code (St. Charles Zoning Ordinance), as the same may be amended from time-to-time, shall apply to the RE-2 Area of the Delnor Woods PUD, except as specifically provided herein.

1. Only the following shall be allowed as a principal permitted use:
  - a. Single-Family Dwelling
2. Only the following shall be allowed as a special use:
  - a. Planned Unit Development
3. Maximum Number of Dwelling Units: eight (8)
4. Minimum Lot Size: forty-three thousand, five hundred-sixty (43,560) square feet
5. Minimum Front Yard: fifty (50) feet

P.U.D. PRELIMINARY APPLICATION  
FOR  
**DELNOR WOODS DEVELOPMENT**

PREPARED FOR:  
**THE COLLINS GROUP**

303 E. MAIN STREET  
ST. CHARLES, IL 60174  
630-584-2500

February 1, 2008

CONSULTANTS

LANDSCAPE ARCHITECT / PLANNER

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DEVELOPER/OWNER

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ENGINEER

**ROBERT H. ANDERSON AND ASSOC., INC.**  
228 WEST RIVER DRIVE  
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630-584-3530

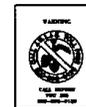
SHEET INDEX

- 1 REGIONAL AERIAL
- 2 SITE ANALYSIS
- 3 OVERALL TREE ANALYSIS
- 4 ILLUSTRATIVE PLAN
- 5 P.U.D. PRELIMINARY PLAN
- 6 PRELIMINARY LANDSCAPE PLAN
- 7 PRELIMINARY STREET TREE PLAN
- 8 PRELIMINARY UNIT LANDSCAPE PLAN
- 9 PRELIMINARY OFFICE LANDSCAPE PLAN
- 10 PRELIMINARY SUBDIVISION PLAN
- 11 TREE PRESERVATION PROGRAM
- 12 IMPLEMENTATION PLAN
- 13 BEST MANAGEMENT PRACTICES
- A1 ARCHITECTURAL RENDERINGS
- A2 DUPLEX ARCHITECTURE
- A3 OFFICE ARCHITECTURE



LOCATION MAP  
NOT TO SCALE

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NOTE:  
THE LANDSCAPE ARCHITECT AND HIS/HERS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY DEFICIENCIES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE/SHE MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT OF SUCH DISCREPANCIES SHALL IMPELVE THE LANDSCAPE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CORRECTION OF SUCH FAILING. ACTIVITIES TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE LANDSCAPE ARCHITECT, OR IN CONTRADICTION TO THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE LANDSCAPE ARCHITECT BUT OF THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.

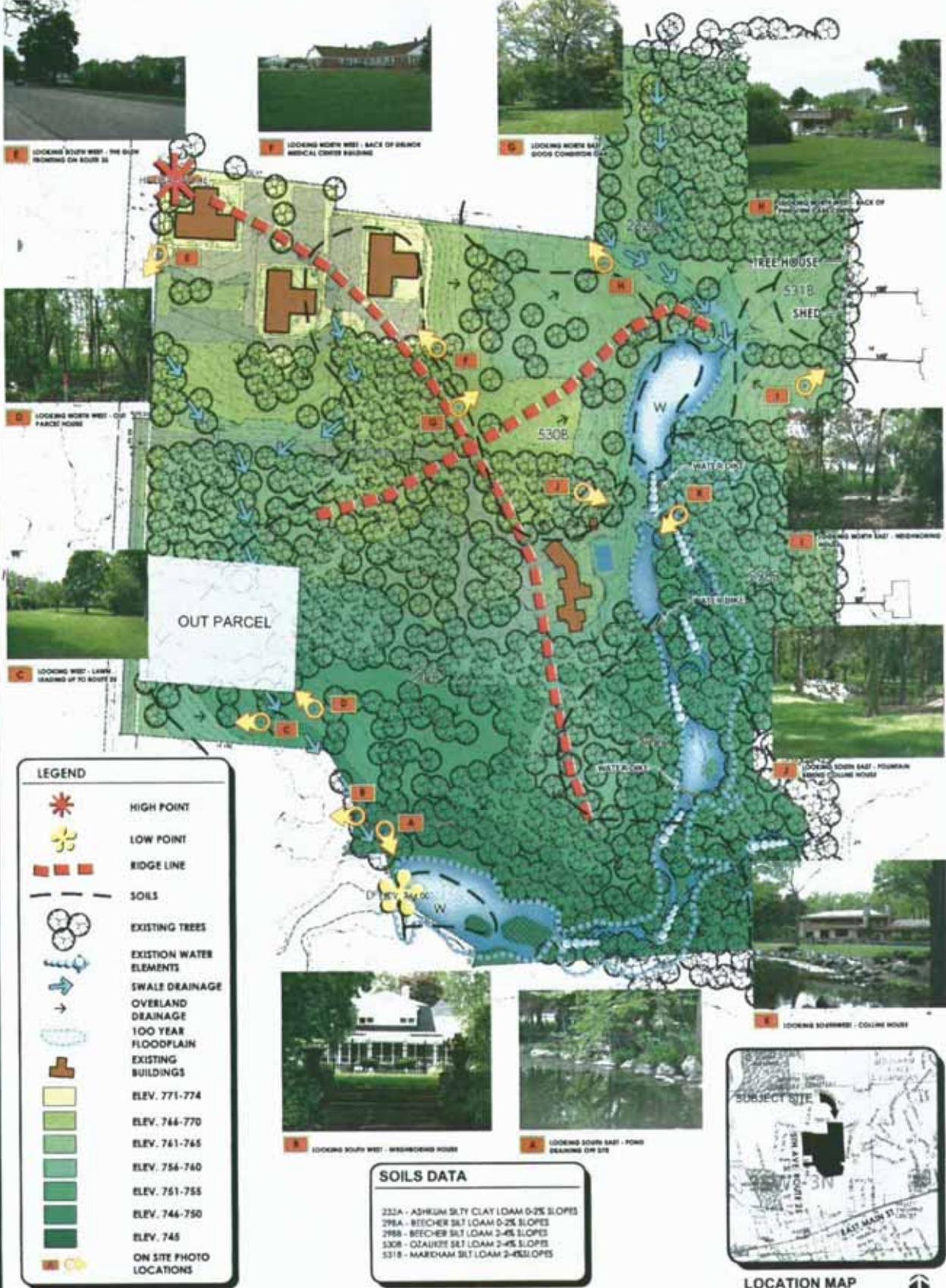
NO.	DATE	DESCRIPTION	BY

0421 - DELNOR WOODS



# DELNOR WOODS

ST. CHARLES, ILLINOIS



**LEGEND**

- HIGH POINT
- LOW POINT
- RIDGE LINE
- SOILS
- EXISTING TREES
- EXISTING WATER ELEMENTS
- SWALE DRAINAGE
- OVERLAND DRAINAGE
- 100 YEAR FLOODPLAIN
- EXISTING BUILDINGS
- ELEV. 771-774
- ELEV. 764-770
- ELEV. 761-765
- ELEV. 754-760
- ELEV. 751-755
- ELEV. 744-750
- ELEV. 745
- ON SITE PHOTO LOCATIONS

**SOILS DATA**

- 232A - ASHUM SILTY CLAY LOAM 0-2% SLOPES
- 298A - BECKER SILT LOAM 0-2% SLOPES
- 298B - BECKER SILT LOAM 3-4% SLOPES
- 530B - OZARK SILT LOAM 3-4% SLOPES
- 531B - MARDIAN SILT LOAM 2-4% SLOPES

**SITE ANALYSIS**

SCALE 1" = 80'

NORTH

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 (630) 584-1225

DATE	11/15/11
BY	JL
CHECKED BY	JL
SCALE	1" = 80'
PROJECT NO.	11111
DRAWING NO.	11111

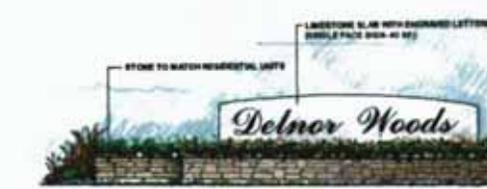
**LEGEND**

**EXISTING**

- DECIDUOUS TREE- EXCELLENT
- DECIDUOUS TREE- GOOD/FAR
- EVERGREEN TREE- EXCELLENT/PANWOOD

**PROPOSED**

- STREET TREE
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE



**A DELNOR WOODS - PRIMARY ENTRANCE SIGN**



**B DELNOR MEDICAL PARK SIGN**

**ILLUSTRATIVE PLAN**

SCALE 1" = 80'

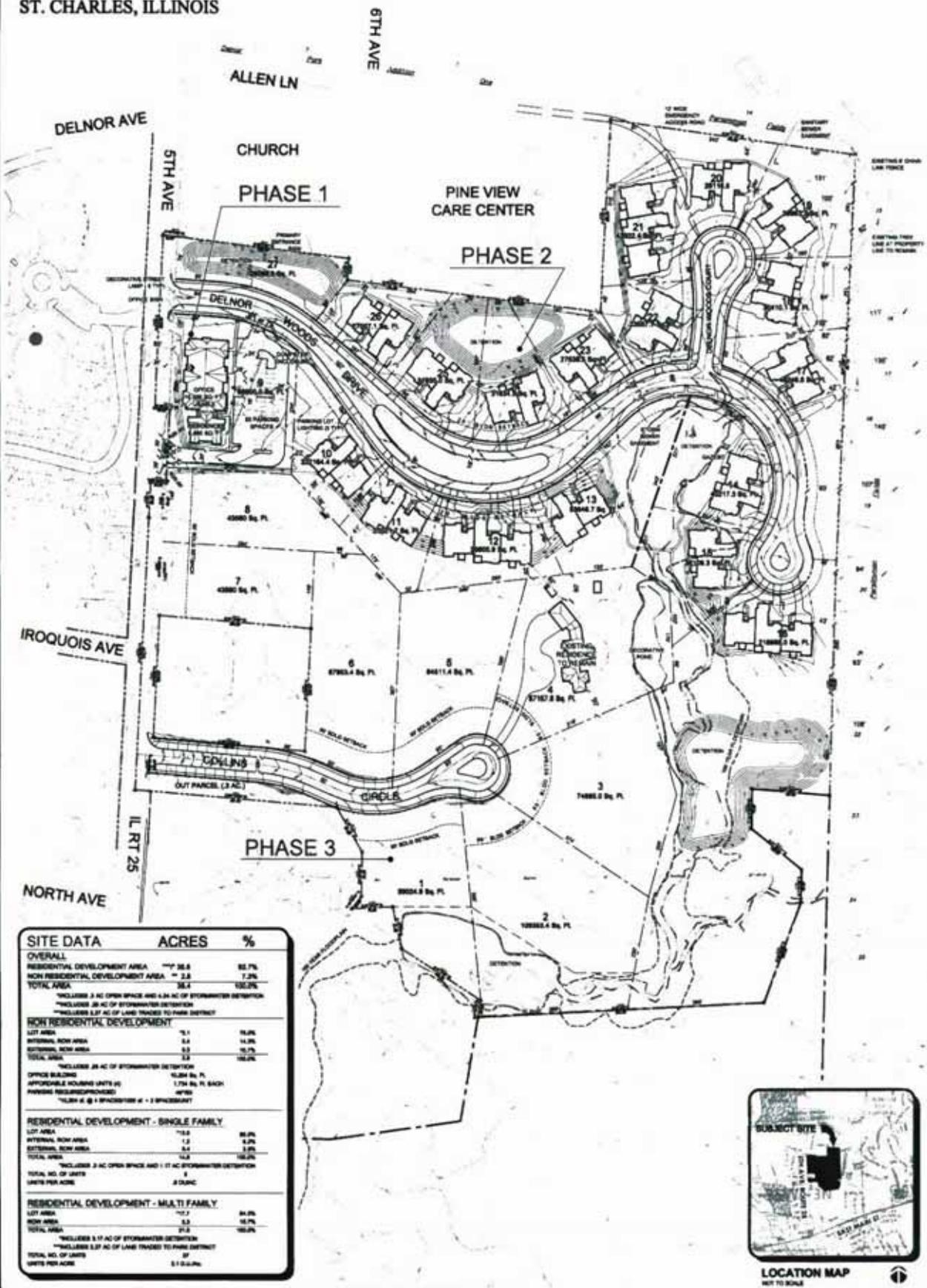
NORTH

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# DELNOR WOODS

ST. CHARLES, ILLINOIS



SITE DATA	ACRES	%
<b>OVERALL</b>		
RESIDENTIAL DEVELOPMENT AREA	38.4	92.7%
NON RESIDENTIAL DEVELOPMENT AREA	2.8	7.3%
<b>TOTAL AREA</b>	<b>41.2</b>	<b>100.0%</b>
*INCLUDES 2 AC OPEN SPACE AND 4.24 AC OF STORMWATER DETENTION		
**INCLUDES 28 AC OF STORMWATER DETENTION		
***INCLUDES 8.27 AC OF LAND TRADED TO PARK DISTRICT		
<b>NON RESIDENTIAL DEVELOPMENT</b>		
LOT AREA	7.1	17.2%
INTERNAL ROW AREA	2.4	5.8%
EXTERNAL ROW AREA	0.9	2.2%
<b>TOTAL AREA</b>	<b>10.4</b>	<b>25.2%</b>
*INCLUDES 28 AC OF STORMWATER DETENTION		
OFFICE BUILDING	16,204 Sq. Ft.	
APPROXIMATE HOUSING UNITS (40' MIN. PARKING REQUIRED/PROVIDED)	40' MIN.	
*1.500 sq. ft. @ 1 BR/CONDO/UNIT = 3 BR/CONDO/UNIT		
<b>RESIDENTIAL DEVELOPMENT - SINGLE FAMILY</b>		
LOT AREA	17.3	41.9%
INTERNAL ROW AREA	1.2	2.9%
EXTERNAL ROW AREA	0.4	1.0%
<b>TOTAL AREA</b>	<b>18.9</b>	<b>45.8%</b>
*INCLUDES 2 AC OPEN SPACE AND 1.17 AC STORMWATER DETENTION		
TOTAL NO. OF UNITS	8	
UNITS PER ACRE	0.42	
<b>RESIDENTIAL DEVELOPMENT - MULTI FAMILY</b>		
LOT AREA	17.7	42.9%
INTERNAL ROW AREA	1.2	2.9%
EXTERNAL ROW AREA	0.4	1.0%
<b>TOTAL AREA</b>	<b>19.3</b>	<b>46.9%</b>
*INCLUDES 2.17 AC OF STORMWATER DETENTION		
**INCLUDES 8.27 AC OF LAND TRADED TO PARK DISTRICT		
TOTAL NO. OF UNITS	0	
UNITS PER ACRE	0.00	



