



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommend Approval of a Minor Change to a PUD Preliminary Plan – Corporate Reserve Lot 5
Presenter:	Matthew O’Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (11/14/11)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The applicant JCF Real Estate, represented by Paul Robertson, has submitted a request to modify the approved plan for Lot 5 of the Corporate Reserve Business Park. In 2008, a Preliminary Plan was approved for a three-story, 45,000-SQ FT office building on Lot 5. The developer now proposes to instead construct two one-story office buildings on the site. Per the Corporate Reserve PUD Ordinance, this can be considered by the Committee as a Minor Change to the approved Preliminary Plan.

The salient features of the proposal are as follows:

- Each building is 15,000 SQ FT in gross floor area, similar to the two existing office buildings to the north.
- There is a central walkway proposed between the two buildings.
- There are 137 shared off-street parking spaces provided around both buildings.
 - The parking lot has been reconfigured to accommodate the footprint of both buildings.
- The applicant has submitted revised architectural elevations for the one-story buildings.
- The applicant has submitted revised landscape plans.

Attachments: *(please list)*

Site Plan/PUD Preliminary Engineering Plan; Mackie Consultants, LLC; dated 10-18-11
 Landscape Plan; Kinsella Landscape, Inc.; dated 10-19-11
 Architectural Elevations; Williams Design Build; dated 6-1-11

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Application for a Minor Change to the Corporate Reserve PUD Preliminary Plan for Lot 5, subject to resolution of all staff comments prior to City Council action.

<i>For office use only:</i>	<i>Agenda Item Number: 2f</i>
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Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

Staff Memo

TO: Chairman Cliff Carrigan
 And the Members of The Planning & Development Committee

FROM: Matthew O'Rourke, AICP
 Planner

RE: Minor Change for Corporate Reserve Lot 5

DATE: November 4, 2011

I. APPLICATION INFORMATION:

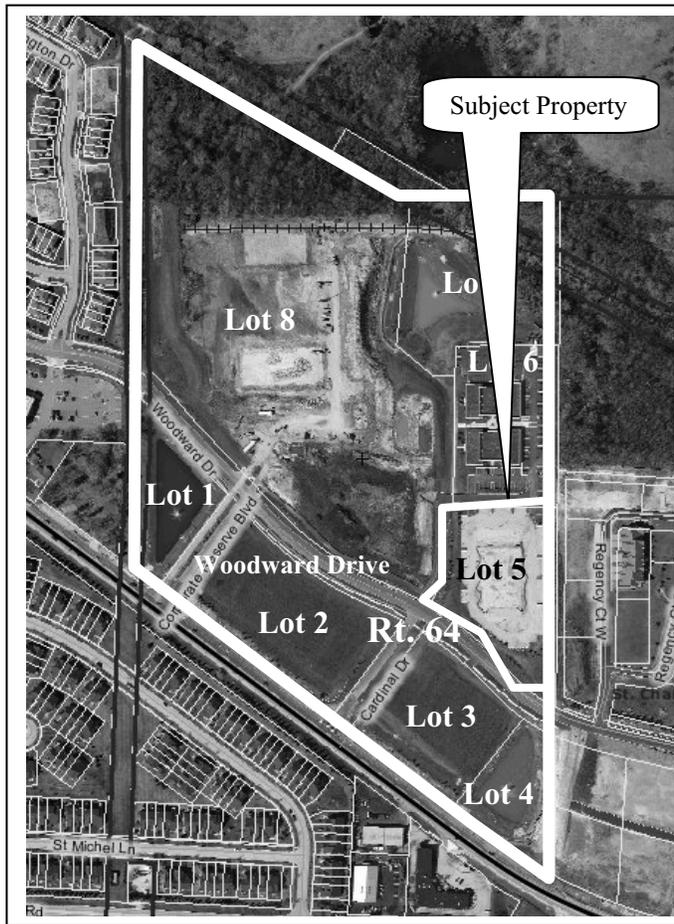
Project Name: Minor Change to a PUD Preliminary Plan – Corporate Reserve Lot 5

Applicant: JCF Real Estate (Paul Robertson)

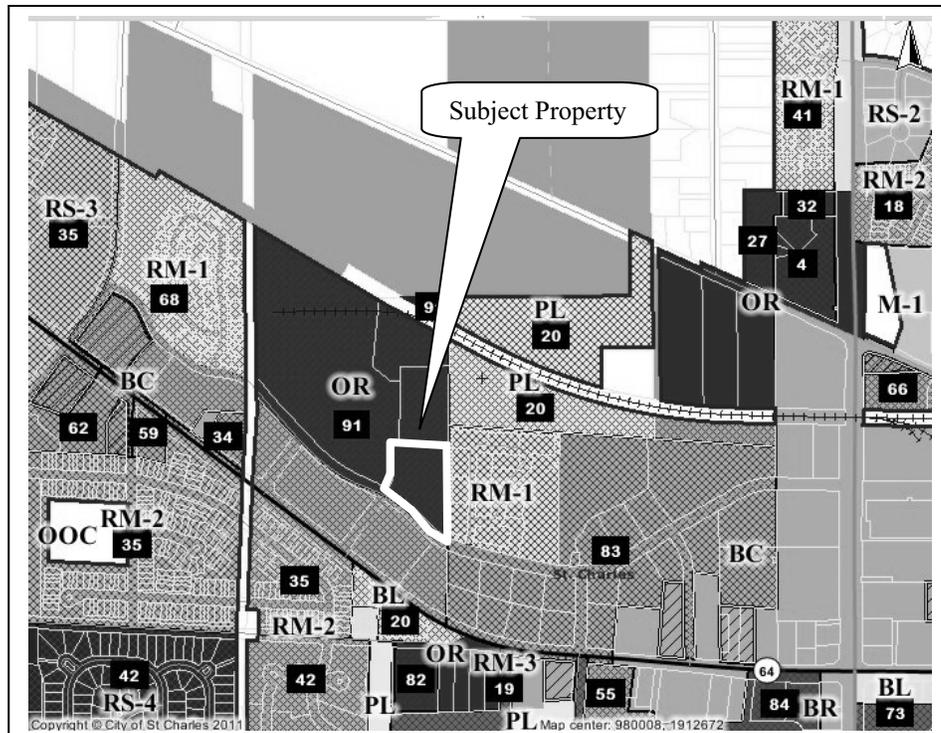
Purpose: Change Plan for Approved 3-Story Office Building to Two 1-Story
 Offices Buildings

