City of St. Charles, Illinois
Ordinance No. 2026-Z-

An Ordinance Granting Approval of a Zoning Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Seventh Street Commons

WHEREAS, on or about June 10, 2026, Pulte Home Company, LLC (the "Applicant") filed a petition for Zoning Map Amendment for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Rezoning Property") for the purpose of rezoning portions of the Rezoning Property from RM-2 Medium Density Multi-Family Residential to RT-3 Traditional Single-Family Residential and portions of the Rezoning Property from RT-3 Traditional Single-Family Residential to RM-2 Medium Density Multi-Family Residential; and,

WHEREAS, on or about June 10, 2026, Pulte Home Company, LLC (the "Applicant") also filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan for the real estate legally described on Exhibit "B" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a residential subdivision consisting of 93 single-family lots and three townhome lots (12 townhome units); and,

WHEREAS, Notice of Public Hearing on said petitions for Zoning Map Amendment and Special Use for Planned Unit Development was published on or about September 5, 2026 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, 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 or about September 22, 2026 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Zoning Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about September 22, 2026; and,

WHEREAS, the City Council Committee of the Whole recommended approval of said petitions on or about October 19, 2026; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and City Council Committee of the Whole 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:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the petition for Zoning Map Amendment for the Rezoning Property, a portion of which as described in Exhibit "A" is hereby rezoned from the RM-2 Medium Density Multi-Family Residential District to the RT-3 Traditional Single-Family Residential District, and a portion of which as described in Exhibit "A" is hereby rezoned from the RT-3 Traditional Single-Family Residential District to the RM-2 Medium Density Multi-Family Residential District, and the Findings of Fact for Zoning Map Amendment attached hereto and incorporated herein as Exhibit "C" are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development for the Subject Property pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "D", which is attached hereto and incorporated herein.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "E", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Site Plan; CEMCON, Ltd.; revisions dated 9/29/2026
- Preliminary Plat of Subdivision / Engineering Plans; CEMCON, Ltd.; revisions dated 9/29/2026
- Preliminary Engineering Plan Exhibit; CEMCON, Ltd.; revisions dated 9/29/2026
- Preliminary Landscape Plan; Dickson Design Studio; revisions dated 10/27/2026
- Electric Site Plan; CEMCON, Ltd.; revisions dated 7/24/2026
- Concept Entry Monument Sign; Dickson Design Studio; dated 8/3/2026
- Building Elevations; Pulte Homes; dated 5/29/2026
- Signage Plan; Pulte Group; dated 5/29/2026
- Plat of Vacation; CEMCON, Ltd.; revisions dated 5/27/2026

5. The Subject Property 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 subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning: The Subject Property shall be subject to the requirements of the RT-3 Traditional Single-Family Residential District for the single-family portion (Lots 1-93) and the RM-2 Medium Density Multi-Family Residential District for the townhome portion (Lots 94-96), as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as

specifically varied in the "Zoning Deviations" attached hereto and incorporated herein as Exhibit "F".

b. Additional Code Departures: The Subject Property shall be subject to all Codes and Regulations adopted by the City of St. Charles, except as specifically varied in the "Additional Code Departures", attached hereto and incorporated herein as Exhibit "G".

c. Landscaping Improvements: The following landscaping requirements shall apply to development of the Subject Property:
    i. Asphalt walking paths shall be provided on Outlots B, C, D, E, and G in substantial conformance with the PUD Preliminary Plan. The Applicant shall grant an easement allowing for public use of the paths, as well as for the emergency access path located on Outlot G. Said easement shall be in a form reasonably acceptable to the City and shall be recorded on the Final Plat of Subdivision or on a separate Plat of Easement.
    ii. Tree preservation areas shall be provided in the locations depicted on the PUD Preliminary Plan. Non-invasive species shall be preserved to the greatest extent practical. Invasive species shall be removed.
    iii. A minimum of 119 new shade trees and 20 new ornamental trees shall be planted within Outlots C, D, E, and G. All new trees shall be planted in accordance with the planting requirements of Title 17, Ch. 17.26, except that 30 of the shade trees may have a minimum diameter of 1". Tree planting layout shall be in substantial conformance with the PUD Preliminary Plan.
    iv. A minimum of 10 feet shall be provided between the pedestrian path along the east side of Outlot E and the adjacent off-site property to the east, in substantial conformance with the PUD Preliminary Plan.
    v. A minimum of 4 seating benches shall be provided along the southern pedestrian path, in substantial conformance with the PUD Preliminary Plan.
    vi. A minimum parkway width of 8 feet shall be provided along Lots 18-21 to allow for parkway tree planting.
    vii. The driveway for each townhome unit shall be separated by landscape area.

d. Building Elevations: All single-family and townhome buildings constructed on the Subject Property shall incorporate the following elements, which are not reflected on the PUD Preliminary Plan but which shall be required:
    i. Front entry doors shall incorporate windows or shall be French doors.
    ii. Garage doors shall incorporate top-row windows.

e. Anti-Monotony Restrictions: All single-family lots shall be subject to the "Anti-Monotony Restrictions", attached hereto and incorporated herein as Exhibit "H".

f. Right-of-Way Vacation: At the time of approval of the Final Plat of Subdivision, the City shall vacate existing right-of-way as depicted on the Plat of Vacation contained in Exhibit "E", and convey title of all vacated property to the Applicant for incorporation into the subdivision consistent with the Preliminary Plat contained in Exhibit "E".

g. Owners' Association: The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities, common open space, walking paths located on Outlots B, C, D, E, and G, sitting areas along walking paths, monument sign, and emergency access path on Outlot G. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded prior to City issuance of Final Occupancy for the first complete unit.
    i. In addition, said Declaration shall allow owners of Lots 51-58 to install a 6-foot solid fence along the west lot line of said Lots.

h. Special Service Area: The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and associated infrastructure serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area 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.

i. School and Park Contributions: The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), in effect as of the passage of this Ordinance in relation to the PUD Preliminary Plan approved under this Ordinance, otherwise as may be amended from time to time. The Applicant may negotiate the Park cash in lieu of land contribution at the Park District's discretion with regards to credit for pedestrian-related infrastructure. Documentation regarding any agreement between the Applicant and the Park District in relation to the Park cash contribution shall be provided to the City. The School and Park contributions may be paid on a per-unit basis, and receipts from the School and Park Districts shall be provided to the City showing payment of the applicable fees for each unit prior to issuance of a building permit for said unit.

j. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code in effect as of the

passage of this Ordinance in relation to the PUD Preliminary Plan approved under this Ordinance, otherwise as may be amended from time to time. The Inclusionary Housing contribution shall be provided based on the 2026 Inclusionary Housing Fee of $36,718 per required affordable townhome unit and $20,982 per required affordable single-family unit. The Inclusionary Housing contribution shall be due prior to issuance of the first building permit.

k. Guarantee and Land Improvement Agreement: A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), in effect as of the passage of this Ordinance in relation to the PUD Preliminary Plan approved under this Ordinance, otherwise as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16, subject to the following.:
    i. As a part of the Site Development improvements for the project, the Applicant shall install stormwater improvements located along the State Street Creek adjacent to 12th Street on the Subject Property, in coordination with improvements the City will be installing adjacent to the Subject Property as reflected on plans provided by the City ("State Street Creek Stormwater Improvements"). The City shall secure all necessary permits for the State Street Creek Stormwater Improvements. Any delays related to the permitting, construction or completion of the State Street Creek Stormwater Improvements shall not cause delay to any other City approvals identified within the Land Improvement Agreement (including but not limited to plan approvals, permit issuance, inspections, guarantee reductions, or acceptance of improvements).
    ii. The Land Improvement Agreement shall provide a completion date of five (5) years of the recording of the Final Plat of Subdivision for the Subject Realty, unless such time period is extended in writing by the City.

l. Mass Grading Permit: A Mass Grading Permit may be requested and issued after approval of the PUD Preliminary Plan and prior to Final Plat of Subdivision / Final Engineering approval, with the following conditions:
    i. Any work associated with such Mass Grading Permit shall be limited to demolitions/removals, mass grading, and digging of utility trenches.
    ii. Any work performed by the developer in association with the Mass Grading Permit shall be performed at the developer's own risk.
    iii. A financial security in accordance with Title 16 shall be provided prior to issuance of Mass Grading Permit and shall be based upon an Engineer's Opinion of Probable Costs deemed satisfactory by the City.

6. That passage of this Ordinance shall constitute approval of the "Termination of Affordable Housing Agreement", incorporated herein as Exhibit "I". Said document terminates a

2013 Affordable Housing Agreement between the City of St. Charles and St Charles – 333 North Sixth Street, LLC, which was in relation to a residential development on the Subject Property which was never built and for which City entitlement approvals have expired.

7. That passage of this Ordinance shall constitute approval of the "Release and Termination of Indemnity Agreement", incorporated herein as Exhibit "J". Said document terminates a 1994 Release and Indemnity Agreement signed by John Donnelly, Sr. regarding fences located in utility and drainage easements. Any future property owner within the subdivision requesting a permit to install a fence on a lot within a utility or drainage easement may be required to provide an indemnity agreement per the City fence permit application.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of November 2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of November 2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of November 2026.

_____
Clint Hull, Mayor

Attest:

_____
Jessica Bridges, City Clerk

Vote:
Ayes:
Nays:
Absent:
Abstain:
Date:_____

EXHIBIT "A"

REZONING PROPERTY LEGAL DESCRIPTION

PARCEL TO BE RE-ZONED FROM RM-2 TO RT-3: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED ON JUNE 2, 1886 IN BOOK 243, PAGE 17 AND THE WESTERLY LINE OF SIXTH STREET AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION RECORDED AS DOCUMENT 24117; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 186.93 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 26.29 FEET TO THE NORTHERLY LINE OF THE SOUTH 116 FEET OF LOT 2 IN BLOCK 2 IN SAID PLAT; THENCE SOUTH 78 DEGREES 34 MINUTES 11 SECONDS WEST, 80.00 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 20.62 FEET; THENCE SOUTH 78 DEGREES 46 MINUTES 00 SECONDS WEST, 184.93 FEET; THENCE NORTH 11 DEGREES 27 MINUTES 25 SECONDS WEST, 23.70 FEET; THENCE SOUTH 78 DEGREES 35 MINUTES 05 SECONDS WEST, 60.00 FEET; THENCE SOUTH 11 DEGREES 27 MINUTES 25 SECONDS EAST, 30.00 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF RYAN STREET AS VACATED PER DOCUMENT 164957; THENCE SOUTH 78 DEGREES 35 MINUTES 05 SECONDS WEST, 182.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 11 DEGREES 27 MINUTES 25 SECONDS EAST, 159.98 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 IN BLOCK 3 IN MILLINGTON THIRD ADDITION TO CHARLES RECORD AS DOCUMENT 272865; THENCE SOUTH 78 DEGREES 30 MINUTES 48 SECONDS WEST, 337.77 FEET ALONG SAID SOUTHEASTERLY LINE OF LOTS 1 THROUGH 6 IN SAID BLOCK 3 TO THE EAST LINE OF NINTH STREET AS DEDICATED PER MILLINGTON THIRD ADDITION RECORDED AS DOCUMENT 272865; THE FOLLOWING TWO COURSES ARE ALONG SAID EAST LINE; 1) THENCE NORTH 00 DEGREES 41 MINUTES 52 SECONDS WEST, 475.39 FEET; 2) THENCE NORTHEASTERLY, 29.11 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING NORTH 29 DEGREES 05 MINUTES 29 SECONDS EAST TO THE SOUTH LINE OF THAT PORTION OF NINTH STREET AS VACATED PER DOCUMENT 99150; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, 73.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NINTH STREET AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 201SK002866; THE FOLLOWING THREE COURSES ARE ALONG THE EAST, NORTH AND WEST LINES OF SAID TRACT; 1) THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 2.69 FEET; 2) THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 363.88 FEET; 3) THENCE SOUTH 01 DEGREES 03 MINUTES 24 SECONDS EAST, 239.43 FEET TO A NORTHERLY LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2009K088419; THENCE NORTH 80 DEGREES 09 MINUTES 31 SECONDS WEST, 224.77 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF PARCEL 3 IN A TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2021K000056; THE

FOLLOWING FIVE COURSES ARE ALONG THE EAST AND SOUTHERLY LINES OF SAID TRACT; 1) THENCE SOUTH 01 DEGREES 28 MINUTES 23 SECONDS EAST, 168.59 FEET; 2) THENCE NORTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, 327.98 FEET; 3) THENCE NORTH 64 DEGREES 36 MINUTES 43 SECONDS WEST, 19.57 FEET; 4) THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 66.61 FEET; 5) THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, 17.23 FEET ALONG SAID SOUTHERLY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN AFORESAID SPECIAL WARRANTY DEED; THE FOLLOWING FOUR COURSES ARE ALONG THE BOUNDARY OF SAID TRACT; 1) THENCE NORTH 07 DEGREES 01 MINUTES 07 SECONDS WEST, 208.73 FEET; 2) THENCE NORTH 00 DEGREES 06 MINUTES 01 SECOND EAST, 65.62 FEET; 3) THENCE SOUTH 66 DEGREES 01 MINUTE 07 SECONDS EAST, 222.66 FEET; 4) THENCE SOUTH 89 DEGREES 48 MINUTES 07 SECONDS EAST, 56.93 FEET TO THE WESTERLY LINE OF AFORE SAID PARCEL 3; THENCE NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST, 431.36 FEET ALONG THE WEST LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF PARCEL 8 DESCRIBED IN AFORESAID SPECIAL WARRANTY DEED; THE FOLLOWING FOUR COURSES ARE ALONG THE BOUNDARY LINES OF SAID PARCEL 8; 1) THENCE NORTH 01 DEGREES 45 MINUTES 16 SECONDS WEST, 67.18 FEET; 2) THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, 76.35 FEET; 3) THENCE NORTH 01 DEGREES 39 MINUTES 58 SECONDS WEST, 59.99 FEET; 4) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 808.24 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN CITY OF ST. CHARLES, ILLINOIS ORDINANCE NO. 2013-Z-2; THE FOLLOWING EIGHT COURSES ARE ALONG THE SOUTHERLY LINES OF SAID PARCEL; 1) THENCE SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, 140.96 FEET; 2) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 58.51 FEET; 3) THENCE EASTERLY, 60.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 45 MINUTES 19 SECONDS EAST; 4) THENCE EASTERLY 45.39 FEET (REC. 43.61') ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 101.50 FEET AND A CHORD BEARING SOUTH 75 DEGREES 14 MINUTES 59 SECONDS EAST; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 25 SECONDS EAST, 118.23 FEET; 6) THENCE SOUTH 89 DEGREES 01 MINUTES 27 SECONDS EAST, 107.04 FEET; 7) THENCE NORTH 86 DEGREES 18 MINUTES 16 SECONDS EAST, 58.19 FEET; 8) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 610.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL TO BE RE-ZONED FROM RT-3 TO RM-2: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED ON JUNE 2, 1886 IN BOOK 243, PAGE 17 AND THE WESTERLY LINE OF SIXTH STREET AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION RECORDED AS DOCUMENT 24117; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 2.74 FEET; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 15.04 FEET; THENCE

NORTH 14 DEGREES 52 MINUTES 05 SECONDS WEST, 107.42 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO AND GREAT WESTERN RAILROAD COMPANY PER WARRANTY DEED IN BOOK 243, PAGE 17; THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 76.42 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, 90.22 FEET; THENCE SOUTHWESTERLY, 8.51 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 76 DEGREES 29 MINUTES 10 SECONDS WEST; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 15.04 FEET TO THE AFOREMENTIONED NORTH LINE OF MARK STREET; THENCE NORTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 10.58 ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXHIBIT "B"

SUBJECT PROPERTY LEGAL DESCRIPTION

PARCEL ONE: LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO: LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES,0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE WEST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS WEST FROM POINT "A" AFORESAID; THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR: THAT PART OF THE SOUTH EAST ¼ OF SECTION 28, TOWNSHIP 40, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST ¼; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST ¼ TO A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN

STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE “A”) THENCE EAST 69 FEET; thence north 0 degrees, 27 minutes, 10 seconds east 60 feet; thence WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE “A” AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.5 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST ¼ FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF WILLINGTON’S ADDITION TO THE TOWN OF ST. CHARES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 EET FOR THE POIT OF BEGINNINGL THENCE NORTH 78 DEGREES, 46 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN’S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WETSERN RAILWAY; THENE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON’S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON’S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SIX: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 6 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIR BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 479.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER

OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN: EASEMENT FOR PRIVATE ROADWAY RESERVED BY DEED RECORDED JULY 16, 1957, IN BOOK 1855, PAGE 119, AS DOCUMENT 839306, MADE BY HAWLEY PRODUCT COMPANY TO CARL E. SODERQUIST AND SONS FOR THE BENEFIT OF THE NORTH 30 FEET OF LOT 11 IN BLOCK 5 OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES IN PARCEL TWO, OVER THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 535 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREE EAST 30 FEET; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 134.45 FEET; THENCE NORTH 1 DEGREE WEST PARALLEL WITH THE WEST LINE OF SAID ADDITION 30 FEET; THENCE SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST 134.45 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL EIGHT: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF

LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 FEET TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT NO. 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN # 09-28-477-014
09-28-400-002
09-28-477-003
09-28-476-019
09-28-452-003
09-28-478-011
09-28-477-008
09-27-303-001

EXHIBIT "C"

FINDINGS OF FACT FOR ZONING MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The existing land uses surrounding the Subject Property are as follows:

a. North: M-1 (RR ROW);
b. East: M-1; RT-4;
c. South: M-1; RT-3; RT-4; RM-2;
d. West: M-1.

Petitioner proposes to develop the Subject Property as a mixed residential development that fits within the character of the surrounding neighborhoods. The proposed development, to be known as Seventh Street Commons, consists of two distinct housing lines - the Townhome Series and the Single-Family Series. The two distinct housing lines will add to the diversity of the City's housing stock to meet the various needs/desires of a broad buyer pool. Accordingly, the proposed mixed residential community fits harmoniously with the existing adjacent land uses.

Petitioner's proposal takes into consideration its location immediately adjacent to a variety of land uses ranging from high density apartments, to low density single-family, to light industrial commercial uses. Given the wide range of land uses in the immediate vicinity, Petitioner's plan incorporates a diversity of housing to provide consistency with the nearby residential uses and boost the number of residents in close proximity to Downtown St. Charles. The Subject Property has been vacant for the time it has been split zoned RT-3 and RM-2. The Comprehensive Plan provides the Subject Property to be zoned RT-3 and RM-2.

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

There is no evidence suggesting the proposed community will negatively impact nearby property values. In fact, the Subject Property has sat vacant and underutilized since the time it was demolished in 2010 and rezoned in 2013 and provides no tangible benefit to the City and nearby property values. The proposed development will ensure nearby property values will increase by way of developing high-quality new construction homes priced competitively in today's market. While St. Charles has seen growth in its new housing supply, the vast majority of new home construction has occurred around the periphery of the City. The Petitioner studied home sales in the City of St. Charles over the last 12 months. The average sale price of a single-family detached home in the City of St. Charles was $670,460. On Average these homes are 2,910 sf and were built in 1978. The housing stock within general Downtown St. Charles is, on average, smaller, older and less expensive than the average St. Charles home. The average detached single-family home within one mile of Downtown St. Charles is 1,862 sf and built in 1954, selling for approximately $494,406 less ($176,054) than the citywide average. Petitioner

believes that these numbers are reflective of the age of housing supply proximate to Downtown St. Charles, not market demand. With new home construction in Seventh Street Commons, Petitioner will diversify the housing stock within the western portion of Downtown St. Charles, thereby attracting new residents and disposable income that will support and grow Downtown St. Charles as a vibrant city center. These conditions will improve the property values of nearby properties.

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 purpose of the variety of residential zoning districts is to provide a variety of single-family residential uses in appropriate locations and to provide appropriate transitions to other residential and non-residential uses. The Petitioner's proposal of RM-2 and RT-3 zoning, respectively, will provide a seamless transition to the surrounding residential uses and buffering to the surrounding M-1 area. In addition, the proposal will offer housing consistent with current market trends, include more communal open space and less private yard maintenance obligations. The Petitioner is proposing two series of homes, comprised of 12 townhomes and 93 single-family homes on various width lots. Smaller lots have become widely desirable, given the demographic shift of the real estate market.

In addition, this smaller lot single-family concept is extremely successful in closer proximity to suburban downtowns. This allows for higher density in an area that will benefit from the increased number of local homeowners who will exercise their spending power on the local downtown businesses. These conditions help downtowns grow into the walkable restaurant, shopping and entertainment destinations they are intended to become. Accordingly, the proposed community meets the intent of the Code by providing a variety of housing options that meet the current market demands, which will support the local St. Charles businesses and will not negatively impact the healthy, safety, morals or general welfare of the public.

The Subject Property has been zoned RM-2 and RT-3 for several years and remains vacant and undeveloped. In its current form, the Subject Property provides no tangible benefit to the public or the City of St. Charles. By way of rezoning the Subject Property to RM-2 and RT-3, the City will allow the Subject Property to be developed in accordance with its highest and best use and in harmony with the nearby and adjacent zoning designations. Given the term of the Subject Property's state of vacancy, we can reasonably anticipate the Subject Property will not be developed in accordance with its mixed-use zoning designation in the near future. Thus, the Subject Property will likely remain vacant, undeveloped and continue to negatively impact the adjacent properties and the general St. Charles public.

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 Subject Property is currently zoned RM-2 and RT-3 and suitable for the requested re-balance of the same zoning districts. The intent of the re-balanced current zoning is to

provide a diversity of housing product to increase the number of residents in close proximity to Downtown St. Charles. This will encourage residents to bike, walk, or drive downtown and enhance the vitality of this area.

The redevelopment of the Subject Property as a mixed-residential community will support the City's downtown area with significant new residential spending power. In particular, the redevelopment of the Subject Property can provide unique benefit to Downtown St. Charles due to its relative proximity. Downtown St. Charles will not be a "destination" for residents of Seventh Street Commons, but will be part of their extended neighborhood. Successful suburban downtowns are surrounded by residential uses to support the businesses comprising their downtown areas.