LOCATION MAP  
NOT TO SCALE

**P.U.D. PRELIMINARY PLAN**



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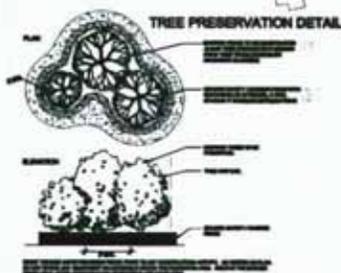
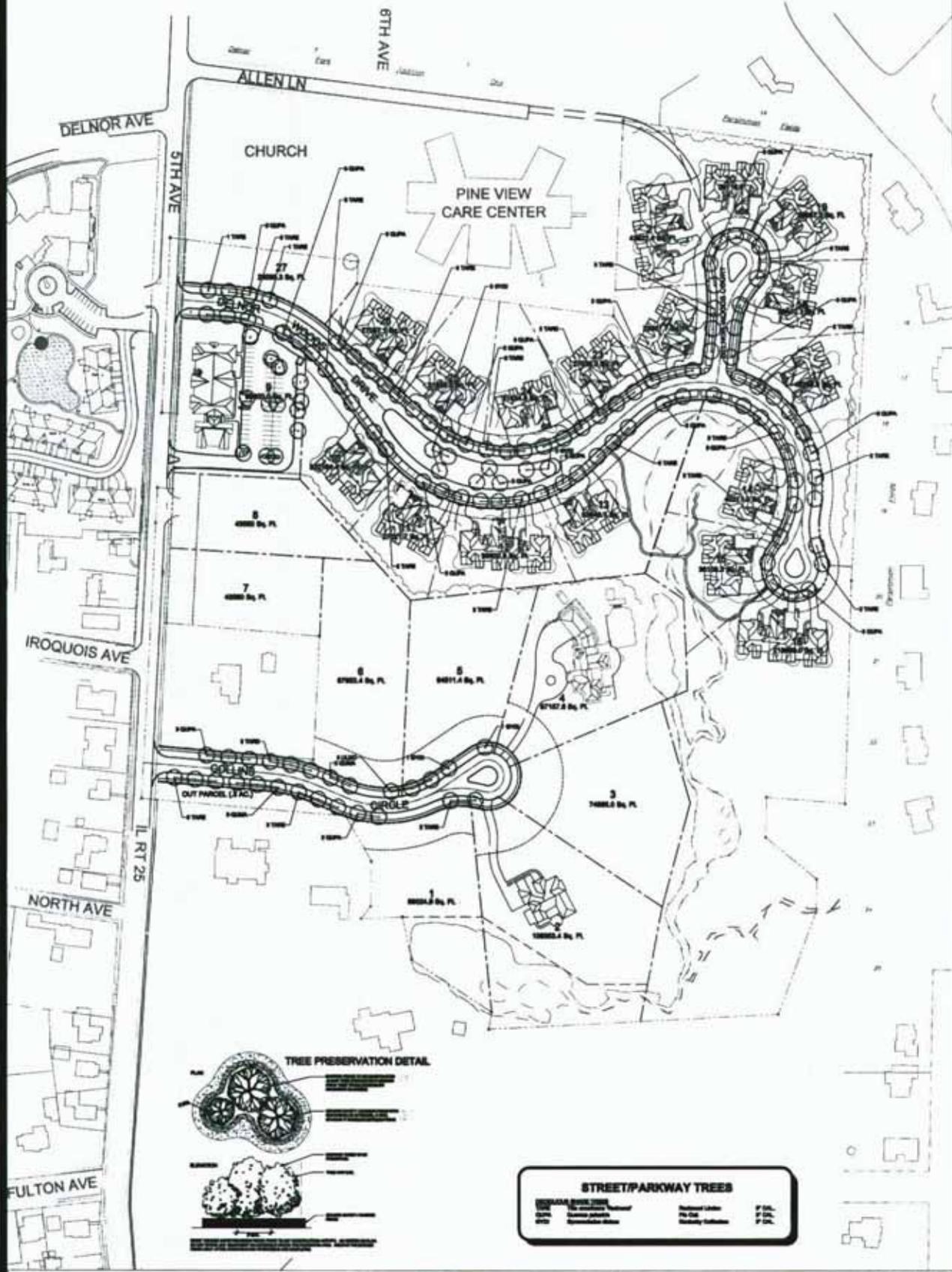
**THE COLLINS GROUP, INC.**  
300 S. MAIN STREET  
ST. CHARLES, IL 60174  
(630) 984-2800  
(630) 984-1000 (fax)

DATE	12/15/07
BY	12/15/07
SCALE	1"=80'
PROJECT	DELNOR WOODS
CLIENT	THE COLLINS GROUP, INC.



# DELNOR WOODS

ST. CHARLES, ILLINOIS



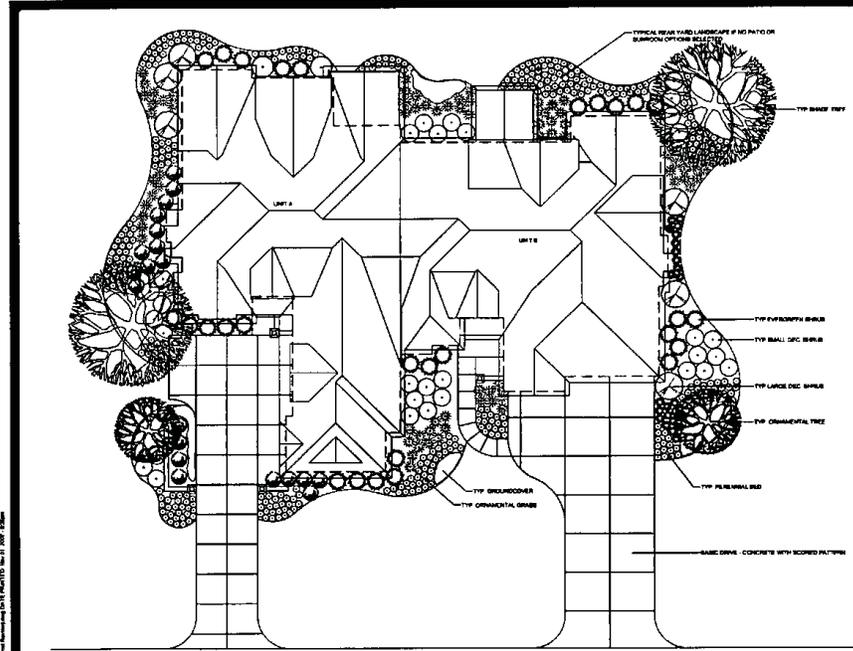
STREET/PARKWAY TREES			
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**PRELIMINARY STREET TREE PLAN**  
 SCALE 1"=80'  
 NORTH

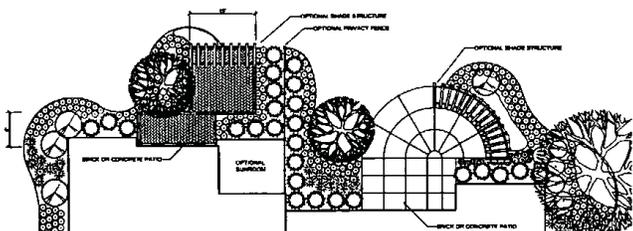
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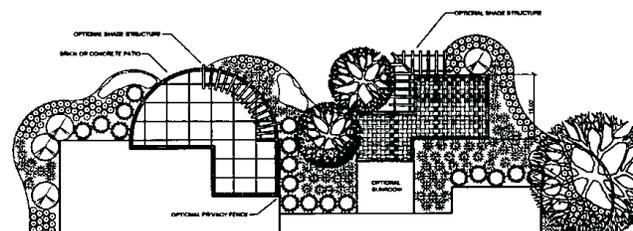
DATE	DESCRIPTION



**A** TYPICAL BUILDING LANDSCAPE PLANTINGS w/ CONCRETE DRIVEWAY  
1" = 10'-0"



**B1** REAR PATIO UPGRADES  
1" = 10'-0"



**B2** REAR PATIO UPGRADES  
1" = 10'-0"

SHADE TREES	Plant Name	Quantity	Notes
	Red Maple	3' CAL	SSB
	Acer rubrum 'Red Sunset'	3' CAL	SSB
	Quercus bicolor	3' CAL	SSB
	Tilia americana Redmond	3' CAL	SSB
	American Elm	3' CAL	SSB
	Apple Serviceberry	8' HT.	SSB
	Heritage River Birch	8' HT.	SSB
	Carolina Cherry	8' HT.	SSB
	Prunella corymbosa	2 1/2' CAL	SSB
	Brownell Crataegus	2 1/2' CAL	SSB
	Shrub Forsythia	8 GAL.	CONT.
	Annabelle Hydrangea	8 GAL.	CONT.
	Manzanita Lily	8 GAL.	CONT.
	Konjacum Vitaceum	8 GAL.	CONT.
	Betty Compact American Crabapple	8 GAL.	CONT.
	Hammingbird Cactus	3 GAL.	CONT.
	Hessei Cotonaster	3 GAL.	CONT.
	Sarsted Forsythia	3 GAL.	CONT.
	Dwarf Bottle Brush	3 GAL.	CONT.
	Yucca filifera	3 GAL.	CONT.
	Virginia Sweetbark	3 GAL.	CONT.
	Golden Fragrant Burreed	3 GAL.	CONT.
	Red Flower Caneel Rose	3 GAL.	CONT.
	Cultivar Stepanotis	3 GAL.	CONT.
	Melissa Nigella	3 GAL.	CONT.
	Kelly Juniper	24"	SSB
	Carole Arborvitae	24"	SSB
	Windward Spruce	24"	SSB
	Windward Redwood	24"	SSB
	Happy Returns Daylily	1 GAL.	CONT.
	Palma Purple Coralbells	1 GAL.	CONT.
	Parrot Hosta	1 GAL.	CONT.
	Spotted Dead Nettle	1 GAL.	CONT.
	Mantled Lantana	1 GAL.	CONT.
	Salix Gray Heather	1 GAL.	CONT.
	Alphagony Source	1 GAL.	CONT.
	Roseann Sage	1 GAL.	CONT.
	Charming Pines	1 GAL.	CONT.
	Lungwort	1 GAL.	CONT.
	Black-eyed Susan	1 GAL.	CONT.
	East Fringed Salvia	1 GAL.	CONT.
	Maynight Salvia	1 GAL.	CONT.
	Feather Reed Grass	1 GAL.	CONT.
	Maiden Grass	1 GAL.	CONT.
	Dwarf Fountain Grass	1 GAL.	CONT.

**C** RECOMMENDED UNIT PLANT LIST  
Note: Plant species to be chosen by Landscape Architect based on the sun's orientation to each individual building.