General Information:		
Site Information		
Location	Lot 5 of the Corporate Reserves development, north of Woodward Drive and west of the Regency Estates Development	
Acres	3.75	
Applications	1) Minor Change to PUD Preliminary Plan	
Applicable Zoning Code Sections	17.04.430 Changes in Planned Unit Developments	
PUD ORD-2008-Z-18	"An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Developed for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway Property)"	
Existing Conditions		
Land Use	Vacant	
Zoning	OR- Office and Research (PUD)	
Zoning Summary		
North	OR- Office and Research (PUD)	Office Buildings/Corporate Reserve
East	RM1- Mixed Density Residential District (PUD)	Regency Estates Residential
South	BC-Community Business (PUD)	Vacant Corporate Reserve Lots
West	OR- Office and Research (PUD)	Vacant Corporate Reserve Lots
Comprehensive Plan Designation		
Business Enterprise		

Aerial Photograph



Surrounding Zoning



II. PROJECT OVERVIEW:

A. PROPOSAL

The applicant JCF Real Estate, represented by Paul Robertson, has submitted a request to modify the approved PUD Preliminary Plan for Lot 5 of the Corporate Reserve Business Park. In 2008, a Preliminary Plan was approved for a three-story, 45,000-SQ FT office building. The developer now proposes to instead construct two one-story office buildings on the site. Per the Corporate Reserve PUD Ordinance, this can be considered by the Committee as a Minor Change to the approved Preliminary Plan.

The salient features of the proposal are as follows:

- Each building is 15,000 SQ FT in gross floor area, similar to the two existing office buildings to the north.
- There is a central walkway proposed between the two buildings.
- There are 137 shared off-street parking spaces provided around both buildings.
 - The parking lot has been reconfigured to accommodate the footprint of both buildings.
- The applicant has submitted revised architectural elevations for the one-story buildings.
- The applicant has submitted revised landscape plans.

III. ANALYSIS OF MINOR CHANGE

Staff has reviewed the proposed modifications for compliance with the standards of the Zoning Ordinance and those established in Ordinance 2008-Z-18 (Corporate Reserve PUD). The relevant standards of the PUD and Staff's review are summarized below:

A. BULK STANDARDS

Category	Zoning Ordinance Standard or PUD	Proposed
Minimum Lot Area	20,000 SQ FT	163,259 SQ FT
Minimum Lot Width	100'	334'
Building Setbacks:		
<i>Front</i>	30'	43'
<i>Interior Side : East</i>	N/A	N/A
<i>Interior Side: West</i>	10'	104'
<i>Exterior Side</i>	30'	32'
<i>Rear</i>	N/A	N/A
<i>Buffer-Yard (If Applicable)</i>	30'	104'
Parking/Paving Setbacks:		
<i>Front</i>	30'	30'
<i>Interior Side : East</i>	N/A	32'
<i>Interior Side: West</i>	10'	N/A
<i>Exterior Side</i>	30'	55'
<i>Rear</i>	N/A	N/A
<i>Buffer-Yard (If Applicable)</i>	30'	32'
Maximum Building Coverage		
Parking Stall Size	9' wide by 18' long (2' overhang allowed where parking stalls abut green space)	9' wide by 18' long (2' overhang is utilized west of the proposed buildings)
Parking Requirement	3 Spaces per 1,000 SQ FT of GFA (90 Required)	137 Proposed

B. LANDSCAPING

Category	Zoning Ordinance Standard	Proposed
Interior Parking Lot Green Space	10% (7,194 SQ FT)	7,674.5 SQ FT
Foundation Landscaping Front Façade (Both Buildings)		
<i>Trees</i>	2 per every 50 lineal feet of building wall (4 Trees Required)	5 Trees
<i>Bushes, Shrubs, and perennials</i>	20 per every 50 lineal feet of building wall - (75.5 Required)	146 bushes Shown
Foundation Landscaping Non-Front Facades		
<i>Trees</i>	2 per every 50 lineal feet of building wall - (23 Required)	20 Shown
<i>Bushes, Shrubs, and perennials</i>	20 per every 50 lineal feet of building wall - (579 Required)	1,312 Shown
Parking Lot Shade Trees	1 per 160 SQFT of interior parking lot green space (47 Trees required)	48 Shown

Staff Landscaping Comments:

- There are 20 foundation landscaping trees shown on the submitted landscape plan along the non-front facades, while the Zoning Ordinance requires 23. The applicant should add 3 more shade, ornamental, or evergreen trees to the landscape plan.

