	AGENDA ITEM EXECUTIVE SUMMARY					
	Title:	Plan Commission recommendation to approve a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Cityview, 895 Geneva Rd.				
	Presenter:	Ellen Johnson				
Please check appropriate box:						
	Government Operations				Government Services	
X	Planning & Development – 8/8/16				City Council	
	Public Hearing					
Estimated Cost:						N/A
Budgeted:		YES		NO		
Budgeted Project Amount/Engineers Estimate:						
If NO, please explain how item will be funded:						
Executive Summary:						
<p>The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. (Rt. 31) and Mosedale St.</p> <p>David Weekley Homes, applicant, is proposing to develop the property with single-family homes. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • Rezone the property from RT-1 Traditional Single-Family Residential (8,400 sf minimum lot) to RT-2 Traditional Single-Family Residential (6,600 sf minimum lot size). • Establish a Planned Unit Development (PUD) to allow certain deviations from the requirements of the RT-2 zoning district. • Subdivide the property and construct seven (7) single-family homes. All homes will front on Keller Place. • Extend Keller Place through the site to connect to Mosedale St. • Underground stormwater detention will run along the east end of the property. <p>A Concept Plan similar to what is now proposed was reviewed by the Committee in April 2016.</p> <p>The Land Use Plan designation for the property is Detached Single Family Residential.</p> <p>Plan Commission Review</p> <p>The Plan Commission reviewed the applications and held a public hearing on the Map Amendment and Special Use for PUD on 7/19/16. Two neighboring property owners spoke during the hearing. Both expressed support for this plan compared to the Concept Plan. The neighbor adjacent to the west voiced concern that measures be taken to prevent erosion along the common property line during construction. The Commission voted 8-0 to recommend approval, subject to resolution of staff comments prior to City Council action.</p>						
Attachments: (please list)						
Plan Commission Resolution, Staff Report, Application for Map Amendment, Application for Special Use, Application for PUD Preliminary Plan						
Recommendation / Suggested Action (briefly explain):						
Plan Commission recommendation to approve a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Cityview, 895 Geneva Rd.						
For office use only:		Agenda Item Number: 3f				

City of St. Charles, Illinois
Plan Commission Resolution No. 10-2016

**A Resolution Recommending Approval of Applications for Map Amendment,
Special Use for Planned Unit Development and PUD Preliminary Plan for
Cityview, 895 Geneva Road (David Weekley Homes)**

Passed by Plan Commission July 19, 2016

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Map Amendments, Applications for Special Use for Planned Unit Development and PUD Preliminary Plans; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for a Map Amendment, an Application for Special Use for Planned Unit Development, and a PUD Preliminary Plan for Cityview, 895 Geneva Road (David Weekley Homes) and;

WHEREAS, in accordance with Section 17.04.320.D, the Plan Commission has considered the following findings for Map Amendment:

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

Detached single family resides to the west, north and south. The residential areas to the north and south are zoned RT-1 and the residential area to the west is zoned RT-2. The apartments contiguous to the east are zoned RM-3.

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

The addition of seven new single family homes priced in the \$500,000's will increase the neighboring property values versus a site that has been vacant for fifteen years.

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 Cityview development will re-build Keller Place and tie it into Mosedale St. along with adding public sidewalk. With this development the turf and trees will be maintained over its current state in which the City electric department has had issue with their overhead lines and trees and limbs falling from the property.

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

The physical constraints of the site (i.e. dramatic 30 ft. of fall) along with the flat market conditions are two strong factors why the current zoning isn't suitable for the property's highest and best use.

Resolution 10-2016

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

While this property has been on the market and vacant, St. Charles has seen development opportunities at the Corporate Reserve site, Lexington Club site, Parkside Reserves and the Heritage Green re-development.

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

The market since the downturn has refocused on smaller lot opportunities with great access to community and regional amenities. During the downturn, infill opportunities such as this project were the last to decline and the first to ascend.

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

Our proposal is consistent with the City's comprehensive plan which identified this site as detached single family.

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

This amendment does not correct an error in the Zoning Map.

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

This application does not create nonconformities. The development presents an increased opportunity for new residential construction.

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

As noted earlier, since the market downturn new residential and commercial development has focused on infill and redevelopment opportunities. As the market recovers these smaller projects allow for new development without the increased risk of greenfield development.

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

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

Our development achieves several points when evaluating a PUD opportunity. This is a creative redevelopment of a vacant site that achieves purposes noted in items 1, 2, 3, 5, 6 and 7.

- 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**

Resolution 10-2016

- 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**

This development provides values as noted in items 3, 4,5, and 6 with the challenging topography of the site (30 ft. of fall from the west property line to the east). The current zoning is challenging with safe access onto Mosedale St.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**
This project will provide public walks tying into Pine Street and also tying in Keller Place to Mosedale from Rt. 31.
- B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**
We have met with the City development staff including the Public Works Director and Engineering Director as well as the Fire Department to ensure a safe addition to the community.
- 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.**
Adding seven new single family homes will not diminish the surrounding homes' property values.
- 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.**
This development will not adversely impact the traffic with only seven homes. We will improve safe passive foot traffic with installing public walk tying in Pine Street walks to Rt. 31 walks.
- 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.**
We will improve the public safety and general welfare with this development. The site is currently vacant. We will improve the roads and public walk to deliver a safer passage.
- 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.**
We will conform with all Federal, State and Local legislation and regulation.

Resolution 10-2016

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

The redevelopment of this former doctor's office which has sat vacant for over 15 years will enhance the residential product offering in downtown St. Charles. This location will also lead to increased revenue for the downtown businesses. Additionally, the tax base will increase dramatically with seven single family homes occupying the site.

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

The current Comprehensive Plan calls for detached single family homes for this site, while also achieving a Comprehensive Plan land use goal of diversified residential product and increased use of downtown St. Charles businesses and amenities.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Map Amendment from RT-1 Traditional Single-Family Residential District to RT-2 Traditional Single-Family Residential District, Special Use for Planned Unit Development, and PUD Preliminary Plan for Cityview, 895 Geneva Road (David Weekley Homes) subject to resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Kessler, Frio, Pretz, Doyle, Spruth, Holderfield, Schuetz, Macklin-Purdy

Nays:

Absent: Wallace

Motion carried:

PASSED, this 19th day of July 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Cityview – 895 Geneva Rd.

DATE: August 5, 2016

I. APPLICATION INFORMATION:

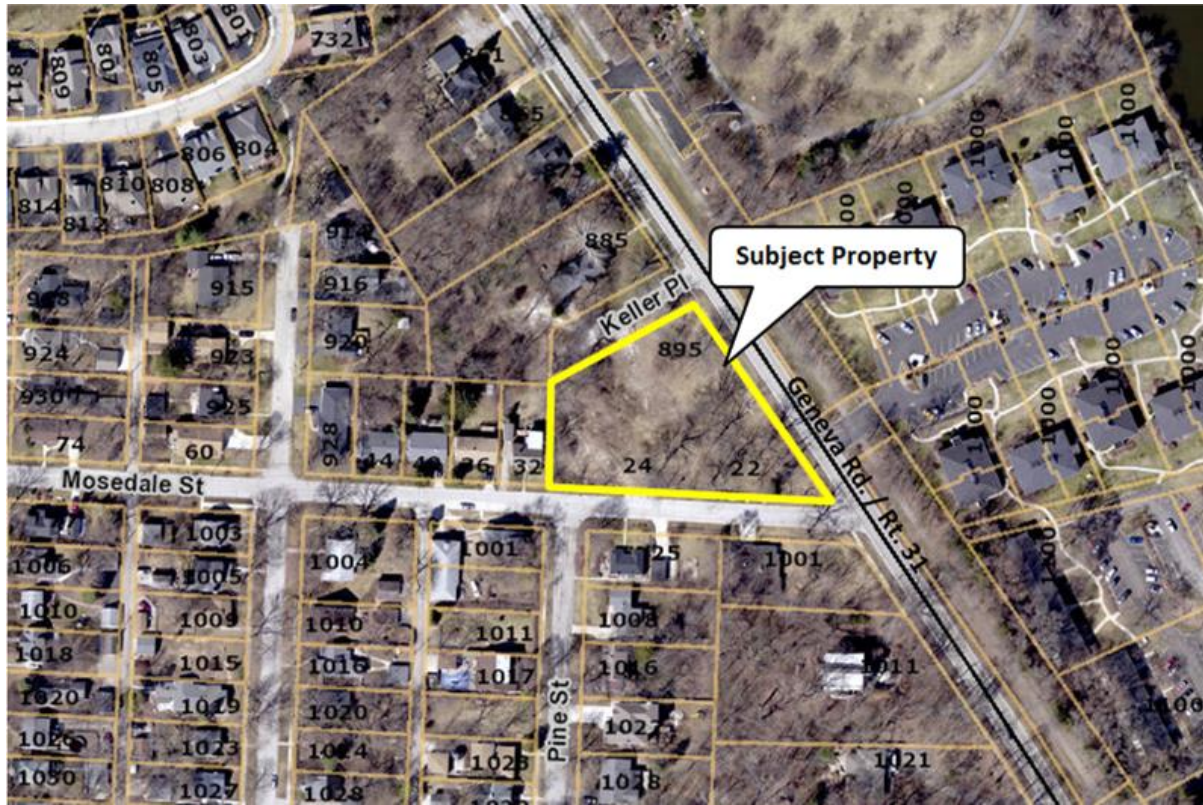
Project Name: Cityview – 895 Geneva Rd.

Applicant: David Weekley Homes

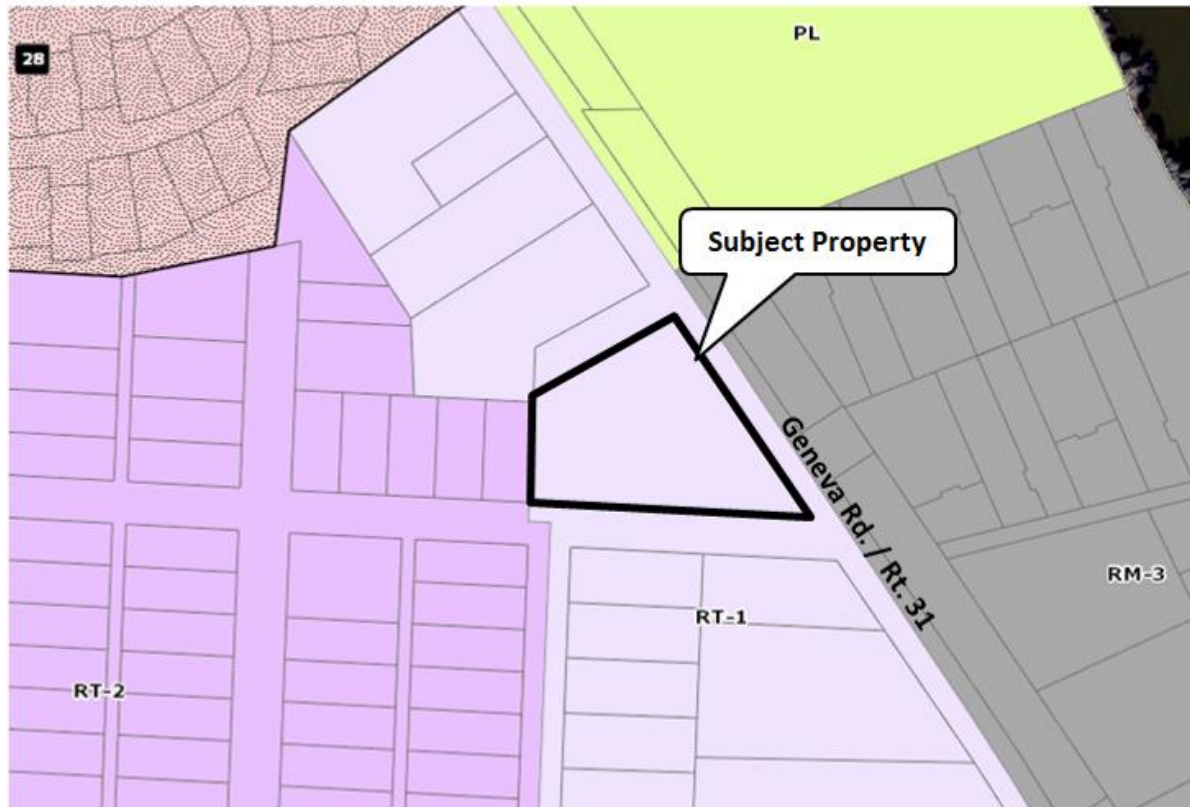
Purpose: Residential subdivision consisting of 7 single-family lots

General Information:		
Site Information		
Location	895 Geneva Rd. (northwest corner of Geneva Rd. and Mosedale St.)	
Acres	1.036 acres (45,167 sf)	
Applications:	Map Amendment Special Use for Planned Unit Development PUD Preliminary Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 Residential Districts Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant	
Zoning	RT-1 Traditional Single-Family Residential	
Zoning Summary		
North	RT-1 Traditional Single-Family Residential	Single-family home
East	RM-3 General Residential District	Park Shore Apartments
South	RT-1 Traditional Single-Family Residential	Single-family homes
West	RT-2 Traditional Single-Family Residential	Single-family homes
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. and Mosedale St., south of Keller Place. A doctor's office was constructed on the property in the late 1950s; the building was demolished in 2005.

In 2006, petitions for rezoning and PUD were submitted to allow a six-unit townhome development. The applications were withdrawn before Plan Commission voted on them.

