

## **EXHIBIT C**

### **DEVELOPMENT STANDARDS**

#### **I. Site Development**

- A. Development of a parcel will require adherence to the Kane County Stormwater Management Ordinance and best management practices for storm water management, to include not increasing the rate of storm water runoff over the runoff estimated from the pre-development parcel and will be required, to the extent practicable, to minimize any increase in runoff volume through “retention” and design of multi stage outlet structures.
- B. No stockpiling of excess materials, including soil/dirt, shall be permitted on a lot for longer than fifteen (15) months from the time a certificate of occupancy is issued for that lot. An engineer’s estimate of probable cost shall be provided for the removal of any stockpile and a cash compliance bond in the amount of the estimate shall be submitted to the Village at the time of building permit application. Upon removal of any stockpile, the subject property shall be properly graded and seeded.

#### **II. Building Architecture/Materials:**

- A. General: The purpose of the Development Standards is to produce an orderly and aesthetically pleasing development of high quality architecture in harmony with the environment, consistent with the theme of the business park, and consistent with the intended use of the buildings.
- B. Design Compatibility: An overall continuity will be achieved by use of similar or compatible materials, colors and textures. Within developments comprised of two or more structures, heights, massing and form articulation should be of similar character. Buildings should be responsive to the Illinois climate and indigenous landscape. Insulation and thermal glazing should meet energy code standards. Colors used on buildings should complement the business park’s development scheme. Buildings shall exhibit diversity and individuality in style while maintaining a comprehensive campus like environment through the use on all buildings of similar signage, exterior lighting components, and landscape material.
- C. Elevations: All elevations of a structure shall be constructed of similar and compatible materials. The front elevation of a building shall be constructed with smooth precast with cast-in reveals. The side and rear elevations shall also be constructed with smooth precast with cast-in reveals (except as provided herein for walls enclosing a freezer/cooler space, or a wall specifically designed as an expansion wall). Main entrances to the buildings shall be well defined. Service doors shall be integrated into the overall design of the building. Stairs or elevators required for multi-story facilities will be contained inside the facilities to the extent possible, unless interior operations require exterior egress stairs. Loading doors, service docks, and truck courts shall be screened so they are substantially not visible from residentially zoned property to the east.
- D. Materials: Precast/Site Cast: All precast or site cast concrete wall panels shall have a smooth exterior finish with cast-in reveals. All concrete wall panels shall be stained or painted. Architectural metal panels may be used for walls enclosing a freezer/cooler space, or a wall specifically designed as an expansion wall, or the upper portions of a building exceeding 40’ in height.

- E. Highlights: The following materials shall be allowed as highlight material for entry areas or other architecturally significant areas of a structure:
- i. EIFS
  - ii. Standing Seam Metal
  - iii. Architectural Metal Panels
  - iv. Glass
  - v. Block/Brick/Stone (Brick shall be utility size and of high quality and low moisture absorbing. Block shall be allowed only as a highlight base material and shall be of a high quality and low moisture absorbing and shall have a smooth or rough-cut limestone appearance.)
- F. Prohibited Materials: The following materials are prohibited on the exterior of any structure:
- i. EIFS in any location lower than ten (10) feet above grade.
  - ii. Standard concrete block.
  - iii. Ceramic Tile
  - iv. Quarry Tile
  - v. Asphalt shingles.

### **III. Site Paving:**

- A. Entrance Aprons: Entrance aprons shall include a depressed curb and gutter (or a curb and gutter which has had the back of the curb removed via sawing) and at least fifteen (15) feet of concrete.
- B. Asphalt Pavement: All areas designed exclusively for automobile traffic/parking will be paved with not less than three (3) inches of asphalt (in two lifts) placed over no less than eight (8) inches of compacted CA-6. All areas designed for truck traffic will be paved with no less than four (4) inches of asphalt (in two lifts) placed over no less than ten (10) inches of compacted CA-6. All asphalt paved areas shall be graded to slope at least 1.0% for drainage purposes. A 6" non-reinforced slab installed over a 4" aggregate base may be substituted for heavy duty paving and the truck apron (required below).
- C. Truck Docks: All facilities shall be designed and constructed to provide adequate maneuvering on-site without the need to maneuver on the street to access any truck docks located on that site. All exterior truck docks shall have a concrete apron at least sixty (60) feet adjacent to the dock wall.
- D. Curbing: All paved areas (asphalt and concrete) shall be bounded by a concrete curb. All landscape areas shall be separated from paved areas with a concrete curb. Where bio-swales or other drainage features are used, breaks in curbs shall be allowed to collect and route water into swales.