C. BUILDING ARCHITECTURE

The applicant has submitted elevations that show materials and a design that is consistent with the existing Corporate Reserve office buildings and standards established by Ordinance 2008-Z-18.

Staff Building Architecture Comments:

- Exhibit “IV-B” Development Standards and Design Review Criteria- the O-R Parcel, Section 6 Design Review Criteria, Subsection 2 of Ordinance 2008-Z-18 states the following:

“All public entrances shall be articulated from the building mass. Examples of such articulation include: canopies or porticos, overhangs, arcades, raised corniced parapets over the door, peaked roof forms, arches, outdoor patio or seating areas, display windows, details such as tile work and moldings integrated into the building design, and integral planters or wing walls that included landscaping or seating. Single story office buildings where pedestrian access opens directly into the individual tenant space(s) are exempt from this standard.”

The submitted elevations do not show this required articulation around the entryways. Staff suggests adding a higher parapet or material/color change to enhance the appearance of the entry areas of both proposed buildings and more closely resemble the entryways of the exiting office building in the Corporate Reserve development.

IV. RECOMMENDATION

Staff recommends approval of the Application for a Minor Change to the Corporate Reserve PUD Preliminary Plan for Lot 5, subject to resolution of all staff comments prior to City Council action.

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

MINOR CHANGE TO PUD APPLICATION

RECEIVED
St. Charles, IL
OCT 26 2011
CDD
Planning Division

CITYVIEW	
Project Name:	<u>The Corporate Reserve of St. Charles</u>
Project Number:	<u>2007 -PR- 004</u>
Application Number:	<u>2011 -AP- 027</u>

Instructions:

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

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

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

1. Property Information:	Parcel Number (s): 09-29-326-003 09-29-330-001 09-29-384-002 09-29-326-001 09-29-326-009 09-29-331-001 09-29-326-002 09-29-327-001 09-29-384-001	
	Street Address (or common location if no address is assigned): 37W750 Illinois Route 64	
2. Applicant Information:	Name St. Charles Fairgrounds Office Park Investors, LLC	Phone 847-348-7800
	Address 1930 N. Thoreau Drive, Suite 175 Schaumburg, IL 60173	Fax 847-348-7801
		Email P-Robertson@jcfre.com
3. Record Owner Information:	Name SAME	Phone
	Address	Fax
		Email
4. Billing:	Name SAME	Phone
	Address	Fax

		Email
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INFORMATION FOR PROPOSED MINOR CHANGE:

NAME OF PUD: Corporate Reserve of St. Charles PUD (A portion of the West Gateway PUD)

PUD ORDINANCE #: 2008-2-18

Identify Specific PUD Plans to be changed:

1. Site plan approval
2. _____
3. _____

Description of Proposed Changes:

The current approved PUD site plan allows for a 45,000 square foot 3-story office building. Due to market conditions, we are requesting a change to two 15,000 square foot single story office buildings. Both height and density are decreased with the proposed change.

Attachment Checklist

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

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- PLAT OF SURVEY:**

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

□ **PLANS:**

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

Copies of Plans:

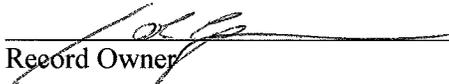
- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.

Plans Shall include the following:

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

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

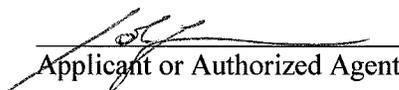
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

10-24-11

Date



Applicant or Authorized Agent

10-24-11

Date



THE CORPORATE RESERVE
OF ST. CHARLES

INSPIRED DISTINCTIVE IMPRESSIVE

October 24, 2011

Mr. Russell Colby
Community Development Planner
City of St. Charles
Two East Main Street
St. Charles, IL 60174

RE: The Corporate Reserve of St. Charles
Application for Minor Change to PUD

Dear Mr. Colby:

I have enclosed our application for a Minor Change to PUD to request a change in the site plan approval from the currently approved 45,000 square foot three-story office building to two 15,000 square foot single-story office buildings totaling approximately 30,000 square feet. The current change is necessary due to shifts in the office leasing market. To date, we have successfully leased two single-story office buildings on the site and would like to continue with the leasing momentum we have created. By converting the subject site from three-story to single-story, we will be able to immediately offer an office product that has been accepted at the site while still allowing to market a multi-story office product in other areas of the development.

The proposed single-story buildings represent less intense use of the site and also have much lower elevation heights. The proposed change is consistent with the approved office use and will be architecturally harmonious with the existing buildings.

I am available to answer any questions that you may have regarding this request. Please call me at 847-348-7800 if you have any questions or concerns.

Sincerely,

Paul B. Robertson

JCF Real Estate, Inc.