B. 2016 CONCEPT PLAN

In April 2016, Plan Commission reviewed a Concept Plan submitted by David Weekley Homes to develop seven (7) single-family homes on the property. Commissioners expressed support for the rezoning and single-family land use. Concern was expressed about the appearance of the buildings from Geneva Rd. and the narrow lots, as well as the transition to the neighboring property on Mosedale St. It was also suggested that more off-street parking be added.

Planning and Development Committee also expressed general support for the single-family land use, although some suggested the number of houses be reduced. Some aldermen felt the two houses fronting on Mosedale St. did not fit with the rest of the development and were too close to the neighboring property to the west. Aldermen also wanted to understand what the houses would look like from Geneva Rd.

C. CURRENT PROPOSAL

David Weekley Homes, applicant, has submitted zoning applications seeking approval of a residential subdivision on the property. Details of the proposal are as follows:

- Rezone the property from RT-1 Traditional Single-Family Residential (8,400 sf minimum lot size) to RT-2 Traditional Single-Family Residential (6,600 sf minimum lot size).
- Establish a Planned Unit Development (PUD) to allow certain deviations from the requirements of the RT-2 zoning district.
- Subdivide the property into nine (9) lots:
 - Seven (7) single-family home parcels.
 - An HOA owned parcel containing five (5) off-street parking spaces.
 - An HOA owned parcel running the length of the east end of the subdivision for an underground stormwater detention facility.
- Extend Keller Place through the site to connect to Mosedale St., with a sidewalk on the west side.
- All seven homes will front on Keller Place with front-loaded garages.

The following changes have been made to the plans since the Concept Plan review:

- The two units previously shown fronting on Mosedale St. have been shifted to front on Keller Place. This allows greater separation from the neighboring property to the west on Mosedale St.

- Building footprints have been staggered slightly to provide greater variation.
- Sidewalk has been added along the west side of the full length of Keller Place, as well as on Mosedale St. along Lot 6.
- Five (5) off-street parking spaces have been added. On-street parking on Keller Place will not be permitted through the subdivision, although on-street parking on one side of the existing portion of Keller Place will be permitted.
- Stormwater detention along the east side of the site will be underground.

The following Zoning Applications have been submitted in support of this project:

1. **Map Amendment** to rezone the property from RT-1 Traditional-Single Family Residential to RT-2 Traditional Single-Family Residential.
2. **Special Use for PUD** to establish unique development standards for the property.
3. **PUD Preliminary Plan** for approval of the preliminary engineering plans and preliminary plat of subdivision.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single Family Detached Residential”. The Plan states:

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods...Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner” (p.42)

The following Residential Areas Framework Plan policy is particularly applicable to this project (p. 43):

- ***Preserve the character of the City’s existing single family residential neighborhoods:*** *The City’s residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

The following Culture and Identity recommendation regarding Development Character and Urban Design also applies (p. 122):

- *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design. New neighborhoods should be designed to integrate local site characteristics, such as existing trees, unique topography, local building materials, etc.*

B. ZONING REVIEW

The property is currently zoned RT-1 Traditional Single-Family Residential, which requires a minimum lot size of 8,400 sf.

The applicant is proposing to rezone the property to RT-2 Traditional Single-Family Residential, which requires a 6,600 sf minimum lot size. RT-2 zoned property is adjacent to the subject property to the west.

The table below compares the RT-2 district requirements with the proposal. Deviations from the RT-2 district that are required to accommodate the development are denoted in ***bold italics***. These deviations can be granted through PUD approval.

	RT-2 District	Proposed
Min. Lot Area	6,600 sf	<i>3,561 sf*</i> (average lot size = 4,510 sf, not including common areas)
Min. Lot Width	50 ft.	<i>30.29 ft.</i>
Max. Building Coverage	25%	<i>45.6% based on building footprints; 55% based on building setbacks*</i>
Max. Building Height	Lesser of 34 ft. or 2 stories	34 ft.
Min. Front Yard	25 ft.	<i>19 ft.</i>
Min. Interior Side Yard	Greater of 8 ft. or 10% of lot width	<i>6 ft.</i>
Min. Exterior Side Yard	20 ft.	<i>6 ft.</i> (Lot 1, with 11.8 ft. to Keller Pl.; Lots 5 and 6, 10 ft. along Mosedale St.)
Min. Rear Yard	30 ft.	<i>15 ft.</i> (Lots 6-7; 28.5 ft. for Lots 1-5, measured from the east property line of the subdivision*)

*The initial plan submittal proposed Lots 1-5 spanning from Keller Place to Rt. 31 with a stormwater detention easement covering the rear yards for the underground stormwater detention facility. Staff requested the lots be shortened to create an HOA owned parcel along the full length of the east side of the subdivision. This has resulted in reduced lot sizes and increased

building coverage for Lots 1-5. However, these lots will appear larger and to have deeper rear yards since the adjacent HOA owned parcel will be open space. Because of this, the rear building setbacks for Lots 1-5 will be at the rear property lines, measured from the east end of the subdivision.

C. LANDSCAPE PLAN

A Landscape Plan has been submitted illustrating the landscaping that will be installed on the HOA owned parcel along the east side of the subdivision (Lot 9) and on each individual lot.

Staff Comments:

- The HOA will be responsible for maintaining the landscaping on Lot 9, the common parcel running the length of the east side of the property. However, it has not been the City's practice to enforce maintenance of landscaping on single-family residential lots. The City's ability to do so is limited because each homeowner could choose to maintain the landscaping in a different manner.

Two monument signs for the development are shown on the Landscape Plan; one at the corner of Keller Pl./Geneva Rd. and one at the corner of Mosedale St./Geneva Rd. Per **Ch. 17.18 Signs**, residential development identification signs are not permitted for developments with less than 10 units. The applicant has requested a PUD deviation from this restriction in order to permit the two proposed signs.

A retaining wall will run along the west property line and along Mosedale St. on Lot 6. The height of the wall will be between 2 and 10 ft. Per Section 17.26.110, retaining walls over 4 ft. in height must incorporate a terrace or stepping back of the wall to allow for a planting area and fall protection. The applicant has requested a PUD deviation from the terrace/step back requirement. A decorative aluminum fence will be installed along the retaining wall to provide fall protection, instead. A rendering of the fence is provided on the Landscape Plan.

D. TREE PRESERVATION PLAN

A Tree Preservation Plan has been submitted. As required, the plan identifies trees 6" or more DBH within the site and indicates which trees will be removed and which will be preserved. Three (3) Tree Preservation Zones are identified, within which construction activity will not be permitted in order to protect remaining trees. Two of the zones are along Mosedale St., and one zone protects an oak tree on the neighboring property to the west.

Staff Comment:

- The Tree Preservation Zone shown along the west property line of Lot 7 to protect an oak tree on the neighboring property is not shown on the Landscape Plan.

E. BUILDING DESIGN

Building elevations and floor plans have been submitted to provide examples of what the homes will look like. The buildings will not exceed the 34 ft. height limitation in the RT-2 district, as measured from the midpoint of the front setback line along Keller Place. The buildings on Lots 1-5 will have walk-out basements due to the site's topography.

New homes in the RT zoning districts are subject to the Design Review requirements of **Section 17.06.060 Standards and Guidelines – RT-1, RT-2, RT-3, RT-4, and CBD-2**

Districts. Based on the characteristics of the building elevations submitted, PUD deviations from the following Design Review Standards are required:

- Width of an attached garage with an overhead door facing a street shall not exceed 50% of the width of the dwelling including the garage.
- Attached garages with an overhead door facing a street must be set back at least 5 ft. more than the rest of the house.

F. ENGINEERING REVIEW

The applicant has submitted revised engineering plans that respond to engineering review comments provided upon review of the initial plan submittal. Staff review of the revised plans is ongoing. All comments will need to be addressed prior to City Council approval.

Staff Comment:

- One item of note is in regards to the water main connection. Both high pressure (12") and low pressure (6") systems run through the area. The plans show connection to the 12" system on Mosedale St. and the 6" system on Rt. 31; however the two systems cannot be cross-connected. Water pressure modeling to determine if fire flow standards are met will be needed if both connections are made to the 6" system instead of the 12" system.

G. PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted. Seven (7) single-family lots are proposed. Two common areas will be deeded to a homeowners association: Lot 8 containing five (5) off-street parking spaces and Lot 9 along the east side of the subdivision for the underground stormwater detention facility.

Staff Comment:

- The rear building setback lines for Lots 1-5 are shown as 15 ft., which fall within Lot 9, the HOA owned parcel containing the underground stormwater detention. The setback lines should be shifted to the rear lot lines of Lots 1-5.

H. INCLUSIONARY HOUSING

The Inclusionary Housing worksheet has been submitted, indicating the applicant's intent to pay the full fee in-lieu of providing affordable units.

I. SCHOOL AND PARK CONTRIBUTIONS

School and Park Land-Cash worksheets have been completed and submitted. Copies of the worksheets and plans were forwarded to the school and park districts for comment. The Park District has responded that it will accept cash in lieu of land, as proposed by the applicant.

IV. **PLAN COMMISSION RECOMMENDATION**

The Plan Commission reviewed the applications and held a public hearing on the Map Amendment and Special Use for PUD on 7/19/16. Two neighboring property owners spoke during the hearing. Both expressed support for this plan compared to the Concept Plan. The neighbor adjacent to the west voiced concern that measures be taken to prevent erosion along the common property line during construction.

The Commission voted 8-0 to recommend approval, subject to resolution of staff comments prior to City Council action.

V. ATTACHMENTS

- Applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan; received 6/16/16
- Plan documents

CityView, the redevelopment of 24 Mosedale Street
Presented by David Weekley Homes
Development and Public Benefit Summary

David Weekley Homes is petitioning to redevelop the vacant 1.05 acres site at 24 Mosedale St., into a seven detached single family home neighborhood. The site is currently zoned RT-1, and most current use was as a doctor's office over fifteen years ago. Since the office building was demolished the site has sat vacant and the turf and trees have deteriorated. St. Charles' Comprehensive Plan calls for this site to be detached single family as it is bordered to the north, south, west by single family homes and apartments to the east. Additionally, the Comp Plan goals are to add residential product diversity to the City as well as increase foot traffic to the Downtown businesses. This property offers the residents great access to the area amenities, such as the Fox River Bike Trail, Mount St. Mary's park, and shopping and dining along First St. David Weekley is proposing homes that range from 1900-2500 square feet on the main living but with five of the seven lots being walkouts, the finished square footage can be pushed over 3300 square feet. The homes will have quality building materials throughout, with exterior finishes including various styles of Hardie plank siding, pleated metal roofing as well as brick and stone features. We have given careful attention to the rear elevations as to add to the flow and lifestyle of the home while adding architectural interest along Route 31. We designed the project as not to impact Route 31 with any curbcuts but to rebuild Keller Place and tie into Mosedale for a safe ingress/egress through the property, while also installing public walk that will tie into Pine Street's public walk, enhancing the safety of passive activities. The site will be a RT-2 PUD as the neighbors to the west have a RT-2 designation and consistent with the City's Comprehensive plan. With the topography of the site dropping 30' from west to east the physical improvement design was a challenge but the net result is an appealing addition to the City of St. Charles residential offerings.

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

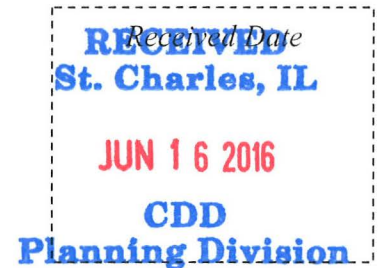


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>Cityview - 895 Geneva Rd.</u>
Project Number:	<u>2016</u> -PR- <u>003</u>
Application Number:	<u>2016</u> -AP- <u>017</u>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

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

1. Property Information:	Location:	24 Mosedale Street	
	Parcel Number (s):	09-34-401-015	
	Proposed PUD Name:	Cityview	
2. Applicant Information:	Name	David Weekley Homes	Phone 847-241-4379
	Address	1930 Thoreau Drive N., #160 Schaumburg, IL 60173	Fax
			Email dvenard@dwhomes.com
3. Record Owner Information:	Name	Bel-Air Development Corp.	Phone 847-367-2750 x103
	Address	180 Maymound Way Spring, TX 77382	Fax 847-367-2758
			Email wjbella@me.com

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: Single family-detached

Current zoning of the property: RT-1

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Vacant

Proposed zoning of the property: RT-2 PUD

Proposed use of the property: Single Family Development

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

Installation of water, storm sewer and sanitary lines, install publicly dedicated road, seven (7) single family homes

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☒ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

☒ REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☒ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ **SITE PLAN:**

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

☒ **FINDINGS OF FACT:**

Fill out the attached form or submit responses on a separate sheet.

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

Fill out the online form, print the report and submit with this application.

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

DocuSigned by:


Record Owner

6/27/2016

Date


Applicant or Authorized Agent

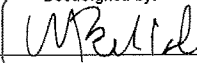
6.15.16

Date

LETTER OF AUTHORIZATION BY OWNER

Bel-Air Development Corporation, an Illinois corporation, the owner ("Owner"), of the real estate legally described as Block 2 of Riverview Additional to St. Charles in the City of St. Charles, Kane County, Illinois ("Property") hereby authorizes Weekly Homes LLC as applicant to file with the City of St. Charles the PUD Preliminary Plan Application, Zoning Map Amendment Application & Special Use Application, provided Owner shall incur no expense related thereto.

Bel-Air Development Corporation,
an Illinois corporation

DocuSigned by:
By: 
Its: President

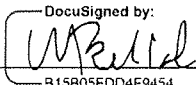
Dated: 6.27, 2016

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

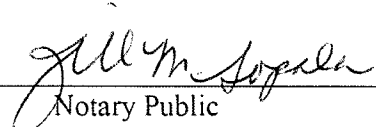
I, Bill Bellah, being first duly sworn on oath depose and say that I am the
william j Bellah of Bel Air Development inc, an
(Illinois) () Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

_____	_____
_____	_____
_____	_____
_____	_____

BY: 
 DocuSigned by:
 B15B05FDD4F9454...
TITLE: President



Subscribed and Sworn before me this 21st day of
March, 20 16.