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.**

   The Subject Property is zoned RM-2 and RT-3 and has been vacant and undeveloped for so long as it has been zoned as such, and vacant as an industrial site for approximately 8 years prior to that. In 2005, the Subject Property ceased manufacturing activities and thereafter demolished in about 2010.

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

   With the exception of the few M-1 legacy uses, the Subject Property is surrounded by a variety of residential-zoned properties, including RM-2, RT-2, RT-3 and RT-4. Further adding to the diversity of housing in this area will ensure this Subject Property is developed consistent with the purposes and intent of the City's land use goals. While St. Charles has seen consistent growth in its new housing supply, new home construction has occurred around the periphery of the City. The proposed Single-Family Series is expected to be attractive to the millennial buyers starting to raise their families. This particular set of homebuyers are looking for a high-quality school district, proximity to a thriving downtown, and newer housing with amenities that meet their needs, which the proposed development will accommodate. In addition, the Single-Family Series will incorporate ranch floor plans to address the needs of the City's aging demographic. This option is widely popular among empty nesters who are ready to downsize, but not yet take the leap into an age-restricted community. Lastly, the Townhome Series will be targeted to the broadest homebuyer pool in that the townhomes will essentially meet the needs of everyone, including singles, young families, persons in transition (divorce, widows, persons moving locally, young professionals), and empty nesters/active adults looking to downsize. The development will generate a wide range of housing diversity, which is an ongoing planning objective for the City.

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

   The Comprehensive Plan ("Plan") currently designates the Subject Property RM-2 and RT-3. The Plan further stresses infill development over periphery development.

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

   None.

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

   The proposed re-zoning only re-balances the current RM-2 and RT-3 zoning for the Subject Property.

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

    No change in underlying zoning is requested, just a re-balancing of the existing RM-2 and RT-3 zoning, materially consistent with the adjoining uses.

EXHIBIT "D"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

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

Developing the Subject Property with both existing RM-2 and RT-3 zoning uses will fulfill the in-fill development of a vacant, blighted, abandoned industrial site with residential uses materially consistent with mixed surrounding residential zoning and legacy industrial uses. The Project will provide access opportunity to a proposed RRROW trail to the north, green space, stormwater facilities and a path along the south, buffering existing uses, as well as utilizing existing streets and public utilities.

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

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

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

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

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

The Subject Property is currently zoned RM-2 and RT-3 with a previously approved but expired PUD. The proposed application re-balances but retains the existing zoning. The proposed plan will provide a desirable housing mix, with RR ROW trail access opportunities, stormwater facilities not existing in the general area, with a path, acting as a buffer to the residential areas to the south. The proposed mix of housing choices will appeal to a broad segment of the market, with high quality, new construction.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

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

The proposed single family and townhome project will serve to bring into productive use a long vacant and abandoned industrial site, remediation to address all required environmental conditions, and provide in-fill development of residential uses, materially consistent with the surrounding uses and in proximity to the City's central downtown core.

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

The proposed project will utilize existing electric, water and sewer public utilities, without burden, provide code-compliant stormwater facilities, not otherwise existing, and connect to existing City right-of-ways, 6th, 7th, 9th and Mark Street.

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.

There is no evidence the surrounding property values will be diminished. The

creation of new, high quality residential housing stock, re-developing a blighted and vacant industrial site in furtherance of a stalled 2013 re-zoning will further the City's goal to address stagnant in-fill sites.

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 proposed project is currently mixed zoned RM-2 and RT-3, pursuant to the 2013 approved re-zoning, but then expired PUD, and consistent with the City's Comprehensive Plan. The proposed project re-balances the existing zoning with more RM-2 zoning and smaller RT-3 zoning at the northeast corner of the Subject Property, all of which is consistent with the existing development in the surrounding area.

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 residential development will bring into productive use of a blighted, vacant and abandoned industrial use, remediating existing environmental conditions.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed PUD will require deviations as set forth on the attached Deviations Exhibit.

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

The redevelopment of the Subject Property will bring into productive use a blighted, vacant and abandoned industrial site, providing much needed residential housing stock, improving the City's and other taxing districts' tax base, as well as 105 residential units providing an economic boost to the City's nearby downtown district.

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

The PUD zoning conforms to the City's existing Comprehensive Plan zoning of RM-2 and RT-3, just re-balances the zoning to provide for more single-family units than townhomes.

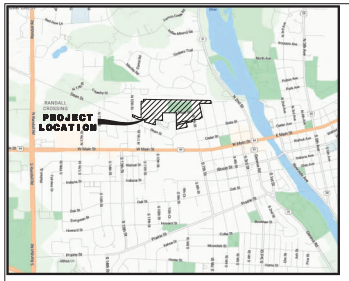
EXHIBIT "E"

PUD PRELIMINARY PLAN

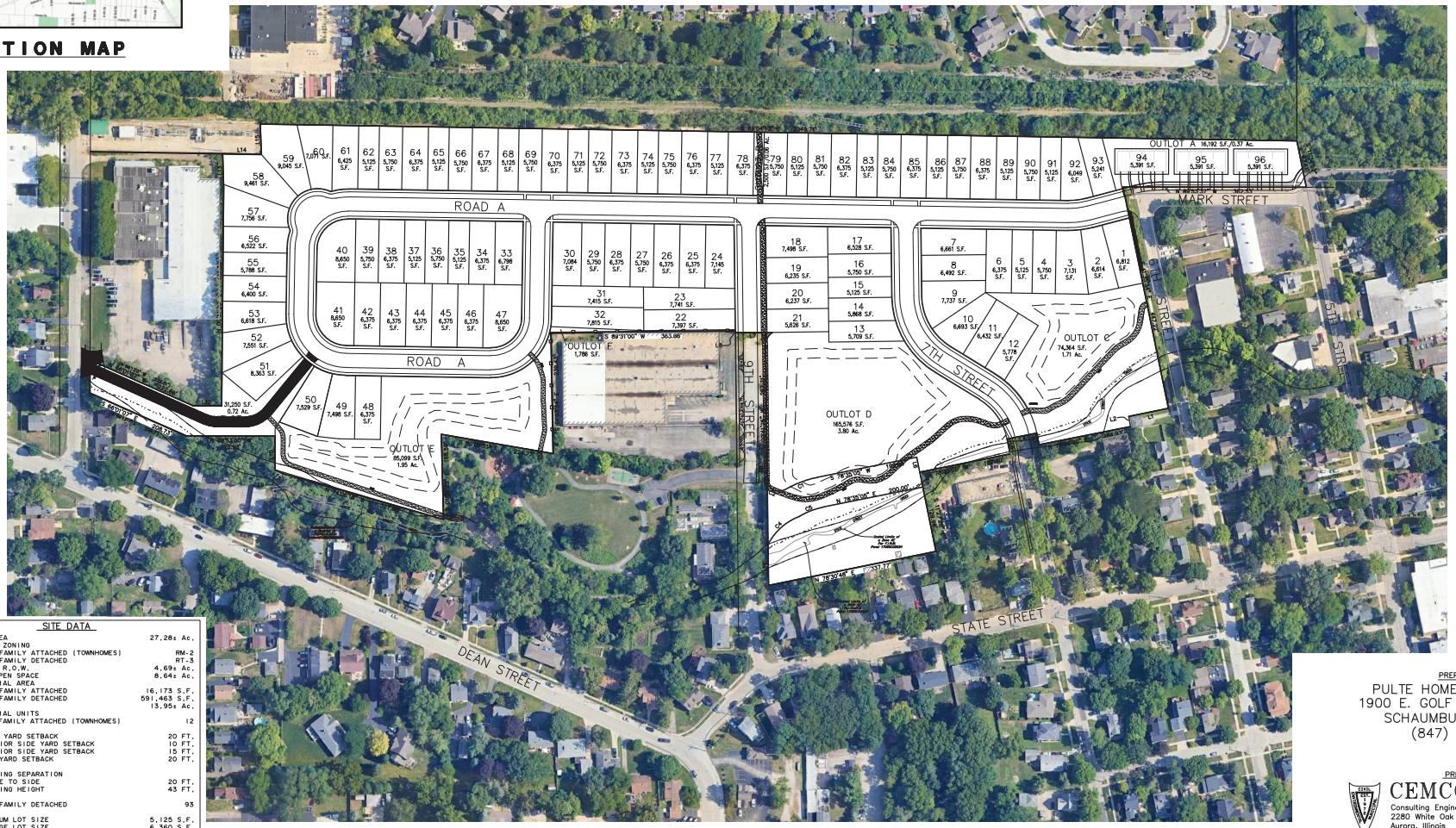
SITE PLAN
FOR
SEVENTH STREET COMMONS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP



N

100 50 0 100
SCALE: 1 INCH = 100 FEET

SITE DATA

A. TOTAL AREA	27.28± Ac.
B. PROPOSED ZONING	
SINGLE FAMILY ATTACHED (TOWNHOMES)	RM-2
SINGLE FAMILY DETACHED	RT-3
C. INTERNAL R.O.W.	4.69± Ac.
D. COMMON OPEN SPACE	8.64± Ac.
E. RESIDENTIAL AREA	
SINGLE FAMILY ATTACHED	16,173 S.F.
SINGLE FAMILY DETACHED	591,463 S.F.
TOTAL	13.95± Ac.
F. RESIDENTIAL UNITS	
SINGLE FAMILY ATTACHED (TOWNHOMES)	12
FRONT YARD SETBACK	20 FT.
INTERIOR SIDE YARD SETBACK	10 FT.
EXTERIOR SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	20 FT.
BUILDING SEPARATION	
SIDE TO SIDE	20 FT.
BUILDING HEIGHT	43 FT.
SINGLE FAMILY DETACHED	93
MINIMUM LOT SIZE	5,125 S.F.
AVERAGE LOT SIZE	6,360 S.F.
MAXIMUM LOT SIZE	9,461 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	5 FT.
REAR YARD SETBACK	30 FT.
MIN. LOT WIDTH	41 FT.
BUILDING LOT COVERAGE	50%
BUILDING HEIGHT	34 FT.
G. TOTAL UNITS	105
H. GROSS DENSITY	3.85 DU/AC.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402184 FILE NAME: SITE PLAN C3D
DRAWN BY: LAL FLD. BK. / PG. NO.: -----
COMPLETION DATE: 05-29-26 JOB NO.: 402.184
XREF : TOPO, PREOVR C3D PROJECT MANAGER : CRM
07-24-26/LAL: REVISED PER CITY REVIEW LETTER DATED 7/17/26
09-29-26/LAL: REVISED PER CITY REVIEW COMMENTS

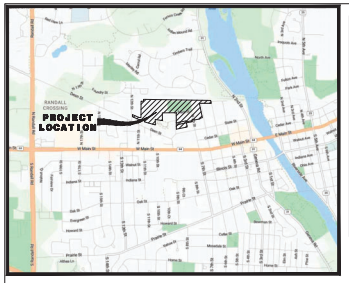
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PLOT FILE CREATED: 10/1/2026 BY: LESLIE LUNDBERG DRAWING PATH: P:\402184\DWG\PDWG\DRAWINGS\PRELIMINARY\SITE PLAN C3D.DWG

PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN

FOR

SEVENTH STREET COMMONS



LOCATION MAP

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
SWMF	- STORMWATER MANAGEMENT FACILITY
H.O.A.	- HOME OWNERS ASSOCIATION
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U.&D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.N.	- PARCEL INDEX NUMBER

TOTAL AREA OF SUBDIVISION

27.284 ACRES
(1,188,491.04 S.F.)

(MORE OR LESS)

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.

INDEX OF SHEETS:

1	TITLE SHEET
2–4	EXISTING CONDITIONS – DEMOLITION PLAN
5–7	PROPOSED GEOMETRY
8–10	PROPOSED UTILITY PLAN
11–13	PROPOSED GRADING PLAN

N

SCALE: 1 INCH = 100 FEET

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MON IL KANE 20 40 B (PID) AJ3022: STATION IS LOCATED 85 FT SOUTH OF CENTERLINE OF CRANE RD, 55 FEET WEST OF CENTERLINE OF RANDALL RD, 155 FEET SOUTHWEST OF POWERPOLE, 122 FEET SOUTH SOUTHEAST OF PP, 85 FEET NORTHEAST OF PP, 34 FEET EAST OF FENCE LINE, 4.4 FT EAST OF CONCRETE DITCH, 53 FEET SOUTH SOUTHEAST OF 24 INCH CONCRETE CULVERT, AND 2 FT EAST OF ORANGE FIBERGLASS WITNESS POST. NOTE – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.57 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 771 NAVD 88

CONTROL POINTS:

CP #177: SET '+' NEAR NORTHEAST CORNER OF THE CONCRETE DRIVEWAY FOR 1200 DEAN STREET APPROXIMATELY 11 FEET WEST OF THE CENTERLINE OF 12TH STREET AND APPROXIMATELY 145 FEET NORTHEASTERLY OF THE CENTERLINE OF DEAN STREET:
NORTHING: 1911770.33
EASTING: 985413.23
ELEVATION: 725.40 NAVD 88

CP #175: SET '+' IN TOP OF CONCRETE CURB IN FRONT OF FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF MARK STREET AND 6TH STREET. LOCATED APPROXIMATELY 13 FEET NORTHEASTERLY OF THE CENTERLINE OF 6TH STREET AND APPROXIMATELY 37 FEET SOUTH OF THE CENTERLINE OF MARK STREET.
NORTHING: 1912121.42
EASTING: 987553.47
ELEVATION: 721.36 NAVD 88

PARCEL DESCRIPTION

PARCEL ONE:
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYANS ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788467 RECORDED AUGUST 19, 1986) AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT A); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40, RAGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A"); THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET; THENCE WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.5] FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON'S THIRD ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 48 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERN LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL DESCRIPTION (Cont'd)

PARCEL SIX:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 476.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECOND EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 EAST TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL EIGHT:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL FOLLOWS: BEGINNING AT THE INTERSECTION OF FIFTH STREET (STATE ROUTE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886 BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886 IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET. TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY; A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY,ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CURVE TABLE					
CURVE	RECORD LENGTH	MEASURED LENGTH	RADIUS	CHORD BEARING	
C1	(70')	70.06'	212.00'	S 69°07'05" W	
C2	(41.5')	48.04'	23.00'	N 60°31'11" W	
C3	----	29.11'	28.00'	N 29°05'29" E	
C4	(83.0')	86.51'	114.00'	N 48°01'16" E	
C5	(50')	50.94'	152.00'	N 68°59'01" E	

LINE TABLE				
LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	----	S 78°34'11" W	(80')	80.00'
L2	----	S 11°35'34" E	----	20.62'
L3	----	N 11°27'25" W	----	23.70'
L4	----	S 78°35'05" W	(60')	60.00'
L5	----	S 11°27'25" E	(30')	30.00'
L6	----	N 11°27'25" W	(30')	30.00'
L7	----	N 89°54'25" W	----	73.82'
L8	----	N 00°41'25" W	----	2.69'
L9	(N 64°34'0" W)	N 64°36'43" W	(19.73')	19.57'
L10	----	N 00°03'50" W	(67.19')	66.61'
L11	----	N 00°06'01" W	(65.57')	65.62'
L12	----	N 89°48'07" W	(56.84')	56.93'
L13	----	N 01°45'16" E	----	67.18'
L14	(N 89°11' E)	S 89°04'22" E	(76.35')	76.35'
L15	(S 1°53' E)	N 01°39'58" W	(60.06')	59.99'
L16	----	N 00°41'25" W	(80.0')	80.41'

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SECTION CORNER OR QUARTER SECTION CORNER

- EXISTING R.O.W. TO BE VACATED UNDER SEPARATE DOCUMENT

PROPERTY OWNER:
WM ST CHARLES LLC
ATTN: WAYNE MORETTI
1731 N. MARCEY STREET, STE 200
CHICAGO, IL 60614
(773) 598-5449
wmoretti@lexingtonchicago.com

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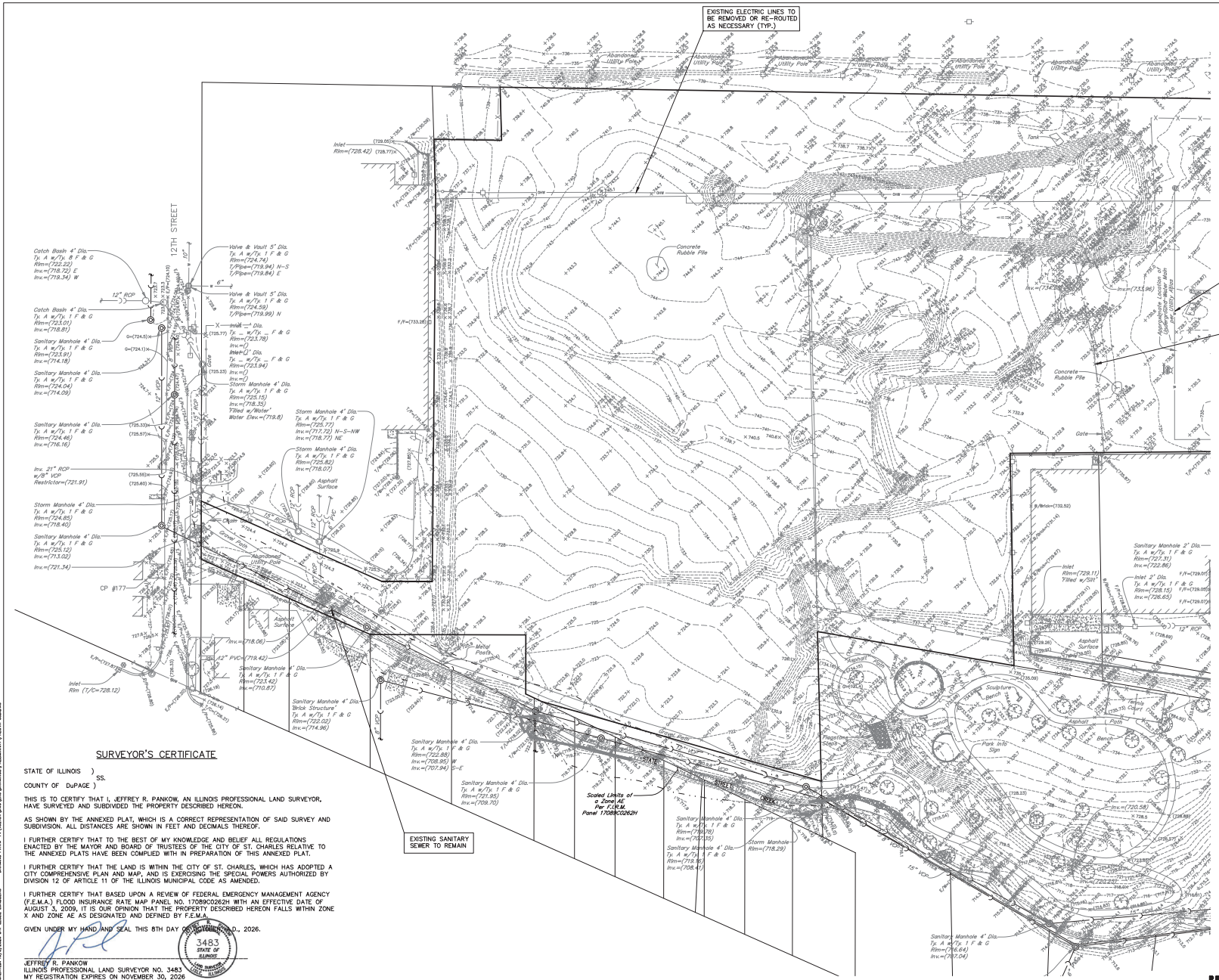
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COMPLETION DATE: 05-29-26 JOB NO.: 402.184
XREF : TOPO PROJECT MANAGER : CRM

07-24-26/LAL: REVISED PER CITY REVIEW LETTER DATED 7/17/26
09-17-26/MNE: REVISED PER CITY REVIEW LETTER DATED 8/24/26
09-29-26/LAL: REVISED PER CITY REVIEW COMMENTS

PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
TITLE SHEET - SHEET 1 OF 13

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LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND PHONE LINE
- FENCE
- BRUSH/TREE LINE
- BOLLARD
- CABLE TV PEDESTAL
- CABLE TV MARKER POST
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- SIAMESE FIRE HOSE CONNECTION
- WELL HEAD
- GAS VALVE
- GAS MARKER POST
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE
- MAILBOX
- SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CONCRETE SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE
- DEPRESSED CURB

NOTE:
ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE REMOVED, ABANDONED AND/OR SEALED IN ACCORDANCE w/KANE COUNTY HEALTH DEPT. REGULATIONS. DOCUMENTATION TO BE PROVIDED TO THE CITY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED HEREON.

AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL REGULATIONS ENACTED BY THE MAYOR AND BOARD OF TRUSTEES OF THE CITY OF ST. CHARLES RELATIVE TO THE ANNEXED PLATS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS ANNEXED PLAT.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CITY OF ST. CHARLES, WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP, AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0262H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AND ZONE AE AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF DECEMBER, A.D., 2026.