1930 Thoreau Drive Suite 175 Schaumburg, IL 60173

tel: 847.348.7800 fax: 847.348.7801 web: www.thecorporatereserve.com

PRELIMINARY ENGINEERING

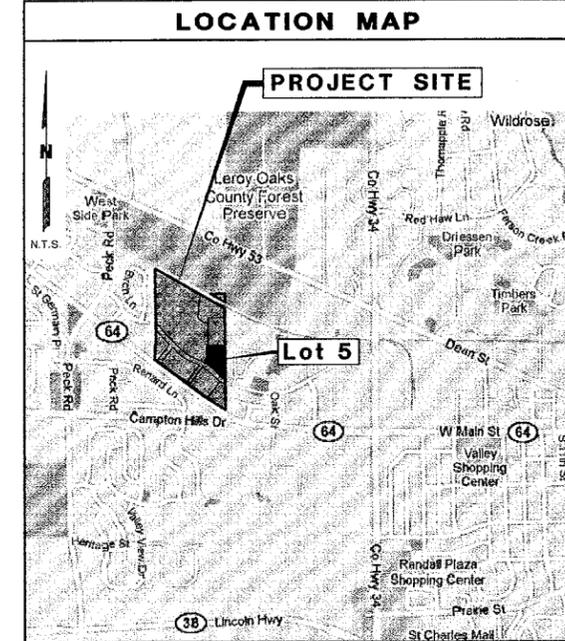
LOT 5 – BUILDINGS 3 AND 4

THE CORPORATE RESERVE OF ST. CHARLES

ST. CHARLES, ILLINOIS

LEGEND	
EXISTING	PROPOSED
SANITARY SEWER 8" PVC	8" PVC
FORCE MAIN 12" RCP	12" RCP
STORM SEWER 12" RCP	12" RCP
UNDERDRAIN 12" LD	12" LD
MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
CLEANOUT	⊙
WATER MAIN 8" VC	8" VC
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
FLARED END SECTION	⊙
COMBINED SEWER	⊙
STREET LIGHT/PARKING LOT LIGHT	⊙
POWER POLE	⊙
STREET SIGN	⊙
FENCE	⊙
GAS MAIN	⊙
OVERHEAD LINE	⊙
TELEPHONE LINE	⊙
ELECTRIC LINE	⊙
CABLE TV LINE	⊙
HIGH WATER LEVEL	H.W. XXX
NORMAL WATER LEVEL	N.W. XXX
CONTOUR LINE	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX
SPOT ELEVATION	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXXXX
TOP OF FOUNDATION	TF = XXXXX
GRADE AT FOUNDATION	GF = XXXXX
HIGH OR LOW POINT	⊙
OVERLAND FLOOD ROUTE	⊙
PAVEMENT FLOW DIRECTION	→
SWALE FLOW DIRECTION	→
DEPRESSED CURB AND GUTTER	→
REVERSE CURB AND GUTTER	→

INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY ENGINEERING PLAN



SOURCE BENCHMARK:

- SOUTHWEST TAG BOLT ON 1ST FIRE HYDRANT NORTH OF ROUTE 64 ON WEST SIDE OF PECK ROAD.
ELEV. = 747.11
- CHISELLED "I" IN CENTERLINE-CENTERLINE OF CONCRETE SIDEWALK AT SOUTHEAST CORNER OF ROUTE 64
ELEV. = 744.53



ABBREVIATIONS			
AC	ACRE	HWL	HIGH WATER ELEVATION
BC	BACK OF CURB	INL	INLET
BTM	BOTTOM	INV	INVERT
CB	CATCH BASIN	LF	LINEAL FEET/FOOT
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE
CY	CUBIC YARD	LT	LEFT
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM
EL	ELEVATION	MH	STORM MANHOLE
EP	EDGE OF PAVEMENT	MIN	MINIMUM
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE
FT	FOOT/FEET	P	PAVEMENT ELEVATION
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
GF	GRADE AT FOUNDATION	R	RADIUS
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION
HYD	FIRE HYDRANT	RT	RIGHT
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY
SAN	SANITARY SEWER	TDC	TOP OF DEPRESSED CURB
SMH	SANITARY MANHOLE	TC	TOP OF CURB
STA	STATION	TF	TOP OF FOUNDATION
STM	STORM SEWER	T/W	TOP OF RETAINING WALL
SY	SQUARE YARD	TYP	TYPICAL
SWPP	STORMWATER POLLUTION PREVENTION PLAN	VB	VALVE BOX
		VC	VERTICAL CURVE
		VV	VALVE VAULT
		W	WALK ELEVATION
		WM	WATER MAIN
		VPI	VERTICAL POINT OF INTERSECTION

PROFESSIONAL ENGINEER'S CERTIFICATION

I, KEVIN J. MATRAY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF THE ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC BY MACKIE CONSULTANTS, LLC, UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 20th DAY OF October, A.D. 2011.

Kevin J. Matray
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-058360
EXPIRATION DATE: NOVEMBER 30, 2011

ENGINEER'S SEAL

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

Kevin J. Matray
ENGINEER'S SIGNATURE

ENGINEER'S SEAL

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 696-1400
www.mackieconsult.com