JOB NO. 0421  
DATE 08.01.07  
REVISED 10.29.07

DESIGN BY PAV

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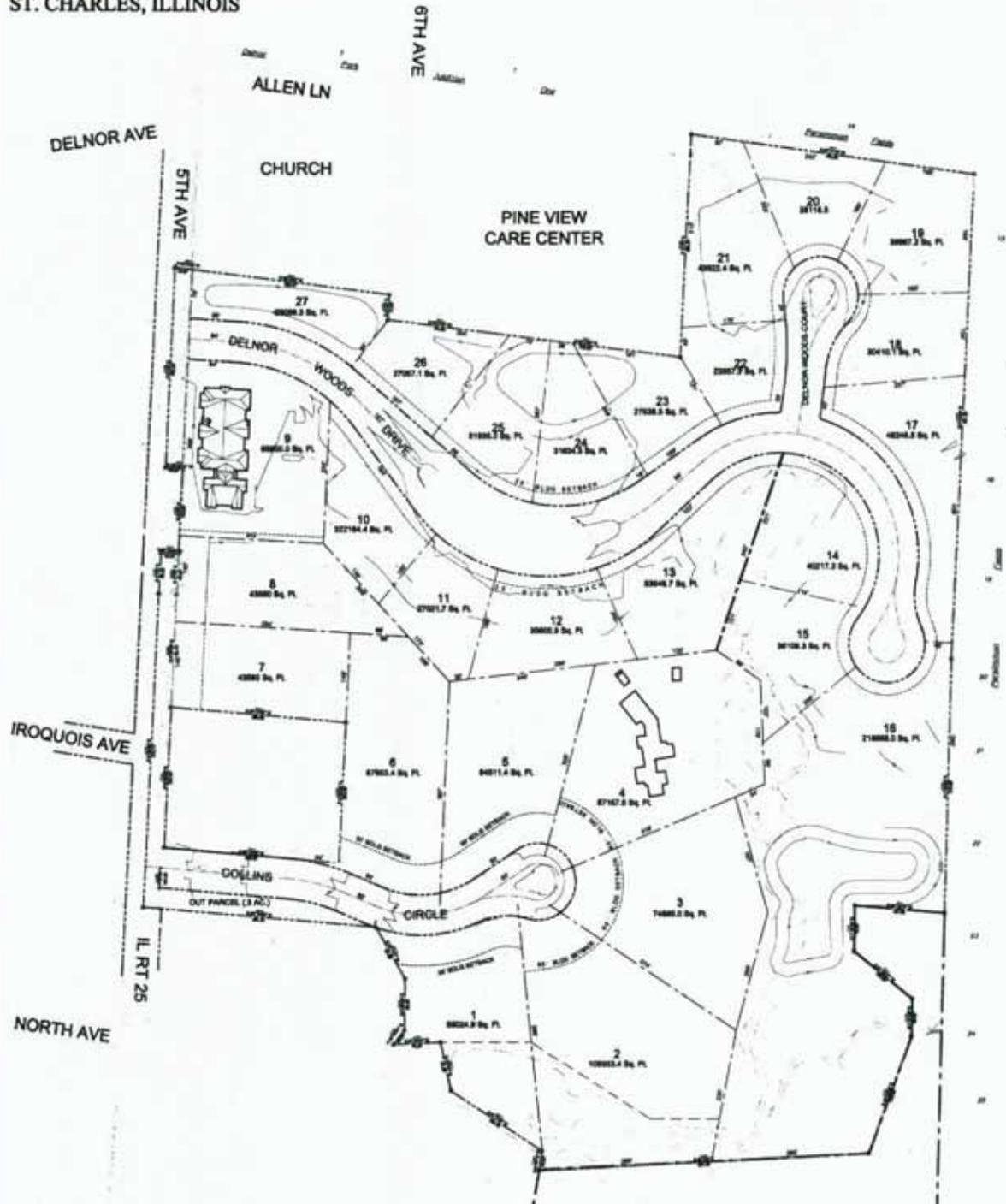
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PRELIMINARY UNIT LANDSCAPE PLAN  
SCALE 1" = 10'  
SHEET 8 OF 13



# DELNOR WOODS

ST. CHARLES, ILLINOIS



SUBDIVISION DATA	ACRES	%
RIGHT OF WAY AREA	5.6 Ac.	14.6 %
- INTERNAL	4.9 Ac.	
- EXTERNAL	0.7 Ac.	
LOTTED AREA	32.8 Ac.	85.4 %
- (LOTS 9 & 27) OFFICE	2.1 Ac.	
- (LOTS 1 - 8) SINGLE FAMILY	13.0 Ac.	
- (LOTS 10 - 26) MULTI PLEX	17.7 Ac.	
TOTAL AREA	38.4 Ac.	100.0 %

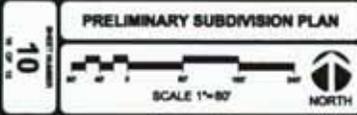
\*INCLUDES EXISTING 2 HOME RESIDENCES ON SINGLE FAMILY LOT 4



TYPICAL UTILITY EASEMENT SETBACKS SCALE 1" = 10'



LOCATION MAP NOT TO SCALE



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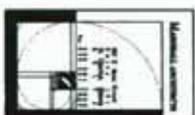
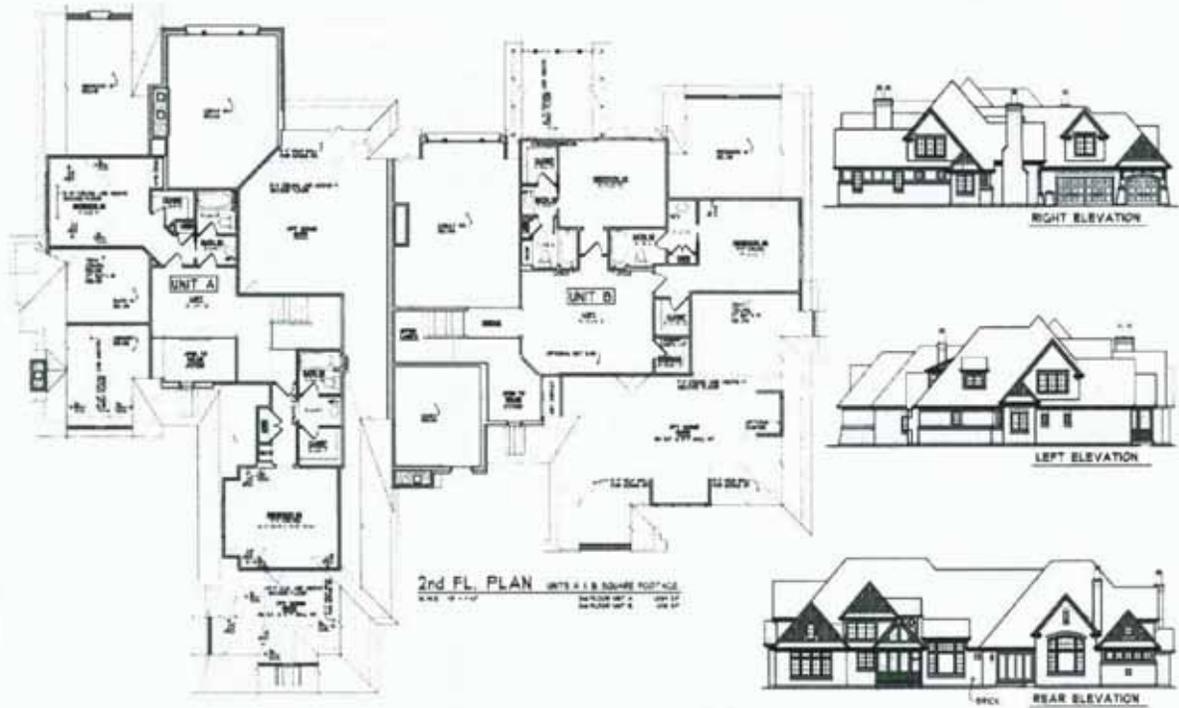
DATE	08/11/07
BY	LLG
SCALE	1" = 80'
PROJECT	DELNOR WOODS
CLIENT	THE COLLINS GROUP, INC.













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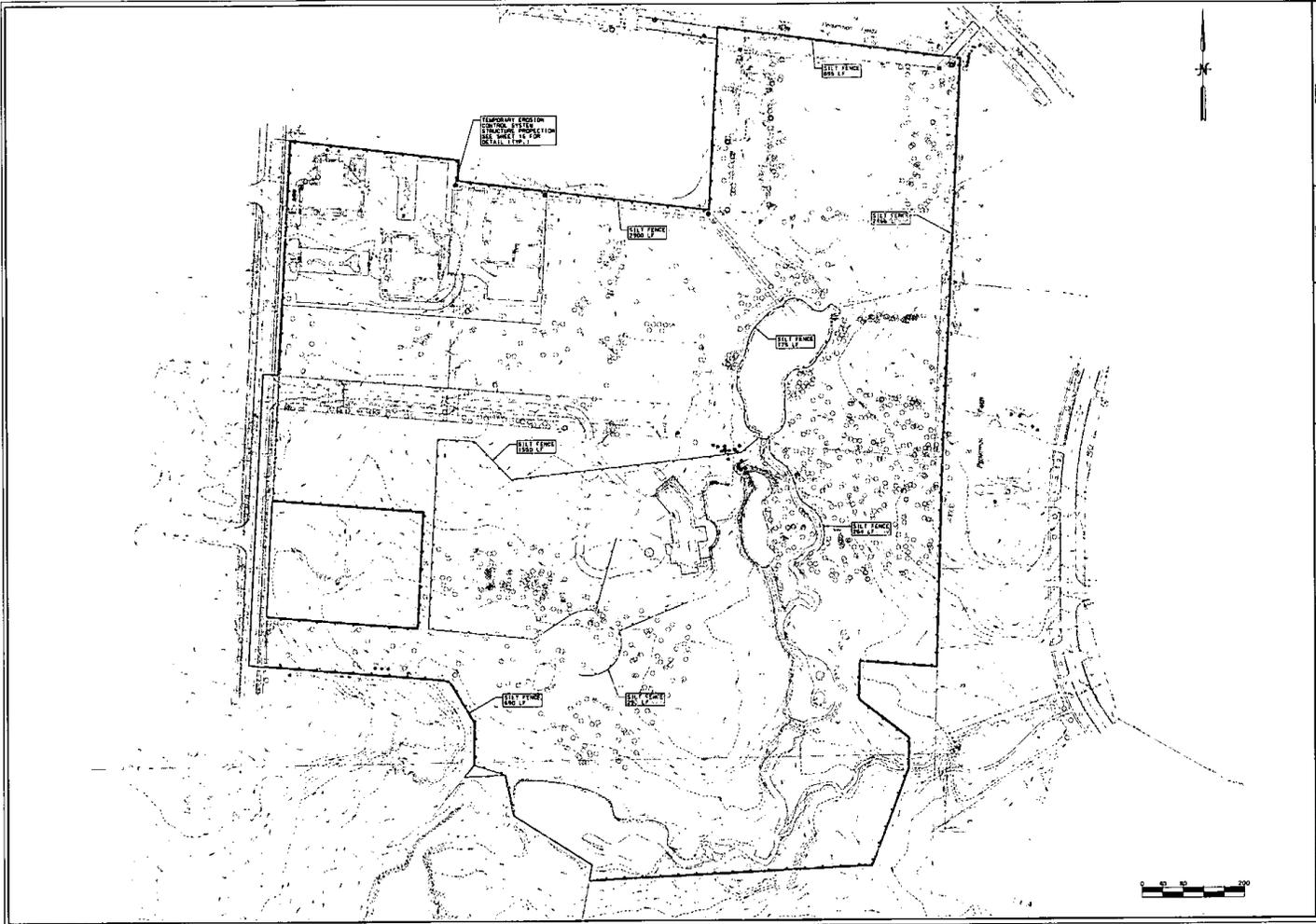
**OFFICE ARCHITECTURE**