Notary Public

24 Mosedale Legal Description

BLOCK 2 OF THE RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST CHARLES, KANE
COUNTY, ILLINOIS

FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.



Cityview

Project Name or Address

6-15-16

Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. *(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)*

Detached single family resides to the West, North and South. The North and South
residential is zoned RT-1 and the West is zoned RT-2. The apartments contiguous to the
East are zoned RM-3.

2. The extent to which property values are diminished by the existing zoning restrictions. *(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)*

The addition of seven new single family homes priced in the \$500,000's will increase the
neighboring property values versus a site that has been vacant for fifteen years.

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. *(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)*

Cityview development will re-build Keller Place and tie it into Mosedale along with
adding public walk. With this development the turf and tree will be maintained over it's
current state in which the City electric department has had issues with their overhead
lines, and trees and limbs falling from the property.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The physical constraints of the site, (i.e. dramatic 30' of fall) along with the flat market conditions are two strong factors why the current zoning isn't suitable for the property's highest and best use.

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. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

While this property has been on the market and vacant, St. Charles has seen development opportunities at the Corporate Reserve site, Lexington Club site, Parkside Reserve and the Heritage Green re-development.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

The market since the downturn has refocused on smaller lot opportunities with great access to community and regional amenities. During the downturn, infill opportunities such as this project were the last to decline and the first to ascend.

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

Our proposal is consistent with the City's comprehensive plan which identified this site as detached single family.

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

This amendment does not correct an error in the zoning map.

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

This application does not create nonconformities. The development presents an increased opportunity for new residential construction.

10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

As noted earlier, since the market downturn new residential and commercial development has focused on infill and re-development opportunities. As the market recovers these smaller projects allow for new development without the increased risk in Greenfield development.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

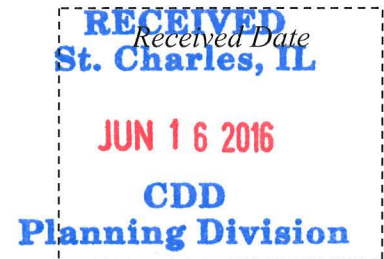
(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use

Project Name: Cityview-895 Geneva Rd.

Project Number: 2016 -PR- 003

Application Number: 2016 -AP- 018



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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

1. Property Information:	Location:	24 Mosedale Street	
	Parcel Number (s):	09-34-401-015	
	Proposed Name:	Cityview	
2. Applicant Information:	Name	David Weekley Homes	Phone 847-241-4379
	Address	1930 Thoreau Drive N., #160 Schaumburg, IL 60173	Fax
			Email dvenard@dwhomes.com
3. Record Owner Information:	Name	Bel-Air Development Corp.	Phone 847-367-2750 x103
	Address	180 Maymound Way Spring, TX 77382	Fax 847-367-2758
			Email wjbellah@me.com

Please check the type of application:

- ☒ **Special Use for Planned Unit Development - PUD Name:** Cityview
- ☒ New PUD
- ☐ Amendment to existing PUD- Ordinance #: _____
- ☐ PUD Preliminary Plan filed concurrently
- ☐ **Other Special Use (from list in the Zoning Ordinance):** _____
- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Detached

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? RT-1

What is the property currently used for? Vacant

If the proposed Special Use is approved, what improvements or construction are planned?

Installation of water, sewer and sanitary lines

Publicly dedicated street, seven (7) single family homes

For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☒ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

☒ REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☒ PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper**☒ PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☐ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

☒ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

☒ SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☐ TRAFFIC STUDY: If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☒ PLANS:

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

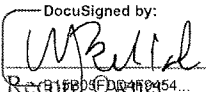

☒ SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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

DocuSigned by:  _____ Recipient	6/27/2016 _____ Date
 _____ Applicant or Authorized Agent	6.15.16 _____ Date

FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.



As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Cityview

Project Name or Address

6-15-16

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

Yes-currently the site is vacant and has been for over 15 years. Our project will tie in the residential communities to the North, South and West while bringing new residential opportunities walking distance to downtown businesses.

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

We will install infrastructure in accordance with municipal requirements.

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

The residential development will tie in the single family homes to the North, South and East while eliminating a vacant site that has been vacant since the Doctor's office building was demolished.

- 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.**

Residential homes surround this property and with only seven single family homes, this development will not adversely affect traffic impact but enhance with the re-development of Keller Place and include public walks.

- 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.**

This development will have seven new single family homes with maintained lawns and landscaping versus the current condition of overgrown landscape and trees in poor condition.

- 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.**

This product will conform with all existing Federal, State and Local Legislation.

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.



As the applicant, the “burden of proof” is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

Cityview	6-15-16
_____	_____
PUD Name	Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

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

Our development achieves several points when evaluating a P.U.D. opportunity. This is a creative re-development of a vacant site that achieves points noted in items 1, 2, 3, 5, 6 and 7.

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.

This development provides value as noted in points 3, 4, 5 and 6 with the challenging topography of the site (30' of fall from the West property line to the East). The current zoning is challenging with safe access onto Mosedale Street.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

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

This project will provide public walks tying into Pine Street and also tying in Keller Place to Mosedale when we rebuild from Rt 31.

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

We have met with the City development staff including public works Director and Engineering Director as well as the fire department to ensure a safe addition to the community.

- 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.

Adding seven new single family homes will not diminish the surrounding homes property value.

- 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.

This development will not adversely impact the traffic with only seven homes. We will improve safe passive foot traffic with installing public walk tying in Pine Street walks to Rt. 31 walks.

- 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.

We will improve the public safety and general welfare with this development. The site is currently vacant. We will improve the roads and public walk to deliver a safer passage.

- 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.

We will conform with all Federal, State and Local Legislation and regulations.

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

The re-development of this former Doctor's office which has sat vacant for over 15 years will enhance the residential product offering in downtown St. Charles. This location will also lead to increased revenue for the downtown businesses. Additionally, the tax base will increase dramatically with seven single family homes occupying the site.

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

It does. The current comprehensive plan calls for detached single family homes for this site, while also achieving a comprehensive plan land use goal of diversified residential product and increased use of downtown St. Charles businesses and amenities.

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

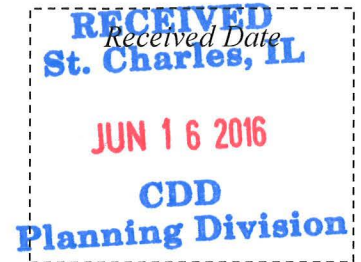


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	Cityview-895 Geneva Rd.
Project Number:	2016 -PR- 003
Application Number:	2016 -AP- 016



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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

1. Property Information:	Location: 24 Mosedale Street	
	Parcel Number (s): 09-34-401-015	
	Proposed PUD Name: Cityview	
2. Applicant Information:	Name David Weekley Homes	Phone 847-241-4379
	Address 1930 Thoreau Drive N., #160 Schaumburg, IL 60173	Fax
		Email dvenard@dwhomes.com
3. Record Owner Information:	Name Bel-Air Development Corp.	Phone 847-367-2750 x103
	Address 180 Maymound Way Spring, TX 77382	Fax 847-367-2758
		Email wjbella@me.com

Please check the type of application:

- ☒ **New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
☐ **Existing PUD-Planned Unit Development**
☐ PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- ☐ Proposed lot has already been platted and a new subdivision is not required.
☒ New subdivision of property required:
☐ Final Plat of Subdivision Application filed concurrently
☒ Final Plat of Subdivision Application to be filed later

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

☒ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
b) a deed and a current title search.

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

☒ **PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

☒ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

☒ **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermain, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ SKETCH PLAN FOR LATER PHASES OF PUD: NA

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

☒ ARCHITECTURAL PLANS:

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

☒ TREE PRESERVATION PLAN:

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, “Tree Preservation Requirements for Preliminary Plans”.

☒ LANDSCAPE PLAN:

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

☒ STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

☒ SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

☒ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☒ **SCHEDULE:** Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

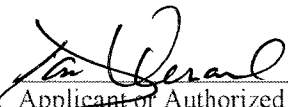
☒ **INCLUSIONARY HOUSING SUMMARY**

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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

DocuSigned by:

Records 6/27/2016 4:54...
Date


Applicant or Authorized Agent
6.15.16
Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
 Date Submitted:
 Prepared by:

Cityview

3-15-16

Dan Venard



<i>Type of Dwelling</i>	<i># Dwelling Units (DU)</i>	<i>Population Generation per Unit</i>	<i>Estimated Population</i>
Detached Single Family			
➤ 3 Bedroom	5	DU x 2.899	= 14.495
➤ 4 Bedroom	2	DU x 3.764	= 7.528
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=
Totals	<u>7</u>		<u>22.023</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 22 x .010 Acres per capita = .22 Acres

Cash in lieu of requirements -

Total Site Acres .22 x \$240,500 (Fair Market Value per Improved Land) = \$ \$52,965.31

*edited per
School District
request not to
round.

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Cityview

Date Submitted:

Prepared by:

E. Johnson



ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom	5	DU x .369	= 1.845	DU x .173	= .865	DU x .184	= .92
➤ 4 Bedroom	2	DU x .530	= 1.06	DU x .298	= .596	DU x .360	= .72
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals

7

TDU

2.905

TE

1.461

TM

1.64

TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	2.905	x .025	= .072625
Middle (TM)	1.461	x .0389	= .0568329
High (TH)	1.64	x .072	= .11808

Total Site Acres

.2475379

Cash in lieu of requirements -

.2475379 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 59,532.86

INCLUSIONARY HOUSING SUMMARY

Name of Development	Cityview
Date Submitted:	3-15-16
Prepared by:	Dan Venard



Background:

St. Charles Municipal Code Title 19 "Inclusionary Housing", requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, "Inclusionary Housing". **Use this worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	7	X	5%	=	.35
More than 15 Units		X	10%	=	

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
.35	0	X	\$72,819.50	=	25,486.83

A.L.T.A./N.S.P.S. LAND TITLE SURVEY 895 GENEVA RD., ST. CHARLES, IL



VICINITY MAP

NOTES ON SCHEDULE B SURVEY RELATED TITLE EXCEPTIONS

- L. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS AND UNDERGROUND PIPES, IF ANY: VISIBLE STORM SEWER APPURTENANCES IF ANY, SHOWN.
- M. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY TAKEN OR USED FOR ROAD PURPOSES: PROPERTY BOUNDED ON NORTH EAST AND SOUTH BY DEDICATED RIGHTS OF WAY.
- J. CONCRETE RETAINING WALL LOCATED ALONG WESTERLY LINE OF THE LAND ENCRACHES OVER AND ONTO ADJOINING PROPERTY AS SHOWN ON SURVEY OF JOHN A. THORNHILL DATED MAY 22, 1980. WALL SHOWN AS LOCATED.

SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER C0800022 WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2015.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF GENEVA ROAD BEING S 33°33'47" E (ASSUMED).
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- FIP = FOUND IRON PIPE (# AS SHOWN)
FIR = FOUND IRON ROD
SIP = SET IRON PIPE (# AS SHOWN)
- BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 170896C0285H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 1.055 ACRES, OR 45,937 SQUARE FEET, MORE OR LESS.

PARCEL DESCRIPTION

BLOCK 2 OF RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, ILLINOIS.

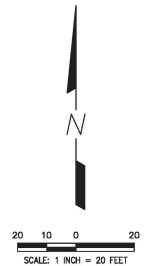
SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
WEEKLY HOMES LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND N.S.P.S., AND INCLUDES ITEMS 2, 3, 4, 8 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2016.