CLIENT: **ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC**

1930 THOREAU DRIVE, SUITE 175
SCHAUMBURG, ILLINOIS 60173
PHONE: (630) 885-7890 FAX: (647) 348-7801

DATE	DESCRIPTION OF REVISION	BY	SCALE	N.T.S.
DESIGNED	KJM/TRB			
DRAWN	WHM			
APPROVED	DAS			
DATE	10-18-11			

COVER SHEET

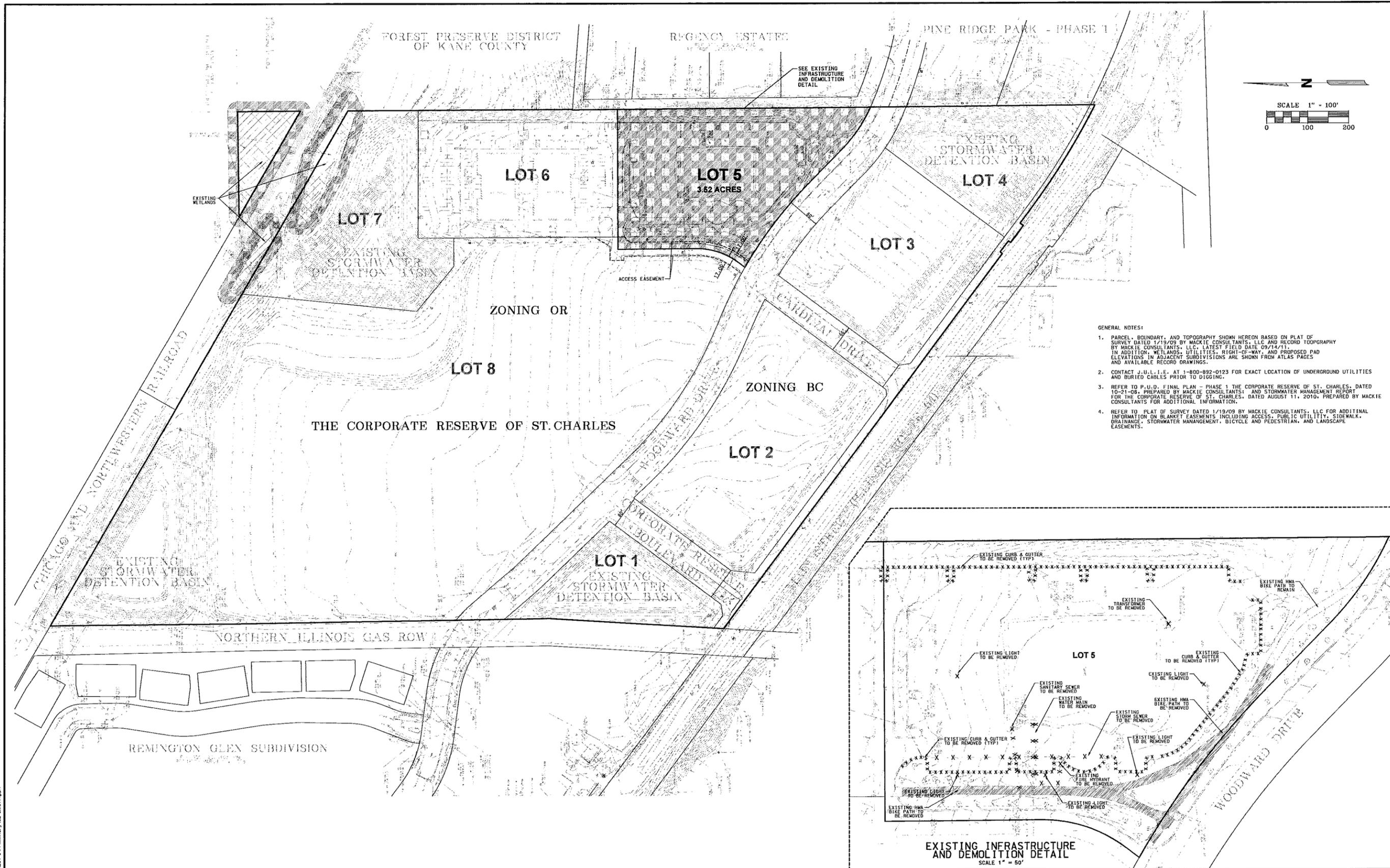
THE CORPORATE RESERVE OF ST. CHARLES

ST. CHARLES, ILLINOIS

SHEET
1 OF 3

PROJECT NUMBER: 1521
© MACKIE CONSULTANTS, LLC 2011
ILLINOIS FIRM LICENSE 184-002854

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Mackie Consultants, LLC
 9575 W. Higgins Road, Suite 500
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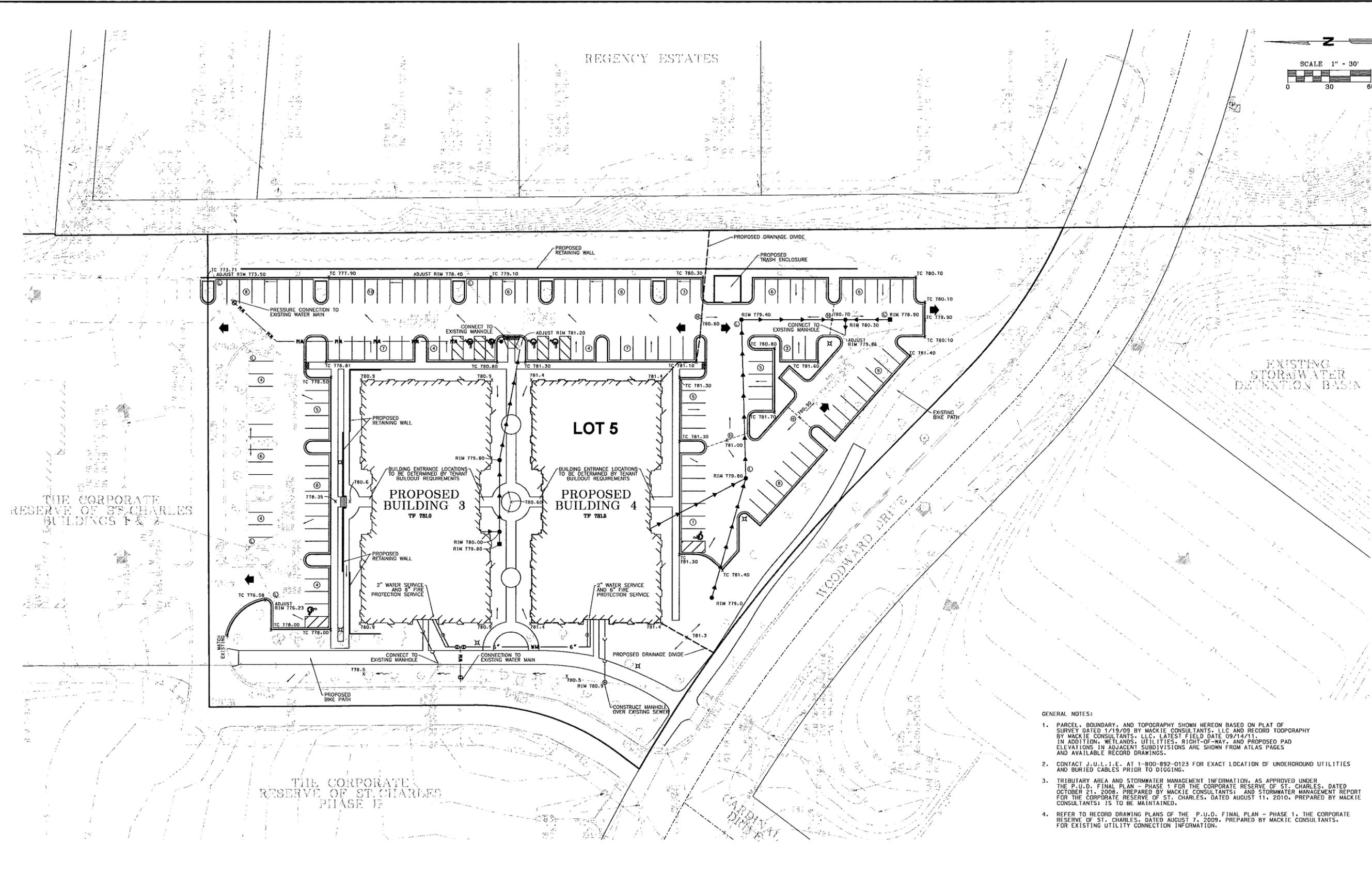
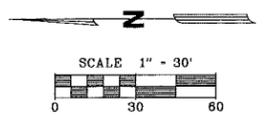
CLIENT: **ST. CHARLES FAIRGROUNDS
 OFFICE PARK INVESTORS, LLC**
 1930 THOREAU DRIVE, SUITE 175
 SCHAUMBURG, ILLINOIS 60173
 PHONE: (630) 865-7890 FAX: (847) 348-7801

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	KJM/TRB
DRAWN	WHM
APPROVED	DAS
DATE	10-18-11
SCALE	1" = 100'

**EXISTING CONDITION PLAN
 THE CORPORATE RESERVE OF ST. CHARLES
 ST. CHARLES, ILLINOIS**

SHEET
2 OF 3
 PROJECT NUMBER: 1621