**A3**

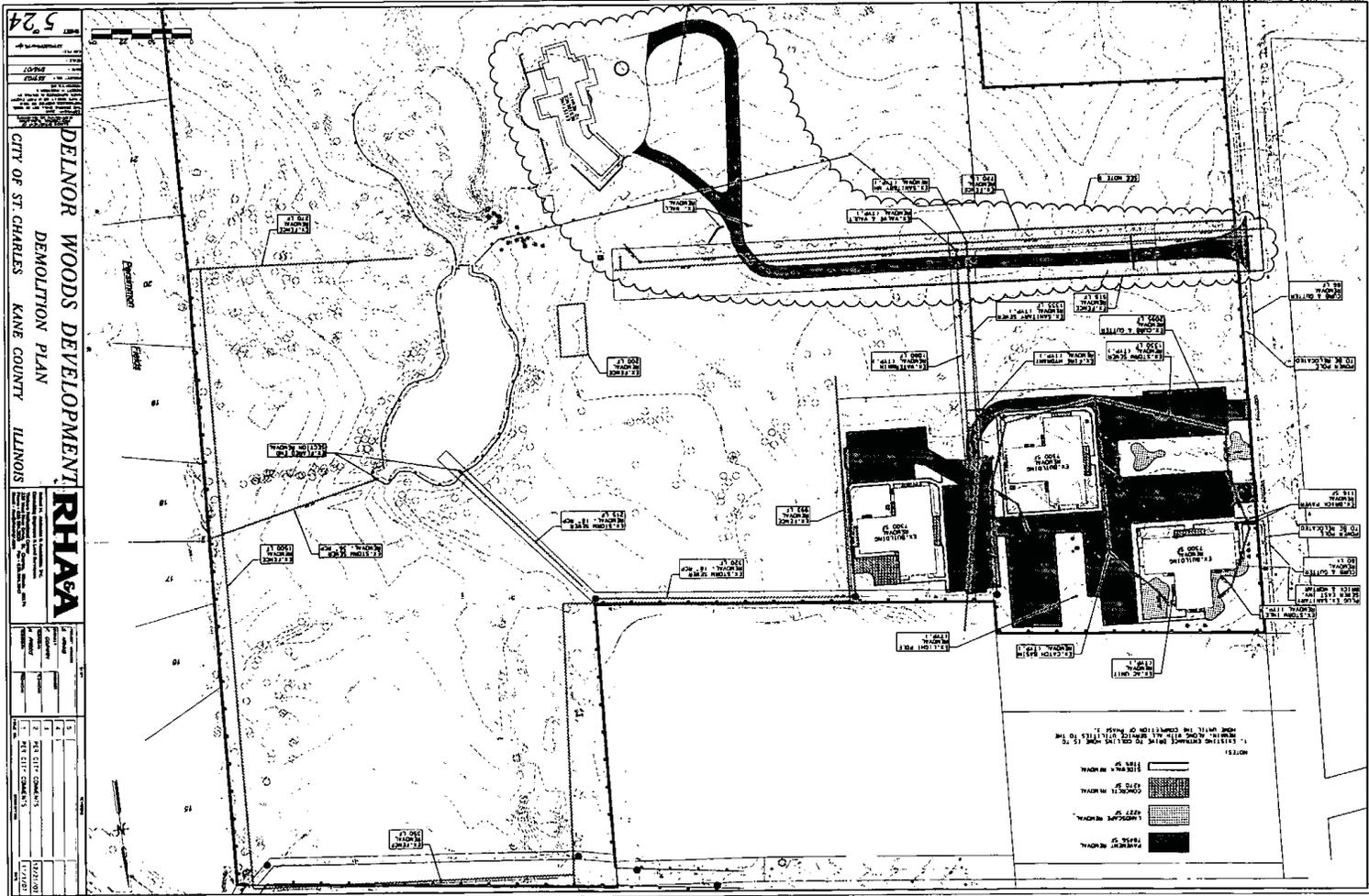


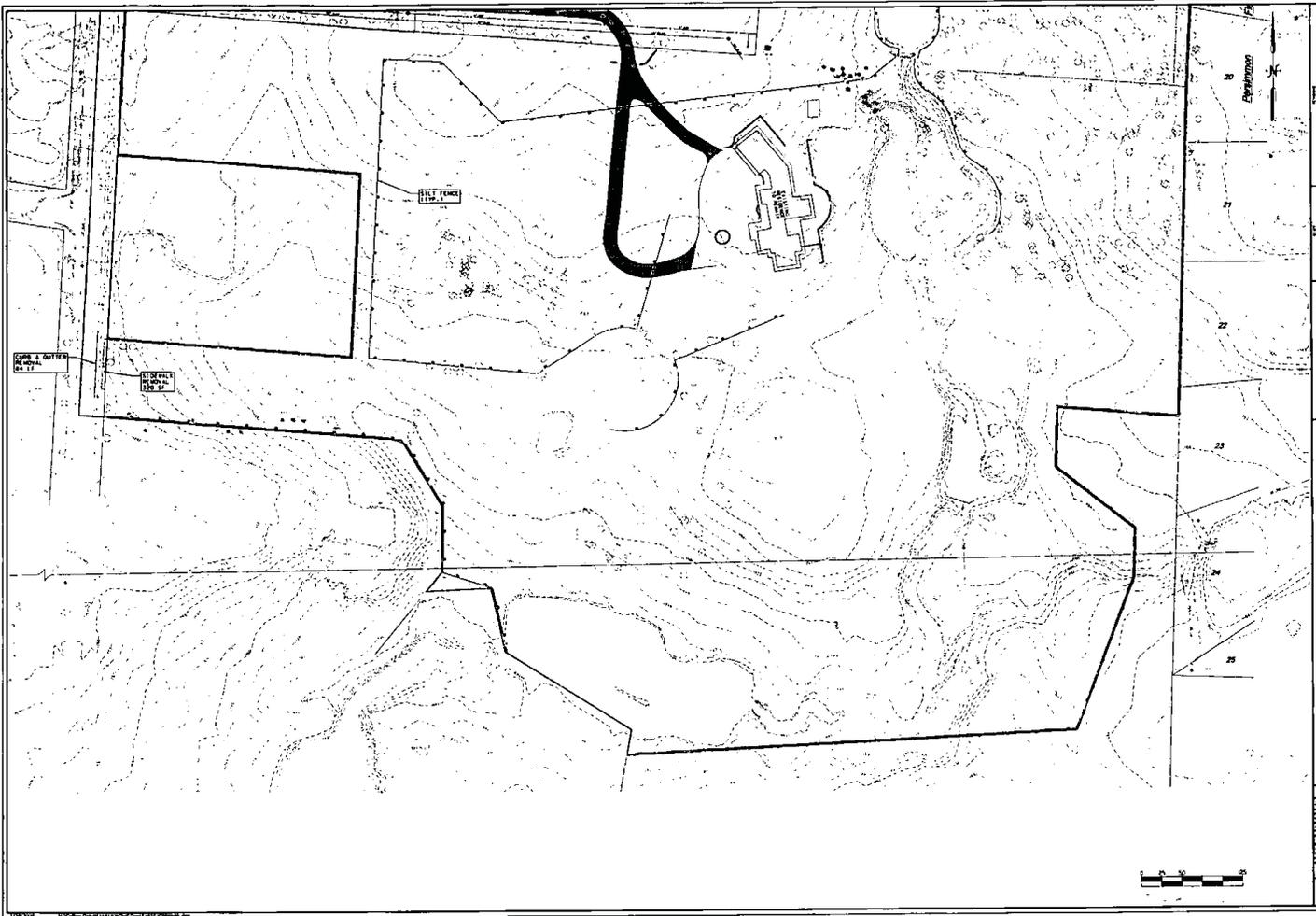






<b>DELNOR WOODS DEVELOPMENT</b> EROSION CONTROL CITY OF ST. CHARLES KANE COUNTY ILLINOIS		<b>RH&amp;A</b> <small>REGISTERED PROFESSIONAL ENGINEER</small> <small>NO. 123456789</small> <small>STATE OF ILLINOIS</small>	SHEET 424
PROJECT NO. 11-04	DATE 11/11/04	DRAWN BY J. J. JAMES	CHECKED BY J. J. JAMES
SCALE 1" = 40'	TITLE EROSION CONTROL	CLIENT DELNOR WOODS DEVELOPMENT	LOCATION ST. CHARLES, ILLINOIS
REVISIONS 1. 11/11/04	APPROVED BY J. J. JAMES	PROJECT MANAGER J. J. JAMES	DATE 11/11/04