3483 STATE OF ILLINOIS LAND SURVEYOR

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

PREPARED FOR:
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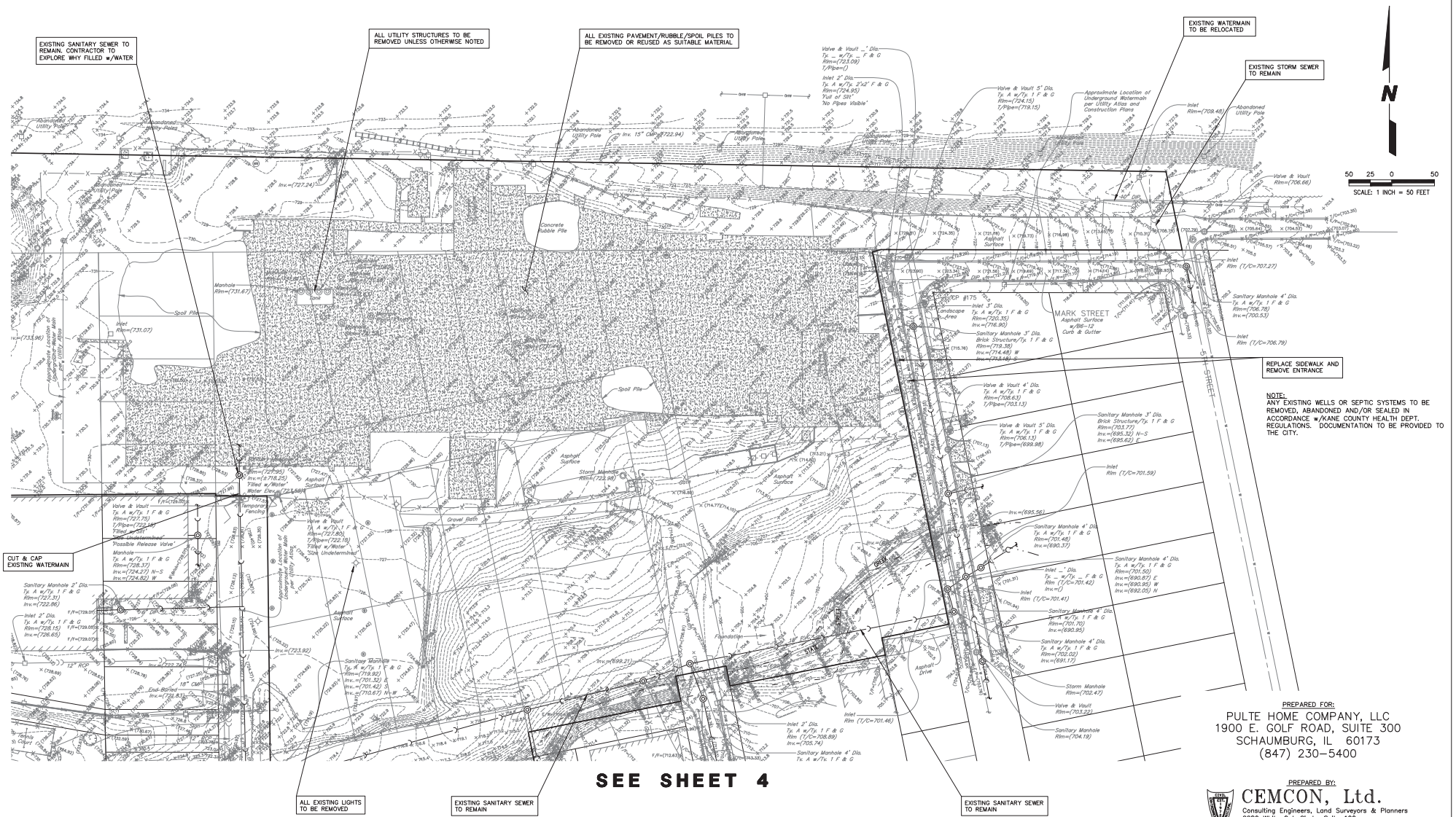
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
EXISTING CONDITIONS / DEMOLITION PLAN - SHEET 2 OF 12

EXCONDO1

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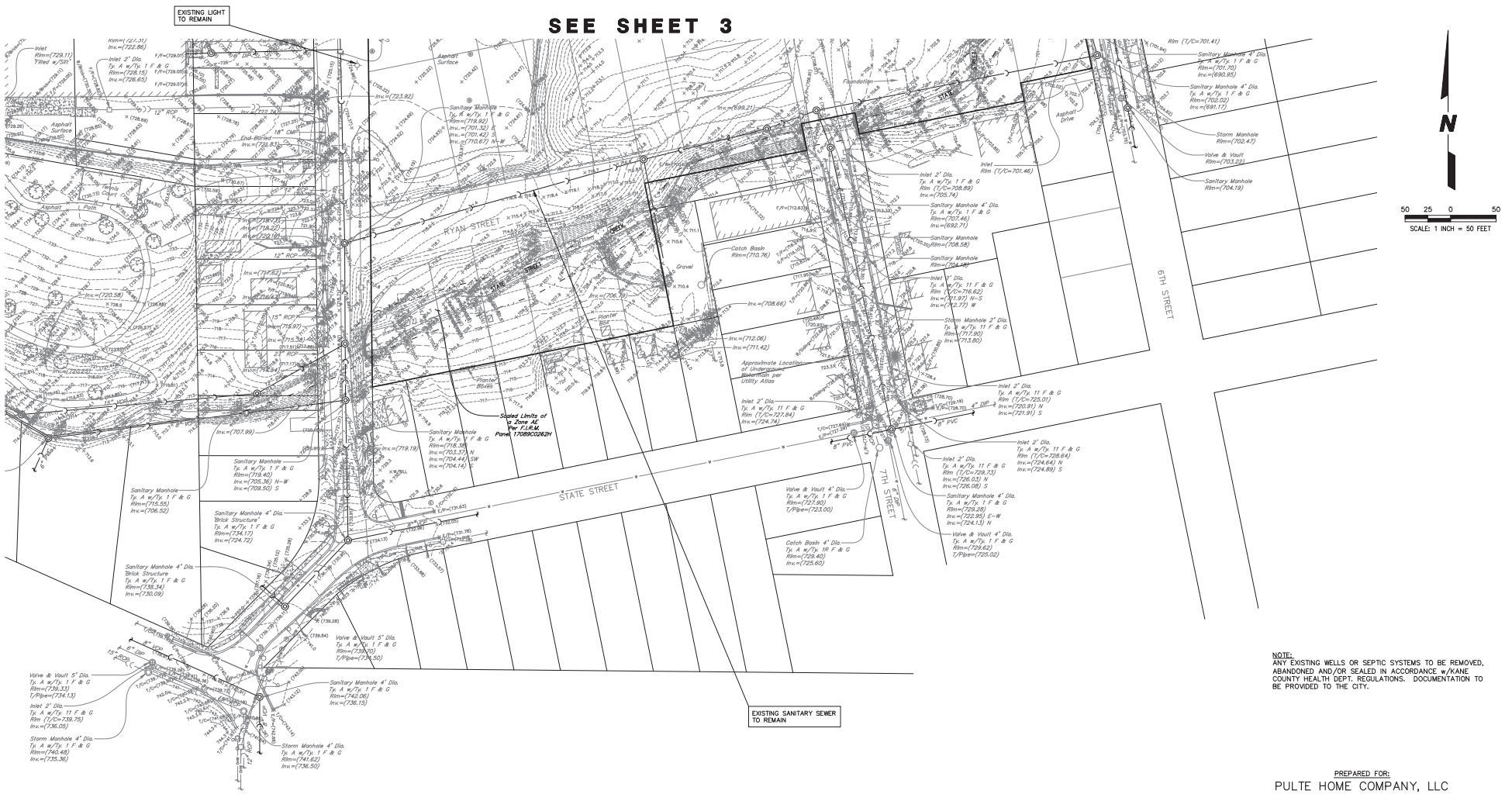
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
EXISTING CONDITIONS / DEMOLITION PLAN - SHEET 3 OF 12

EXCON002

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NOTE:
ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE REMOVED, ABANDONED AND/OR SEALED IN ACCORDANCE w/KANE COUNTY HEALTH DEPT. REGULATIONS. DOCUMENTATION TO BE PROVIDED TO THE CITY.

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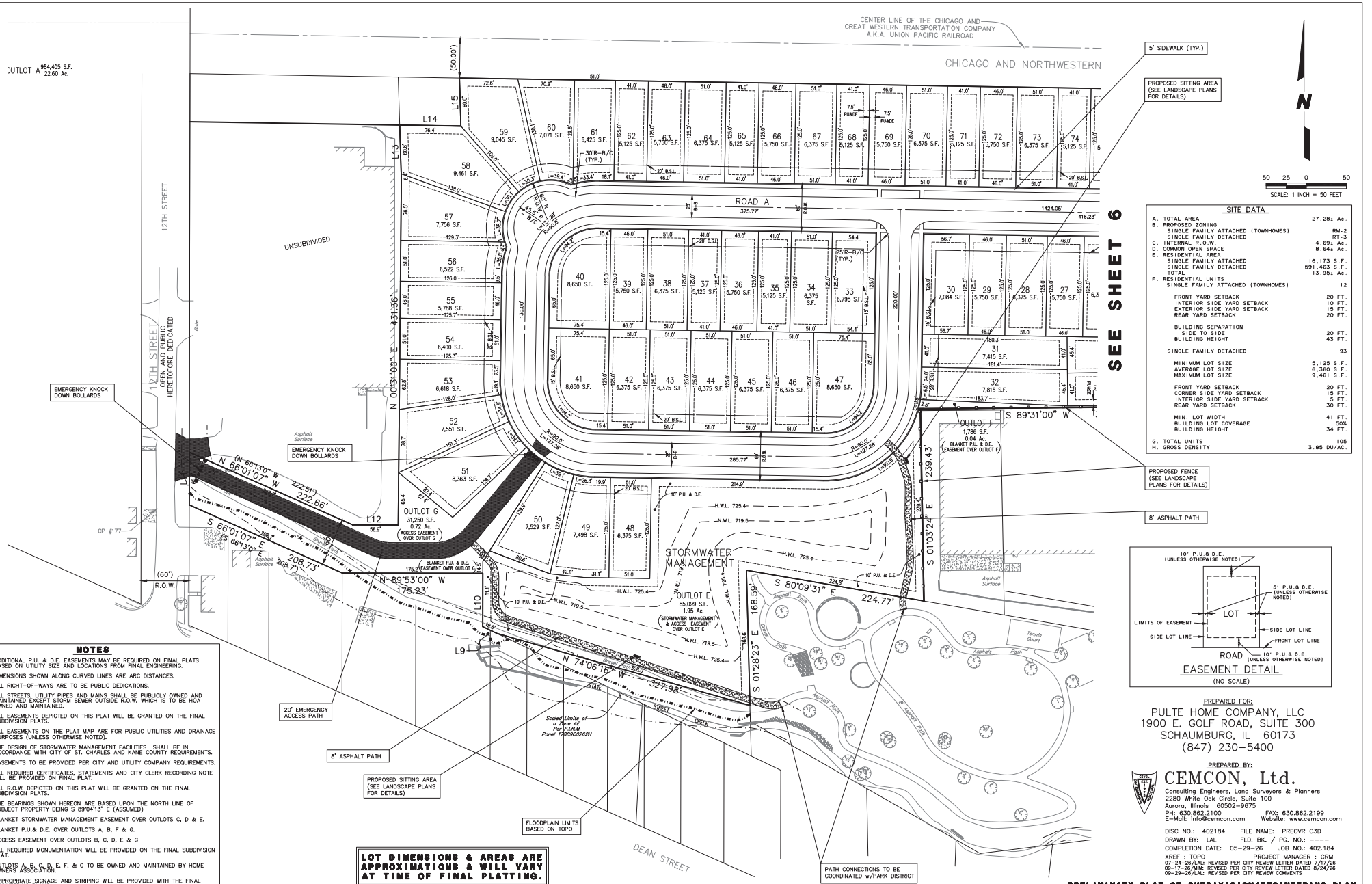
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
EXISTING CONDITIONS / DEMOLITION PLAN - SHEET 4 OF 12

EXCON003

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SITE DATA

A. TOTAL AREA	27.28± Ac.
B. PROPOSED ZONING	
SINGLE FAMILY ATTACHED (TOWNHOMES)	RM-2
SINGLE FAMILY DETACHED	RT-3
C. INTERNAL R.O.W.	4.69± Ac.
D. COMMON OPEN SPACE	8.64± Ac.
E. RESIDENTIAL AREA	
SINGLE FAMILY ATTACHED	16,173 S.F.
SINGLE FAMILY DETACHED	591,463 S.F.
TOTAL	13.95± Ac.
F. RESIDENTIAL UNITS	
SINGLE FAMILY ATTACHED (TOWNHOMES)	12
FRONT YARD SETBACK	20 FT.
INTERIOR SIDE YARD SETBACK	10 FT.
EXTERIOR SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	20 FT.
BUILDING SEPARATION SIDE TO SIDE	20 FT.
BUILDING HEIGHT	43 FT.
SINGLE FAMILY DETACHED	93
MINIMUM LOT SIZE	5,125 S.F.
AVERAGE LOT SIZE	6,360 S.F.
MAXIMUM LOT SIZE	9,461 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	5 FT.
REAR YARD SETBACK	30 FT.
MIN. LOT WIDTH	41 FT.
BUILDING LOT COVERAGE	50%
BUILDING HEIGHT	34 FT.
G. TOTAL UNITS	105
H. GROSS DENSITY	3.85 DU/AC.

EASEMENT DETAIL
(NO SCALE)

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED EXCEPT STORM SEWER OUTSIDE R.O.W. WHICH IS TO BE HOA OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ST. CHARLES AND KANE COUNTY REQUIREMENTS.
8. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
9. ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
10. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
11. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING S 89°04'13" E (ASSUMED)
12. BLANKET STORMWATER MANAGEMENT EASEMENT OVER OUTLOTS C, D & E.
13. BLANKET P.U.& D.E. OVER OUTLOTS A, B, F & G.
14. ACCESS EASEMENT OVER OUTLOTS B, C, D, E & G
15. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
16. OUTLOTS A, B, C, D, E, F, & G TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
17. APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
18. "NO PARKING FIRE LANE" SIGNS WILL BE POSTED ON ONE SIDE OF STREET WITH FINAL ENGINEERING.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

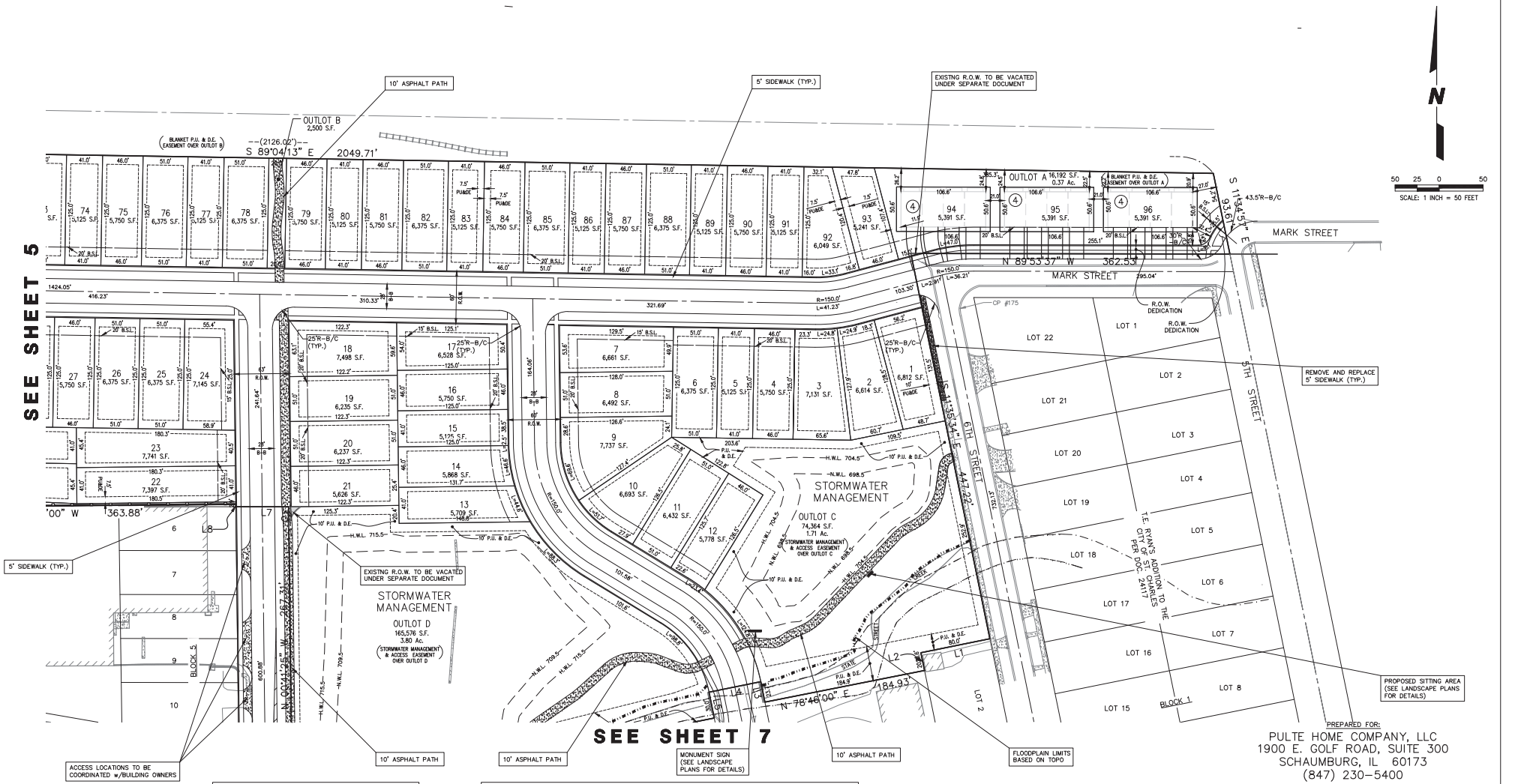
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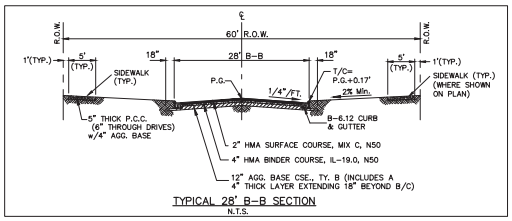
PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 5 OF 12
PREPLAT01

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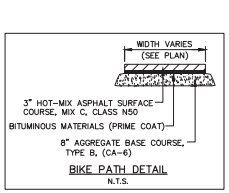
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EMERGENCY ACCESS PATH CROSS-SECTION
N.T.S.



TYPICAL 28' B-B SECTION
N.T.S.



BIKE PATH DETAIL
N.T.S.

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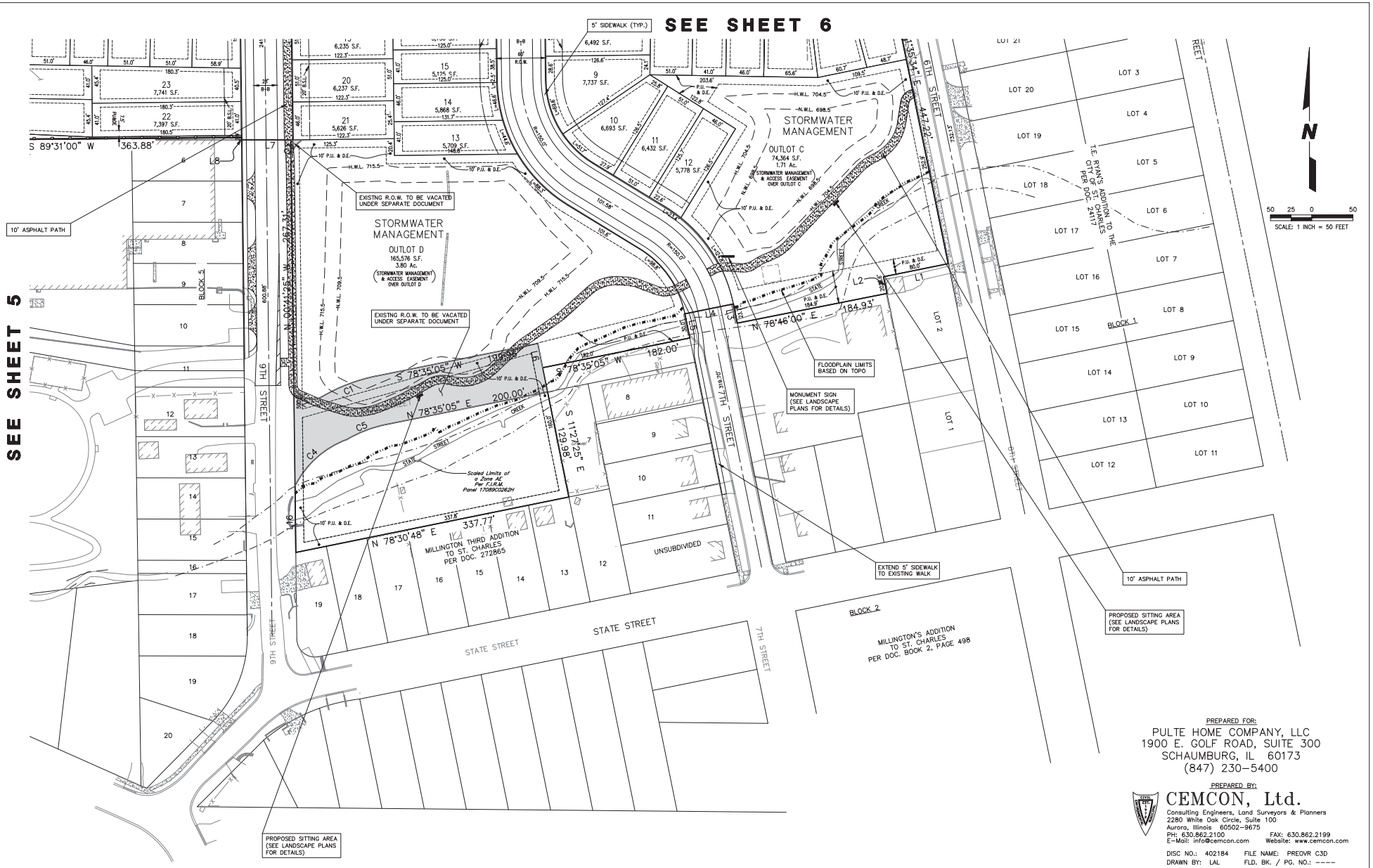
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 6 OF 12

PREPLAT02

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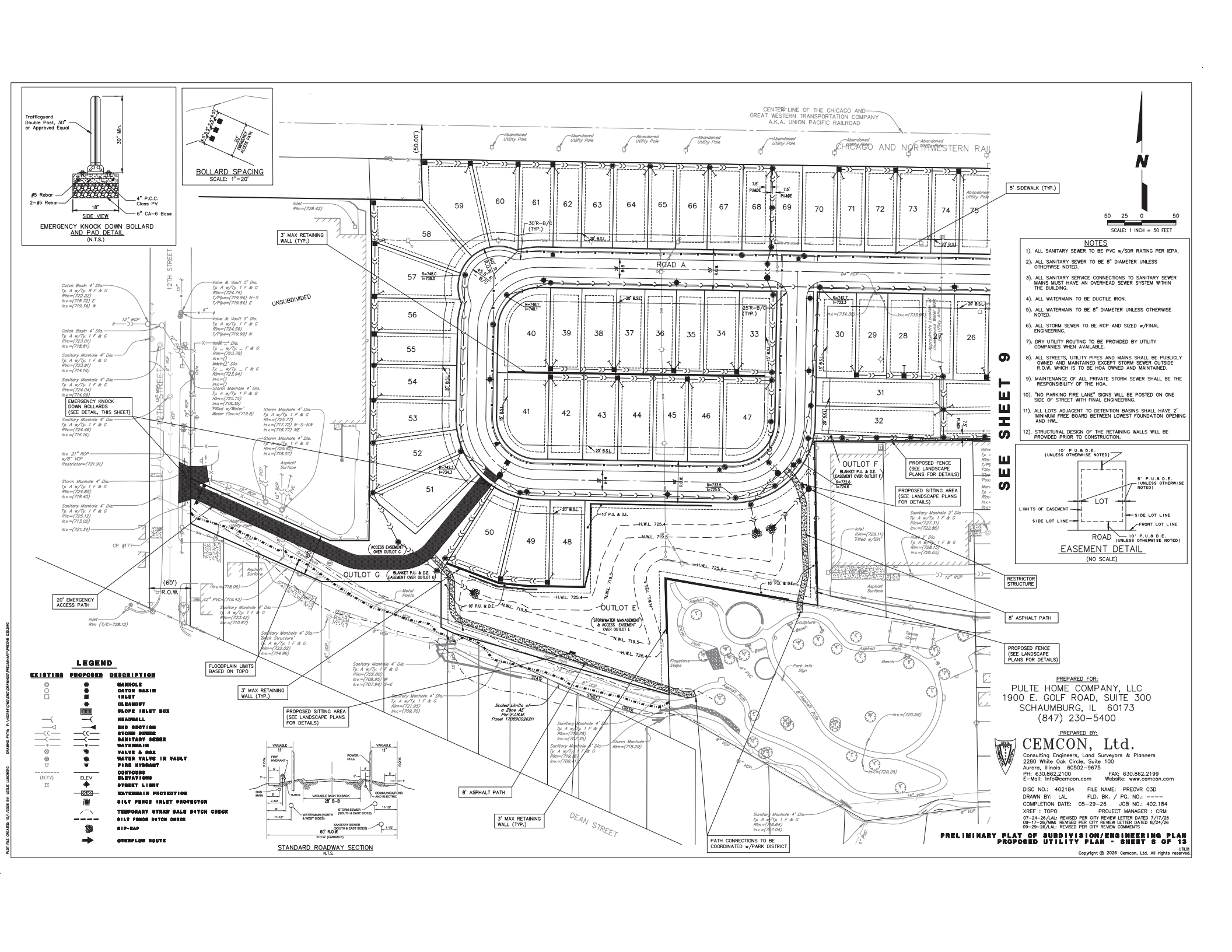
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 7 OF 13
PREPLAT03

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NOTES

1). ALL SANITARY SEWER TO BE PVC w/SDR RATING PER IEPA.