DATE OF PLAT OR MAP: FEBRUARY 19, 2016.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2017

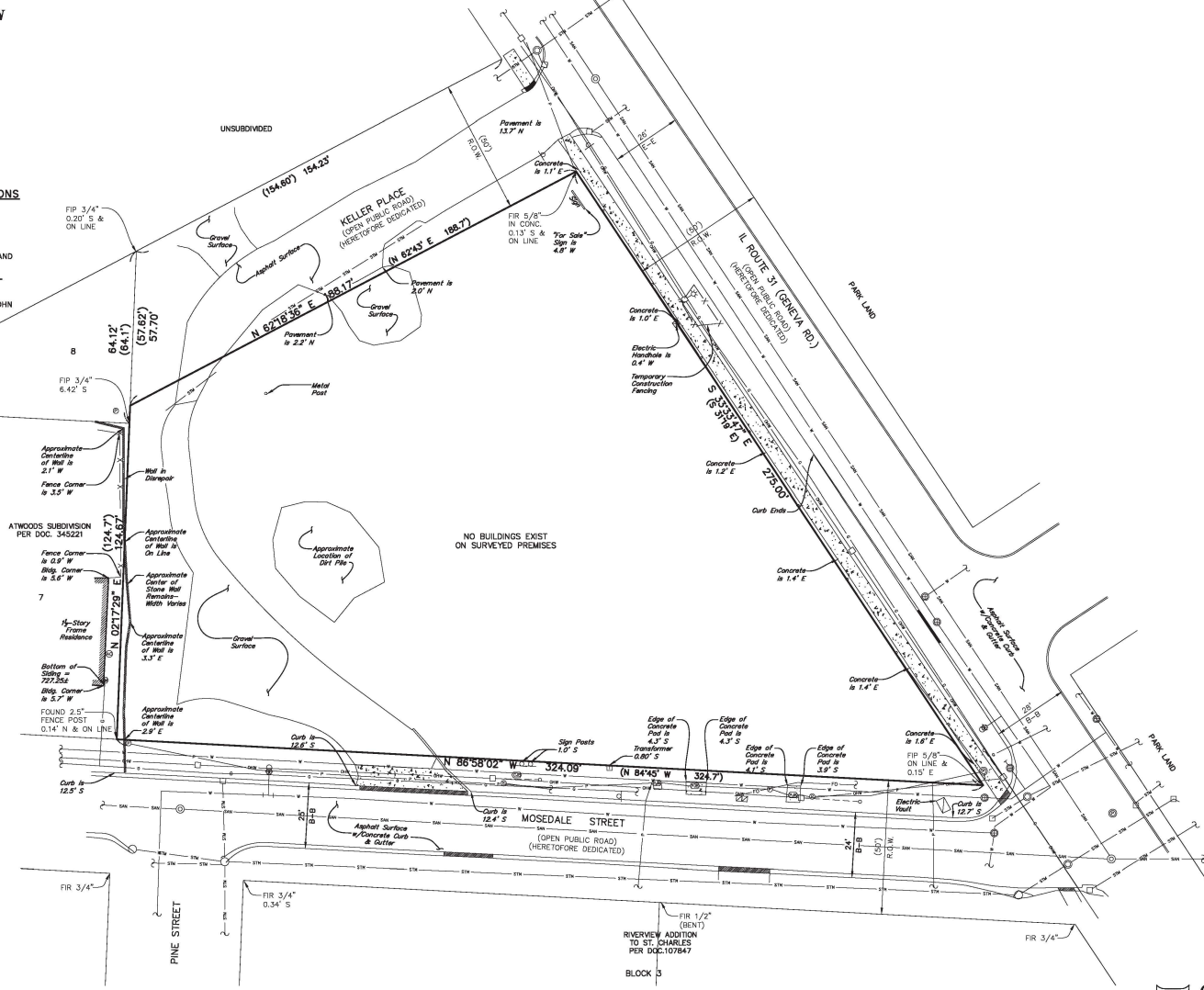


LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EXISTING STORM LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- OVERHEAD WIRES
- FENCE LINE

ABBREVIATION/SYMBOL LEGEND

- BUFFALO BOX
- CABLE TV PEDESTAL
- CABLE TV JUNCTION BOX
- CATCH BASIN
- ELECTRIC PEDESTAL
- ELECTRIC HAND HOLD BOX
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- INLET
- FIBER OPTIC MANHOLE
- FIBER OPTIC MARKER POST
- GAS METER
- GAS MARKER POST
- GUY WIRE
- INLET
- LIGHT POLE
- MAIL BOX
- MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- WATER VALVE
- VALVE VAULT
- SIGN
- SOL BORING
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- DEPRESSED CURB
- CONCRETE SURFACE
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE



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

DISC NO.: 826005 FILE NAME: ALTA
DRAWN BY: AUB FLD. BK. / PC NO.: D53/57-60
COMPLETION DATE: 2/29/16 JOB NO.: 826.005
PROJECT REFERENCE:

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CITYVIEW

A 7 LOT SUBDIVISION PRELIMINARY PLANS CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

PROJECT CONTACTS

DEVELOPER / APPLICANT

DAVID WEEKLEY HOMES
1930 THOREAU DRIVE NORTH
SUITE 160
SCHAUMBURG, ILLINOIS 60173
CONTACT: DAN VENARD
PHONE: (847) 241-4379

ENGINEER / SURVEYOR (PLAT)

ATWELL, LLC
1245 EAST DIEHL RD, SUITE 100
NAPERVILLE, IL 60563
PHONE: (630) 577-0900
FAX: (630) 577-0900

LANDSCAPE ARCHITECT

BSB DESIGN
1540 E. DUNDEE ROAD, SUITE 310
PALATINE, IL 60074
PHONE: (847) 705-2200

SURVEYOR (TOPOGRAPHIC MAP)

CEMCON LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
CONTACT: PETE BLAESER
PHONE: (630) 862-2100

PARCEL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
BLOCK 2 OF RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, ILLINOIS.



SITE LOCATION MAP

1" = 1200' (APPROX.)

SHEET INDEX

- C-01 COVER SHEET
- C-02 EXISTING CONDITIONS PLAN
- C-03 PUD PRELIMINARY PLAN
- C-04 PRELIMINARY GRADING PLAN
- C-05 PROFILES AND DETAILS
- C-06 PRELIMINARY UTILITY PLAN
- C-07 WATER AND SEWER SEPARATION DETAILS
- C-08 CITY WATER DETAILS
- C-09 FIRE TRUCK TURN EXHIBIT



Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHEN ONLY AND HAVE NOT BEEN INDICATED BY THE CITY OF ST. CHARLES, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY PERSONS WHO ARE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAME. THE WORK OF PERSONS CHANGED IN THE WORK OF ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE SITE.

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SECTION 34

TOWN 40 NORTH, RANGE 8 EAST

ST. CHARLES

KANE COUNTY, ILLINOIS

DAVID WEEKLEY HOMES

CITYVIEW SUBDIVISION

COVER SHEET

CLIENT

DATE

06/09/2016

REVISIONS

NO. DATE DESCRIPTION

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	BOUNDARY LINE
_____	EXISTING ROW
_____	BOUNDARY ADJACENT LINE
_____	EXISTING EASEMENT LINE
-----	EXISTING SETBACK LINE
_____	EXISTING CONTOUR
_____	EXISTING CURB AND GUTTER
_____	EXISTING SANITARY SEWER
_____	EXISTING STORM SEWER
_____	EXISTING WATER LINE
_____	EXISTING UNDERGROUND GAS
_____	EXISTING UNDERGROUND TELEPHONE
_____	EXISTING OVERHEAD TELEPHONE
_____	EXISTING UNDERGROUND ELECTRIC
_____	EXISTING OVERHEAD ELECTRIC
_____	EXISTING UNDERGROUND CABLE
_____	EXISTING OVERHEAD CABLE
_____	EXISTING CENTERLINE OF DITCH
_____	EXISTING FENCE
_____	EXISTING VEGETATION LINE
_____	SECTION CORNER
_____	SOIL BORING, REFER TO GEOTECH
_____	FOUND IRON ROD
_____	FOUND P.E. NAIL
_____	FOUND MONUMENT
_____	EXISTING SIGN
_____	EXISTING BOLLARD
_____	EXISTING TREE
_____	EXISTING CLEANOUT
_____	EXISTING SANITARY MANHOLE
_____	EXISTING FLARED END SECTION
_____	EXISTING STORM CATCH BASIN/A
_____	EXISTING WATER VALVE
_____	EXISTING FIRE HYDRANT
_____	EXISTING WATER METER
_____	EXISTING WATER MARKER
_____	EXISTING GAS METER
_____	EXISTING GAS RISER
_____	EXISTING GAS MARKER
_____	EXISTING TELEPHONE RISER
_____	EXISTING TELEPHONE MANHOLE
_____	EXISTING TELEPHONE MARKER
_____	EXISTING TRAFFIC SIGNAL
_____	EXISTING ELECTRIC TRANSFORMER
_____	EXISTING ELECTRIC BOX
_____	EXISTING ELECTRIC METER
_____	EXISTING ELECTRIC MARKER
_____	EXISTING UTILITY POLE
_____	EXISTING LIGHT POLE
_____	EXISTING CABLE RISER
_____	EXISTING MAILBOX
_____	EXISTING ASPHALT
_____	EXISTING CONCRETE
_____	EXISTING GRAVEL

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF SUCH DATA. IF ANY UTILITY IS NOT SHOWN OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT SUCH UTILITY DOES NOT EXIST OR IS IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCORDING TO HIS BEST KNOWLEDGE AND BELIEF. THE SURVEYOR HAS NOT BEEN PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. COMPARE THE DESCRIPTION ON THIS PLAN WITH YOUR DEED, ABSTRACT, OR RECORD OF SURVEY. IF ANY DISCREPANCIES OR CONTRADICTIONS BY SAME, REPORT ANY DIFFERENCE IMMEDIATELY.
3. EASEMENTS AND SERVICES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT DATED 08/20/2015, FILED IN THE PUBLIC RECORDS OF THE COUNTY OF BERNARD, MISSOURI, WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2015.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF GENEA ROAD BEING S 33°33'47" E, (ASSUMED).
5. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
6. FIP = FOUND IRON PIPE (# AS SHOWN)
7. RSP = FOUND IRON ROD
8. SIF = SET IRON PIPE (# AS SHOWN)
9. THIS SURVEY WAS PERFORMED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) OF THE UNITED STATES OF AMERICA, 10000 W. 16TH AVENUE, SUITE 400, OF AUGUST 3, 2009. IT IS OUR OPINION THAT NO PART OF THE PROPERTY DESCRIBED HEREIN FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. PARCEL CONTAINS 1.005 ACRES, OR 49,537 SQUARE FEET, MORE OR LESS.

BLOCK 2 OF RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES,
ILLINOIS.

STATION STC 07:
STATION IS LOCATED 11.7 KM (9.7 MILES) SOUTHWEST OF BARTLETT, 6.1 KM (3.8 MILES) NORTH-NORTHWEST OF BATAMIA, AND 5.5KM (7.8 MILES) SOUTH OF ELGIN COMMUNITY COLLEGE, IN THE CITY OF SAINT CHARLES, SECTION 34, T40N, RBE. 2 1/2 INCH DIAMETER ALUMINUM DISK IN PLEASTY CYLINDER, APPROXIMATE NAD 83 COORDINATES N. 1907580, E. 984599.

STATION IS LOCATED 11.6 KM (8.9 MILES) SOUTHWEST OF BARTLETT, 4.8 KM (3.4 MILES) NORTH OF BATAVIA, AND 6.8 KM (8.0 MILES) SOUTH OF ELGIN COMMUNITY COLLEGE IN THE CITY OF SAINT CHARLES IN SECTION 34, T40N, R8E. 2 1/2 INCH DIAMETER ALUMINUM DISK IN PLASTIC CYLINDER. APPROXIMATE NAD 83 COORDINATES N. 1906120, E. 991732.

ADJACENT TO FIRST UTILITY POLE NORTHWESTERLY OF KELLER PLACE.
ELEVATION = 695.46 FT. NAVD 88

ELEVATION = 693.7146 FT. NAVD 88

Tree No.	DBA Inches	TYPE (COMMON NAME)	SCIENTIFIC NAME	H' Ft	F	COMMENTS
2846	12	Green Ash	<i>Fraxinus pennsylvanica</i>	6	6	LEAB
2847	12	Green Ash	<i>Fraxinus pennsylvanica</i>	6	6	6EAB
2848	32	Red Maple	<i>Acer rubrum</i>	4	3	Columnar
2849	32	Silver Maple	<i>Acer saccharinum</i>	4	3	
2850	24	Hornbeam Honeylocust	<i>Gleditsia triacanthos 'Inermis'</i>	4	3	Columnar
2851	30	Black Walnut	<i>Juglans nigra</i>	3	3	
2852	9	Black Walnut	<i>Juglans nigra</i>	3	3	Columnar
2853	24	Black Walnut	<i>Juglans nigra</i>	3	3	
2854	6	Black Walnut	<i>Juglans nigra</i>	6	6	
2855	19	Black Walnut	<i>Juglans nigra</i>	6	6	
2856	15	Black Locust	<i>Robinia pseudoacacia</i>	5	4	
2857	24	Black Locust	<i>Robinia pseudoacacia</i>	5	5	lean
2858	25	Black Locust	<i>Robinia pseudoacacia</i>	5	5	
2859	22	Black Locust	<i>Robinia pseudoacacia</i>	6	6	
2860	9	Black Locust	<i>Robinia pseudoacacia</i>	6	6	
2861	16	Black Locust	<i>Robinia pseudoacacia</i>	6	6	
2862	19	Box Elder	<i>Acer negundo</i>	5	5	fallen
2863	13	Box Elder	<i>Acer negundo</i>	4	5	Over head wire
2864	20	Honeyey Spruce	<i>Picea abies</i>	4	4	no bottom branches
2865	12	Black Locust	<i>Robinia pseudoacacia</i>	4	4	
2866	29	Black Walnut	<i>Juglans nigra</i>	4	4	
2867	29	Black Walnut	<i>Juglans nigra</i>	3	4	
2868	16	Red Maple	<i>Acer rubrum</i>	4	4	Over head wire (topped)
2869	25	Hornbeam Honeylocust	<i>Gleditsia triacanthos 'Inermis'</i>	4	4	
2870	15	Black Locust	<i>Robinia pseudoacacia</i>	4	4	Over head wire
2871	15	Thornless Maple	<i>Acer platanoides</i>	4	4	Over head wire
2872	8	Green Ash	<i>Fraxinus pennsylvanica</i>	4	4	Over head wire
2873	6	Shanben Elm	<i>Ulmus pumila</i>	4	4	Over head wire
2874	11	Black Walnut	<i>Juglans nigra</i>	3	4	
2875	14, 18	Black Walnut	<i>Juglans nigra</i>	3	4	Columnar
2876	7	Shanben Elm	<i>Ulmus pumila</i>	4	4	
2877	14	Shanben Elm	<i>Ulmus pumila</i>	5	5	half dead
2878	9	Shanben Elm	<i>Ulmus pumila</i>	4	5	no bottom branches
2879	10	Shanben Elm	<i>Ulmus pumila</i>	4	4	
2880	23	Rust Oak	<i>Quercus macrocarpa</i>	3	3	
2881	17	Rust Oak	<i>Quercus macrocarpa</i>	4	4	
2882	18	Rust Maple	<i>Acer saccharum</i>	3	4	one sided
2883	17	Australian Pine	<i>Pinus nigra</i>	6	6	
2884	22	Hornbeam Honeylocust	<i>Gleditsia triacanthos 'Inermis'</i>	4	4	one sided

Classifications: 1 = Excellent, 2 = Good, 3 = Fair, 4 = Very Poor, 5 = Dead

Inventory conducted 5/4/16 by Knapstad Land Design Limited Kari Knapstad. Certified ASDA #1549

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSIGN A COMPETENT PERSON TO BE RESPONSIBLE FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE CONSTRUCTION OF ANY STRUCTURES, OR OF ANY OTHER PERSONS.