**DELNOR WOODS DEVELOPMENT**  
**DEMOLITION PLAN**  
 CITY OF ST. CHARLES KANE COUNTY ILLINOIS

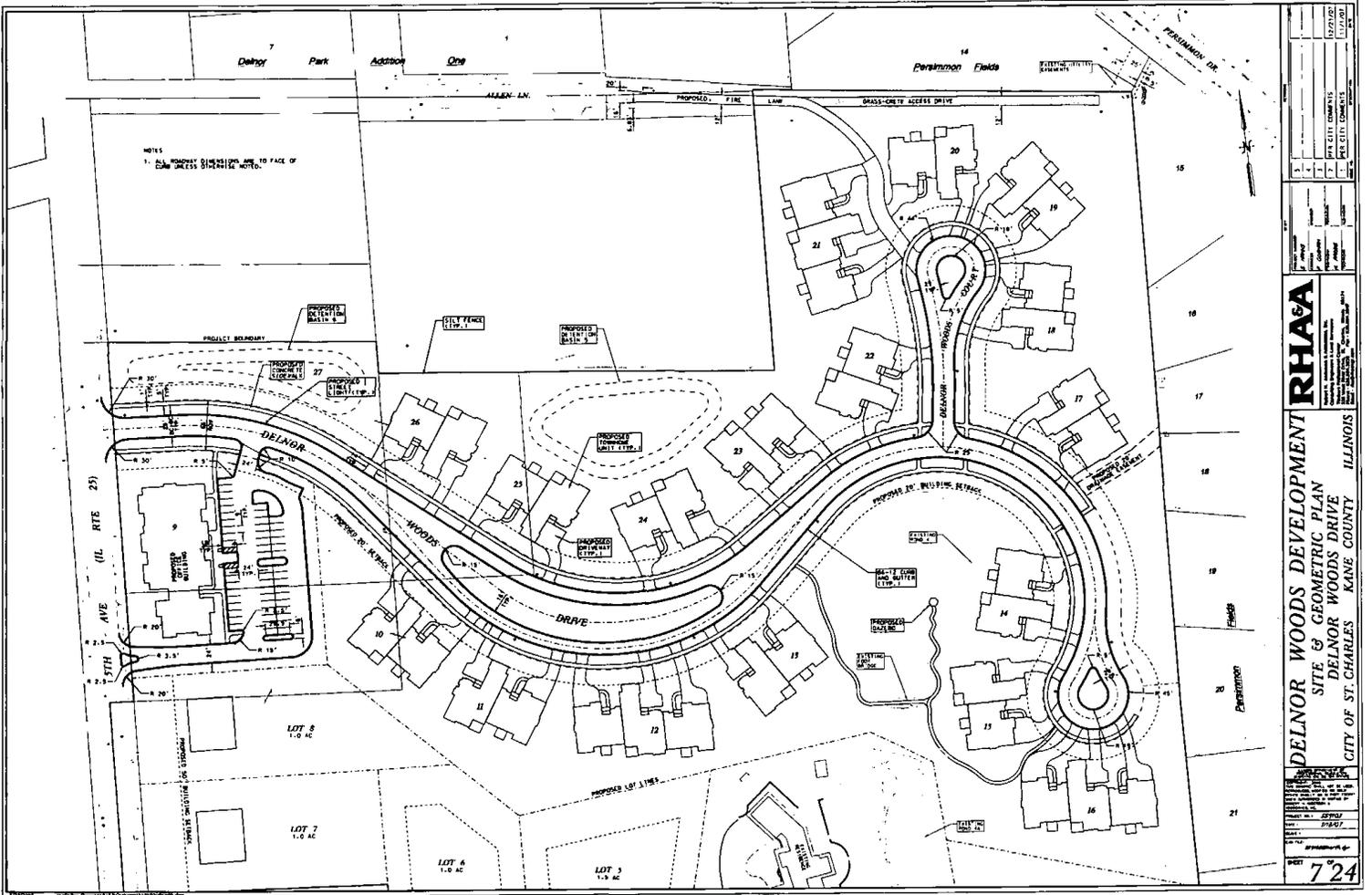
**RHAA**

APPROVED FOR THE CITY OF ST. CHARLES  
 BY: [Signature] DATE: 11/15/07

APPROVED FOR THE COUNTY OF KANE  
 BY: [Signature] DATE: 11/15/07

APPROVED FOR THE STATE OF ILLINOIS  
 BY: [Signature] DATE: 11/15/07

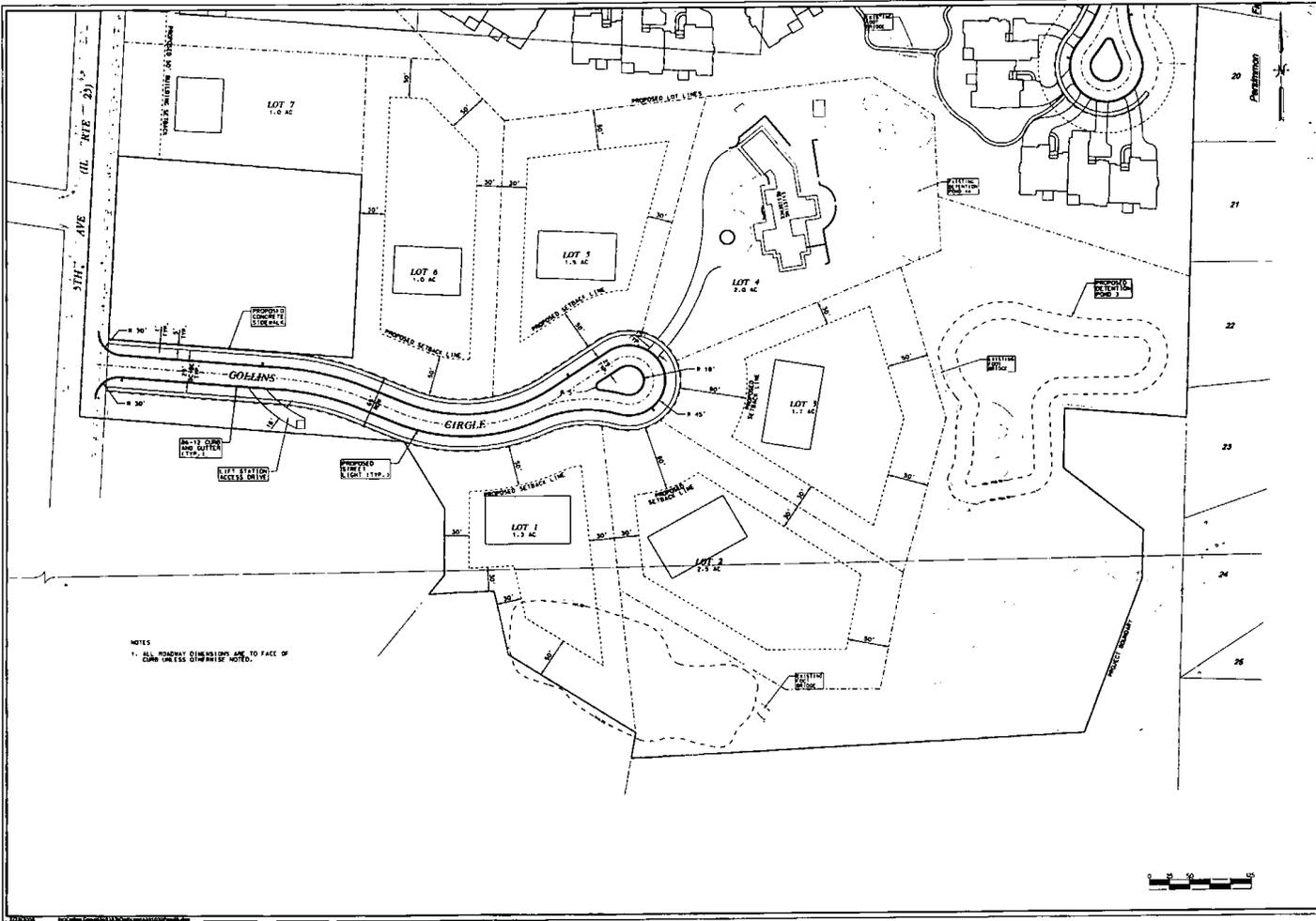
PROJECT NO. 07-001  
 SHEET NO. 624



**RHAA**

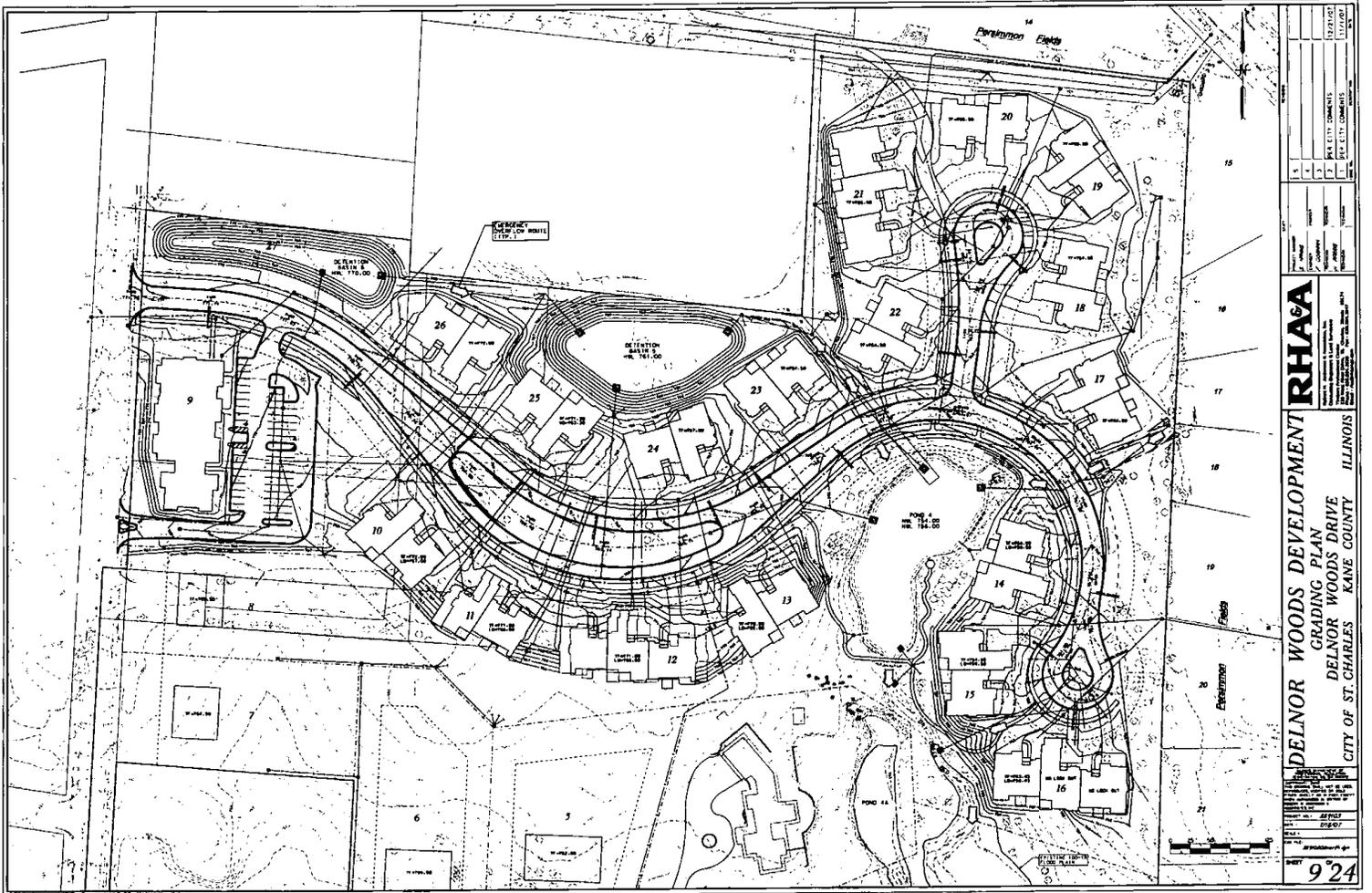
**DELNOR WOODS DEVELOPMENT**  
 SITE & GEOMETRIC PLAN  
 DELNOR WOODS DRIVE  
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PROJECT NO.	724
DATE	11/10/11
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
SCALE	AS SHOWN
PROJECT LOCATION	...
CLIENT	...
DESIGNER	...
ENGINEER	...
PLANNING	...
PERMITS	...
CONSTRUCTION	...
OPERATION	...



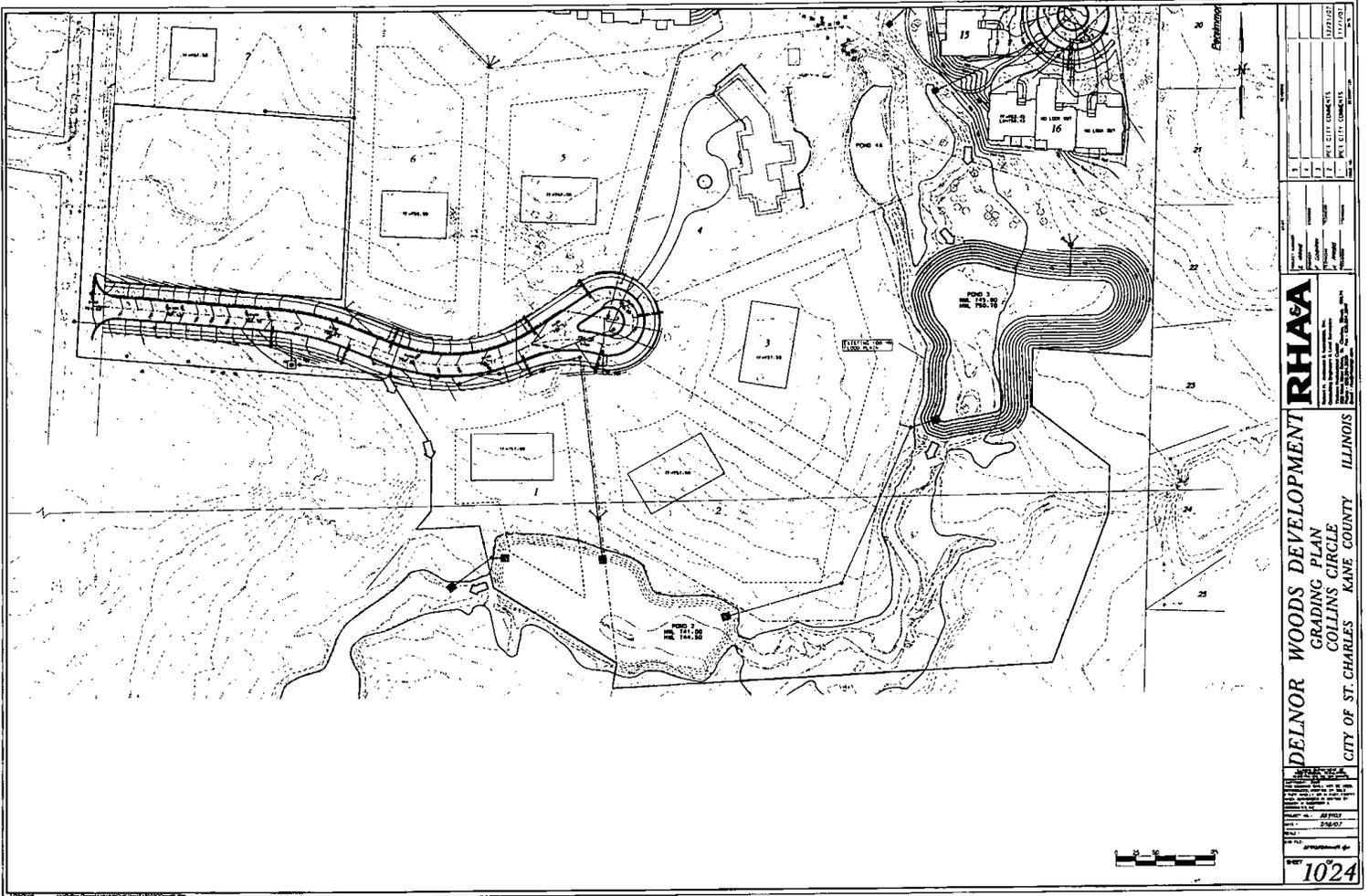
NOTES  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO FACE OF CURB UNLESS OTHERWISE NOTED.

<b>RH&amp;A</b>	
<b>DELNOR WOODS DEVELOPMENT</b> <b>SITE &amp; GEOMETRIC PLAN</b> <b>SITE COLLINS CIRCLE</b> <b>CITY OF ST. CHARLES KANE COUNTY ILLINOIS</b>	
PROJECT NO. 25102 SHEET NO. 824 DATE 8/27/07	PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]
SCALE: AS SHOWN DRAWN BY: [Name]	PROJECT NO. 25102 SHEET NO. 824 DATE 8/27/07



<b>RH&amp;A</b> RICHARDSON HARRIS & ASSOCIATES, INC. 1000 W. WASHINGTON ST., SUITE 200 CHICAGO, ILL. 60606 TEL: (312) 467-1000 FAX: (312) 467-1001	
PROJECT NO. 924 SHEET NO. 1 OF 1 DATE 11/10/07	PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
DELNOR WOODS DEVELOPMENT GRADING PLAN DELNOR WOODS DRIVE CITY OF ST. CHARLES KANE COUNTY ILLINOIS	FILE CITY COMMENTS: [ ] FILE CITY COMMENTS: [ ]

924



**DELNOR WOODS DEVELOPMENT**  
**GRADING PLAN**  
**COLLINS CIRCLE**  
**CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS**

**RHAA**  
 Registered Professional Engineer  
 No. 123456789  
 State of Illinois

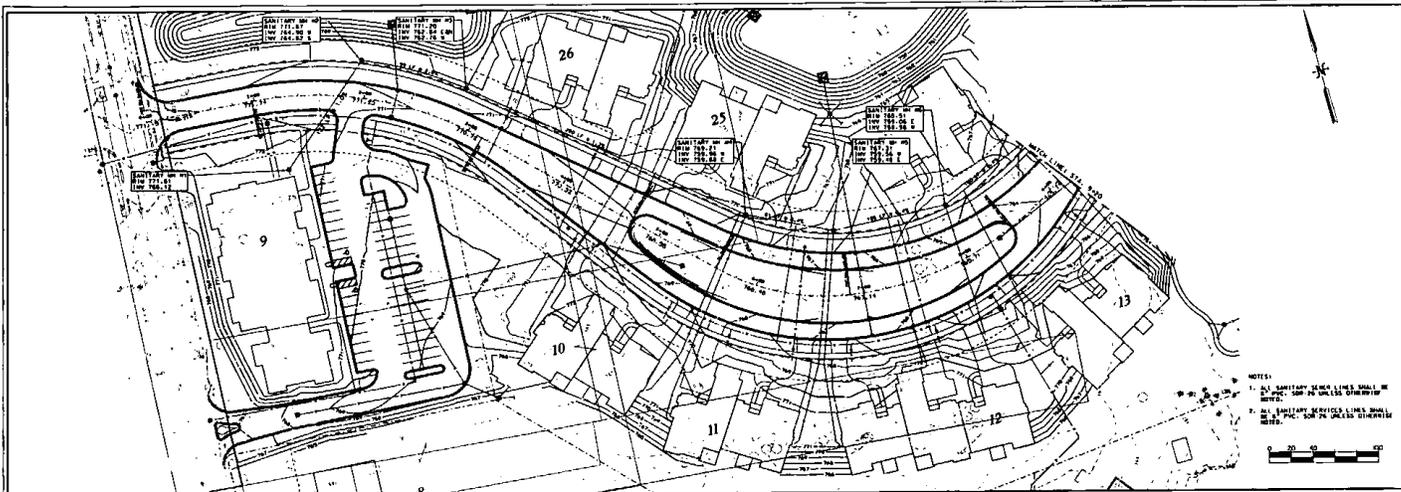
DATE: 10/24/2024  
 SHEET NO. 1024

DATE	10/24/2024
SCALE	AS SHOWN
PROJECT	DELNOR WOODS DEVELOPMENT
CLIENT	COLLINS CIRCLE
LOCATION	CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
ENGINEER	RHAA
NO.	123456789
STATE	ILLINOIS