2). ALL SANITARY SEWER TO BE 8" DIAMETER UNLESS OTHERWISE NOTED.

3). ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.

4). ALL WATERMAIN TO BE DUCTILE IRON.

5). ALL WATERMAIN TO BE 8" DIAMETER UNLESS OTHERWISE NOTED.

6). ALL STORM SEWER TO BE RCP AND SIZED w/FINAL ENGINEERING.

7). DRY UTILITY ROUTING TO BE PROVIDED BY UTILITY COMPANIES WHEN AVAILABLE.

8). ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED EXCEPT STORM SEWER OUTSIDE R.O.W. WHICH IS TO BE HOA OWNED AND MAINTAINED.

9). MAINTENANCE OF ALL PRIVATE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE HOA.

10). "NO PARKING FIRE LANE" SIGNS WILL BE POSTED ON ONE SIDE OF STREET WITH FINAL ENGINEERING.

11). ALL LOTS ADJACENT TO DETENTION BASINS SHALL HAVE 2' MINIMUM FREE BOARD BETWEEN LOWEST FOUNDATION OPENING AND HWL.

12). STRUCTURAL DESIGN OF THE RETAINING WALLS WILL BE PROVIDED PRIOR TO CONSTRUCTION.

EASEMENT DETAIL
(NO SCALE)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
	⬟	INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
⊗	●	VALVE & BOX
⊛	●	WATER VALVE IN VAULT
⊙	●	FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
☼		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

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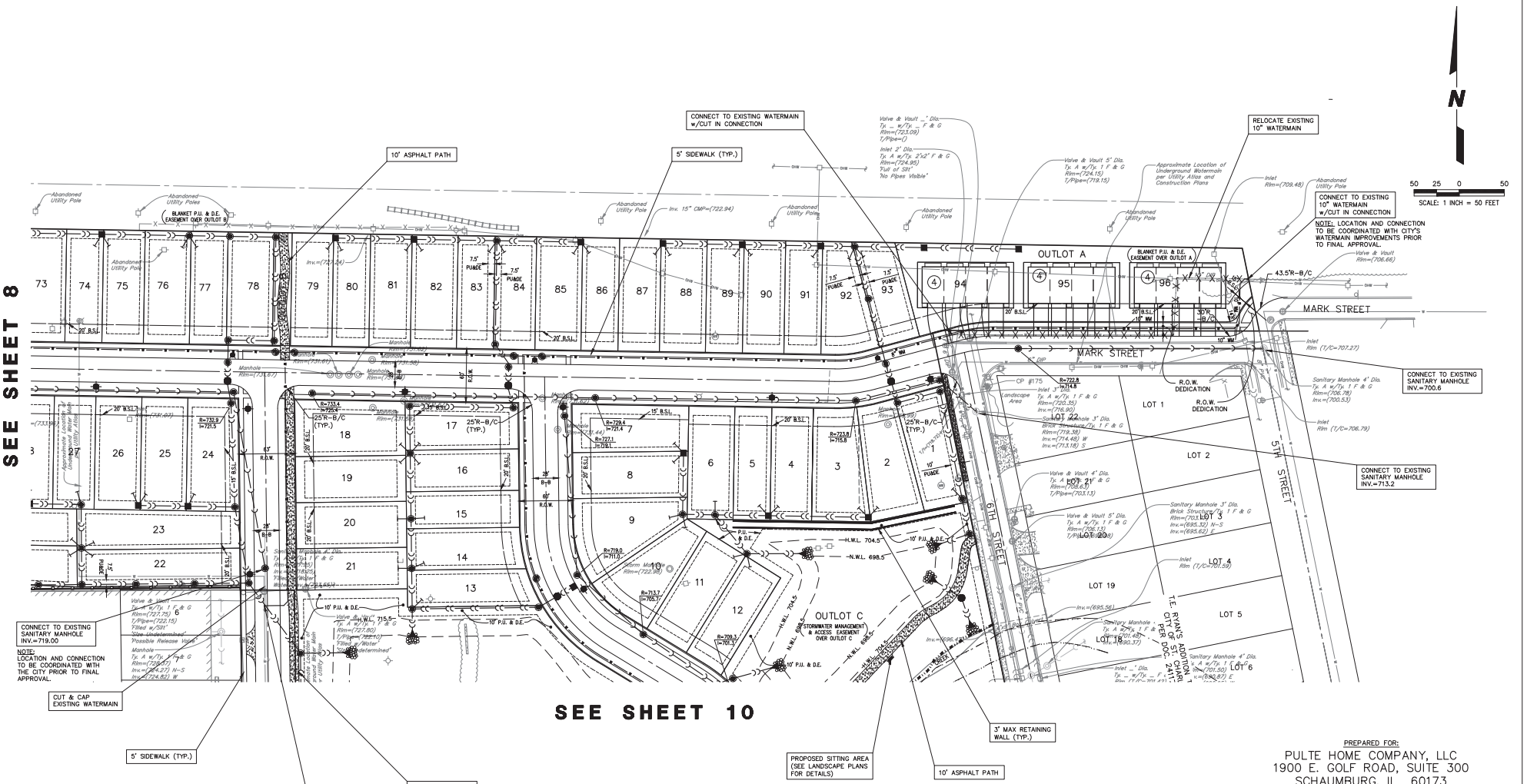
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PROPOSED UTILITY PLAN - SHEET 8 OF 12

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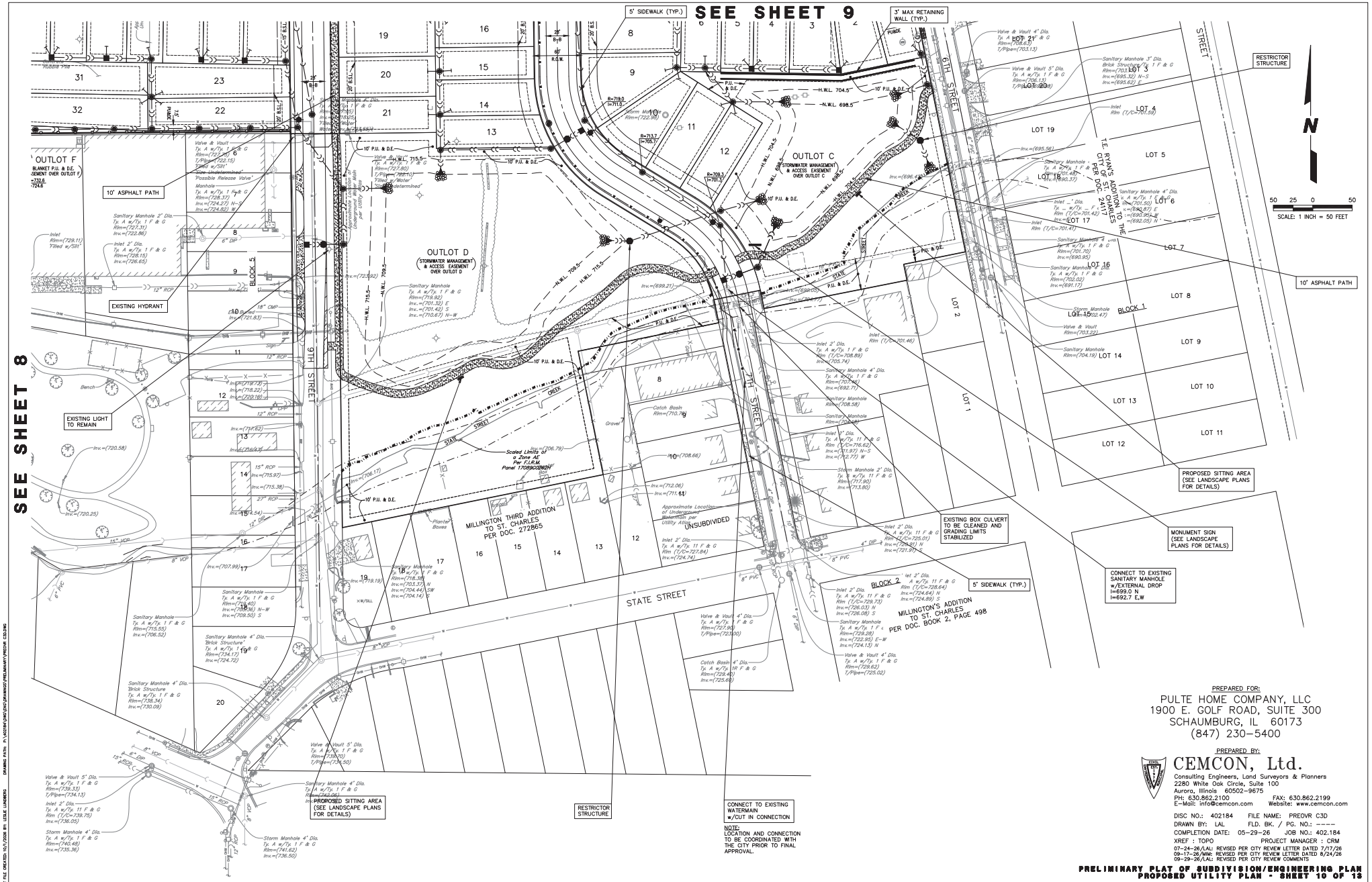
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED UTILITY PLAN - SHEET 9 OF 10

UTIL02

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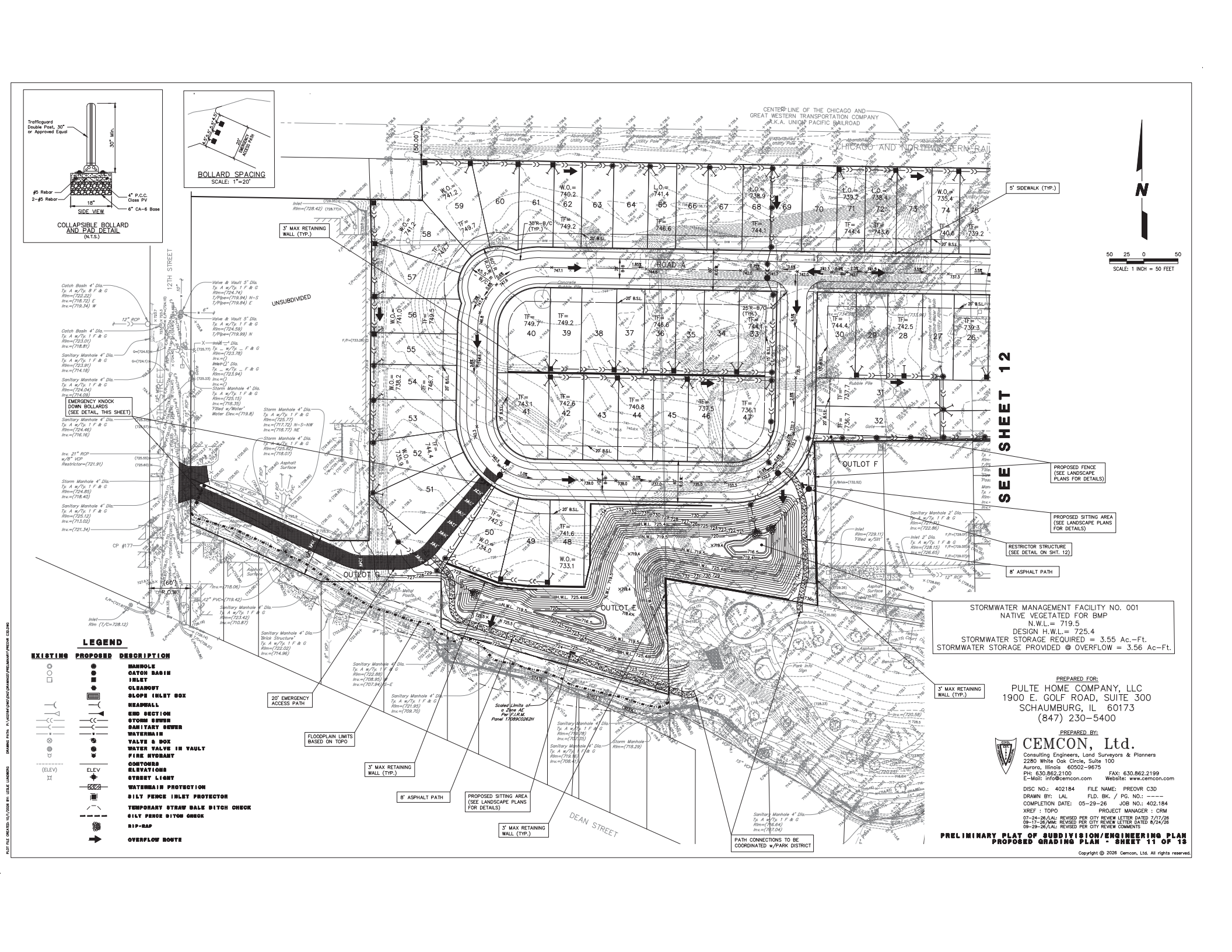
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED UTILITY PLAN - SHEET 10 OF 12

UTIL03

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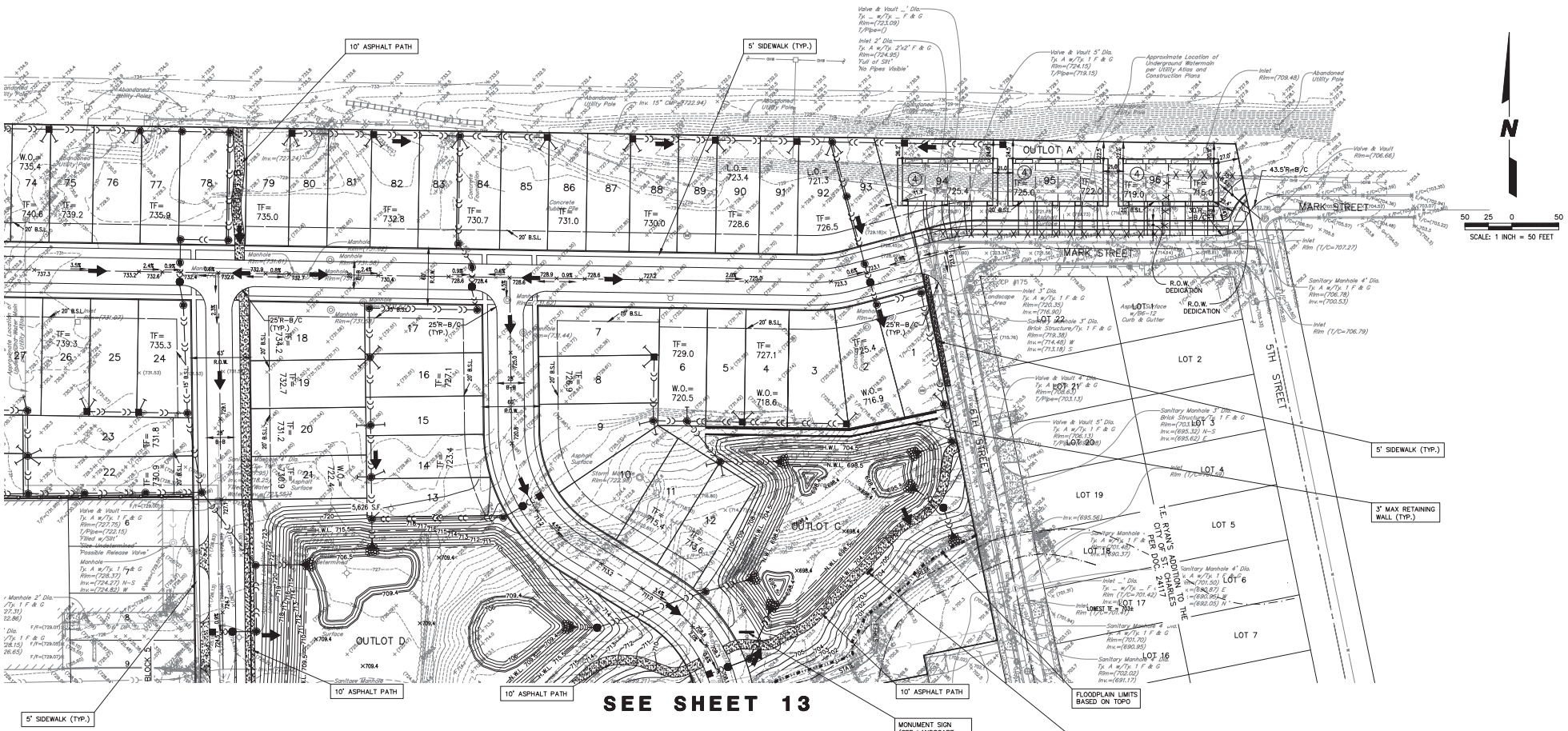
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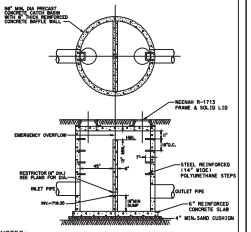
PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GRADING PLAN - SHEET 11 OF 13

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(S.W.M.F. NO. 01)
RESTRICTOR STRUCTURE



NOTES:
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPES TO BE CUT FLUSH WITH INSIDE WALL.
3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. SEAL ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

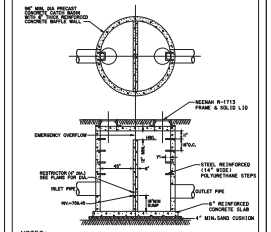
NOT TO SCALE

RESTRICTOR STRUCTURE

DATE: 10-25-11

B-6

(S.W.M.F. NO. 02)
RESTRICTOR STRUCTURE



NOTES:
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPES TO BE CUT FLUSH WITH INSIDE WALL.
3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. SEAL ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

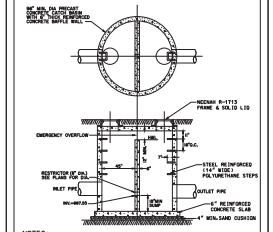
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RESTRICTOR STRUCTURE

DATE: 10-25-11

B-6

(S.W.M.F. NO. 03)
RESTRICTOR STRUCTURE



NOTES:
1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPES TO BE CUT FLUSH WITH INSIDE WALL.
3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. SEAL ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