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DESIGN FIRM #184-005876

[illegible]E 8 EAST
6
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SECTION 34
BIRTH, RANGE
CHARLES
COUNTY, ILL.

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WEEKLY
NEW SUITS
CONDITION

DAVID
CITYVIEW
EXISTING

CLIENT	
DATE	06/09/2016

08/04/2018
REVISED PER QTY COMMENT

REVISIONS

SCALE 0 20 40

1" = 20 FEET

DR.	REK	CH.	EL.
P.M. E. LORD			

BOOK	---
JOB	15002336
SHEET NO.	C-02

LEGEND	
	BOUNDARY LINE
	EXISTING ROW
	PROPOSED ROW
	EXISTING CURB AND GUTTER
	PROPOSED B6.12 CURB AND GUTTER
	PROPOSED M3.12 CURB AND GUTTER
	PROPOSED CURB TRANSITION
	SAWCUT LIMITS
	PROPOSED FENCE
	PROPOSED PUBLIC UTILITY AND DRAINAGE (P&D) EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE
	SIDEWALK RAMP
	PROPOSED SIGN
	PROPOSED LIGHT POLE SEE SHEET C-05 FOR CITY OF ST. CHARLES STANDARD DETAIL
	EXISTING LIGHT POLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ROADWAY ASPHALT PAVEMENT SEE DETAIL SHEET C-05
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PAVEMENT PATCH

AREA TABLE	
LOT 1	3,891 SQ. FT. / 0.09 ACRES
LOT 2	3,581 SQ. FT. / 0.08 ACRES
LOT 3	3,581 SQ. FT. / 0.08 ACRES
LOT 4	4,041 SQ. FT. / 0.09 ACRES
LOT 5	5,497 SQ. FT. / 0.13 ACRES
LOT 6	5,297 SQ. FT. / 0.13 ACRES
LOT 7	5,789 SQ. FT. / 0.13 ACRES
LOT 8	1,219 SQ. FT. / 0.03 ACRES
LOT 9	7,603 SQ. FT. / 0.18 ACRES
ROAD	5,847 SQ. FT. / 0.13 ACRES
TOTAL	45,936 SQ. FT. / 1.06 ACRES

PUD SITE DATA:

- BUILDING SETBACKS:
- FRONT YARD = 20' MINIMUM FROM BACK OF CURB (EAST SIDE OF KELLER PLACE)
 - REAR YARD = 20' MINIMUM FROM SIDEWALK (WEST SIDE OF KELLER PLACE)
 - SIDE YARD = 15' MINIMUM FROM REAR PROPERTY LINE
 - CORNER YARD / STREET SIDE YARD = 6' MINIMUM FROM SIDE PROPERTY LINE
 - STREET SIDE YARD = 10' MINIMUM FROM MOSEDALE STREET RIGHT OF WAY
 - STREET SIDE YARD = 6' MINIMUM FROM KELLER STREET RIGHT OF WAY



Know what's below.

Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL ONLY HAVE BEEN REVEALED BY THE CONTRACTOR'S OWN INVESTIGATION. THE CONTRACTOR SHALL OBTAIN THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY HEAVY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY HEAVY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 34
TOWN 40 NORTH, RANGE 8 EAST
ST. CHARLES
KANE COUNTY, ILLINOIS

DAVID WEEKLEY HOMES
CITYVIEW SUBDIVISION
PUD PRELIMINARY PLAN

DATE: 06/09/2016

BY: J.M.E. LORD

REVISIONS

SCALE: 0 20 40

1" = 20 FEET

DR. REK. CH. EL.

J.M.E. LORD

BOOK

JOB: 15002336

SHEET NO.

C-03

- LEGEND**
- BOUNDARY LINE
 - EXISTING ROW
 - PROPOSED ROW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SWALE
 - PROPOSED ROGE LINE
 - TREE PROTECTION FENCE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING STORM CATCH BASIN/MANHOLE
 - PROPOSED STORM CATCH BASIN/MANHOLE
 - PROPOSED SPOT ELEVATION
 - PROPOSED RIM ELEVATION
 - PROPOSED FINISHED GRADE ELEVATION
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED FINISHED GRADE AT TOP OF WALL
 - PROPOSED FINISHED GRADE AT BOTTOM OF WALL
 - PROPOSED DRAINAGE ARROW
- D
 ■
 x 710.00
 x 710.00
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 x 710.00TC
 x 710.00TW
 x 710.00BW



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE UTILITY LOCATOR PRIOR TO ANY CONSTRUCTION. THE UTILITY LOCATOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

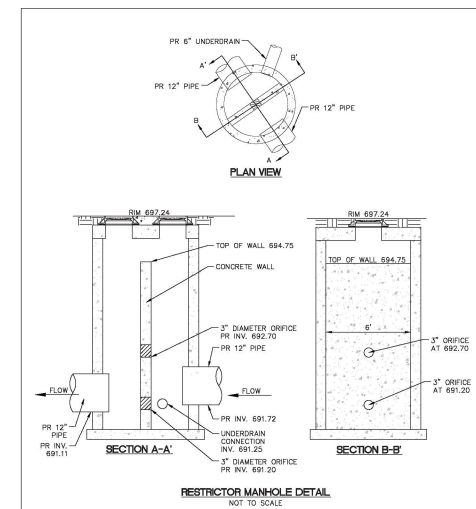
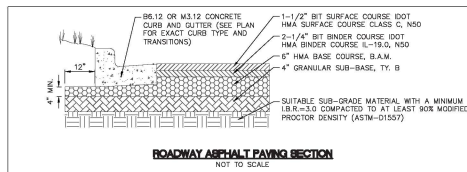
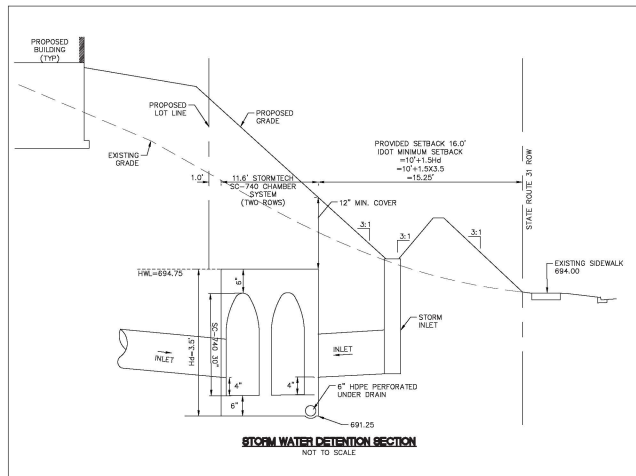
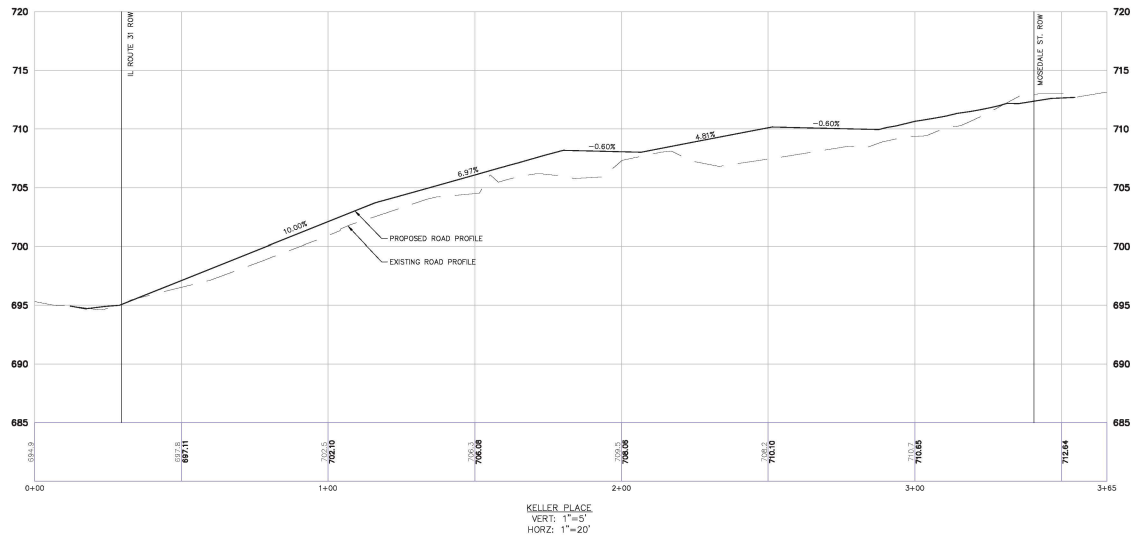
NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

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SECTION 34	TOWN 40 NORTH, RANGE 8 EAST	ST. CHARLES	KANE COUNTY, ILLINOIS
DAVID WEEKLEY HOMES CITYVIEW SUBDIVISION PRELIMINARY GRADING PLAN			
CLIENT: _____ DATE: 06/09/2016 BY: J. E. LORD CHECKED: _____ DESIGNED: _____ DRAWN: _____ IN CHARGE: _____ PROJECT MANAGER: _____ PROJECT ENGINEER: _____ PROJECT SURVEYOR: _____ PROJECT GEOTECHNICAL ENGINEER: _____ PROJECT ENVIRONMENTAL ENGINEER: _____ PROJECT ARCHITECT: _____ PROJECT ELECTRICAL ENGINEER: _____ PROJECT MECHANICAL ENGINEER: _____ PROJECT PLUMBING ENGINEER: _____ PROJECT FIRE PROTECTION ENGINEER: _____ PROJECT TRANSPORTATION ENGINEER: _____ PROJECT LANDSCAPE ARCHITECT: _____ PROJECT HISTORIC PRESERVATION: _____ PROJECT OTHER: _____			
REVISIONS: SCALE: 0 20 40 1" = 20 FEET DR. REK CH. EL. J. M. E. LORD BOOK JOB: 15002336 SHEET NO.: C-04			

C:\PROJECTS\15002336\15002336-C-04.dwg



---	BOUNDARY LINE
---	EXISTING ROW
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING UNDERGROUND GAS
---	PROPOSED UNDERGROUND GAS
---	EXISTING UNDERGROUND TELEPHONE
---	PROPOSED UNDERGROUND TELEPHONE
---	EXISTING OVERHEAD TELEPHONE
---	PROPOSED OVERHEAD TELEPHONE
---	EXISTING UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED OVERHEAD ELECTRIC
---	EXISTING UNDERGROUND CABLE
---	PROPOSED UNDERGROUND CABLE
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE/WALL PACK LIGHT
---	EXISTING MANHOLE/CATCH BASIN
---	PROPOSED MANHOLE/CATCH BASIN/INLET
---	EXISTING CLEANOUT
---	PROPOSED CLEANOUT
---	EXISTING DOWNSPOUT
---	PROPOSED DOWNSPOUT
---	EXISTING END SECTION
---	PROPOSED END SECTION
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE HYDRANT
---	EXISTING UTILITY POLE
---	PROPOSED UTILITY POLE

CITY OF ST. CHARLES WATER MAIN NOTES

REQUIRED TESTING: THE FOLLOWING IS A LIST OF TESTS, WHICH SHALL BE REQUIRED FOR WATER DISTRIBUTION SYSTEM IMPROVEMENTS IN THE CITY OF ST. CHARLES. A REPRESENTATIVE OF THE CITY OF ST. CHARLES WATER DIVISION OR PUBLIC WORKS ENGINEERING DIVISION SHALL SUPERVISE ALL TESTS. ALL TESTS SHALL BE SCHEDULED 48 HOURS IN ADVANCE.

- AFTER A WATER MAIN HAS BEEN INSTALLED AND BEFORE THE WATER MAIN HAS BEEN PLACED INTO OPERATION, THE CONTRACTOR SHALL BAG OR COVER FIRE HYDRANTS. THE BAG SHALL NOT BE REMOVED UNTIL AFTER THE MAIN HAS BECOME OPERATIONAL. ALL HYDRANTS SHALL BE PLACED TO FACE THE ROAD.
- FLUSHING: FLUSHING OF ALL WATER SYSTEM IMPROVEMENTS WILL BE PERFORMED TO CREATE A MINIMUM PIPELINE VELOCITY OF 2.5 FEET PER SECOND.
- ALL TESTS SHALL BE SCHEDULED 48 HOURS IN ADVANCE.