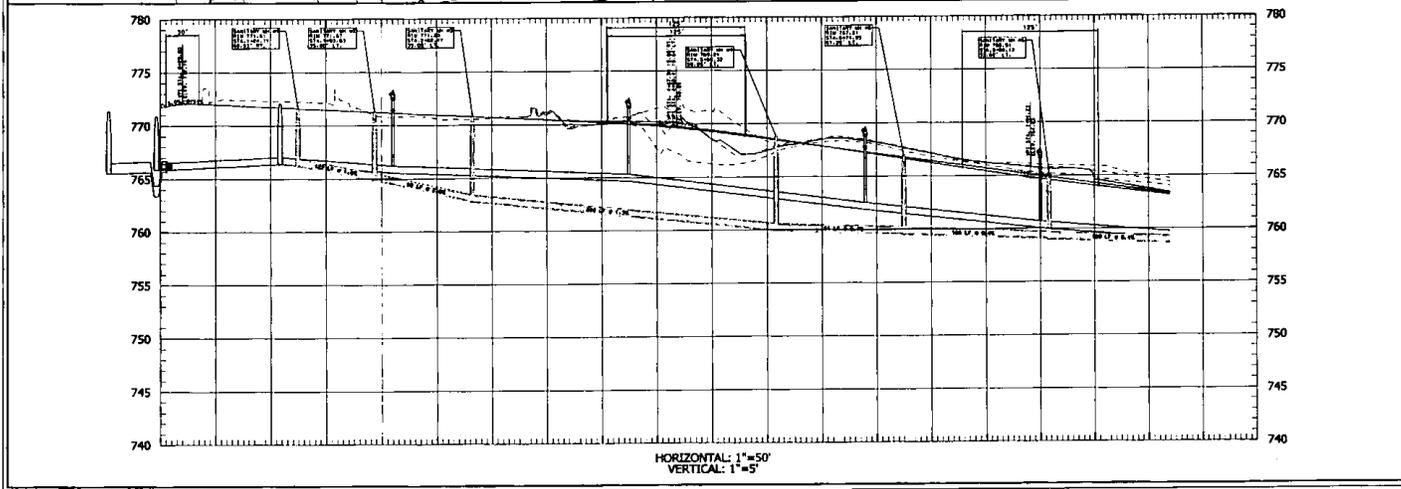






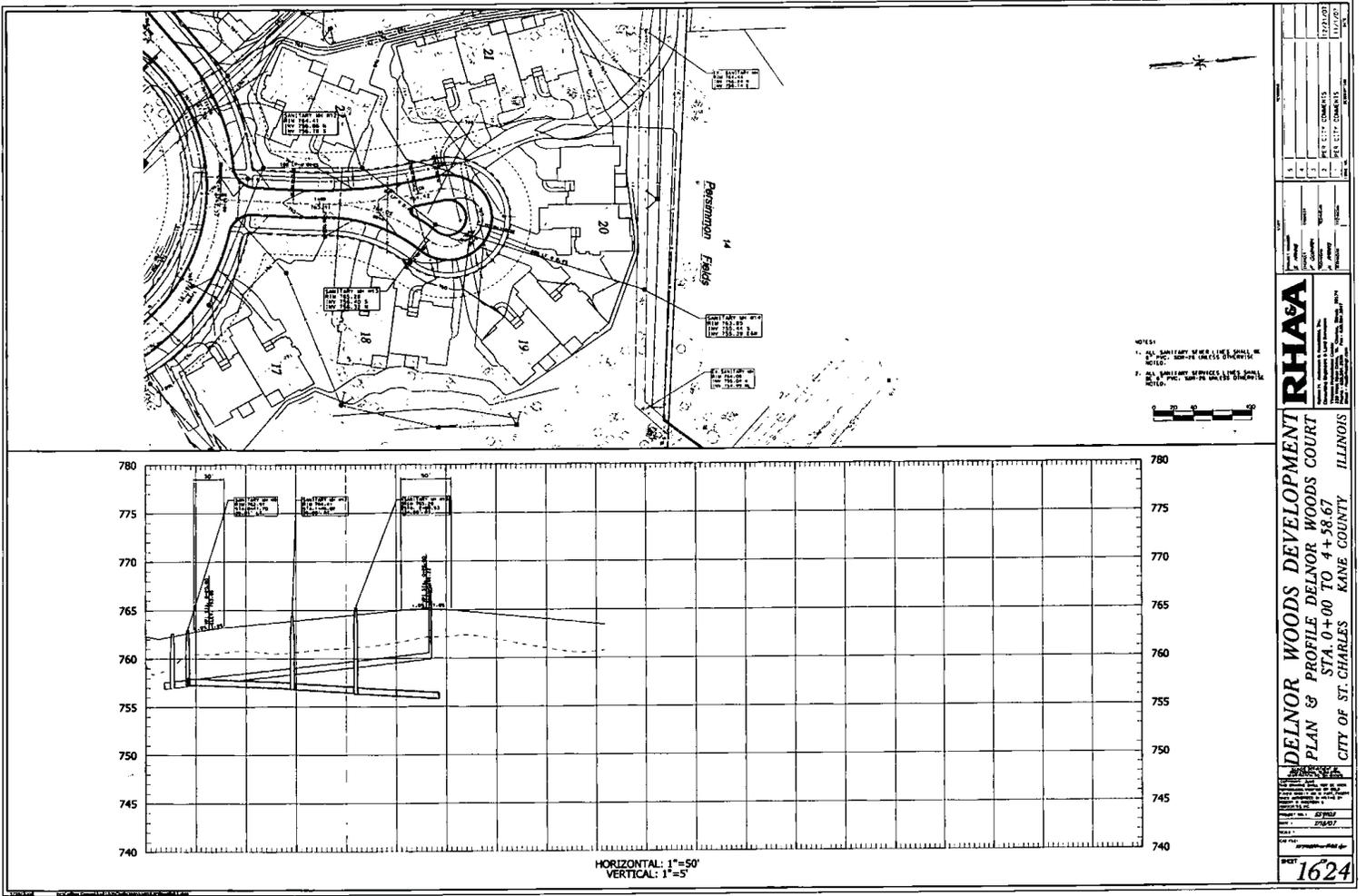


NOTES:  
 1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS REFERRED TO SHALL BE MEASURED FROM THE CENTERLINE OF THE DRIVE.



<b>RHAA</b> RAYMOND H. ANDERSON ARCHITECTS 1000 N. WASHINGTON ST., CHICAGO, ILL. 60610 TEL: 312.467.1000 FAX: 312.467.1001 WWW.RHAA.COM	
PROJECT NO. 1424 SHEET NO. 1424	CITY OF ST. CHARLES KANE COUNTY ILLINOIS
DELNOR WOODS DEVELOPMENT PLAN & PROFILE DELNOR WOODS DRIVE STA. 0+00 TO 9+20	DATE: 07/07/07 DRAWN BY: [Name] CHECKED BY: [Name]

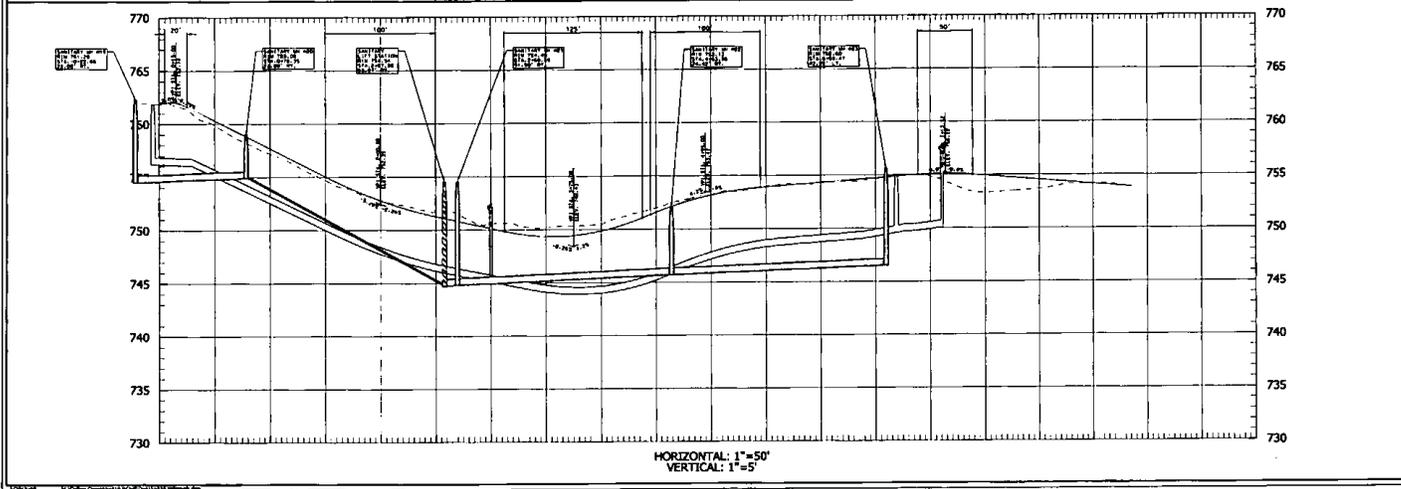
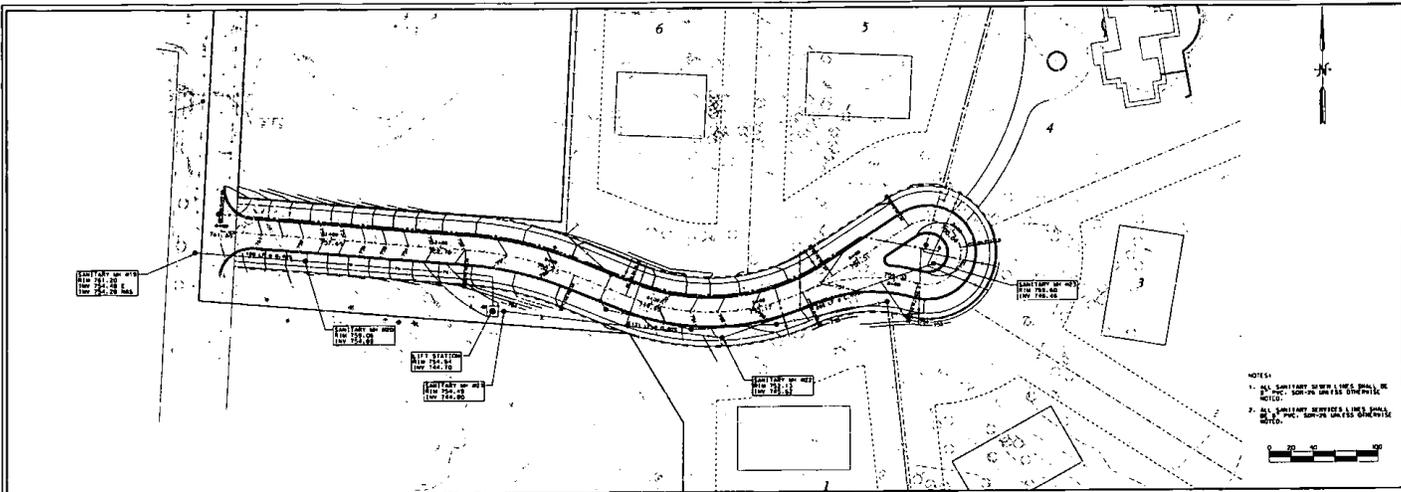




DATE	11/27/07
PROJECT	DELNOR WOODS DEVELOPMENT
CLIENT	RHAA
DESIGNER	...
CHECKED	...
APPROVED	...
SCALE	AS SHOWN
PROJECT NO.	1624

**DELNOR WOODS DEVELOPMENT**  
**PLAN & PROFILE DELNOR WOODS COURT**  
 STA. 0+00 TO 4+58.67  
 CITY OF ST. CHARLES KANE COUNTY ILLINOIS