NOT TO SCALE

RESTRICTOR STRUCTURE

DATE: 10-25-11

B-6

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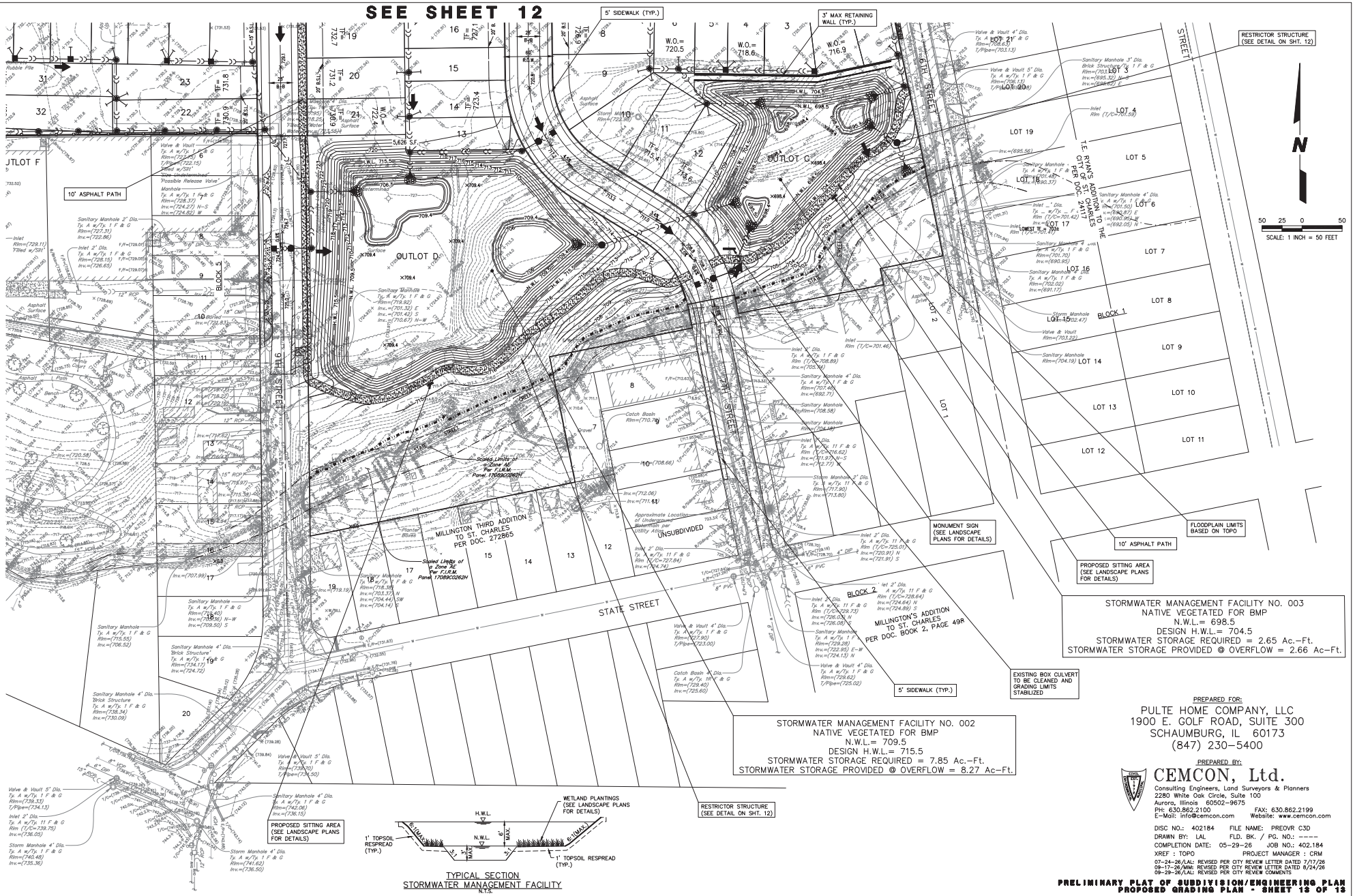
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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GRADING PLAN - SHEET 12 OF 13

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SEE SHEET 12
SEE SHEET 11
5' SIDEWALK (TYP.)
3' MAX RETAINING WALL (TYP.)
RESTRICTOR STRUCTURE (SEE DETAIL ON SHT. 12)
10' ASPHALT PATH
OUTLOT C
OUTLOT D
OUTLOT F
9TH STREET
6TH STREET
STATE STREET
MILLINGTON THIRD ADDITION TO ST. CHARLES PER DOC. 272865
UNSUBDIVIDED
MILLINGTON'S ADDITION TO ST. CHARLES PER DOC. BOOK 2, PAGE 49R
T.E. RYAN'S ADDITION TO THE CITY OF ST. CHARLES PER DOC. 2417
LOT 1
LOT 2
BLOCK 1
BLOCK 2
BLOCK 5
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
MONUMENT SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
FLOODPLAIN LIMITS BASED ON TOPO
PROPOSED SITTING AREA (SEE LANDSCAPE PLANS FOR DETAILS)
EXISTING BOX CULVERT TO BE CLEANED AND GRADING LIMITS STABILIZED
PROPOSED SITTING AREA (SEE LANDSCAPE PLANS FOR DETAILS)
RESTRICTOR STRUCTURE (SEE DETAIL ON SHT. 12)
N
SCALE: 1 INCH = 50 FEET
STORMWATER MANAGEMENT FACILITY NO. 003
NATIVE VEGETATED FOR BMP
N.W.L.= 698.5
DESIGN H.W.L.= 704.5
STORMWATER STORAGE REQUIRED = 2.65 Ac.-Ft.
STORMWATER STORAGE PROVIDED @ OVERFLOW = 2.66 Ac-Ft.
STORMWATER MANAGEMENT FACILITY NO. 002
NATIVE VEGETATED FOR BMP
N.W.L.= 709.5
DESIGN H.W.L.= 715.5
STORMWATER STORAGE REQUIRED = 7.85 Ac.-Ft.
STORMWATER STORAGE PROVIDED @ OVERFLOW = 8.27 Ac-Ft.
TYPICAL SECTION
STORMWATER MANAGEMENT FACILITY
N.T.S.
H.W.L.
N.W.L.
WETLAND PLANTINGS (SEE LANDSCAPE PLANS FOR DETAILS)
1' TOPSOIL RESPREAD (TYP.)
6' MAX.
3:1 MAX.
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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400
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PROPOSED GRADING PLAN - SHEET 13 OF 18
GRADE03
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PRELIMINARY ENGINEERING PLAN EXHIBIT
FOR
SEVENTH STREET COMMONS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP

LEGEND

EXISTING / PROPOSED / DESCRIPTION

GUARDRAIL
CATCH BASIN
INLET
MANHOLE
SLOPE VALLEY DRY
HEADWALL
END SECTION
STORM SEWER
SANITARY SEWER
WATERMAIN
VALVE & VAULT
WATER VALVE IN VAULT
FIRE HYDRANT
CONTOURS
ELEVATIONS
STREET LIGHT
WATERMAIN PROTECTION
SILT FENCE SHEET PROTECTOR
TEMPORARY STONE RAIL RIPRAP
SILT FENCE DITCH CHECK
R.I.P.-RAP
OVERFLOW ROUTE

BENCHMARK\CONTROL POINTS

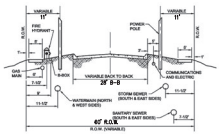
ELEVATION REFERENCE MARK:

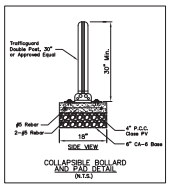
SIDE WALK & CURB 20.40 & (FED) AJ0322-STATION IS LOCATED 85 FT SOUTH OF CENTERLINE OF ORANGE RD, 55 FEET WEST OF CENTERLINE OF RANDALL RD, 155 FEET SOUTHWEST OF POWERPOLE, 122 FEET SOUTH SOUTHEAST OF PP, 85 FEET NORTHEAST OF PP, 54 FEET EAST OF FENCE LINE, 4.4 FT EAST OF CONCRETE DITCH, 63 FEET SOUTH SOUTHEAST OF 24 INCH CONCRETE CULVERT, AND 2 FT EAST OF ORANGE FIBERGLASS WITNESS POST. NOTE – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.57 FT BELOW CAP. PK NAILS WERE SET IN WOOD POWERPOLES TIES.
ELEVATION: 771 NAVD 88

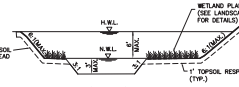
CONTROL POINTS

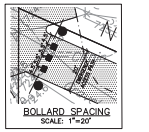
CP #272: SET '+' NEAR NORTHEAST CORNER OF THE CONCRETE DRIVEWAY FOR 1200 DEAN STREET APPROXIMATELY 11 FEET WEST OF THE CENTERLINE OF 12TH STREET AND APPROXIMATELY 145 FEET NORTHEASTERLY OF THE CENTERLINE OF DEAN STREET.
NORTHING: 1918715.13
EASTING: 985413.23
ELEVATION: 725.40 NAVD 88

CP #275: SET '+' IN TOP OF CONCRETE CURB IN FRONT OF FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF MARK STREET AND 6TH STREET. LOCATED APPROXIMATELY 12 FEET NORTHEASTERLY OF THE CENTERLINE OF 6TH STREET AND APPROXIMATELY 37 FEET SOUTH OF THE CENTERLINE OF MARK STREET.
NORTHING: 1919121.42
EASTING: 987503.47
ELEVATION: 721.36 NAVD 88









SCALE: 1 INCH = 60 FEET

STORMWATER MANAGEMENT FACILITY NO. 001
NATIVE VEGETATED FOR BMP
N.W.L.= 719.5
DESIGN H.W.L.= 725.4
STORMWATER STORAGE REQUIRED = 3.55 Ac.-Ft.
STORMWATER STORAGE PROVIDED @ OVERFLOW = 3.56 Ac-Ft.

PROPOSED SITTING AREA (SEE LANDSCAPE PLANS FOR DETAILS)
RESTRICTOR STRUCTURE
PROPOSED FENCE (SEE LANDSCAPE PLANS FOR DETAILS)
10' ASPHALT PATH
CONNECT TO EXISTING SANITARY MANHOLE INV.=719.00
NOTE: LOCATION AND CONNECTION TO BE COORDINATED WITH THE CITY PRIOR TO FINAL APPROVAL.
CUT & CAP EXISTING WATERMAIN
CONNECT TO EXISTING WATERMAIN w/CUT IN CONNECTION
CONNECT TO EXISTING WATERMAIN w/CUT IN TEE
3' MAX RETAINING WALL (TYP.)
5' SIDEWALK (TYP.)
RELOCATE EXISTING 10" WATERMAIN
CONNECT TO EXISTING 10" WATERMAIN w/CUT IN CONNECTION
NOTE: LOCATION AND CONNECTION TO BE COORDINATED WITH CITY'S WATERMAIN IMPROVEMENTS PRIOR TO FINAL APPROVAL.
CONNECT TO EXISTING SANITARY MANHOLE INV.=700.6
CONNECT TO EXISTING SANITARY MANHOLE INV.=713.2
EMERGENCY KNOCK DOWN BOLLARD (SEE DETAIL, THIS SHEET)
20' EMERGENCY ACCESS PATH
FLOODPLAIN LIMITS BASED ON TOPO
8' ASPHALT PATH
PATH CONNECTIONS TO BE COORDINATED w/PARK DISTRICT
MONUMENT SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
EXISTING BOX CULVERT TO BE CLEANED AND GRADING LIMITS STABILIZED
CONNECT TO EXISTING SANITARY MANHOLE w/EXTERNAL DROP I=699.0 N I=692.7 E,W
NOTE: LOCATION AND CONNECTION TO BE COORDINATED WITH THE CITY PRIOR TO FINAL APPROVAL.

STORMWATER MANAGEMENT FACILITY NO. 002
NATIVE VEGETATED FOR BMP
N.W.L.= 709.5
DESIGN H.W.L.= 715.5
STORMWATER STORAGE REQUIRED = 7.85 Ac.-Ft.
STORMWATER STORAGE PROVIDED @ OVERFLOW = 8.27 Ac-Ft.

STORMWATER MANAGEMENT FACILITY NO. 003
NATIVE VEGETATED FOR BMP
N.W.L.= 698.5
DESIGN H.W.L.= 704.5
STORMWATER STORAGE REQUIRED = 2.65 Ac.-Ft.
STORMWATER STORAGE PROVIDED @ OVERFLOW = 2.66 Ac-Ft.

PARCEL DESCRIPTION

PARCEL ONE:
LOT 2 (EXCEPT THE SOUTHERLY 118 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYANS ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1798487 RECORDED AUGUST 19, 1986) AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 3 AND VACATED MARK STREET; AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED NORTHERLY AND WESTERLY OF LOT 1 EXTENDED NORTHERLY, ALL IN WILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 4 WITH THE NORTHERLY LINE OF DEAN STREET, THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT 'A'); THENCE SOUTH 24 DEGREES, 34 MINUTES, 0 SECONDS EAST 140.62 FEET; THENCE NORTH 1 DEGREES, 59 MINUTES, 30 SECONDS, 0 SECONDS WEST 490.78 FEET; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 650.43 FEET; THENCE SOUTH 89 DEGREES, 49 MINUTES, 0 SECONDS WEST 135.00 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 108 FEET; THENCE SOUTH 61.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 30 MINUTES, 0 SECONDS EAST FROM A POINT SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 252.76 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40, RAGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/4 OF SAID SECTION 28; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 396.08 FEET; THENCE NORTH 89 DEGREES, 20 MINUTES, 0 SECONDS EAST 1/4 FOR A DISTANCE OF 282.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 40 FEET; THENCE WEST 58.94 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.53 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE, 60 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 2 OF WILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH SEVENTH STREET EXTENDED, 358 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 49 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE, 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF WILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID WILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 48 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL DESCRIPTION (Cont'd)

PARCEL SIX:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF WILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST SAID SAID NORTHERLY LINE OF DEAN STREET, 1043.5 FEET TO THE SOUTHEAST CORNER OF THE CRUSHER LAND, AS DOCUMENT 133.5 FEET TO THE SOUTHWEST CORNER OF THE CRUSHER LAND, AND RECORDED DECEMBER 29, 1925 IN BOOK 198, PAGE 248, AS DOCUMENT 286367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT 150 AND 174 FEET; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS EAST, 490.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID WILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0SECONDS EAST 350.77 FEET TO A POINT SOUTH 80 DEGREES, 00 MINUTES, 0 SECOND EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 00 MINUTES, 0 SECONDS WEST 350.77 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF WILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 29 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 174 FEET; THENCE NORTH 80 DEGREES, 00 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS EAST, 490.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID WILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0SECONDS EAST 350.77 FEET TO A POINT SOUTH 80 DEGREES, 00 MINUTES, 0 SECOND EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 00 MINUTES, 0 SECONDS WEST 350.77 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL FOLLOWS: BEGINNING AT THE INTERSECTION OF FIFTH STREET (STATE ROUTE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1888 AND RECORDED IN BOOK 240 ON PAGE 74 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS; THENCE EASTERLY ALONG SAID SOUTH LINE, 1,608.5 FEET TO THE WESTERLY LINE OF THE CHICAGO AND GREAT WESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1,644.64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY) A DISTANCE OF 265.86 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 127.46 TO A POINT ON A LINE THAT IS 60.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND GREAT WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2,049.71 FEET TO THE CENTER LINE OF 6TH STREET (STATE ROUTE 31) AS PLATTED; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 53.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN CONVEYED BY DOCUMENT NO. 910276 TO THE CITY OF ST. CHARLES BY INSTRUMENT RECORDED SAID POINT BEING 60.00 FEET NORMALLY AND SOUTHERLY FROM THE TWENTY PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE, THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910276; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

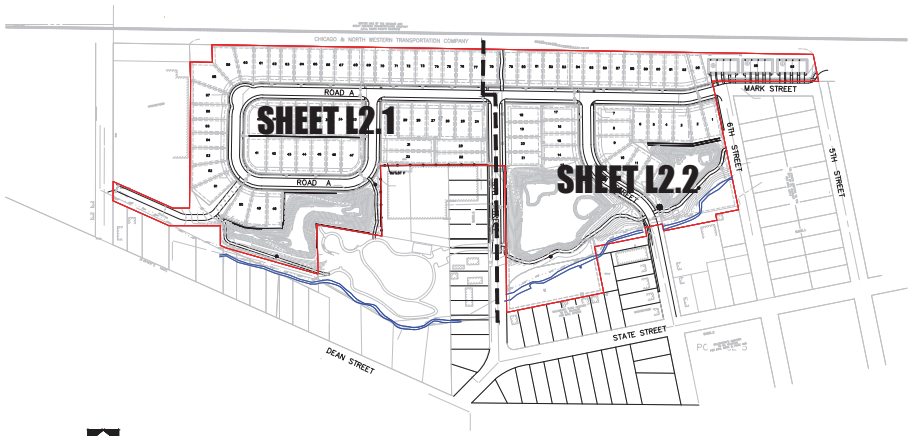
PREPARED BY:
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DISC NO.: 402184 FILE NAME: PREENG EXH C3D
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 09-17-26 JOB NO.: 402.184
XREF : TOPO PROJECT MANAGER : CRM
09-29-26/LAL: REVISED PER CITY REVIEW COMMENTS

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SEVENTH STREET COMMONS

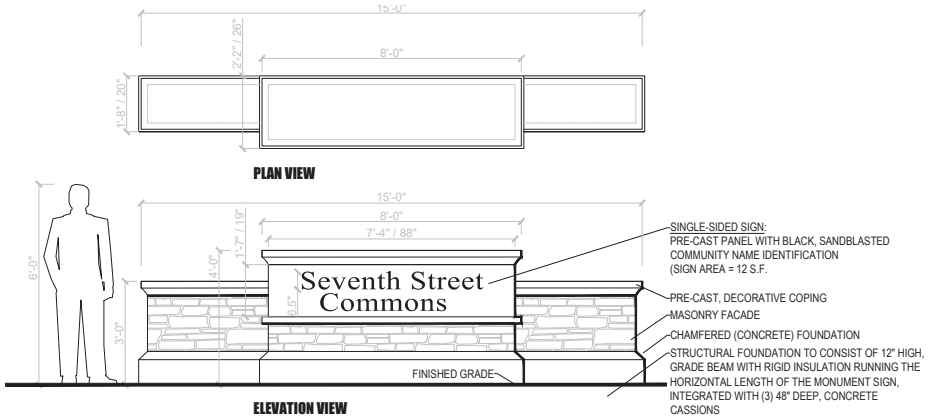
7th & 9th STREETS | ST. CHARLES, IL



NORTH

SHEET KEY

NOT TO SCALE



MONUMENT SIGNAGE

NOT TO SCALE

PROJECT TEAM

DEVELOPER:
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1900 E. GOLF ROAD, SUITE 300
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CONTACT: MATT BROLLEY

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AURORA, IL 60502
TEL (630) 862-2100
CONTACT: CHRIS MORGART / PETE PLUSKWA

ECOLOGIST:
V3 COMPANIES
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WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: SCOTT BREJCHA / DAN JABLONSKI

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LANDSCAPE ARCHITECT:
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9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / KARL KROGSTAD

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM SHEET KEY MONUMENT SIGNAGE
L0.2	SCHEDULE: PLANTS & MATERIALS, Parkway Trees
	PLANT SYMBOLS KEY & PLANT MIX MATRIX
	DETAILS: PLANTING
	NOTES: GENERAL LANDSCAPE
L0.3	TREE SURVEY & INVENTORY (REFER TO ADDENDUMS)
	TREE INVENTORY - ONSITE SUMMARY
	RATING SCALE: TREE CONDITION / FORM
	NOTES: TREE PRESERVATION
	DETAIL: TREE PROTECTION FENCE
L1.0	TREE PRESERVATION & REMOVAL PLAN
	EXISTING TREE PRESERVATION SUMMARY
L2.0	LANDSCAPE PLAN - OVERALL
	LANDSCAPE CODE REQUIREMENTS
L2.1	LANDSCAPE PLAN - WEST DETAIL
L2.2	LANDSCAPE PLAN - EAST DETAIL
L3.0	PROTOTYPICAL FOUNDATIONS
	SCHEDULE: PLANTS & MATERIALS, Typical Townhome Foundation
L4.0	PROPOSED FENCING

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

MAY 29, 2026

REVISIONS

1.	08/10/26 PER MUNICIPAL COMMENTS (ROUND 2 - POST CONCEPT REVIEW)
2.	09/04/26 PER MUNICIPAL COMMENTS (ROUND 3)
3.	09/09/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
4.	09/14/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
5.	10/01/26 PER PZC REQUIREMENTS (ADDED TREES & SEATING BENCHES)
6.	10/27/26 PER COTW REQUIREMENTS (ADD 30 TREES)
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

SCHEDULE: PLANTS & MATERIALS - Trees

QTY	SIZE	BOTANIC NAME	COMMON NAME	% USE
PARKWAY TREES				
Shade Trees				
7	2.5" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple	4.73%
7	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	4.73%
8	2.5" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust	5.41%
7	2.5" caliper	Celtis occidentalis	Hackberry	4.73%
7	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree	4.73%
7	2.5" caliper	Liquidambar styraciflua	Sweetgum	4.73%
8	2.5" caliper	Liriodendron tulipifera	Tulip Tree	5.41%
7	2.5" caliper	Metasequoia glyptostroboides	Dawn Redwood	4.73%
7	2.5" caliper	Ostrya virginiana	Hophornbeam	4.73%
7	2.5" caliper	Quercus palustris	Pin Oak	4.73%
7	2.5" caliper	Quercus imbricaria	Shingle Oak	4.73%
8	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden	5.41%
7	2.5" caliper	Tilia americana 'Redmond'	Redmond American Linden	4.73%
7	2.5" caliper	Ulmus x 'Morton Glossy'	Triumph Elm	4.73%
8	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm	5.41%
8	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree	5.41%
7	2.5" caliper	Gingko biloba	Gingko (male species)	4.73%
8	2.5" caliper	Carpinus caroliniana	American Hornbeam	5.41%
8	2.5" caliper	Fagus sylvatica	European Beech	5.41%
8	2.5" caliper	Nyssa sylvatica	Black Tupelo	5.41%
Materials				
6	C.Y.	-	Soil Amendments	-
17	C.Y.	-	Shredded Hardwood Mulch	-
TBD	S.Y.	-	Kentucky Bluegrass Blend Sod	-

QTY	SIZE	BOTANIC NAME	COMMON NAME
OPEN SPACE AREAS *(not including Outlot A)*			
Shade Trees			
24	2.5" caliper	Acer saccharum	Sugar Maple
15	2.5" caliper	Celtis occidentalis	Hackberry
10	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
20	2.5" caliper	Quercus palustris	Pin Oak
20	2.5" caliper	Quercus imbricaria	Shingle Oak
20	2.5" caliper	Quercus macrocarpa	Bur Oak
10	2.5" caliper	Ulmus x 'Morton Glossy'	Triumph Elm
Ornamental Trees			
3	6' high	Amelanchier canadensis	Shadblow Serviceberry
3	6' high	Betula nigra	River Birch
3	6' high	Crataegus viridis 'Winter King'	Winter King Hawthorn
3	6' high	Hamamelis virginiana	Common Witchhazel
3	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
5	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Trees			
2	6' high	Juniperus chinensis 'Fairview'	Fairview Juniper
4	6' high	Picea abies	Norway Spruce
4	6' high	Pseudotsuga menziesii	Douglas Fir
4	6' high	Pinus strobus	White Pine
Materials			
6	C.Y.	-	Soil Amendments
18	C.Y.	-	Shredded Hardwood Mulch
TBD	S.Y.	-	Kentucky Bluegrass Blend Sod/Seed

NOTE! AT TIME OF FINAL PLANS, ALL PROPOSED PLANT MATERIAL SHALL BE INDIVIDUALLY LABELED, WITH PLANT CODES, QUANTITIES, SIZES, AND SPECIES CORRESPONDING TO AN UPDATED SCHEDULE (A LISTING OF ALL PROPOSED PLANTS & MATERIALS). IT IS THE DESIGN INTENTION OF THE PROJECT LANDSCAPE ARCHITECT THAT FINAL PLANS WILL CLOSELY REFLECT THE QUANTITIES LISTED ABOVE.