- DISINFECTION: ALL WATER MAINS SHALL PASS A DISINFECTION TEST IN CONFORMANCE WITH AWWA C650. THE FOLLOWING TEST CRITERIA SHALL BE MET:
 - 50-PPM INITIAL CHLORINE CONCENTRATION (CHLORINE GAS ONLY)
 - 25-PPM RESIDUAL CHLORINE CONCENTRATION (AFTER 24 HOUR DURATION). SAMPLE MUST BE EXTRACTED UNDER THE SUPERVISION OF A CITY OF ST. CHARLES REPRESENTATIVE AND ANALYZED BY A LABORATORY OF THE CITIES CHOICE.
 - SAMPLING WILL BE PERFORMED ON TWO CONSECUTIVE DAYS, 24 HOURS APART

- LEAKAGE TEST: ALL PUBLIC WATER MAIN IMPROVEMENTS SHALL PASS A LEAKAGE TEST IN CONFORMANCE WITH AWWA C-600 AND C-603. ALLOWABLE LEAKAGE IN GALLONS PER HOUR MAY NOT EXCEED THAT DETERMINED BY THE FOLLOWING FORMULA:

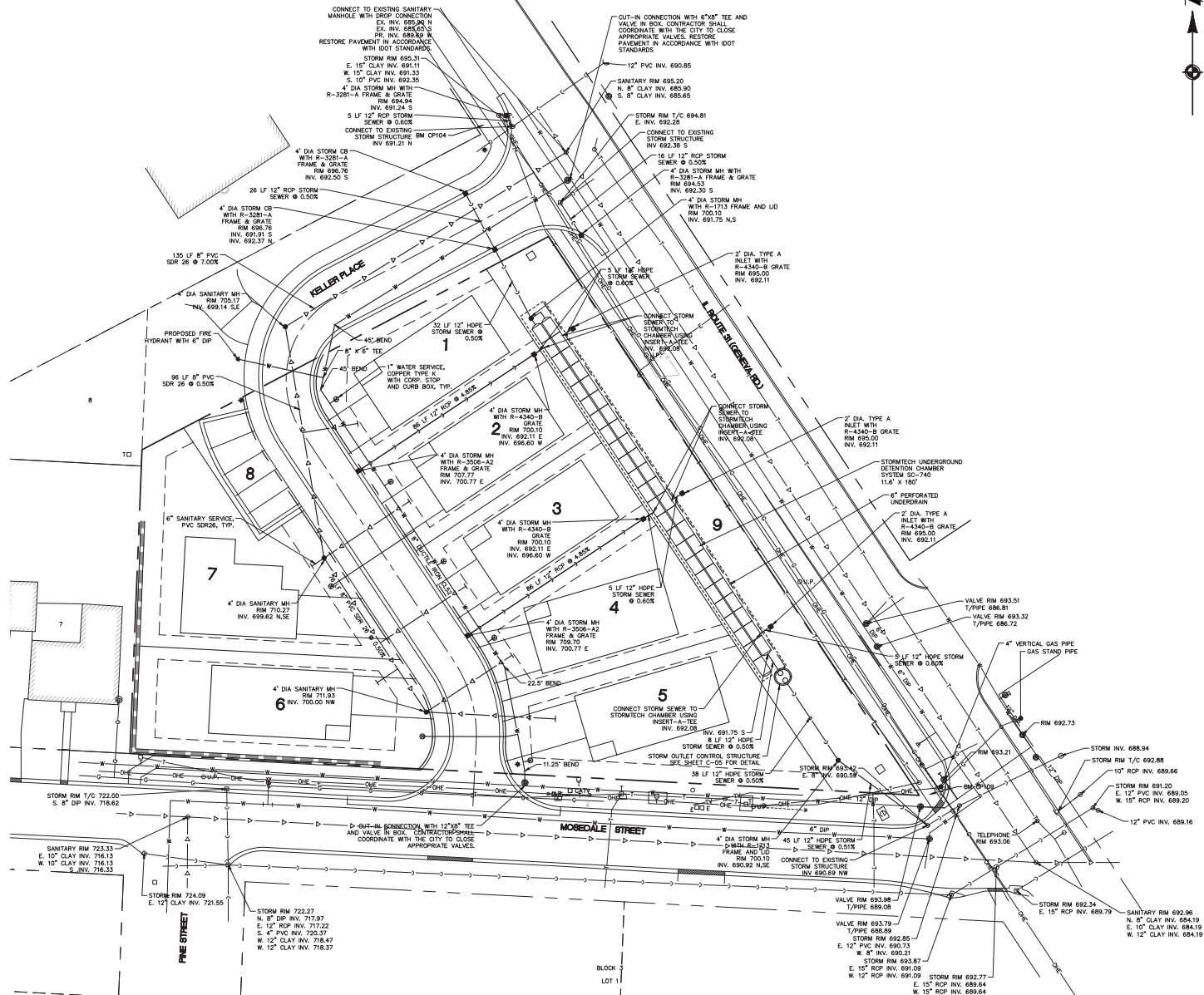
$$L = \frac{N}{P} \times 7.260$$

- PRESSURE TEST: ALL PUBLIC WATER MAIN IMPROVEMENTS SHALL PASS A PRESSURE TEST IN CONFORMANCE WITH THE REQUIREMENTS OF AWWA/C600-87 SECTION 4, AND THE TESTING REQUIREMENTS SHALL FOLLOW THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS - LATEST EDITION.

THE CONTRACTOR SHALL, AFTER INSTALLATION OF THE WATER MAIN SYSTEM OR PARTS THEREOF, PRESERVE TEST AND CHLORINATE THE NEW SYSTEM. A TWO-HOUR PRE-TEST MUST BE MADE AND PASSED BY THE CONTRACTOR BEFORE SCHEDULING THE PRESSURE TEST WITH THE CITY. THE MAIN SHALL THEN BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM OF TWO HOURS IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY ENGINEERING DIVISION. IF A SCHEDULED PRESSURE TEST DOES NOT PASS BECAUSE OF THE FAILURE OF THE CONTRACTOR TO HOLD A PRE-TEST, THE CITY MAY CHARGE A RESURVEY FEE TO THE CONTRACTOR. ANY OTHER WATER MAIN WORK WILL BE HALTED UNTIL THE RESURVEY FEES HAVE BEEN PAID.

AFTER A SUCCESSFUL PRESSURE TEST, THE MAIN SHALL BE CHLORINATED BY GAS INJECTION METHOD ONLY, BY A QUALIFIED TECHNICIAN. SAMPLES SHALL BE TAKEN ON A CONSECUTIVE WORKING DAY, AFTER THE MAIN HAS BEEN CHLORINATED, AND AFTER THE MAIN HAS BEEN FLUSHED. A CITY REPRESENTATIVE SHALL DETERMINE THE NUMBER OF SAMPLES TO BE TAKEN. A CITY REPRESENTATIVE MUST BE PRESENT FOR THE PRESSURE TESTING, CHLORINATION, FLUSHING, AND DRAWING OF THE SAMPLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF THESE TESTS AND RESURVEY FEES. IF AFTER FOUR SAMPLINGS, THE RESULTS DO NOT YIELD TWO CONSECUTIVE SATISFACTORY READINGS, A RE-CHLORINATION WILL BE NECESSARY.

- ONLY THE CITY OF ST. CHARLES WATER DIVISION SHALL MAKE THE WATER SYSTEM OPERATIONAL. AFTER RECEIVING SATISFACTORY LAB REPORTS FROM A QUALIFIED TESTING LAB, ALL PRIVATE FIRE SERVICE LINES SHALL PASS A PRESSURE TEST IN CONFORMANCE WITH THE REQUIREMENTS OF AWWA/C600-87 SECTION 4. THE FOLLOWING TEST CRITERIA SHALL BE MET:
 - 200 PSI MINIMUM INITIAL TEST PRESSURE
 - 200 PSI MINIMUM RESIDUAL PRESSURE AFTER TWO HOURS
 - IF AN EXISTING VALVE IS UTILIZED FOR THE PRESSURE TEST, THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE OF THE VALVE
 - TEST TO BE OBSERVED BY CITY OF ST. CHARLES FIRE DEPARTMENT REPRESENTATIVE
 - IF THE PRESSURE GAUGE FAILS TO ZERO AT THE END OF THE TEST, THE TEST WILL BE FAILED



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR IN THE REPAIR OF ANY EXISTING UTILITIES AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF ANY AND ALL DAMAGES WHICH MUST BE INCURRED BY THE CONTRACTOR IN THE REPAIR OF ANY EXISTING UTILITIES AND ALL UNDERGROUND UTILITIES.

CONTRACTOR: ATWELL, LLC
1245 EAST BIRCH AVE., SUITE 100
ST. CHARLES, IL 62205
DESIGN: ATWELL, LLC
DESIGN: ATWELL, LLC

ATWELL
1245 EAST BIRCH AVE., SUITE 100
ST. CHARLES, IL 62205
DESIGN: ATWELL, LLC
DESIGN: ATWELL, LLC

SECTION 34
TOWN 40 NORTH, RANGE 8 EAST
ST. CHARLES
KANE COUNTY, ILLINOIS

DAVID WEEKLEY HOMES
CITYVIEW SUBDIVISION
PRELIMINARY UTILITY PLAN

DATE: 06/09/2016
BY: [Signature]
CHECKED BY: [Signature]
REVISIONS:
SCALE: 0 10 20
1" = 20 FEET
JOB: 15002336
SHEET NO.: C-06

WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A (1)

PLAN VIEW

WHEN **PROPOSED** SEWER (OR WATER) IS LOCATED **LESS THAN 10 FEET** FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B (2)

WATER AND SEWER SEPARATION REQUIREMENTS
HORIZONTAL SEPARATION
STANDARD DRAWING NO.18

PROPOSED WATER MAIN **ABOVE** EXISTING SEWER LINE WITH **LESS THAN 18"** VERTICAL SEPARATION
NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.22

PROPOSED SEWER LINE **WITH** 18" MINIMUM VERTICAL SEPARATION **ABOVE** EXISTING WATER MAIN
NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.19

PROPOSED SEWER LINE **BELOW** EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.20

PROPOSED SEWER LINE **BELOW** EXISTING WATER MAIN WITH **LESS THAN 18"** MINIMUM VERTICAL SEPARATION
NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.21

PROPOSED WATER MAIN **BELOW** EXISTING SEWER LINE WITH 18" MINIMUM VERTICAL SEPARATION
NOTE: COMPACTION REQUIREMENTS REFER TO ARTICLE 20-4

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.23

PLACEMENT OF WATER MAIN **BELOW** EXISTING OR PROPOSED SEWER LINE WITH **LESS THAN 18"** MINIMUM VERTICAL SEPARATION. **NOT ALLOWED.**

WATER AND SEWER SEPARATION REQUIREMENTS
VERTICAL SEPARATION
STANDARD DRAWING NO.24

811

Know what's below.

Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL OBTAIN A "CALL BEFORE YOU DIG" (CBWD) FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND ALL UNDERGROUND UTILITIES.

ATWELL

166.850.4000 www.atwell-group.com

124.6 EAST DUBLIN ROAD, SUITE 100

DESIGN FROM #18-005878

SECTION 34

TOWN 40 NORTH, RANGE 8 EAST

ST. CHARLES

KANE COUNTY, ILLINOIS

CLIENT

DAVID WEEKLEY HOMES

CITYVIEW SUBDIVISION

WATER AND SEWER SEPARATION DETAILS

DATE

06/09/2016

REVISIONS

SCALE

OR. REK CH. EL.

JOHN E. LORD

BOOK

JOB 15002336

SHEET NO.

C-07

CAD FILE 15002336-C-06-LINE

CONSTRUCTION OF STREETS AND HIGHWAYS SHALL BE IN ACCORDANCE WITH THE ILLINOIS HIGHWAY CODE



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

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DESIGN FIRM #24-005878

SECTION 34
TOWN 40 NORTH, RANGE 8 EAST
ST. CHARLES
KANE COUNTY, ILLINOIS

CLIENT: DAVID WEEKLEY HOMES
CITYVIEW SUBDIVISION
FIRE TRUCK TURN EXHIBIT

DATE: 06/09/2016
BY: J.M.E. LORD
REVISIONS PER CITY COMMENT:

NO.	DATE	BY	DESCRIPTION
1	06/09/2016	J.M.E. LORD	ISSUED FOR CITY COMMENT

REVISIONS

SCALE: 0 10 20
1" = 20 FEET

DR. REK CH. EL.
J.M.E. LORD
BOOK
JOB: 15002336
SHEET NO. C-09

CAD FILE: 15002336-C-09.FDW

FINAL PLAT OF CITYVIEW SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CITY OF ST. CHARLES, KANE COUNTY,
ILLINOIS

PROPERTY INDEX NUMBER
08-34-401-05



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHEN ONLY AND HAVE NOT BEEN INDICATED BY THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BY THE USE OF THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, RECORD DRAWING NO. 08-34-401-05, AND ALL UTILITIES SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, AND THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, AND THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF ANY UTILITIES.