 © MACKIE CONSULTANTS LLC, 2011
 ILLINOIS FIRM LICENSE 184-002694



- GENERAL NOTES:
1. PARCEL, BOUNDARY, AND TOPOGRAPHY SHOWN HEREON BASED ON PLAT OF SURVEY DATED 1/19/09 BY MACKIE CONSULTANTS, LLC AND RECORD TOPOGRAPHY BY MACKIE CONSULTANTS, LLC, LATEST FIELD DATE 09/14/11. IN ADDITION, WETLANDS, UTILITIES, RIGHT-OF-WAY, AND PROPOSED PAD ELEVATIONS IN ADJACENT SUBDIVISIONS ARE SHOWN FROM ATLAS PAGES AND AVAILABLE RECORD DRAWINGS.
 2. CONTACT J.U.L.I.E. AT 1-800-992-0123 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND BURIED CABLES PRIOR TO DIGGING.
 3. TRIBUTARY AREA AND STORMWATER MANAGEMENT INFORMATION, AS APPROVED UNDER THE P.U.D. FINAL PLAN - PHASE 1 FOR THE CORPORATE RESERVE OF ST. CHARLES, DATED OCTOBER 21, 2008, PREPARED BY MACKIE CONSULTANTS; AND STORMWATER MANAGEMENT REPORT FOR THE CORPORATE RESERVE OF ST. CHARLES, DATED AUGUST 11, 2010, PREPARED BY MACKIE CONSULTANTS, IS TO BE MAINTAINED.
 4. REFER TO RECORD DRAWING PLANS OF THE P.U.D. FINAL PLAN - PHASE 1, THE CORPORATE RESERVE OF ST. CHARLES, DATED AUGUST 7, 2009, PREPARED BY MACKIE CONSULTANTS, FOR EXISTING UTILITY CONNECTION INFORMATION.