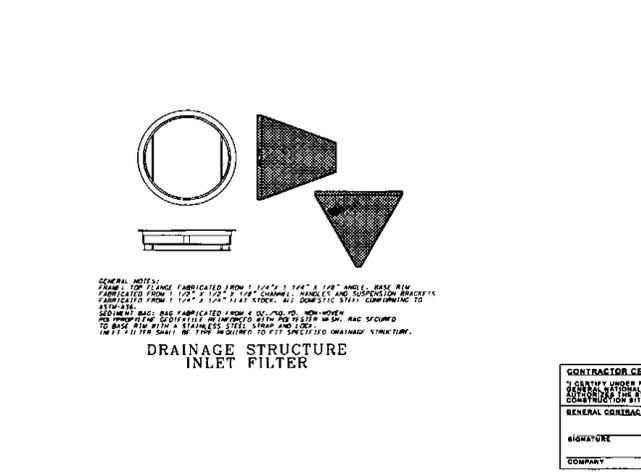
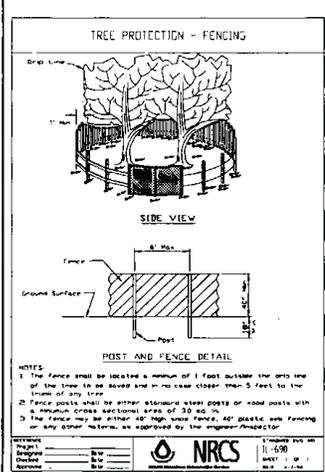
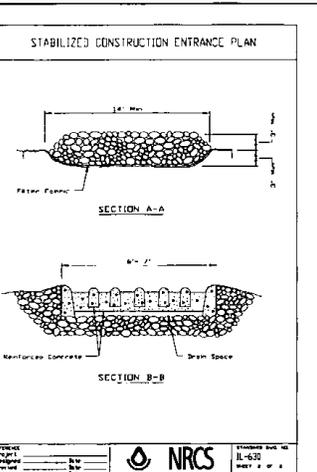
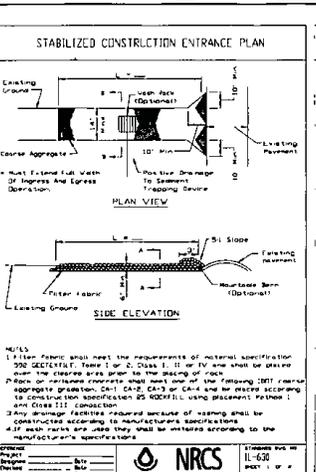
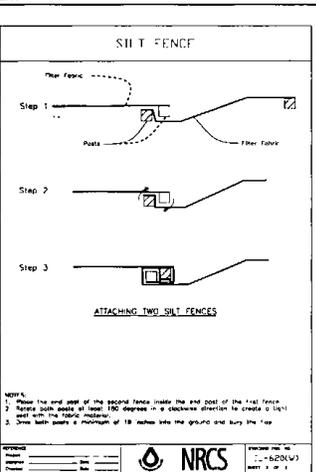
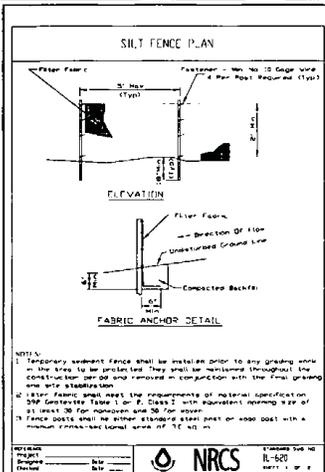
HORIZONTAL: 1"=50'  
 VERTICAL: 1"=5'



**RH&A**

**DELNOR WOODS DEVELOPMENT**  
 PLAN OF PROFILE COLLINS CIRCLE  
 STA. 0+00 TO 8+55.63  
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

DATE: 11/11/07  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: 1724



### CONTRACTOR CERTIFICATION

I, \_\_\_\_\_, hereby certify that I understand the terms of the contract and that I have read and understand the terms of the contract and that I have read and understand the terms of the contract.

**GENERAL CONTRACTOR:**

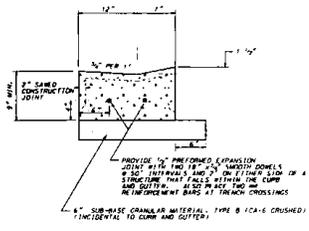
SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

COMPANY: \_\_\_\_\_

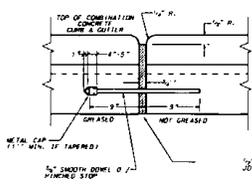
**RH&A**

DELNOR WOODS DEVELOPMENT  
EROSION CONTROL DETAILS  
CITY OF ST. CHARLES KANE COUNTY ILLINOIS

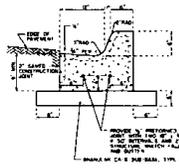
1824



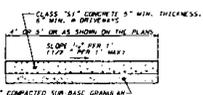
B-6.12 CURB & GUTTER (DEPRESSED)



EXPANSION JOINT DETAIL

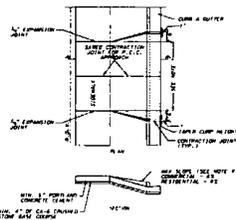


TYPE B-6.12 COMBINATION CONCRETE CURB & GUTTER



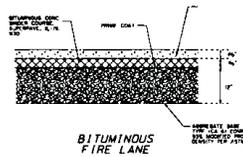
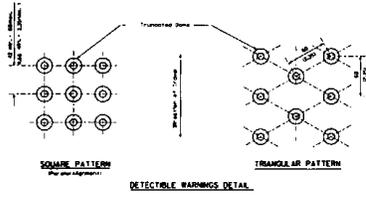
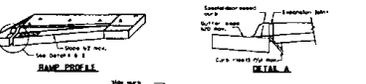
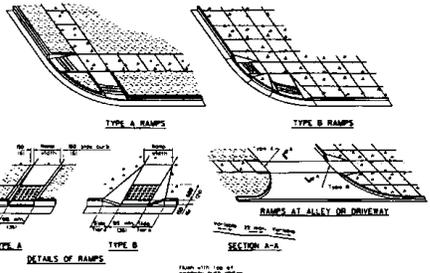
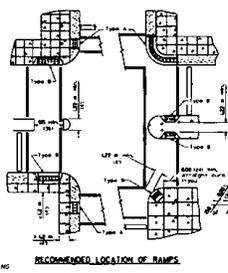
P.C.C. SIDEWALK

- NOTES:
1. MAX. LONGITUDINAL SLOPE SHALL NOT EXCEED 1:12 (1%).
  2. SUB-BASE GRANULAR MATERIAL SHALL BE MECHANICALLY COMPACTED.
  3. ALL SIDEWALK SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.



DRIVEWAY APPROACHES

- NOTES:
1. RESIDENTIAL DRIVEWAY WIDTH SHALL BE 10 FT. MIN AND 24 FT. MAX.
  2. DRIVEWAY SHALL BE AS NEAR TO DRIVE AS SITE CONDITIONS PERMIT, BUT NOT LESS THAN 60 INCHES.
  3. THE CONCRETE GUTTER TYPED THE DRIVEWAY APPROACH SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWING NO. 1.
  4. MAX SLOPE APPLY TO NEW CONSTRUCTION. EXISTING DRIVEWAYS ARE BEING RECONSTRUCTED, THE MAX SLOPE SHALL NOT EXCEED THE PRE-CONSTRUCTION CONDITION.



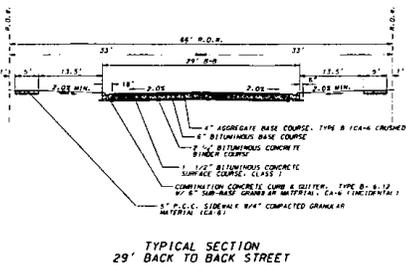
NOTES

The minimum slope of the curb shall be 1/4" per 12" on the side of the curb and 1/8" per 12" on the top of the curb. The curb shall be finished with a smooth surface.

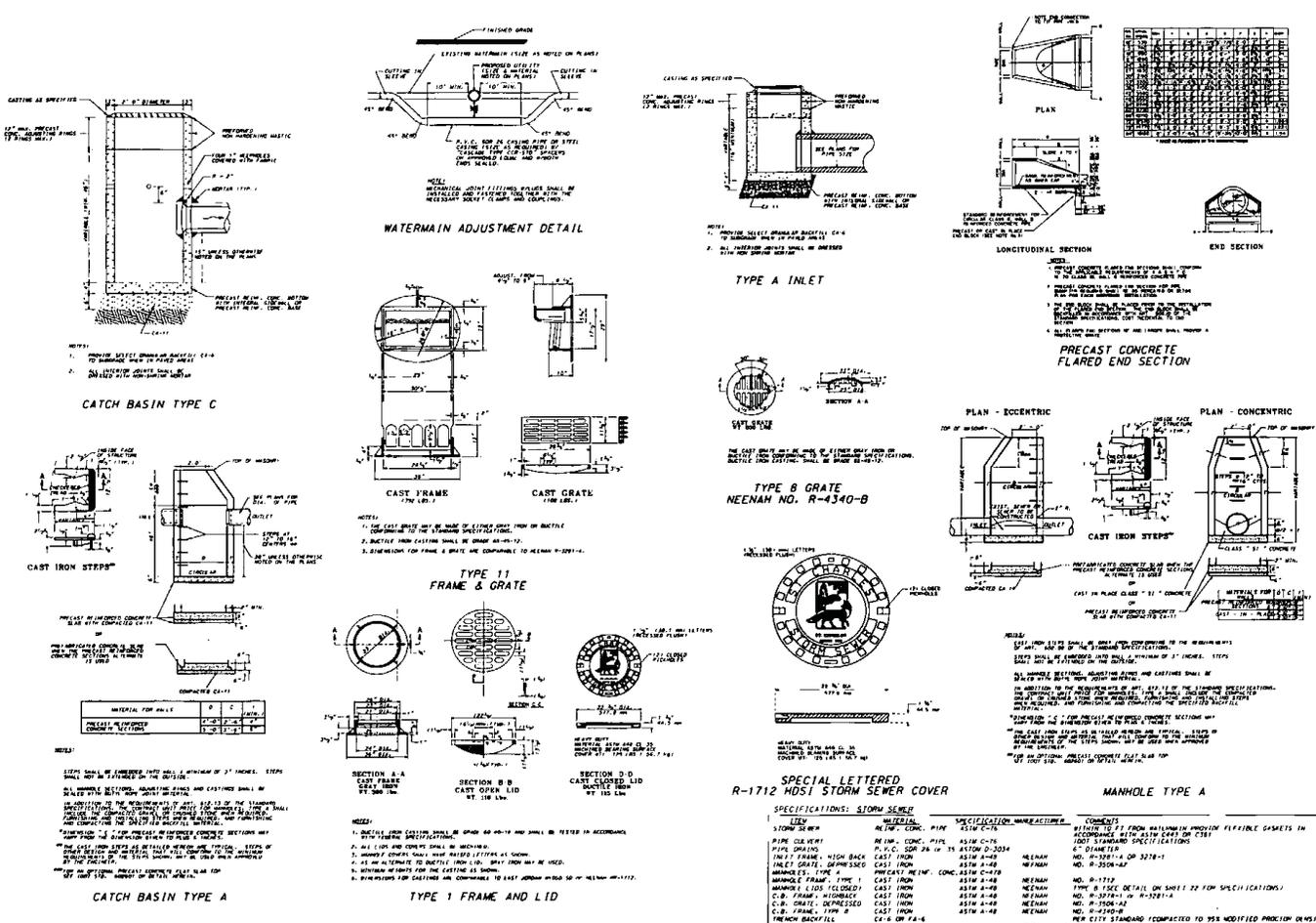
When curb height is 1/2" or more, the curb shall be finished with a smooth surface.

When curb height is less than 1/2", the curb shall be finished with a smooth surface.

TRUNCATED DOME DETAIL



**RHAA**  
 DELNOR WOODS DEVELOPMENT  
 PAVEMENT DETAILS  
 CITY OF ST. CHARLES  
 KANE COUNTY  
 ILLINOIS  
 1924



NOTES:  
 1. PROVIDE SLOPE OF 1/8" PER FOOT TO DRAINAGE DIRECTION.  
 2. SLOPE SHOULD BE MAINTAINED THROUGHOUT.