**IV. Signage:**

- A. General: The purpose of the signage requirements is to provide an attractive, coordinated, and logical signage program for the Property.
- B. Building Monument/Ground Signs: A building monument/ground sign of up to 225 sf and 15 feet in height shall be allowed for each building or for each tenant in a Building. If a building has automobile and/or truck entry points on more than one street, or the building is over four hundred (400) feet in length measured parallel to the adjacent roadway, it will be allowed two monument signs; in either case, the signs must be able to be placed at least two hundred (200) feet apart measured along the adjacent roadway and must be placed at access points to the site. Lighting of monument signs will be per the Site Lighting section herein.
- C. Address Feature: Each tenant in a building will be allowed one wall-mounted address feature of no more than 50 sf. If a building has automobile and/or truck entry points on more than one street, or the building is over four hundred (400) feet in length measured parallel to the adjacent roadway it will be allowed two address features; in either case, the address features must be able to be placed at least three hundred (200) feet apart measured along the adjacent roadway. Lighting of address features will be per the Site Lighting section herein.
- D. Wall Signs: Wall signs shall be individual letters or logos pin-mounted to the wall. Each tenant in a building will be allowed one wall sign of up to 320 sf plus a logo of up to another 320 sf. If a building has automobile and/or truck entry points on more than one street, or the building is over four hundred (400) feet in length measured parallel to the adjacent roadway it will be allowed two wall signs/logos; in either case, the signs must be able to be placed at least two hundred (200) feet apart measured along the adjacent roadway. Lighting of wall signs will be per the Site Lighting section herein.
- E. Pole Mounted Signs: Pole mounted signs are prohibited.

**V. Landscaping:**

- A. General: The purpose of the Landscaping requirements is to provide a visually attractive, functional and coordinated environment that is reasonable to maintain and relatively tolerant or resistant to disease. Plant materials must comply with the “American Standards” design, equal to the “American Standards for Nursery Stock” as established by the American Nurserymen Association.
- B. Berms: Earth berms shall be incorporated wherever practical and shall be required along the Freeman Road frontage. Additionally, a variable height earthen berm, with a minimum elevation of 940, landscaped with minimum 8-foot tall evergreen trees, shall be required along the Northern Parcel’s eastern property line extending to the northern boundary of the Property. Stormwater detention basins and wetlands areas may each serve as a reasonable alternative buffer.
- C. Miscellaneous Plantings:
  - i. Landscaping within a setback abutting a street right-of-way: one (1) shrub per 15 linear feet and one tree per 25 feet of are required within building/parking

setbacks abutting a street right-of-way. Shade trees shall be no less than 2 ½ inch caliper and Evergreen trees shall be no less than 6 feet in height. Plantings may be clustered in areas to avoid a utilitarian look.

- ii. Landscaping within a setback not abutting a street right-of-way: one (1) tree per 75 linear feet. Shade trees shall be no less than 2 ½ inch caliper and Evergreen trees shall be no less than 6 feet in height. Plantings may be clustered in areas to avoid a utilitarian look.
- iii. Foundation Landscaping: one (1) shrub per 10 linear feet and one (1) tree per 25 linear feet for each building elevation with frontage on a street right-of-way. Shade trees shall be no less than 2 ½ inch caliper and Evergreen trees shall be no less than 6 feet in height. Plantings may be clustered in areas to avoid a utilitarian look.
- iv. Screening from Residential: Earth berms in conjunction with the dense planting of Evergreen trees of no less than eight (8) feet in height shall be located along the Property's eastern lot line in all areas not buffered by wetlands. At a minimum, one (1) Evergreen tree shall be required per 15 linear feet of the eastern lot line or any other lot line shared with residential uses. Plantings may be clustered strategically to maximize screening.
- v. Minimum Plant Sizes: All required landscaping shall comply with the following minimum standards:
  - 1. Shade tree: 2 1/2" caliper
  - 2. Evergreen tree: 6 feet in height, unless otherwise required to be 8 feet in height
  - 3. Ornamental tree: 10 feet in height
  - 4. Shrub: 30" in height or spread

D. Lawn Areas: All areas which are not improved with building or paving, or planted with landscape material shall be seeded or sodded.

E. Parking Lot Islands: Automobile parking lots are to include a tree island, 8' x 18' in size for every twenty (20) parking spots. Automobile parking shall not be placed directly against any building, but shall respect the "Foundation Yards" provided below. Each row of automobile parking shall terminate in a tree island. Trees planted within islands shall be no less than 2 ½ inches in caliper. All landscaped areas in parking lots are to be delineated with concrete curbs of not less than six inches (6").

F. Retaining Wall/Terracing: Where it is necessary to utilize retaining walls to transition grade, no individual wall shall exceed ten (10) feet in height. If a transition of greater height is required multiple walls shall be used and terraced with a minimum horizontal offset between walls of ten (10) feet. Walls shall be built using integrally colored split face concrete modular units.

G. **Landscape Maintenance:** All landscaping must be maintained in a neat, clean and healthy condition. Specific maintenance requirements are as follows:

- i. All trees shall be staked for at least one full growing season or until they are strong enough to withstand wind loads.
- ii. All permanent and seasonal plantings must be replaced immediately upon decline (season permitting).

**VI. Foundation Yards:**

A. **General:** All buildings constructed on the Property will maintain the following minimum foundation yards for the placement of foundation plantings in addition to the yards and setbacks required by the ORI-1 District regulations:

- i. 10 feet at any front or corner side yard elevations except truck dock areas.
- ii. 5 feet at all side and rear elevations except truck dock areas.