10/8/2011 4:32:47 PM N:\526\Engineer\Projects\StCharles\Plan\Primary\03-Pre-Eng.dwg

Mackie Consultants, LLC
 8575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
 (847) 698-1400
 www.mackieconsult.com

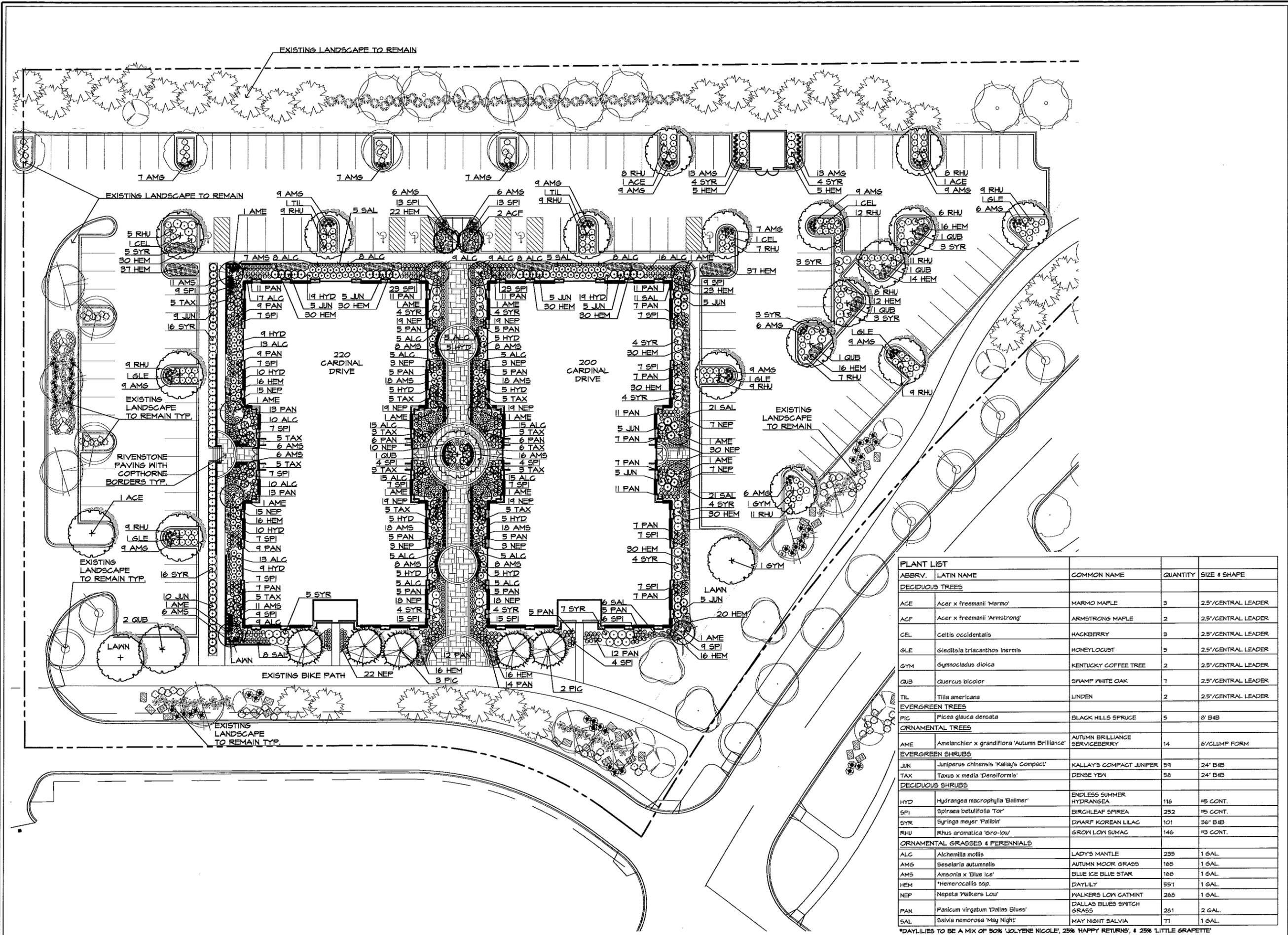
CLIENT: **ST. CHARLES FAIRGROUNDS
 OFFICE PARK INVESTORS, LLC**
 1930 THOREAU DRIVE, SUITE 175
 SCHAUMBURG, ILLINOIS 60173
 PHONE: (630) 885-7890 FAX: (847) 348-7801

DATE	DESCRIPTION OF REVISION	BY	DESIGNED	KJM/TRB
			DRAWN	WHM
			APPROVED	DAS
			DATE	10-18-11
			SCALE	1" = 30'