PLANT SYMBOLS KEY & PLANT MIX MATRIX

NOTES!

1) *NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.*

2) *A SCHEDULE OF SPECIFIC PLANT VARIETIES & MATERIALS, CORRELATED TO INDIVIDUALLY LABELED PLANTS & MATERIALS WILL BE PROVIDED AT TIME OF FINAL PLANS.*



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



(PARKWAYS)

PARKWAY TREES
SHADE / CANOPY TREES, 2.5" CALIPER:

- *ACER RUBRUM 'FRANKSRED'* / RED MAPLE
- *ACER SACCHARUM 'GREEN MOUNTAIN'* / SUGAR MAPLE
- *CELTIS OCCIDENTALIS* / HACKBERRY
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *QUERCUS PALUSTRIS* / PIN OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS X 'MORTON GLOSSY'* / TRIUMPH ELM



(OPEN SPACE)

SHADE / CANOPY TREES, 2.5" CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *QUERCUS MACROCARPA* / BUR OAK



ORNAMENTAL TREES, 6' TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *CERCIS CANADENSIS* / EASTERN REDBUD
- *CRATAEGUS VARIETIES* / HAWTHORN VAR.
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIEITIES* / FLOWERING CRABAPPLE VAR.



EVERGREEN TREES, 6' TALL:

- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *PICEA ABIES* / NORWAY SPRUCE
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR



LARGE- MEDIUM, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *PHYSOCARPUS OPULIFOLIUS* / NINEBARK VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 24" TALL:

- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *SPIREA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

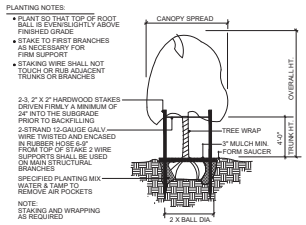
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRARIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON:

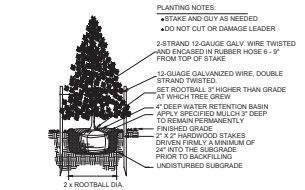
- MISC. VAR.

DETAILS: PLANTING



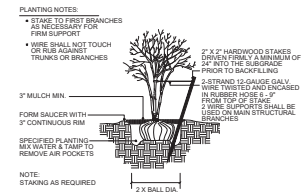
TREE PLANTING & STAKING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



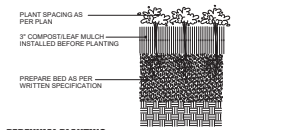
MULTI-TRUNK TREE STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 29, 2026

REVISIONS

1.	08/10/26 PER MUNICIPAL COMMENTS (ROUND 2 - POST CONCEPT REVIEW)
2.	09/04/26 PER MUNICIPAL COMMENTS (ROUND 3)
3.	09/09/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
4.	09/14/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
5.	10/01/26 PER PZC REQUIREMENTS (ADDED TREES & SEATING BENCHES)
6.	10/27/26 PER COTW REQUIREMENTS (ADD 30 TREES)
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS & NOTES

SHEET NUMBER

L0.2

TREE INVENTORY

(REFER TO ADDENDUM)

TREE INVENTORY - ONSITE SUMMARY

Species Name	Common Name	Quantity of Trees	Total DBH Inches	Average Condition	Average Form
Acer negundo	Box-Elder	154	1,629	1.92	1.71
Acer rubrum	Red Maple	1	11	3	2
Acer saccharum	Sugar Maple	38	389	2.79	2.68
Acer saccharinum	Silver Maple	7	94	2.86	2.43
Betula paperifera	Paper Birch	1	30	4	4
Carya cordiformis	Bitter-nut Hickory	1	18	1	1
Carya ovata	Shagbark Hickory	2	40	4	3.5
Catalpa speciosa	Northern Catalpa	10	103	2.4	2.2
Celtis occidentalis	Common Hackberry	2	18	3	2.5
Crataegus mollis	Downy Hawthorn	2	14	2	2
Fraxinus pennsylvanica	Green Ash	44	389	2.45	2.32
Juglans nigra	Black Walnut	12	140	3	2.92
Juniperus virginiana	Eastern Red Cedar	7	54	2.86	2.86
Morus rubra	Red Mulberry	33	522	2.3	2.15
Populus deltoides	Eastern Cottonwood	154	2,064	2.38	2.23
Prunus serotina	Black Cherry	90	840	2.21	1.94
Quercus macrocarpa	Bur Oak	2	67	2.5	2.5
Robinia pseudoacacia	Black Locust	30	365	2.4	2.43
Salix nigra	Black Willow	4	77	2	2
Ulmus americana	American Elm	116	1,239	2.35	2.26
Ulmus pumila	Siberian Elm	255	2,503	2.04	2
Ulmus rubra	Slippery Elm	11	123	2.82	2.55
	TOTAL:	**976**	**10,729**		

Note: Inventory Summary is based on information provided in the Tree Inventory Report prepared by Will Burke Kelsey Associates dated December 16, 2010.
No dead trees or Buckthorn have been included in this summary.
Tree rating is based on the following scale (see below).

RATING SCALE: TREE CONDITION/FORM

RATING	CONDITION	FORM
1	A lot of deadwood, evidence of disease or pest infestation	Large holes in canopy, severe lean and major trunk damage
2	Some deadwood, evidence of disease or pest infestation	Large holes in canopy, minor lean, multiple stems and minor trunk damage
3	Typical Specimen	Typical Specimen
4	Above average health, no noticeable problems	Straight, above average trunk and flare, and stem and branching
5	Perfect Health	Perfect trunk, stem and canopy shape

NOTES!
1) AS NECESSARY, UTILIZE TREE PROTECTION METHODS AT PROPERTY BOUNDARIES TO PROTECT OFFSITE TREES, AND AT CRZ FOR ONSITE, PRESERVED TREES.

2) ALL ONSITE TREES TO BE REMOVED SHALL BE COMPLETED PRIOR TO TO CONSTRUCTION. REFER TO TREE INVENTORY ADDENDUM FOR TREES CONSIDERED FOR PRESERVATION, AS INDICATED ON THIS PLAN.

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

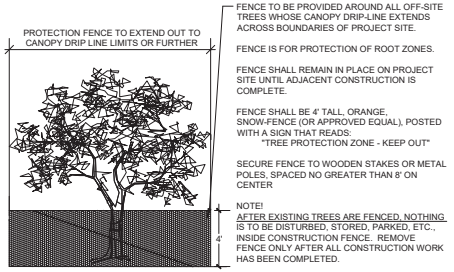
L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ROOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

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PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL INFO

SHEET NUMBER

L0.3



EXISTING TREE PRESERVATION SUMMARY

The following existing trees groupings may be preserved, pending final civil engineering plans (proposed grading & proposed utilities):

#204, 205 & 211

#217

#374 - 378, 380, 386, 387, 389, 390, 392, 408 & 429

#639 & 642

NOTE! Existing trees to be preserved are circled in blue on the plan above.

NORTH

TREE PRESERVATION & REMOVAL PLAN - OVERALL

SCALE: 1" = 80'-0"

0 40' 80' 160'

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SEVENTH STREET COMMONS
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7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES & REMOVAL PLAN

SHEET NUMBER

L1.0



LANDSCAPE CODE REQUIREMENTS

PARKWAY TREES @ 2.5" caliper:

7,275 l.f. of parkway
Required: 1 tree per 50 l.f. =153 trees | Provided 148 trees (accounts for utilities)

LANDSCAPE BUFFER

Where landscape buffer is required, opaque year round screening to a height of 6' is required and has been provided.

MULTI-FAMILY FOUNDATION LANDSCAPE

Minimum 5' planting bed width required and provided.

Total 275 l.f. of landscape beds provided (actual 4-unit building perimeter)

Minimum 2 shade, ornamental or evergreen trees required per 50 l.f.:
Required: 11 trees Provided: 11 trees

Minimum 20 shrubs and perennials required per 50 l.f.:
Required: 110 plants Provided: 62 plants (less drives, walks & patios)

Not less than 50% of horizontal walls shall be landscaped. 100% provided.

SIGN LANDSCAPING

Shall comply:
Minimum 3' planting beds required on all sides of sign.
Plantings shall be between 12" high and 3' high.
(Sign design with landscaping shall be provided at later date.)

PLANT SIZES:

Shade Trees @ 2.5" caliper:	*Minimum required and will be provided*
Ornamental Trees @ 6' high:	*Minimum required and will be provided*
Evergreen Trees @ 6' high:	*Minimum required and will be provided*
Shrubs @ 24" high:	*Minimum required and will be provided*

NORTH

LANDSCAPE PLAN - OVERALL

SCALE: 1" = 80'-0"

0 40' 80' 160'

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(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - OVERALL

SHEET NUMBER

L2.0



NORTH

LANDSCAPE PLAN - WEST DETAIL

SCALE: 1" = 50'-0"

0 25' 50' 100'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

MAY 29, 2026

REVISIONS

1.	08/10/26 PER MUNICIPAL COMMENTS (ROUND 2 - POST CONCEPT REVIEW)
2.	09/04/26 PER MUNICIPAL COMMENTS (ROUND 3)
3.	09/09/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
4.	09/14/26 PER MUNICIPAL COMMENTS (PARKWAY TREE SPACING)
5.	10/01/26 PER PZC REQUIREMENTS (ADDED TREES & SEATING BENCHES)
6.	10/27/26 PER COTW REQUIREMENTS (ADD 30 TREES)
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - WEST DETAIL

SHEET NUMBER

L2.1



dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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8.	
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10.	

PROJECT NAME AND SHEET TITLE

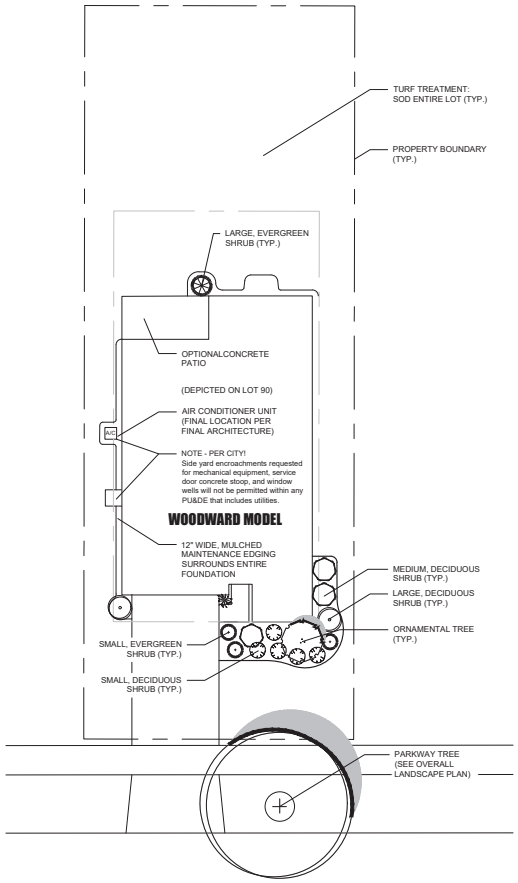
SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - EAST DETAIL

SHEET NUMBER

L2.2

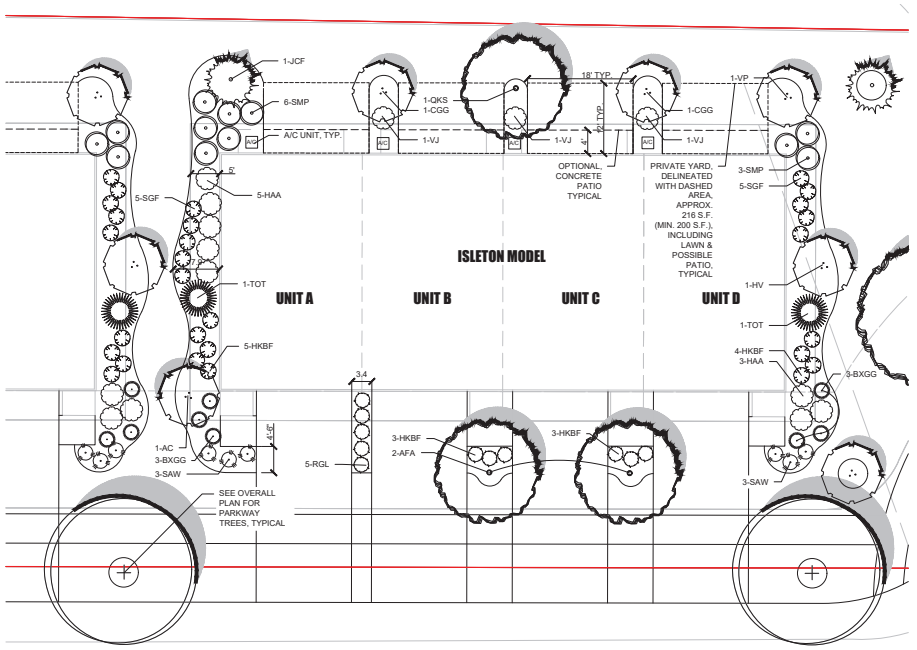
PROTOTYPICAL FOUNDATIONS - LANDSCAPE PLANS



DETAIL PLAN: SINGLE-FAMILY FOUNDATION LANDSCAPE, TYPICAL

SCALE: 1" = 10'

0 5' 10' 20'



DETAIL PLAN: MULTI-FAMILY / TOWNHOME FOUNDATION LANDSCAPE, TYPICAL

SCALE: 1" = 10'

0 5' 10' 20'

SCHEDULE: PLANTS & MATERIALS, Typical Townhome Foundation

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Columnar Shade Trees				
AFA	2	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
QKS	1	2.5" caliper	Quercus × warei 'Nadler'	Kindred Spirit® Oak
Evergreen Trees				
JFC	1	8' high	Juniperus chinensis 'Fairview'	Fairview Juniper
TOT	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
CGG	2	6' high	Cornus mas 'Golden Glory'	Golden Glory Cornelian Cherry
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
VP	1	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
BXGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Deciduous Shrubs				
HAA	8	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HKBF	15	5 Gal./24"	Hypericum kalamianum 'Blue Festival'	Blue Festival St. Johns Wort
RGL	5	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SAW	6	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	10	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
SMP	9	42"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
VJ	3	36" high	Viburnum x juddii	Judd Viburnum
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

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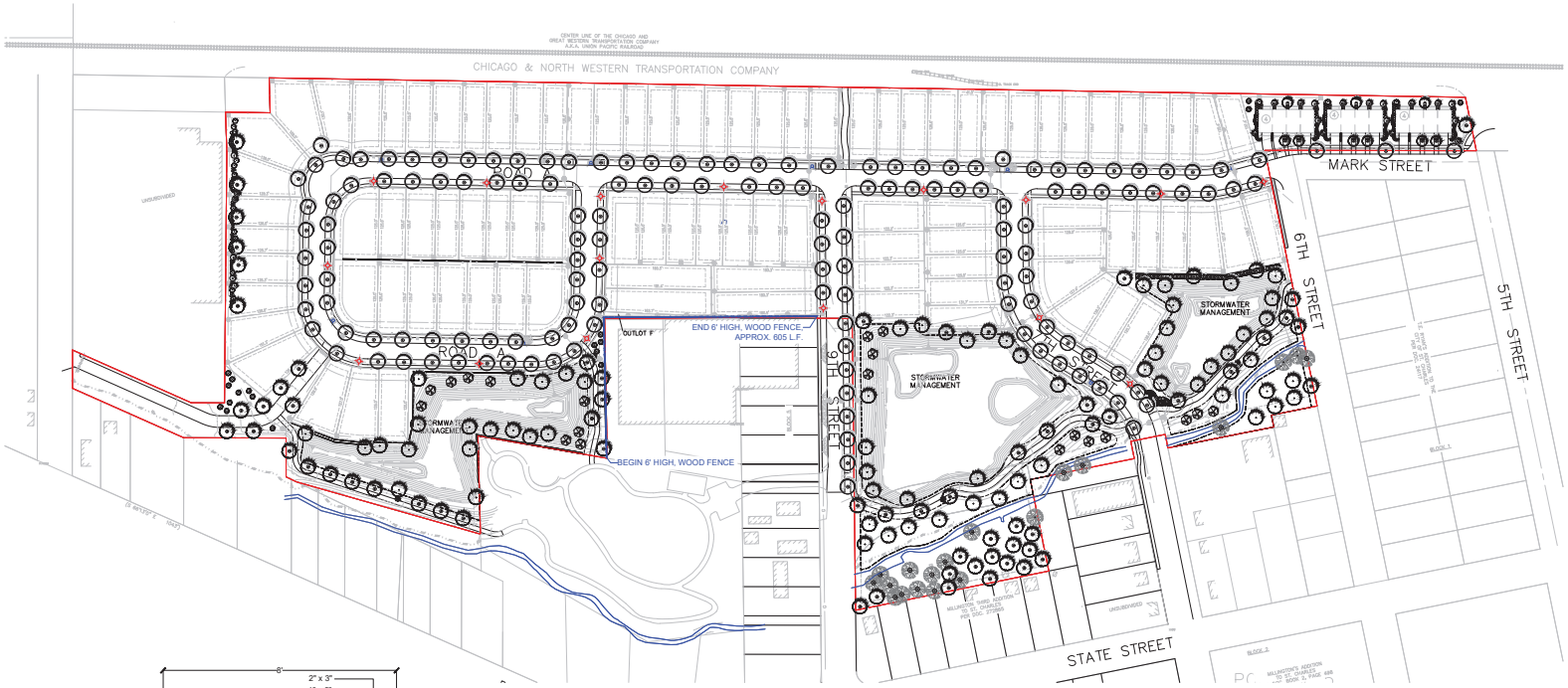
PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS

SHEET NUMBER

L3.0

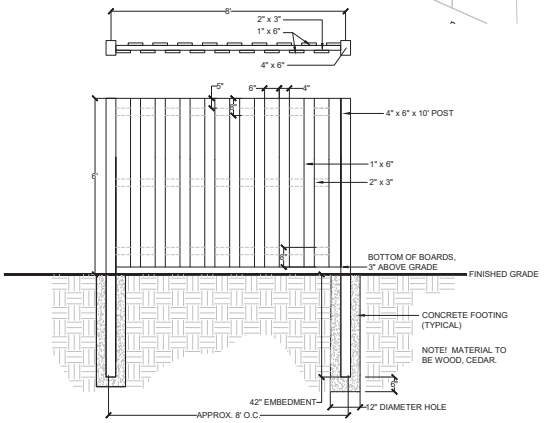


NORTH

DETAIL PLAN: FENCING

SCALE: 1" = 100'-0"

0 50' 100' 200'



DETAIL: WOOD FENCE

SCALE: 1/2" = 1'-0"

LOCATION: PRIVACY FENCE ALONG SOUTH CENTER OF SITE

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

MAY 29, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

SEVENTH STREET COMMONS
(SF & MF DEVELOPMENT)
7th & 9th STREETS - ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN - PROPOSED FENCING