**VII. Exterior Lighting:**

A. **Site Lighting:** Site lighting shall be designed and installed to provide a safe, functional, attractive, and coordinated exterior environment and to minimize the amount of glare visible from, and light spillage onto neighboring properties. Lighting shall comply with the requirements of the Huntley Zoning Ordinance in addition to the following requirements; provided, however, in the event of a conflict between these Design Guidelines and the Huntley Zoning Ordinance, these Development Standards will control:

- i. Fixtures shall be prefinished aluminum and shall use LED bulbs with maximum wattage of 400 or similar light output, and shall be “Dark Sky” compliant.
- ii. Pole mounted parking lot light fixtures shall not exceed 35 feet in height.
- iii. Fixtures mounted on buildings shall not exceed 35 feet in height.
- iv. Fixtures used near exit doors shall be “dark sky” compliant and shall use LED bulbs with a maximum wattage of 150 or similar light output.
- v. Ground mounted monument sign lighting shall use bulbs with a maximum wattage of 150 watts or, alternatively, LED bulbs with a similar light output.
- vi. Building mounted sign lighting shall be accomplished by backlighting and/or internal lighting.
- vii. Outdoor lighting shall be oriented and shielded to prevent direct illumination or flare onto adjacent properties or roadways.
  - i. Accent lighting may be used to enhance building entries and special architectural features. Accent lights shall be concealed from view.
  - ii. High or low pressure sodium vapor lights are unacceptable for building, site or parking lot lighting.

- iii. Low intensity, energy-conserving night lighting is preferred, such as fixtures equipped with light emitting diodes (LED).
- iv. All lighting fixtures shall be from the same – or complementary – family of fixtures with respect to design, materials, fixture color, and light color.
- v. Neon and similar types of lighting are prohibited in all areas within the development.

**VIII. Screening:**

- A. General: Great care should be taken to locate pipes, flues and hoods out of view from the adjacent roads.
- B. Mechanical and Utility Equipment: All ground mounted mechanical or electrical equipment (other than emergency generators) visible from the adjacent property line shall be screened from view. Roof top mechanical equipment visible from any angle at ground level shall be screened to the full height of the equipment. Required rooftop screens shall be integrated into the architecture of the main building and may include screens mounted directly to the equipment. Equipment required to be screened shall be accomplished by utilizing one or more of the following methods:
  - i. Landscaping
  - ii. Architectural metal panels mounted horizontally, with a baked-on enamel finish to match the building color.
  - iii. EIFS designed to match the building panels.
  - iv. Precast
  - v. Proprietary integrated equipment screens.
- C. Communications Equipment: Rooftop radio, TV, microwave, and other antennas may be used and will not require screening, provided they are placed on the roof top of buildings. Ground mounted communications equipment shall not require screening, provided they are placed in rear or side yards in a location minimizing visibility.
- D. Trash Containers/Dumpsters: Trash containers/dumpsters shall be screened with precast concrete walls to match the principal building and shall utilize steel or aluminum access gates. Trash containers/dumpsters located at dock positions will not require screening.

**IX. Outdoor Storage/Parking:**

- A. General: It is required that all activity such as processing, manufacturing, or assembling takes place within a fully enclosed building. Where outdoor storage is utilized it will be located in such a way to minimize its view from any adjacent roadway. Outdoor storage shall be limited to twelve (12) feet in height and shall be screened from view as follows:
  - i. From adjacent roads - Storage to be screened by landscaping, wall panels, fencing or a combination thereof.

- ii. From adjacent property lines - Storage to be screened by landscaping, wall panels, fencing or combination thereof.
- B. Shipping/Cargo Containers: The outside storage of shipping/cargo containers shall be prohibited on all lots.
- C. Tractor Trailer Parking: Tractor trailer parking spaces shall not be leased to an off-premise business. Tractor trailer parking shall only be permitted in designated spaces located on the site plan for each building. Trucks shall have clear and convenient access into and within the truck courts of every building within the development and should not disrupt automobile and pedestrian circulation.

**X. Fencing:**

- A. General: Where it is necessary to use fencing the following requirements shall apply:
  - i. Front Yards/Corner Side Yards: Fencing shall be located no closer than 20 feet to a street right-of-way. Fence material shall be aluminum (wrought iron look) and shall be powder coated black. Maximum height shall be eight (8) feet.
  - ii. Side/Rear Yards: Fencing shall be located on the property line. Fence material shall be aluminum (wrought iron look) and shall be powder coated black, or chain link with black vinyl coating. Maximum height shall be eight (8) feet; provided that barbed wire will be permitted above that fencing in excess of that eight (8) foot maximum height.
- B. Prohibited: The use of fence slats shall be prohibited.

**XI. Exterior Stairs/Railings:**

- A. General: Exterior stairs, railings, and landings shall be constructed of steel or brushed aluminum or painted aluminum with a baked-on finish.