CATCH BASIN TYPE C

WATERMAIN ADJUSTMENT DETAIL

TYPE A INLET

TYPE B GRATE  
NEENAH NO. R-4340-B

TYPE 11 FRAME & GRATE

PRECAST CONCRETE  
FLARED END SECTION

PLAN - ECCENTRIC

PLAN - CONCENTRIC

CAST IRON STEPS

SPECIAL LETTERED  
R-1712 HDSI STORM SEWER COVER

MANHOLE TYPE A

NOTES:  
 1. SIZE SHALL BE AS SHOWN. THE WALL THICKNESS OF 3" MINIMUM. STEPS SHALL NOT BE SPACED ON THE OUTSIDE.  
 2. ALL INTERIOR SURFACES, INCLUDING SIDES AND ENDINGS SHALL BE FINISHED TO THE REQUIREMENTS OF SECTION 11.02 OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STORM SEWERS. THE FINISH SHALL BE SMOOTH AND UNIFORM. THE SURFACE SHALL BE FREE FROM ALL CRACKS AND DEFECTS. THE SURFACE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL THE WORK IS COMPLETE.

CATCH BASIN TYPE A

NOTES:  
 1. DUCTILE IRON CASTING SHALL BE GRADE 60-40-15 AND SHALL BE TESTED IN ACCORDANCE WITH THESE SPECIFICATIONS.  
 2. ALL CAST IRON PARTS SHALL BE MACHINED.  
 3. HONEYCOMBING SHALL BE REPAIRED BY GRINDING AT SOURCE.  
 4. AS AN ALTERNATE TO DUCTILE IRON LID, GRAY IRON MAY BE USED.  
 5. SURFACE OF GRAY FOR THE CASTING IS BOND.  
 6. DIMENSIONS FOR CASTINGS ARE COMPATIBLE TO EAST ASIAN WORLD WAR II (ANSI-11.11).

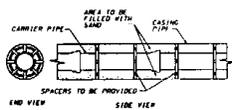
TYPE 11 FRAME AND LID

ITEM	DESCRIPTION	SPECIFICATION	MANUFACTURER	COMMENTS
1	STORM SEWER	ASTM C-76		
2	PIPE (CONCRETE)	ASTM C-76		
3	PIPE (DUCTILE IRON)	ASTM A-153		
4	TYPE 11 FRAME - HIGH BACK	ASTM A-153	NEENAH	
5	TYPE 11 FRAME - LOW BACK	ASTM A-153	NEENAH	
6	MANHOLE TYPE A	ASTM A-153	NEENAH	
7	MANHOLE TYPE B	ASTM A-153	NEENAH	
8	MANHOLE TYPE C	ASTM A-153	NEENAH	
9	MANHOLE TYPE D	ASTM A-153	NEENAH	
10	MANHOLE TYPE E	ASTM A-153	NEENAH	
11	MANHOLE TYPE F	ASTM A-153	NEENAH	
12	MANHOLE TYPE G	ASTM A-153	NEENAH	
13	MANHOLE TYPE H	ASTM A-153	NEENAH	
14	MANHOLE TYPE I	ASTM A-153	NEENAH	
15	MANHOLE TYPE J	ASTM A-153	NEENAH	
16	MANHOLE TYPE K	ASTM A-153	NEENAH	
17	MANHOLE TYPE L	ASTM A-153	NEENAH	
18	MANHOLE TYPE M	ASTM A-153	NEENAH	
19	MANHOLE TYPE N	ASTM A-153	NEENAH	
20	MANHOLE TYPE O	ASTM A-153	NEENAH	
21	MANHOLE TYPE P	ASTM A-153	NEENAH	
22	MANHOLE TYPE Q	ASTM A-153	NEENAH	
23	MANHOLE TYPE R	ASTM A-153	NEENAH	
24	MANHOLE TYPE S	ASTM A-153	NEENAH	
25	MANHOLE TYPE T	ASTM A-153	NEENAH	
26	MANHOLE TYPE U	ASTM A-153	NEENAH	
27	MANHOLE TYPE V	ASTM A-153	NEENAH	
28	MANHOLE TYPE W	ASTM A-153	NEENAH	
29	MANHOLE TYPE X	ASTM A-153	NEENAH	
30	MANHOLE TYPE Y	ASTM A-153	NEENAH	
31	MANHOLE TYPE Z	ASTM A-153	NEENAH	
32	MANHOLE TYPE AA	ASTM A-153	NEENAH	
33	MANHOLE TYPE AB	ASTM A-153	NEENAH	
34	MANHOLE TYPE AC	ASTM A-153	NEENAH	
35	MANHOLE TYPE AD	ASTM A-153	NEENAH	
36	MANHOLE TYPE AE	ASTM A-153	NEENAH	
37	MANHOLE TYPE AF	ASTM A-153	NEENAH	
38	MANHOLE TYPE AG	ASTM A-153	NEENAH	
39	MANHOLE TYPE AH	ASTM A-153	NEENAH	
40	MANHOLE TYPE AI	ASTM A-153	NEENAH	
41	MANHOLE TYPE AJ	ASTM A-153	NEENAH	
42	MANHOLE TYPE AK	ASTM A-153	NEENAH	
43	MANHOLE TYPE AL	ASTM A-153	NEENAH	
44	MANHOLE TYPE AM	ASTM A-153	NEENAH	
45	MANHOLE TYPE AN	ASTM A-153	NEENAH	
46	MANHOLE TYPE AO	ASTM A-153	NEENAH	
47	MANHOLE TYPE AP	ASTM A-153	NEENAH	
48	MANHOLE TYPE AQ	ASTM A-153	NEENAH	
49	MANHOLE TYPE AR	ASTM A-153	NEENAH	
50	MANHOLE TYPE AS	ASTM A-153	NEENAH	
51	MANHOLE TYPE AT	ASTM A-153	NEENAH	
52	MANHOLE TYPE AU	ASTM A-153	NEENAH	
53	MANHOLE TYPE AV	ASTM A-153	NEENAH	
54	MANHOLE TYPE AW	ASTM A-153	NEENAH	
55	MANHOLE TYPE AX	ASTM A-153	NEENAH	
56	MANHOLE TYPE AY	ASTM A-153	NEENAH	
57	MANHOLE TYPE AZ	ASTM A-153	NEENAH	
58	MANHOLE TYPE BA	ASTM A-153	NEENAH	
59	MANHOLE TYPE BB	ASTM A-153	NEENAH	
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62	MANHOLE TYPE BE	ASTM A-153	NEENAH	
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70	MANHOLE TYPE BM	ASTM A-153	NEENAH	
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72	MANHOLE TYPE BO	ASTM A-153	NEENAH	
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80	MANHOLE TYPE BV	ASTM A-153	NEENAH	

**RH&A**  
 DELNOR WOODS DEVELOPMENT  
 STORM SEWER DETAILS  
 CITY OF ST. CHARLES KANE COUNTY ILLINOIS  
 SHEET 2024

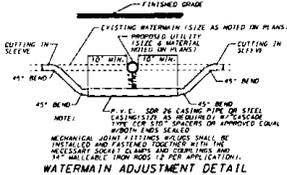




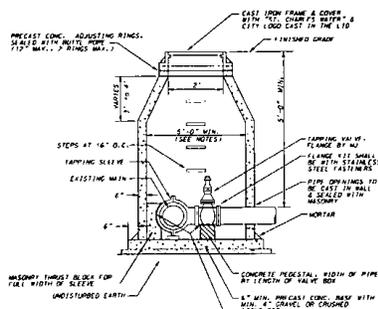


PVC WATERMAIN CASING PIPE AND SPACERS

NOTE: PIPE SHALL BE CENTERED IN CASING PIPE USING "CASCADE" SPACERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS BOTH ENDS OF CASING PIPE TO BE UNTESTED AND UNWARRANTED CLOSED.



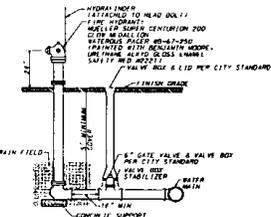
WATERMAIN ADJUSTMENT DETAIL



PRESSURE CONNECTION VAULT

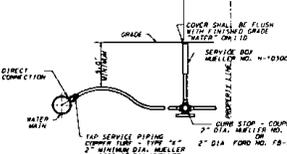
Minimum Restraint Lengths (in feet) back from both ends of fitting	4"	6"	8"	10"	12"	16"
Fitting type/minimum size	4"	6"	8"	10"	12"	16"
180 Degree Bend	17	20	22	28	40	58
45 Degree Bend	7	10	12	18	24	34
22.5 Degree Bend	3	5	6	9	12	17
11.25 Degree Bend	2	2	3	4	6	8
Direct End	19	25	27	37	52	74
Top Side Vertical Offset 3/4" Dia. (max)	16	21	20	36	41	55
Bottom Side Vertical Offset 3/4" Dia. (max)	4	6	9	10	11	18
Top Run 1/2 Branch 1/2"	1	1	1	1	1	1
Top Run 1/2 Branch 3/4"	1	1	1	1	1	1
Top Run 1/2 Branch 1"	1	1	1	1	1	1
Top Run 1/2 Branch 1 1/4"	1	1	1	1	1	1
Top Run 1/2 Branch 1 1/2"	1	1	1	1	1	1
Top Run 1/2 Branch 2"	1	1	1	1	1	1
Reducer 1/2"	1	1	1	1	1	1
Reducer 3/4"	1	1	1	1	1	1
Reducer 1"	1	1	1	1	1	1
Reducer 1 1/4"	1	1	1	1	1	1
Reducer 1 1/2"	1	1	1	1	1	1
Reducer 2"	1	1	1	1	1	1

WATER MAIN RESTRAINT



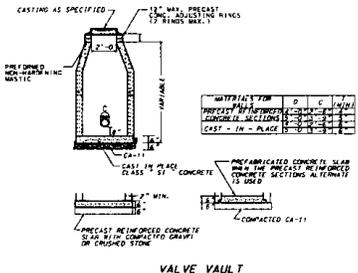
- NOTES:
- THE NOZZLES SHALL NOT BE CLOSER THAN 7 FEET FROM BACK OF CURB OF SIDEWALK OR DRIVEWAY. RESTRAINING (SHOULDER OR APPROVED) GRADE IN ACCORDANCE TO THE CITY CODE ON THE AUXILIARY VALVE TO THE TEE AND THE HYDRANT TO THE AUXILIARY VALVE WITH MINIMUM 18" STAINLESS STEEL WOOD, NUTS AND WASHERS.
  - ALL BELOW GRADE FACTORY INSTALLED BOLTS SHALL BE STAINLESS STEEL GRADE 304.
  - HYDRANTS MAY ONLY HAVE ONE 1 1/2" EXTENSION PIPE.

TYPICAL HYDRANT INSTALLATION

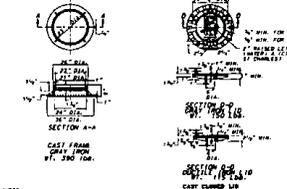


- NOTES:
- WATER SERVICE SHALL BE INSTALLED BY LICENSED PLUMBER.
  - WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS PLUMBING CODE (LATEST EDITION).
  - WATER SERVICE SHALL MAINTAIN A MINIMUM DEPTH OF 3.0 FT.
  - CONTRACTOR TO NOTIFY THE CITY FOR INSPECTION BEFORE BACK FILLING THE SERVICE.
  - FOR SERVICES GREATER THAN 2" CONTRACTOR SHALL PROVIDE CITY STANDARD INSTALL AT A 3" TEE FROM MAIN WITH 2" GATE VALVE & AUXILIARY BOB.
  - ANY DOMESTIC VALVE BOB TO BE CONSTRUCTED IN A PAVED AREA SHALL BE PROTECTED WITH A 12" DIA. (OD) BY FOUR (4) CONCRETE PAVES (MINIMUM THICK 4 INCH).

TYPICAL WATER SERVICE PIPING (COPPER)



VALVE VAULT



- NOTE:
- CASTING IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
  - ALL LIDS AND COVERS SHALL BE MACHINED.
  - MANHOLE COVERS SHALL HAVE RAISED EDGES AS SHOWN.
  - AS AN ALTERNATE TO OBJECTIVE IRON LID, GRAY IRON MAY BE USED.
  - MINIMUM HEIGHTS FOR THE CASTING AS SHOWN.
  - DIMENSIONS FOR FRAMES ARE COMPARED TO HEIGHT 10-1820. LIDS SHALL BE HEIGHT 10-1712 OR 10-1710 TYPE B WITH CONCEALED RING BOLTS.

TYPE 1 FRAME AND LID

SPECIFICATIONS: WATER MAIN

ITEM	MATERIAL	QUANTITY	MANUFACTURE COMPANY
PIPE	DUCT. IRON PIPE CL 60	1000 FT	CLAYTON
PIPE ENCASEMENT	CONCRETE	1000 FT	CONCRETE
GATE VALVE	1/2\"/>		

**RH&A**

DELNOR WOODS DEVELOPMENT  
WATERMAIN DETAILS  
CITY OF ST. CHARLES KANE COUNTY ILLINOIS

2324



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

## Certificate

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

I further certify that on March 17, 2008, the Corporate Authorities of such municipality passed and approved Ordinance No. 2008-Z-12, entitled

"Ordinance Amending the Zoning Map, Granting a Special Use for a Planned Unit Development and Granting Preliminary PUD Plan Approval,"

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

The pamphlet form of Ordinance No. 2008-Z-12, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on March 21, 2008, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 17 day of March 2008.

  
Municipal Clerk