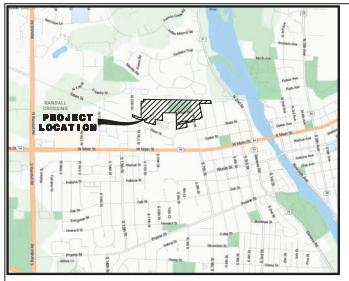
SHEET NUMBER

L4.0

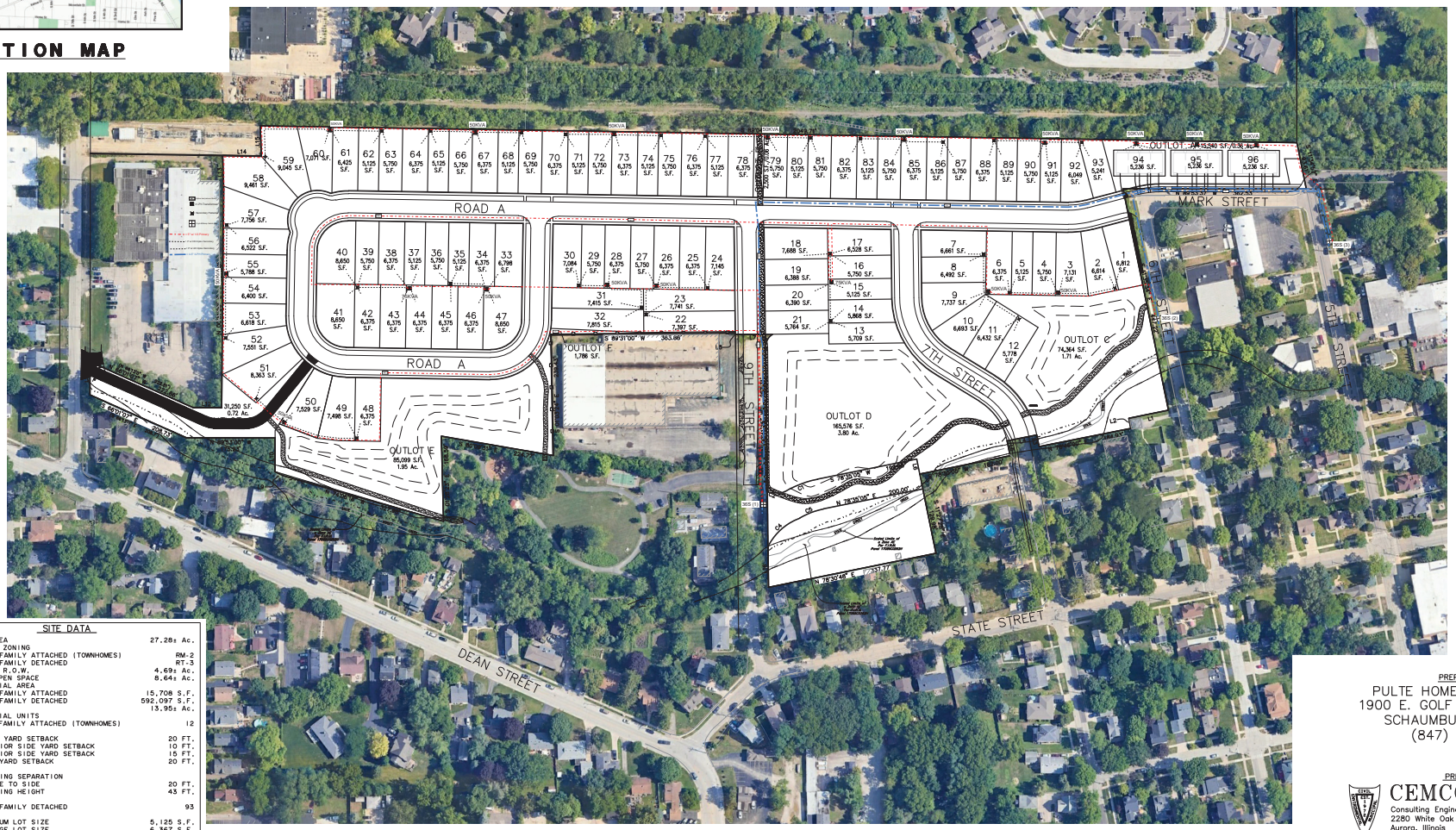
SITE PLAN
FOR
SEVENTH STREET COMMONS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LOCATION MAP



N

100 50 0 100
SCALE: 1 INCH = 100 FEET

SITE DATA

A. TOTAL AREA	27.28± Ac.
B. PROPOSED ZONING	
SINGLE FAMILY ATTACHED (TOWNHOMES)	RM-2
SINGLE FAMILY DETACHED	RT-3
C. INTERNAL R.O.W.	4.69± Ac.
D. COMMON OPEN SPACE	8.64± Ac.
E. RESIDENTIAL AREA	
SINGLE FAMILY ATTACHED	15,708 S.F.
SINGLE FAMILY DETACHED	592,097 S.F.
TOTAL	13.95± Ac.
F. RESIDENTIAL UNITS	
SINGLE FAMILY ATTACHED (TOWNHOMES)	12
FRONT YARD SETBACK	20 FT.
INTERIOR SIDE YARD SETBACK	10 FT.
EXTERIOR SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	20 FT.
BUILDING SEPARATION	
SIDE TO SIDE	20 FT.
BUILDING HEIGHT	43 FT.
SINGLE FAMILY DETACHED	93
MINIMUM LOT SIZE	5,125 S.F.
AVERAGE LOT SIZE	6,367 S.F.
MAXIMUM LOT SIZE	9,461 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	5 FT.
REAR YARD SETBACK	30 FT.
MIN. LOT WIDTH	41 FT.
BUILDING LOT COVERAGE	50%
BUILDING HEIGHT	34 FT.
G. TOTAL UNITS	105
H. GROSS DENSITY	3.85 DU/AC.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

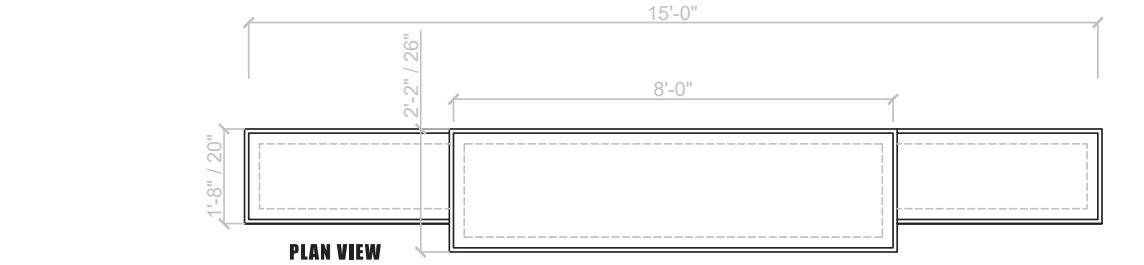
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402184 FILE NAME: SITE PLAN C3D
DRAWN BY: LAL FLD. BK. / PG. NO.: -----
COMPLETION DATE: 05-29-26 JOB NO.: 402.184
XREF : TOPO, PREOVR C3D PROJECT MANAGER : CRM
07-24-26/LAL: REVISED PER CITY REVIEW LETTER DATED 7/17/26

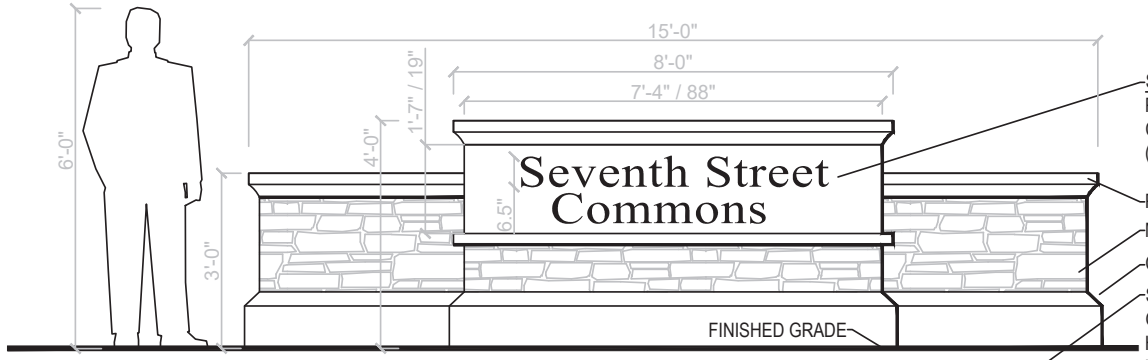
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PLOT FILE CREATED: 6/7/2026 BY: LESLIE LUNDBERG DRAWING PATH: P:\402184\DWG\PDWG\DRAWINGS\PRELIMINARY\SITE PLAN C3D.DWG

dickson design
STUDIO



PLAN VIEW



ELEVATION VIEW

SINGLE-SIDED SIGN:
PRE-CAST PANEL WITH BLACK, SANDBLASTED COMMUNITY NAME IDENTIFICATION (SIGN AREA = 12 S.F.

PRE-CAST, DECORATIVE COPING

MASONRY FACADE

CHAMFERED (CONCRETE) FOUNDATION

STRUCTURAL FOUNDATION TO CONSIST OF 12" HIGH, GRADE BEAM WITH RIGID INSULATION RUNNING THE HORIZONTAL LENGTH OF THE MONUMENT SIGN, INTEGRATED WITH (3) 48" DEEP, CONCRETE CASSIONS

CONCEPT OPTION

NOT TO SCALE

CONCEPT ENTRY MONUMENT - FOR PULTE HOME COMPANY, LLC

AUGUST 3, 2026

Seventh Street Common
Proposed Elevations



May 29, 2026

Confidential and Proprietary

Seventh Street Common - Product Matrix

30’ Series – Single Family					
	Size (sf)	Bedrooms	Bathrooms	Garage	Elevations
Nelson	2,104 – 2,244	3 - 4	2.5 - 3	2	5
Rybrook	2,421 – 2,567	3 - 5	2.5 - 4	2	5

35’ Series – Single Family					
	Size (sf)	Bedrooms	Bathrooms	Garage	Elevations
Boardwalk	2,662 – 2,782	4	2.5	2	5
Woodward	1,963 – 2,992	4	2.5	2	5

40’ Ranch Series – Single Family					
	Size (sf)	Bedrooms	Bathrooms	Garage	Elevations
Mystique	1,841	2	2	2	6
Prestige	2,026	2	2.5	2	6

Townhomes – Attached Single Family					
	Size (sf)	Bedrooms	Bathrooms	Garage	Elevations
Isleton	2,387 – 2,771	3 - 4	2.5	2	n/a

Proprietary and Confidential

30' Series – Nelson



30’ Series– Nelson



30’ Series– Nelson



30’ Series– Nelson



30' Series – Nelson



30' Series – Rybrook



30' Series – Rybrook



30' Series – Rybrook



30' Series – Rybrook



30' Series – Rybrook



35’ Series – Boardwalk



35' Series – Boardwalk



35’ Series – Boardwalk



35’ Series – Boardwalk



35' Series – Boardwalk



35' Series – Woodward



35' Series – Woodward



35' Series – Woodward



35' Series – Woodward



35' Series – Woodward



40’ Ranch Series – Mystique



40’ Ranch Series – Mystique



40’ Ranch Series – Mystique



40’ Ranch Series – Mystique



40’ Ranch Series – Mystique



40’ Ranch Series – Mystique



40’ Ranch Series – Prestige



40’ Ranch Series – Prestige



40’ Ranch Series – Prestige



40’ Ranch Series – Prestige



40’ Ranch Series – Prestige



40’ Ranch Series – Prestige



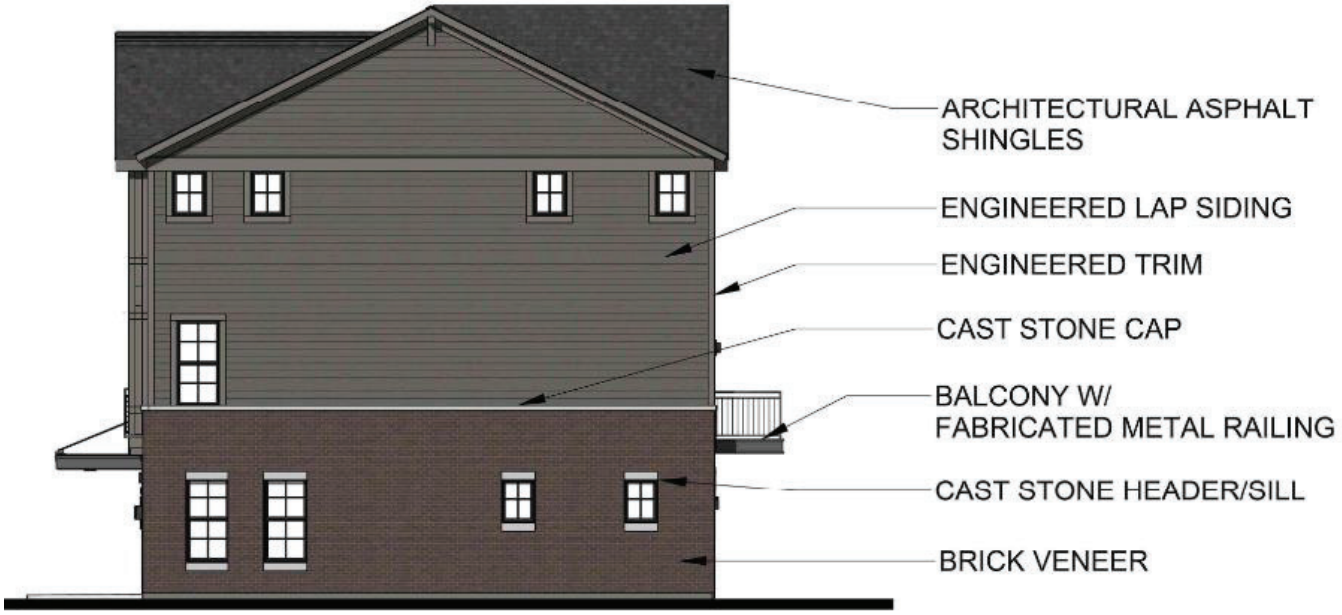


Primary Elevation
Scale: 3/16" = 1'-0"

Front Elevation



Rear Elevation



Side Elevation

Anti-Monotony Restrictions

Elevation and Color Package Restrictions

I. Single Family Detached Communities

a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.

1. No house shall have the same configuration that is within one (1) house on either side **or** on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.

2. No house shall have the same color package that is within one (1) house on either side **or** on any house directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.

II. Definitions

a. Configuration – a combination of product type, elevation, exterior fenestration (siding or stone), and color package.

b. Color Package – a combination of siding, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single house.

Pulte Group Monotony Code (Configuration - Front Elevation)

X	X	X
X	SOLD HOME ELEVATION / CONFIGURATION	X

	X	
X	SOLD HOME COLOR PACKAGE	X

Seventh Street Commons – St. Charles

Proposed Signage Plan

May 29, 2026

Confidential and Proprietary

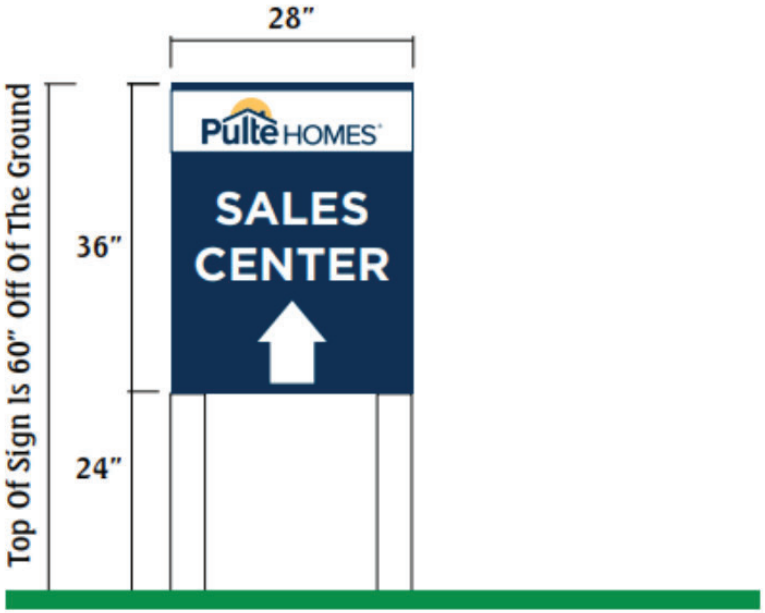
Off-Site Directional Billboard: Seventh Street

New 4'x8' Double Sided Informational Billboard: 32 Sq Ft

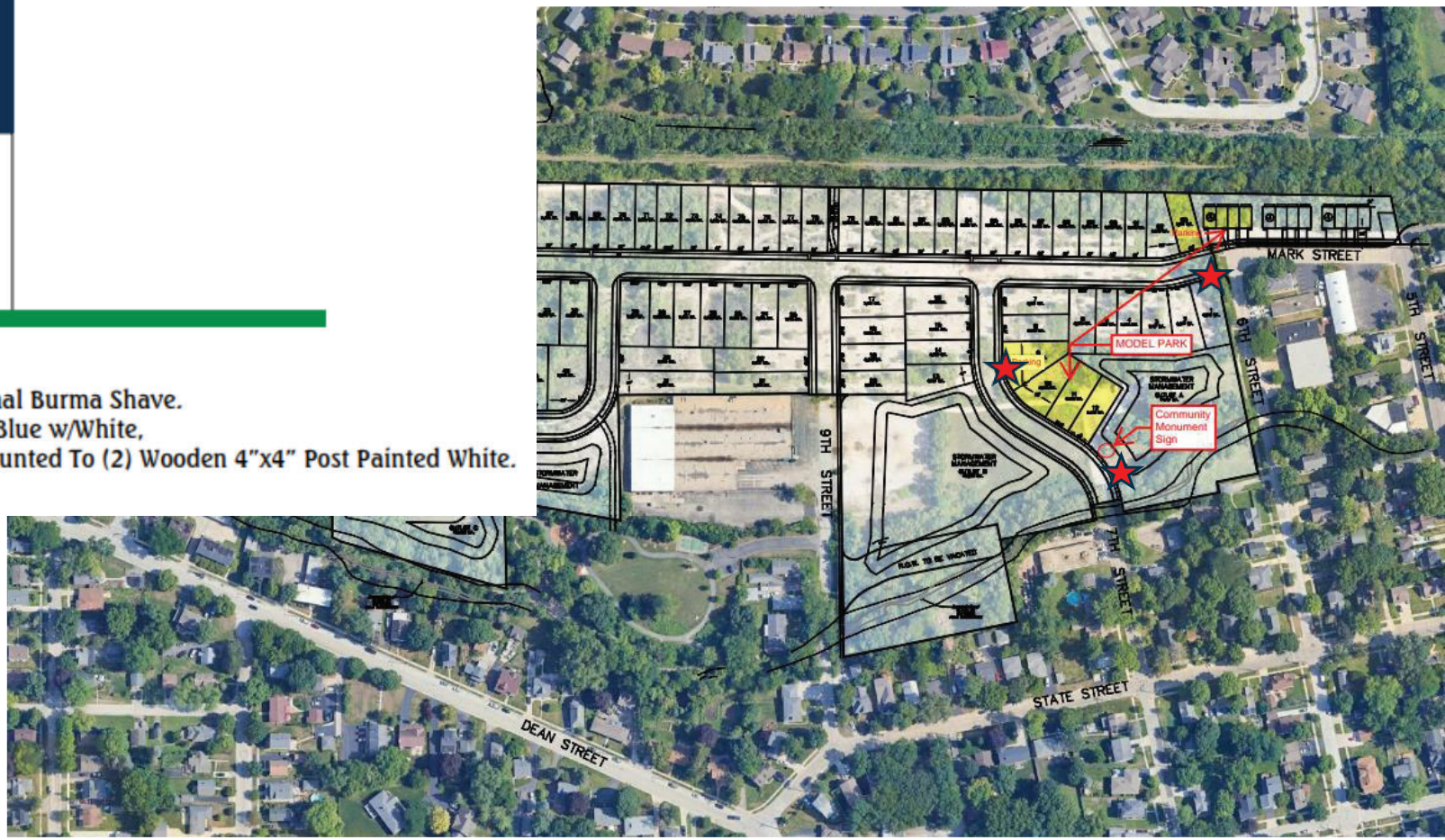


4'x8' Double Sided Informational Billboard.
3/8" MDO Painted Ronan Dark Blue w/White, Red & Yellow Vinyl Copy.
MDO Mounted To (2) 4"x4" Wooden Post & Toppers Painted White.

On-Site Directional Signs: Community Entrance – 7th Street



36"x28" Double Sided Directional Burma Shave.
3/8" MDO Painted Ronan Dark Blue w/White,
Yellow & Digital Vinyl. MDO Mounted To (2) Wooden 4"x4" Post Painted White.
Qty: 1



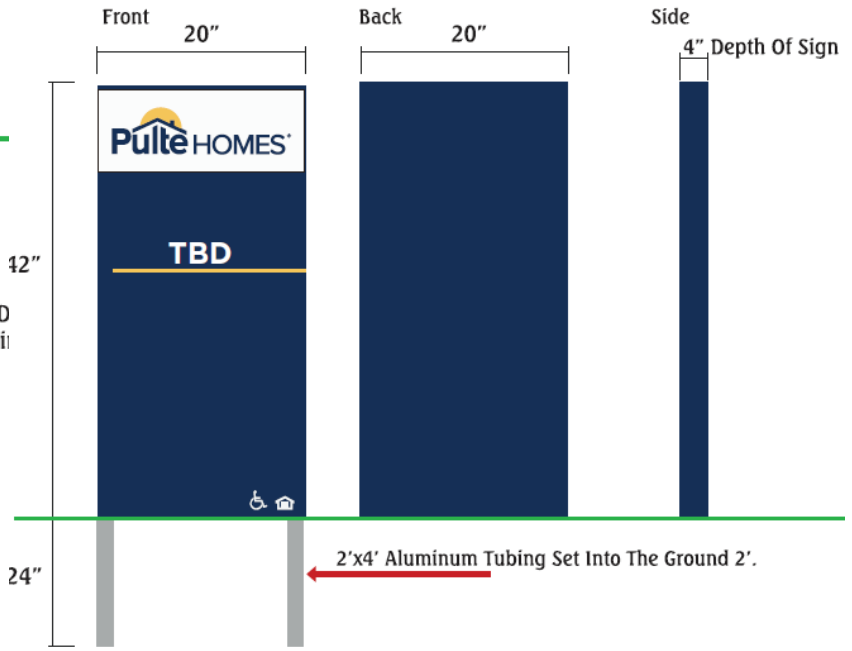
Model Homesite Signage

Welcome Sign



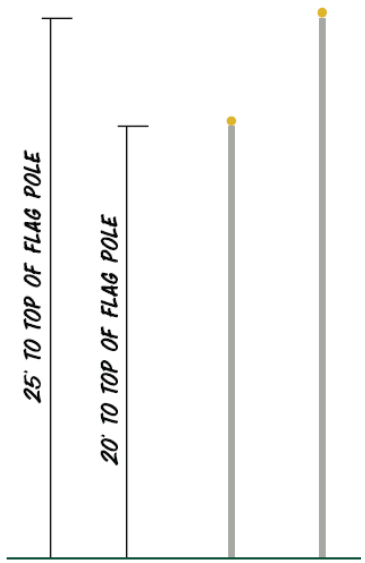
6'x3' Custom Made Aluminum Box Sign w/Aluminum Tubing Frame. Sign Is 4" D
Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl & Digitally Pri
Applied To The Front & Back Of The Sign.
Qty: 1

Model ID Sign



2"x20" Custom Made Aluminum Box Sign w/Aluminum Tubing Frame. Sign Is 4" Deep w/Fron
Side Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl & Digitally Printed Vin
pplied To The Front Of The Sign. The Back Of The Sign Is Blank.
ty: 1