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ST. CHARLES, ILLINOIS 60174
DESIGN FIRM #8-000876

SECTION 34
TOWNSHIP 40 NORTH, RANGE 8 EAST
CITY OF ST. CHARLES
KANE COUNTY, ILLINOIS

DAVID WEEKLEY HOMES
FINAL PLAT
OF SUBDIVISION

CLIENT

DATE: 06/09/2016

06/09/2016 REV. PER CITY OF ST. CHARLES

REVISIONS

SCALE: 0 10 20

1" = 20 FEET

DATE: 06/09/2016

06/09/2016 REV. PER CITY OF ST. CHARLES

REVISIONS

SCALE: 0 10 20

1" = 20 FEET

DATE: 06/09/2016

06/09/2016 REV. PER CITY OF ST. CHARLES

REVISIONS

SCALE: 0 10 20

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SCALE: 0 10 20

1" = 20 FEET

DATE: 06/09/2016

06/09/2016 REV. PER CITY OF ST. CHARLES

REVISIONS

SCALE: 0 10 20

1" = 20 FEET

DATE: 06/09/2016

06/09/2016 REV. PER CITY OF ST. CHARLES

REVISIONS

SCALE: 0 10 20

1" = 20 FEET



NEIGHBORHOOD MAP
NOT TO SCALE

AREA TABLE	
LOT 1	3,821 SQ. FT. / 0.09 ACRE(S)
LOT 2	3,561 SQ. FT. / 0.08 ACRE(S)
LOT 3	3,561 SQ. FT. / 0.08 ACRE(S)
LOT 4	4,041 SQ. FT. / 0.09 ACRE(S)
LOT 5	5,497 SQ. FT. / 0.13 ACRE(S)
LOT 6	5,297 SQ. FT. / 0.12 ACRE(S)
LOT 7	5,789 SQ. FT. / 0.13 ACRE(S)
LOT 8	1,219 SQ. FT. / 0.03 ACRE(S)
LOT 9	7,603 SQ. FT. / 0.18 ACRE(S)
LOT 10	5,547 SQ. FT. / 0.13 ACRE(S)
TOTAL	45,936 SQ. FT. / 1.06 ACRES

EASEMENT AREA TABLE	
LOT 1 EASEMENTS	1,269 SQ. FT. / 0.03 ACRE(S)
LOT 2 EASEMENTS	1,184 SQ. FT. / 0.03 ACRE(S)
LOT 3 EASEMENTS	1,184 SQ. FT. / 0.03 ACRE(S)
LOT 4 EASEMENTS	1,172 SQ. FT. / 0.03 ACRE(S)
LOT 5 EASEMENTS	1,600 SQ. FT. / 0.04 ACRE(S)
LOT 6 EASEMENTS	2,105 SQ. FT. / 0.05 ACRE(S)
LOT 7 EASEMENTS	2,020 SQ. FT. / 0.05 ACRE(S)
TOTAL	10,594 SQ. FT. / 0.26 ACRES

LEGEND

- SET CONCRETE MONUMENT
- 5/8" IRON RODS OR OTHER PERMANENT MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.
- FOUND IRON PIPE
- FOUND IRON ROD
- EXISTING BOUNDARY LINE
- EXISTING BOUNDARY ADJACENT RIGHT OF WAY LINE
- EXISTING CENTERLINE OF ROAD
- APPROXIMATE LOCATION OF SECTION LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE

NOTES

- 5/8" IRON RODS OR OTHER PERMANENT MARKERS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE, UNLESS OTHERWISE NOTED.
- ALL OTHER MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- THE BASIS OF BEARINGS AS SHOWN HEREON IS BASED UPON THE SOUTHWESTERLY LINE OF ILLINOIS ROUTE 31 (GENEVA ROAD) BEING S33°33'47"E (ASSUMED).
- BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENTS OVER ENTIRETY OF LOTS 8 AND 9.
- LOTS 8 AND 9 SHALL BE DEED TO THE HOMEOWNERS ASSOCIATION BY SEPARATE DOCUMENT.

DEVELOPER / APPLICANT

DAVID WEEKLEY HOMES
1830 MOREAU DRIVE NORTH
SUITE 100
SOMERFORD, ILLINOIS 60174
CONTACT: DAN VERNARD
PHONE: (847) 241-4379

ENGINEER / SURVEYOR (PLAT)

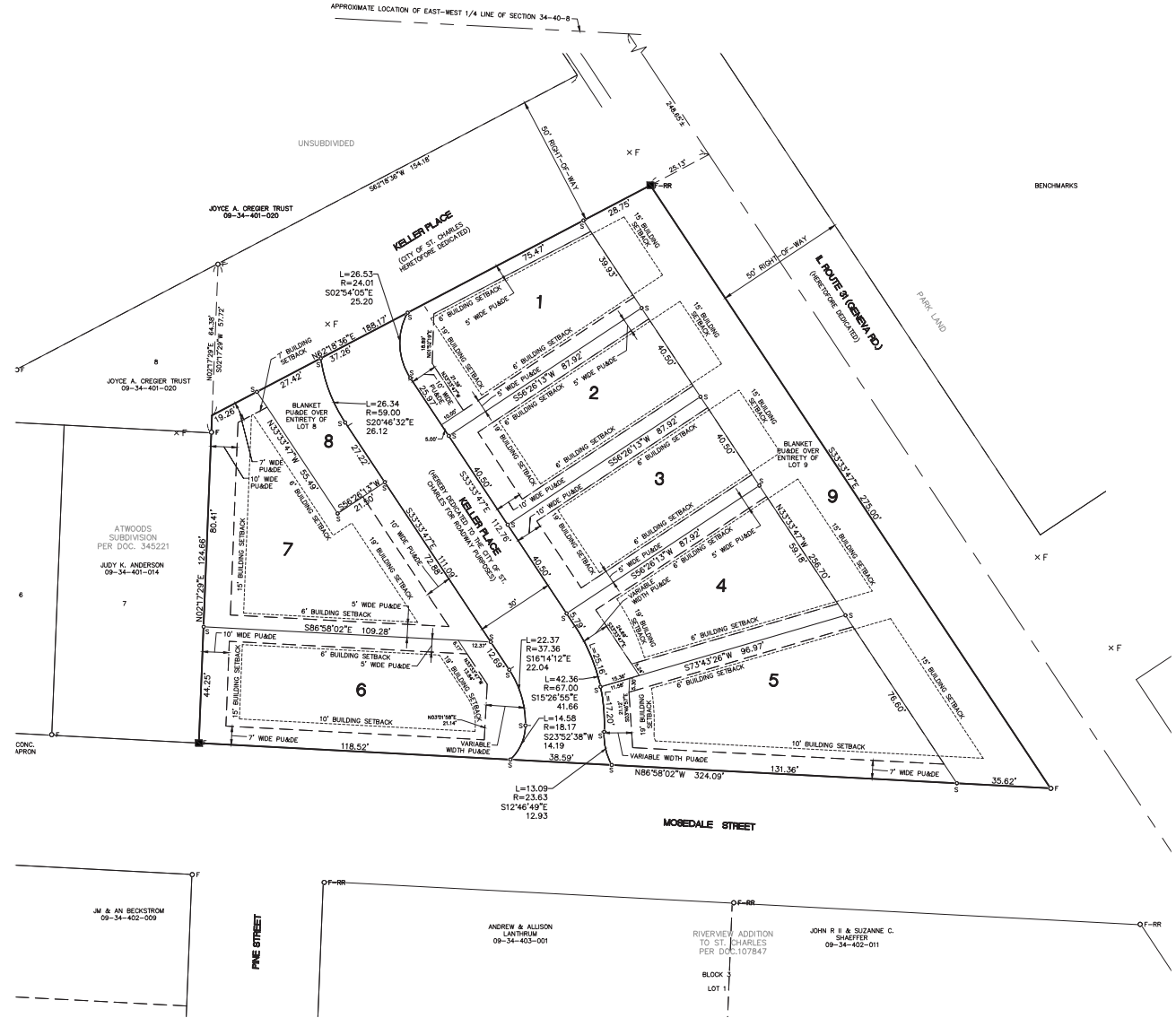
ATWELL LLC
1245 EAST DIAL RD, SUITE 100
NAPERVILLE, IL 60563
CONTACT: ROBERT SCHWABE
PHONE: (630) 577-0800
FAX: (630) 577-0900

LANDSCAPE ARCHITECT

BBB DESIGN
1540 E. DUNDEE ROAD, SUITE 310
PALATINE, IL 60067
PHONE: (847) 705-2200

SURVEYOR (TOPOGRAPHIC MAP)

CEMCOR LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60002
CONTACT: PETE BLASSI
PHONE: (630) 862-2100



PLEASE RETURN THE RECORDED MYLAR TO:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

NOTES: LOTS 1-7, INCLUSIVE, ARE ALL TO BE
USED FOR RESIDENTIAL PURPOSES ONLY

FINAL PLAT OF CITYVIEW SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO VERIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

BY: _____

BY: _____

DATED AT _____ THIS _____ DAY OF _____
A.D. 2016

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONS WHOSE NAMES ARE SUBSCRIBED TO BE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D. 2016 AT _____, ILLINOIS.

BY: NOTARY PUBLIC _____

MORTGAGEE'S CERTIFICATE

ACCEPTED AND APPROVED BY _____ AS MORTGAGEE, DATED AT _____ THIS _____ DAY OF _____, A.D. 2016

BY: _____ ATTEST

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONS WHOSE NAMES ARE SUBSCRIBED TO BE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____

A.D. 2016 AT _____, ILLINOIS.

BY: NOTARY PUBLIC _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____

ILLINOIS, THIS _____ DAY OF _____, A.D. 2016

COUNTY CLERK _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

APPROVED THIS _____ DAY OF _____, A.D. 2016
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN _____

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNER) CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT _____

DATED AT _____ THIS _____ DAY OF _____, A.D. 2016

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2016
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

MAYOR _____

ATTEST: CITY CLERK _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF _____ }
COUNTY OF _____ } SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS _____

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 2016

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED [ARE/ARE NOT] LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE COUNTY OF KANE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0208H, DATED AUGUST 3, 2009.

ATTEST
ERIC W. BRAND



RECORDER CERTIFICATE

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE _____ DAY OF _____, 2016 AT _____ O'CLOCK _____ M., AND

(COUNTY RECORDER)

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

STATE OF _____ }
CITY OF _____ } SS

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED AT THIS _____ DAY OF _____, A.D. 2016

BY: _____

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER THE JURISDICTION OF THE CITY OF ST. CHARLES, ILLINOIS, FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL, CABLE, TELEPHONE, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE HEREIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DEICATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

NO PERMANENT BUILDINGS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, TREES, SHRUBS, GARDENS AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PUBLIC ACCESS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT I, ERIC W. BRAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3706, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

BLOCK 2 OF RIVERVIEW ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF JUNE, 2016

ERIC W. BRAND
ILLINOIS PROFESSIONAL
LAND SURVEYOR NO. 035-3706
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2016
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Know what's below.

Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES MAY ONLY BE DETERMINED BY CALLING 811. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES. CONTRACTORS MUST BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE REPAIRED BY THE CONTRACTOR. THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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ST. CHARLES, IL 60158
DESIGN FIRM #18-000576



SECTION 34
TOWNSHIP 40 NORTH, RANGE 8 EAST
CITY OF ST. CHARLES
KANE COUNTY, ILLINOIS

DAVID WEEKLEY HONES
FINAL PLAT
OF SUBDIVISION

DATE: 06/09/2016
06/09/2016 REC. PER CITY CLERK

REVISIONS

SCALE: 0 10 20

1" = 20 FEET

DR. JER. CH. MF.

C.M. E. BRAND

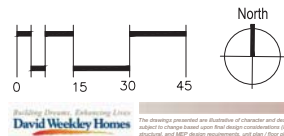
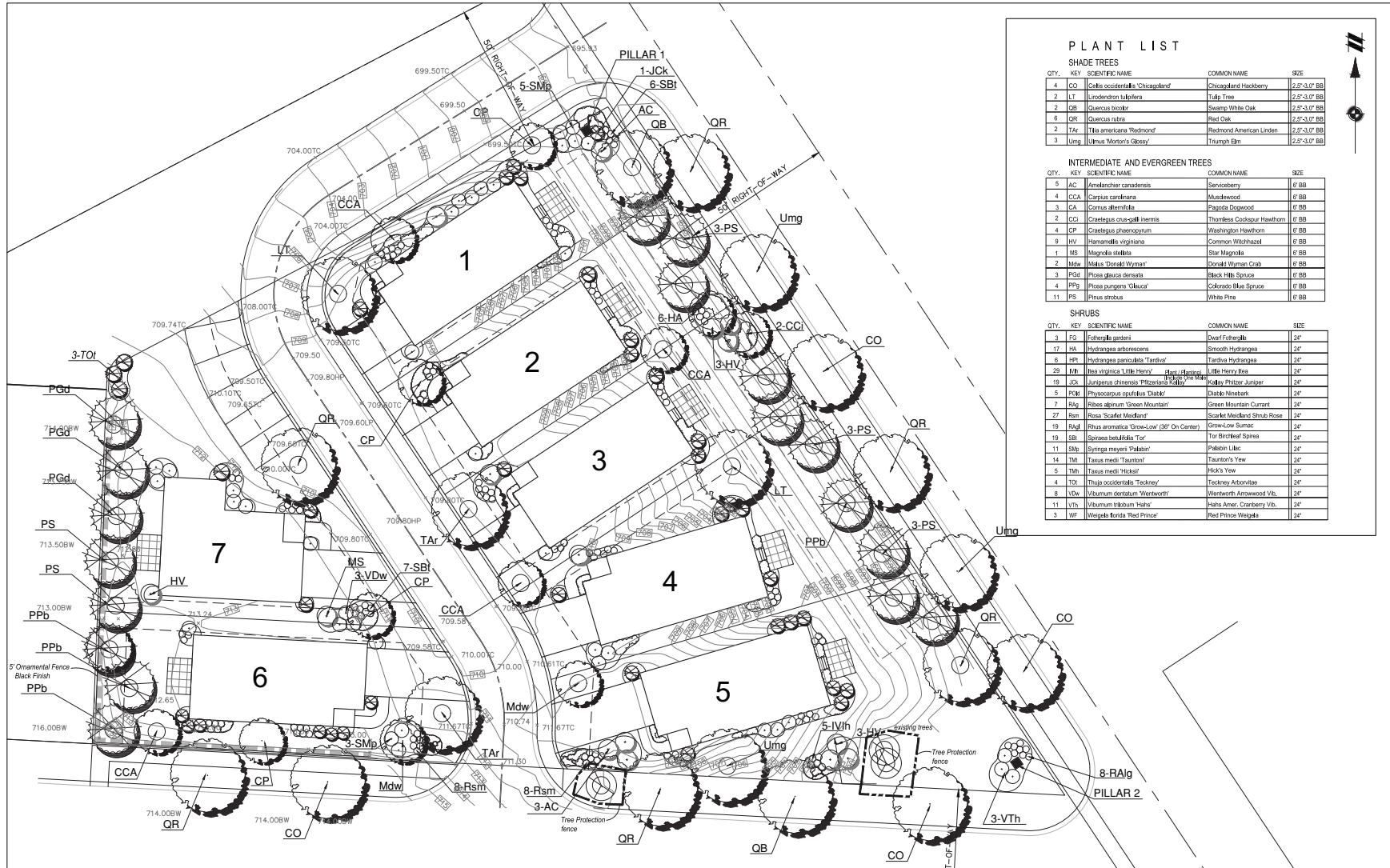
BOOK NA

JOB 15002336

SHEET NO.