**PRELIMINARY ENGINEERING PLAN
 THE CORPORATE RESERVE OF ST. CHARLES
 ST. CHARLES, ILLINOIS**

SHEET
3 OF 3

PROJECT NUMBER: 1521
 © MACKIE CONSULTANTS LLC, 2011
 ILLINOIS FIRM LICENSE 184-002694



ABBRV.	LATIN NAME	COMMON NAME	QUANTITY	SIZE & SHAPE
DECIDUOUS TREES				
ACE	<i>Acer x freemanii 'Marmo'</i>	MARMO MAPLE	3	2.5'/CENTRAL LEADER
ACF	<i>Acer x freemanii 'Armstrong'</i>	ARMSTRONG MAPLE	2	2.5'/CENTRAL LEADER
CEL	<i>Celtis occidentalis</i>	HACKBERRY	3	2.5'/CENTRAL LEADER
GLE	<i>Gleditsia triacanthos inermis</i>	HONEYLOCUST	5	2.5'/CENTRAL LEADER
SYM	<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE	2	2.5'/CENTRAL LEADER
QUB	<i>Quercus bicolor</i>	SWAMP WHITE OAK	1	2.5'/CENTRAL LEADER
TIL	<i>Tilia americana</i>	LINDEN	2	2.5'/CENTRAL LEADER
EVERGREEN TREES				
PIC	<i>Picea glauca densata</i>	BLACK HILLS SPRUCE	5	8' B4B
ORNAMENTAL TREES				
AME	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SERVICEBERRY	14	6'/CLUMP FORM
EVERGREEN SHRUBS				
JUN	<i>Juniperus chinensis 'Kallay's Compact'</i>	KALLAY'S COMPACT JUNIPER	59	24" B4B
TAX	<i>Taxus x media 'Densiflora'</i>	DENSE YEW	58	24" B4B
DECIDUOUS SHRUBS				
HYD	<i>Hydrangea macrophylla 'Ballmer'</i>	ENDLESS SUMMER HYDRANGEA	116	#5 CONT.
SPI	<i>Spiraea betulifolia 'Tor'</i>	BIRCHLEAF SPIREA	252	#5 CONT.
SYR	<i>Syringa meyer 'Palibin'</i>	DWARF KOREAN LILAC	101	36" B4B
RHU	<i>Rhus aromatica 'Gro-low'</i>	GROW LOW SUMAC	146	#3 CONT.
ORNAMENTAL GRASSES & PERENNIALS				
ALC	<i>Alchemilla mollis</i>	LADY'S MANTLE	235	1 GAL.
AMG	<i>Seselaria autumnalis</i>	AUTUMN MOOR GRASS	165	1 GAL.
AMS	<i>Amsonia x 'Blue Ice'</i>	BLUE ICE BLUE STAR	168	1 GAL.
HEM	<i>'Hemerocallis ssp.</i>	DAYLILY	551	1 GAL.
NEP	<i>Nepeta 'Walkers Low'</i>	WALKERS LOW CATMINT	268	1 GAL.
PAN	<i>Panicum virgatum 'Dallas Blues'</i>	DALLAS BLUES SWITCH GRASS	281	2 GAL.
SAL	<i>Salvia nemorosa 'May Night'</i>	MAY NIGHT SALVIA	11	1 GAL.

*DAYLILIES TO BE A MIX OF 50% 'LOLYNE NICOLE', 25% 'HAPPY RETURNS', & 25% 'LITTLE GRAFFETTE'



**ST. CHARLES FAIRGROUNDS
OFFICE PARK INVESTORS, LLC**

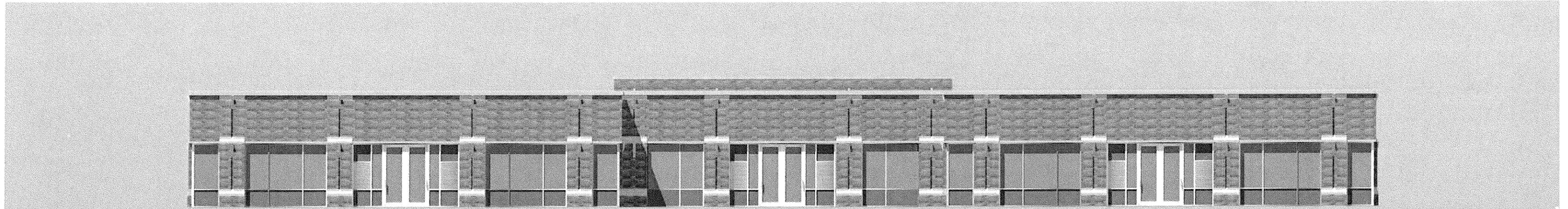
REVISIONS	

DATE: 10.19.11
 DESIGNER: EB
 PROJECT MANAGER: SK
 CLIENT: JCF_REAL ESTATE



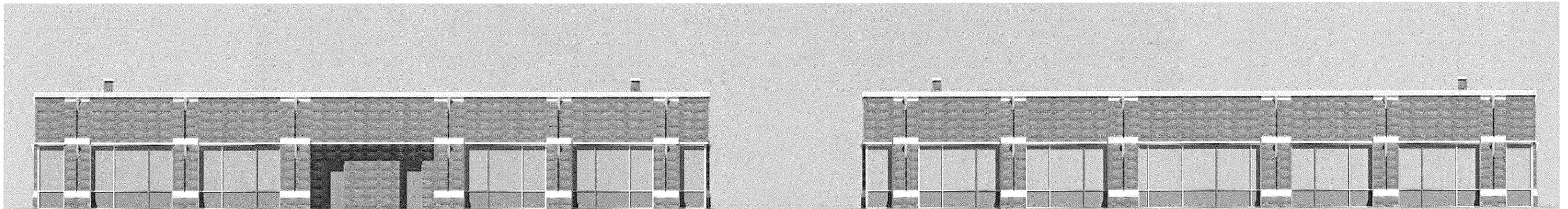
SCALE:
1"=20'

SHEET 1 OF 1



Typical North and South Elevation

Typical North and South Elevation



West Elevation

East Elevation