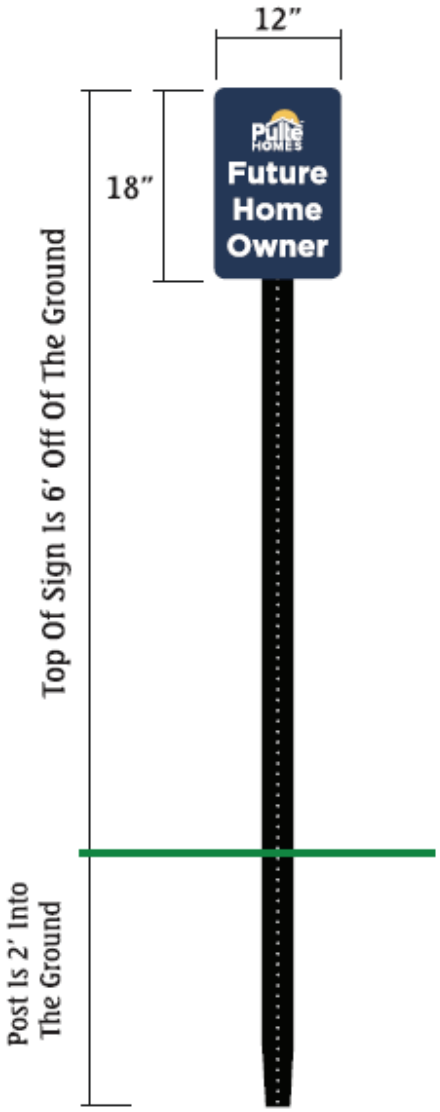
: Flag Poles

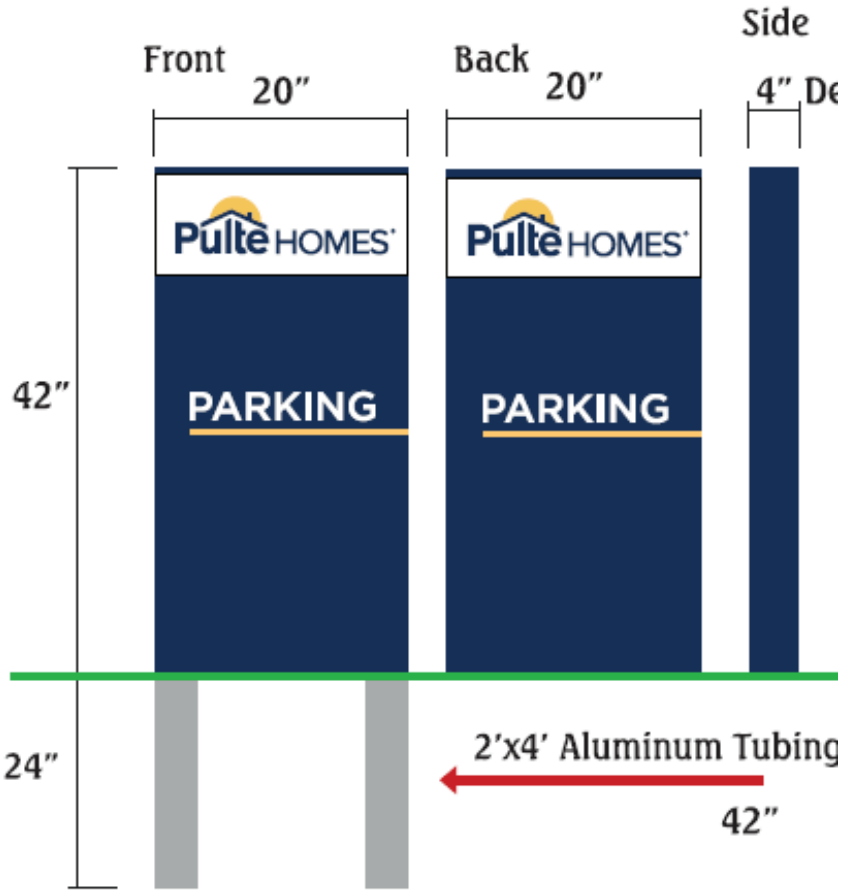


25' Aluminum Satin Finish Flagpole w/Gold

20' Aluminum Stain Finish Flagpole w/Gold

Parking Signage



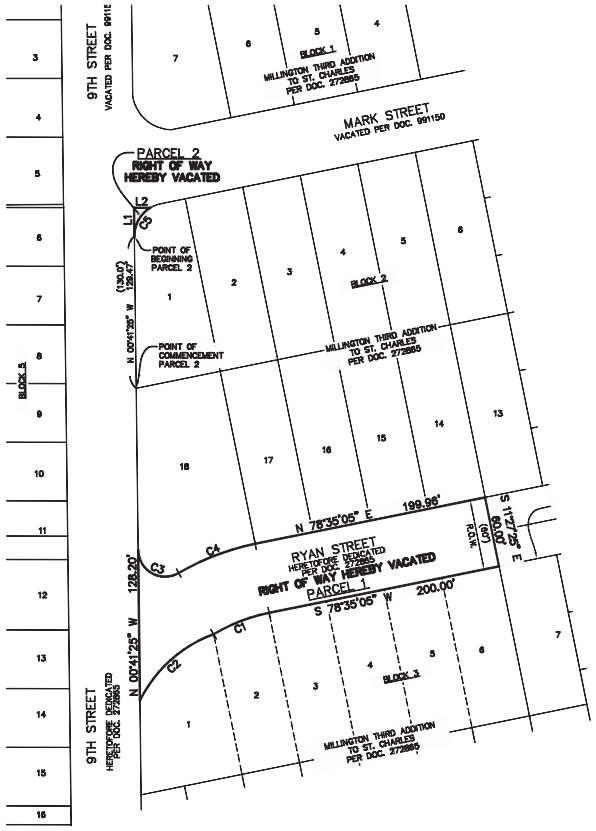


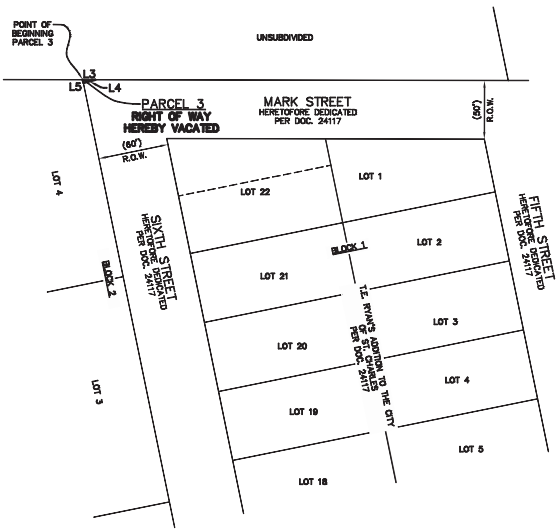
PLAT OF VACATION

PART OF EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°41'25" W	24.33'
L2	S 89°54'25" E	13.82'
L3	S 89°53'37" E	10.58'
L4	S 75°07'55" W	10.38'
L5	N 11°35'34" W	2.74'

CURVE TABLE				
CURVE	RECORD LENGTH	MEASURED LENGTH	RADIUS	CHORD BEARING
C1	(50')	50.94'	152.00'	S 68°59'01" W
C2	(83.0')	86.51'	114.00'	S 48°01'16" W
C3	(41.5')	48.04'	23.00'	S 60°31'11" E
C4	(70')	70.06'	212.00'	N 69°07'05" E
C5	---	29.11'	28.00'	S 29°05'29" W





LINE LEGEND

——— – RIGHT OF WAY VACATION LIMITS LINE (Heavy Solid Line)

——— – ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF ST. CHARLES ON

_____A.D.,20____

_____ _____
MAYOR CITY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20_____

AT _____ O'CLOCK ___M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20_____.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF ST. CHARLES, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

PARCEL DESCRIPTIONS

PARCEL 1:
THAT PART OF RYAN STREET IN MILLINGTON THIRD ADDITION LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 272865, NOT PREVIOUSLY VACATED, LYING EASTERLY OF 9TH STREET, IN KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF MARK STREET AS DEDICATED ON MILLINGTON THIRD ADDITION LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 272865, LYING EASTERLY OF 9TH STREET, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 129.47 FEET (130.0 RECORD) ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 24.33 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS EAST, 13.82 FEET TO A POINT ON A NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY, 29.11 FEET ALONG A CURVE TO LEFT, HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING SOUTH 29 DEGREES 05 MINUTES 29 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF MARK STREET AS DEDICATED ON T.E. RYANS ADDITION TO THE CITY OF ST. CHARLES BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24117, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID MARK STREET AND THE WESTERLY LINE OF SIXTH STREET BOTH AS DEDICATED PER SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 53 MINUTES 37 SECONDS EAST, 10.58 FEET ALONG SAID NORTH LINE; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 10.38 FEET TO SAID WESTERLY LINE; THENCE NORTH 11 DEGREES 35 MINUTES 34 SECONDS WEST, 2.74 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402184 FILE NAME: VACATION_2008
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 05-18-26 JOB NO.: 402.184
CHECKED BY: JRP 05-21-26 & 05-27-26
REVISED 05-27-26\AJB ADDED ADDITIONAL VACATION PARCELS

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PLOT FILE CREATED: 5/27/2026 BY: TONY BLUE
DRAWING PATH: P:\402184\SURVEY\DRAWINGS\P-PLAT\VACATION_2008.DWG

EXHIBIT "F"

ZONING DEVIATIONS

Single-Family Portion (Lots 1-93):

Table 17.12-2 Residential District Bulk Requirements – RT-3 District	
Minimum Lot Area	5,125 sq. ft. minimum and as shown on the PUD Preliminary Plan
Minimum Lot Width	41 ft. and as shown on the PUD Preliminary Plan
Maximum Building Coverage	50%
Maximum Building Height	34 ft. / 2 stories
Interior Side Yard	5 ft.
Table 17.22-3 Permitted Encroachments	
Ground-Mounted Mechanical Equipment	30" encroachment into interior and exterior side yards, except not permitted within an easement that contains utility infrastructure
Concrete Stoop	36" encroachment into interior and exterior side yards, except not permitted within an easement that contains utility infrastructure
Window Wells	36" encroachment into interior and exterior side yards, except not permitted within an easement that contains utility infrastructure

Townhome Portion (Lots 94-96):

Table 17.12-2 Residential District Bulk Requirements – RM-2 District	
Minimum Lot Area	2,697 sq. ft. per unit, calculated based on the total area of Lots 94, 95, 96, and Outlot A as shown on the PUD Preliminary Plan
Maximum Building Coverage	36%, calculated based on the total area of Lots 94, 95, 96, and Outlot A
Maximum Building Height	43 ft. / 3 stories
Front Yard	20 ft., measured from the south lot line of Outlot A to the building
Interior Side Yard	10 ft., measured from the west lot line of Outlot A to the building and from the east lot line of Outlot A to the building.
Rear Yard	20 ft., measured from the north lot line of Outlot A to the building

EXHIBIT "G"

ADDITIONAL CODE DEPARTURES

1. Minimum Curb Radius shall be 25 ft. as depicted on the PUD Preliminary Plan.

2. Maximum Fire Access Road slope shall be 10% as depicted on the PUD Preliminary Plan.

3. Right-of-Way Width shall be 60 ft., except adjacent to Lots 18-21 Right-of-Way Width shall be 63 ft., as depicted on the PUD Preliminary Plan.

EXHIBIT "H"

ANTI-MONOTONY RESTRICTIONS

Anti-Monotony Restrictions

Elevation and Color Package Restrictions

I. Single Family Detached Communities

a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.

1. No house shall have the same configuration that is within one (1) house on either side **or** on any of the three houses most directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.

2. No house shall have the same color package that is within one (1) house on either side **or** on any house directly across the street from the subject house. Additionally, the house directly behind a corner subject house is included in these criteria.

II. Definitions

a. Configuration – a combination of product type, elevation, exterior fenestration (siding or stone), and color package.

b. Color Package – a combination of siding, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single house.

Pulte Group Monotony Code (Configuration - Front Elevation)

X	X	X
X	SOLD HOME ELEVATION / CONFIGURATION	X

	X	
X	SOLD HOME COLOR PACKAGE	X

EXHIBIT "I"

TERMINATION OF AFFORDABLE HOUSING AGREEMENT

THIS INSTRUMENT HAS BEEN PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Harold W. Francke
MELTZER, PURTILL & STELLE LLC
1450 American Lane, Suite 1900
Schaumburg, Illinois 60173
hfrancke@mpslaw.com

PERMANENT INDEX Nos:
09-27-303-001; 09-28-400-002; 09-28-452-003;
09-28-476-019; 09-28-477-003; 09-28-477-008;
09-28-477-014; 09-28-477-011

ADDRESS: 333 N. 6TH STREET ST. CHARLES, IL 60174

TERMINATION OF AFFORDABLE HOUSING AGREEEMNT

This **TERMINATION OF AFFORDABLE HOUSING AGREEMENT** ("Termination") is made as of the Effective Date (as hereinafter defined) by **WM ST CHARLES, LLC**, an Illinois limited liability company (the "Company"), and the **CITY OF ST. CHARLES**, an Illinois municipal corporation ("City"). The Company and the City are hereinafter referred to collectively as the "Parties".

RECITALS

A. On January 18, 2013, St Charles – 333 North Sixth Street, LLC, an Illinois limited liability company "St Charles 333"), entered into a certain Affordable Housing Agreement ("Affordable Housing Development") in furtherance of the construction of a residential development ("Development") on the land legally described on Exhibit "A" attached hereto and made a part hereof ("Property"). The Affordable Housing Agreement was recorded in the Kane County Recorder's Office on January 24, 2013, as Document No. 2013K006391.

B. St Charles 333 never proceeded with the construction of the Development on the Property.

C. The Company is the successor-in-interest to St Charles 333.

D. The Parties now wish to confirm the termination of the Affordable Housing Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby terminate the Affordable Housing Agreement, effective as of the date the City executes this Termination ("Effective Date"), and by their execution of this Termination do hereby acknowledge that neither of the Parties has or will have any further rights, liabilities or obligations under the Affordable Housing Agreement.

CITY OF ST. CHARLES, ILLINOIS,
an Illinois municipal corporation

By: _____

Name: _____
Its: _____

ATTEST:

By: _____
Name: _____
Its: _____

Date: _____

WM ST CHARLES, LLC,
an Illinois limited liability company

Lexington Homes Illinois, Inc., its Manager

By: _____
Name: _____
Its: _____
Date: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for the above County and State, hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as _____ of the City of St. Charles, Illinois, an Illinois municipal corporation, and _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as _____ of said municipal corporation, appeared before me and acknowledged that they signed said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2026.

_____
Notary Public

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for the above County and State, hereby certify that _____, personally known to me to be the same person who signed the foregoing instrument on behalf of Lexington Homes Illinois, Inc., the Manager of WM ST CHARLES, LLC, appeared before me and acknowledged that he signed said instrument as his free and voluntary act on behalf of said company.

Given under my hand and official seal, this ____ day of _____, 2026.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT REALTY

SUBJECT PROPERTY:
PARCEL ONE
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET), ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T E RYAN'S ADDITION TO ST CHARLES, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS
PARCEL TWO
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2, LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986) AND THE NORTH 30 FEET OF LOT 11 IN BLOCK 5, AND THAT
PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST CHARLES, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS
PARCEL THREE
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 1/4 WITH THE NORTHERLY LINE OF DEAN STREET, THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET, THENCE NORTH 2 DEGREES, 44 MINUTES, 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT "A"), THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149 92 FEET, THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 651 43 FEET, THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135 80 FEET, THENCE NORTH 7 90 FEET, THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282 40 FEET, THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490 78 FEET, THENCE EAST 106 FEET, THENCE SOUTH 67 19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS WEST FROM POINT "A" AFORESAID, THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19 73 FEET, THENCE
SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327 76 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS
PARCEL FOUR
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4, THENCE EAST 396 08 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT 150 FEET NORTH OF THE NORTHERLY LINE OF DEAN STREET, FOR THE POINT OF BEGINNING, THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208 7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A") THENCE EAST 69 FEET, THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET, THENCE WEST 56 84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID, THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222 51 FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING, THENCE SOUTH ALONG SAID PARALLEL LINE 65 57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS
PARCEL FIVE
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST

CORNER OF BLOCK 2 OF MILLINGTON'S ADDITION TO THE TOWN OF ST CHARLES, THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 78 DEGREES, 46 MINUTES, 0 SECONDS EAST 186 2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T E RYAN'S ADDITION TO ST CHARLES, THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481 9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY, THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST CHARLES, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION, THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

PARCEL SIX

THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST CHARLES, ON THE NORTHERLY LINE OF DEAN STREET, THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335 3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367, THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET, THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168 19 FEET, THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188 59 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 479 71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY, THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456 2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION, THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET, THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132 FEET, THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST 255 77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325 65 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST CHARLES, KANE COUNTY, ILLINOIS, THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285 0 FEET, THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132 0 FEET, THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255 77 FEET FOR A POINT OF BEGINNING, THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255 77 FEET, THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100 00 FEET, THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237 41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING, THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101 86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

PARCEL SEVEN

EASEMENT FOR PRIVATE ROADWAY RESERVED BY DEED RECORDED JULY 16, 1957, IN BOOK 1855, PAGE 119, AS DOCUMENT 839306, MADE BY HAWLEY PRODUCT COMPANY TO CARL E SODERQUIST AND SONS FOR THE BENEFIT OF THE NORTH 30 FEET OF LOT 11 IN BLOCK 5 OF MILLINGTON'S THIRD ADDITION TO ST CHARLES IN PARCEL TWO, OVER THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL

MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST CHARLES, THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 535 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 1 DEGREE EAST 30 FEET, THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 134 45 FEET, THENCE NORTH 1 DEGREE WEST PARALLEL WITH THE WEST LINE OF SAID ADDITION 30 FEET, THENCE SOUTH 80 DEGREES, 02 MINUTES, 0 SECONDS EAST 134 45 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

PARCEL EIGHT

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF FIFTH STREET (STATE ROUTE 31) AS PLATTED IN THE CITY OF ST CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886, BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886, IN BOOK 243 ON PAGE 17, THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857 64 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE, THENCE NORTHERLY ALONG SAID JOG, A DISTANCE OF 7 90 FEET, THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 282 85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE, THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127 46 FEET TO A POINT ON A LINE THAT IS 50 0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 2126 02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID, THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93 59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST CHARLES BY DOCUMENT NO 910272, SAID POINT BEING 50 00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE, THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76 35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE, THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60 06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO 910272, THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76 35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO 910272, THENCE NORTH 1 DEGREE 53 MINUTES WEST, 60 06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

EXHIBIT "J"

RELEASE AND TERMINATION OF INDEMNITY AGREEMENT

THIS INSTRUMENT HAS BEEN PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Harold W. Francke
MELTZER, PURTILL & STELLE LLC
1450 American Lane, Suite 1900
Schaumburg, Illinois 60173
hfrancke@mpslaw.com

PERMANENT INDEX Nos:
09-27-303-001; 09-28-400-002; 09-28-452-003;
09-28-476-019; 09-28-477-003; 09-28-477-008;
09-28-477-014; 09-28-477-011

ADDRESS: 333 N. 6TH STREET ST. CHARLES, IL 60174

RELEASE AND TERMINATION OF INDEMNITY AGREEEMNT

This **RELEASE AND TERMINATION OF INDEMNITY AGREEMENT** ("Release") is made as of _____ by the **CITY OF ST. CHARLES**, an Illinois municipal corporation ("City").

RECITALS

A. WM ST Charles LLC, an Illinois limited liability company ("Owner"), is the owner of the land legally described on Exhibit "A" attached hereto and made a part hereof ("Property").

B. On July 8, 1994, a prior owner of the Property executed a document entitled "Release and Indemnity Agreement for Fences Located in Utility and Drainage Easement in the City of St. Charles", which document was recorded in the Kane County Recorder's Office on August 9, 1994 as Document No. 94K062281 (the "Indemnity Agreement).

C. Owner has asked the City to execute this Release in light of the fact that the City no longer needs the protections that the Indemnity Agreement afforded it.

D. The City has duly considered Owner's request and determined that it no longer needs the aforesaid protections.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, now and forever, does hereby release any and all rights it has under the Indemnity Agreement and agrees that the Indemnity Agreement has been terminated.

CITY OF ST. CHARLES, ILLINOIS, an Illinois municipal corporation

By: _____
Name: _____
Its: _____

ATTEST:

By: _____
Name:_____
Its: _____
Date: _____

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a notary public in and for the above County and State, hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as _____ of the City of St. Charles, Illinois, an Illinois municipal corporation, and _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as _____ of said municipal corporation, appeared before me and acknowledged that they signed said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2026.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That part of the southwest 1/4 of Section 27 and the south east 1/4 of Section 28, Township 40 North, Range 8 east of the third principal meridian, described as follows: Beginning at the intersection of the center line of Fifth Street (State Route 31) as platted in the City of St. Charles with the south line of a tract of land described in a Warranty Deed dated June 2, 1886, between John Warne, and others, and The Minnesota and North Western Railroad Company, filed for record in the Recorder's Office of Kane County on June 4, 1886, in Book 243 on Page 17; thence westerly along the south line by said Warranty Deed, being along the south right of way line of The Chicago and Northwestern Transportation Company, a distance of 1857.64 feet to a jog in said south right of way line; thence northerly along said jog, a distance of 7.90 feet; thence westerly along said south right of way line a distance of 282.85 feet to a job in said south right of way line; thence northerly, along said jog, a distance of 127.46 feet to a point on a line that is 50.0 feet south of and parallel with the center line of the main track of The Chicago and North Western Transportation Company; thence easterly along said parallel line, a distance of 2126.02 feet to the center line of 5th Street (State Route 31) as aforesaid; thence southeasterly along said center line, a distance of 93.59 feet to the point of beginning, being situated in the City of St. Charles, Kane County, Illinois.

P.I.N.: 09-27-3030-001; 09-28-400-002; 09-28-452-003; 09-28-476-019; 09-28-477-003; 09-28-477-008; 09-28-477-014; 09-28-477-011

Address: 333 N. 6th Street, St. Charles, Illinois