2 OF 2

CAD FILE 15002336-001 PRELIMINARY FINAL PLAT.DWG



Building Division, Enhancing Lives
David Weekley Homes

The drawings are prepared as a guide to the character and design of the project only, and are subject to change based upon final design considerations (i.e., applicable codes, conditions, and MEP design requirements, and plan floor plan changes, etc.)

L-1 **Landscape Plan/Tree Preservation Plan** **City View** **St. Charles, Illinois**

Revised: August 1, 2016
June 8, 2016
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Know what's below.
Call before you dig.
The location of any underground utility is shown on the drawings. The contractor shall be responsible for locating and marking all underground utilities. The contractor shall be responsible for protecting all underground utilities. The contractor shall be responsible for restoring all underground utilities. The contractor shall be responsible for any and all damages to any and all underground utilities.

ATWELL
1245 EAST PAVILION, SUITE 100
ST. CHARLES, ILLINOIS 62278
TEL: 618.333.1245
FAX: 618.333.1246
WWW.ATWELL-ILL.COM

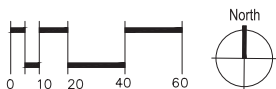
SECTION 34
TOWN OF NORTH, RANGE 8 EAST
ST. CHARLES
KANE COUNTY, ILLINOIS

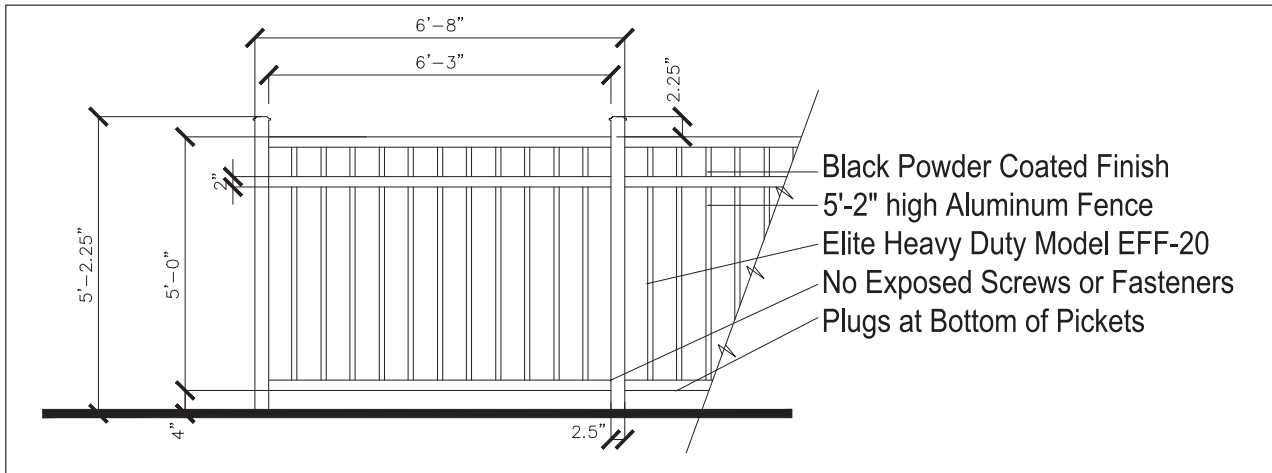
DAVID WEEKLEY HOMES
CITYVIEW SUBDIVISION

DATE: 08/09/2016
BY: 08/01/2016

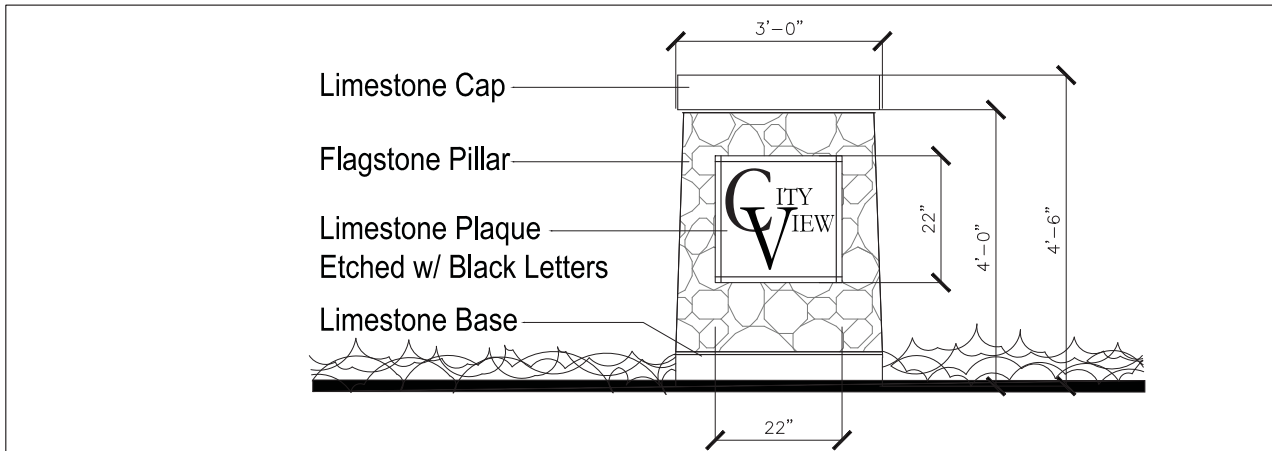
REVISIONS
SCALE
IN. CL. CH. RS
24. 1" = 100'
BOOK 15002336
JOB 15002336
SHEET NO. L-1

Q:\FILE DWM\ST CHARLES\LANDSCAPE 07-15-16.DWG

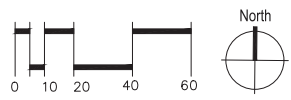
[illegible]



Fence Detail



Identification Pillar



Building Owners: Understanding Plans
 The drawings presented are illustrations of character and design intent only, and are subject to change based upon time, design, construction, etc. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

L-4
Landscape Plan
City View
 St Charles, Illinois

Revised: August 1, 2016
 June 8, 2016

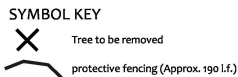


Know what's below.
 Call before you dig.

THE LOCATION OF EXISTING UTILITIES SHOULD BE DETERMINED PRIOR TO ANY CONSTRUCTION. CALL 811 TO REQUEST A PRELIMINARY UTILITY LOCATING SERVICE. ONLY QUALIFIED PERSONNEL SHOULD BE PERFORMING THIS SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

ATWELL
 1244 EAST 2ND AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60605

SECTION 34	TOWN 40 NORTH, RANGE 8 EAST	KANE COUNTY, ILLINOIS
	ST. CHARLES	
CLIENT	DAVID WEEKLEY HOMES CITYVIEW SUBDIVISION	
DATE	06/09/2016	
REV	08/01/2016	
REVISIONS		
SCALE		
DR.	GL	OR
PM		
JOB	15002336	
SHEET NO.	L-3	



TREE PRESERVATION NOTES:

1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE RESTRICTED WITHIN THE PROTECTION FENCE OF A TREE. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
2. EXISTING LIMBS AND LIMB FORK CARBONS AND OTHER WEAKS ARE DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE BEFORE A BUILDING PERMIT WILL BE ISSUED. THE FENCING MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTION FENCE OF ANY TREE THAT IS TO REMAIN.

- TREE REMOVAL NOTES:**
1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
 2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE LEFT IN THE GROUND AND REMOVED.
 3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
 4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS STUMPED AT NO MORE THAN 12 INCHES ABOVE THE GROUND. TREES REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.





front ELEVATION



rear ELEVATION

KANE COUNTY, IL

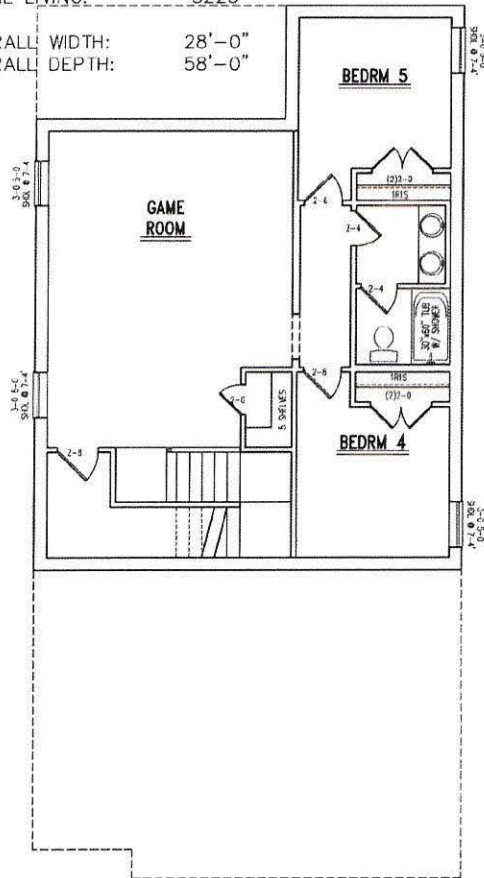
CityView

David Weekley Homes

plan
TYPE "A"
28' x 58'

LEVEL ONE: 1026
LEVEL TWO: 1403
TOTAL LIVING: 2429
OPT. BASEMENT: 796
TOTAL LIVING: 3225

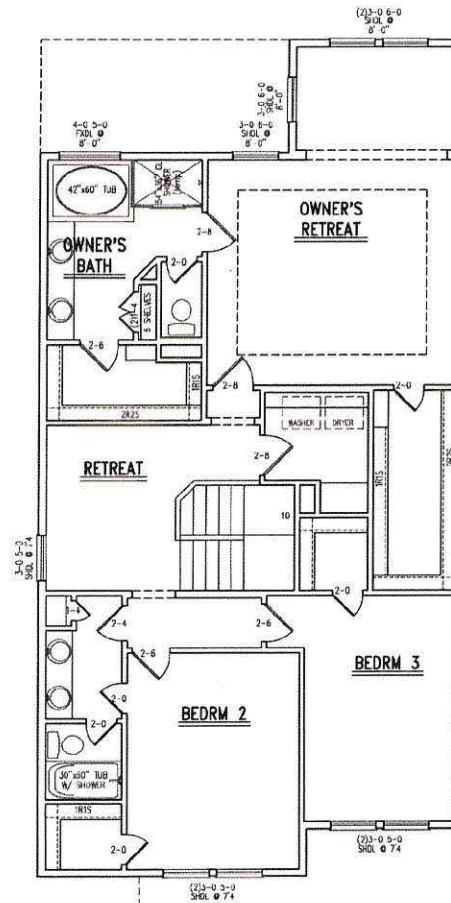
OVERALL WIDTH: 28'-0"
OVERALL DEPTH: 58'-0"



OPT. BASEMENT

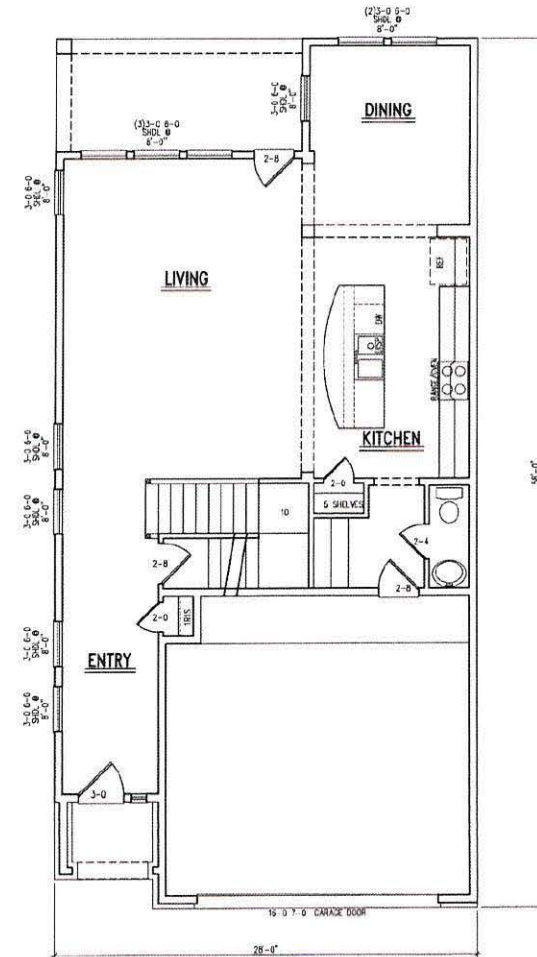
RED "A" Plans - LOTS 1-557

- MAX WINDOWS ON WALKOUTS TO NICE VIEW ON RIVER
- GREAT WALKING
- INCORPORATE MUD ROOMS
- NO MASTER DOWN!



SECOND FLOOR

ARCHITECTURAL STYLE:
TRADITIONAL



FIRST FLOOR

plan

TYPE "B-2"

30' x 45'

LEVEL ONE: 902
LEVEL TWO: 1301
TOTAL LIVING: 2203

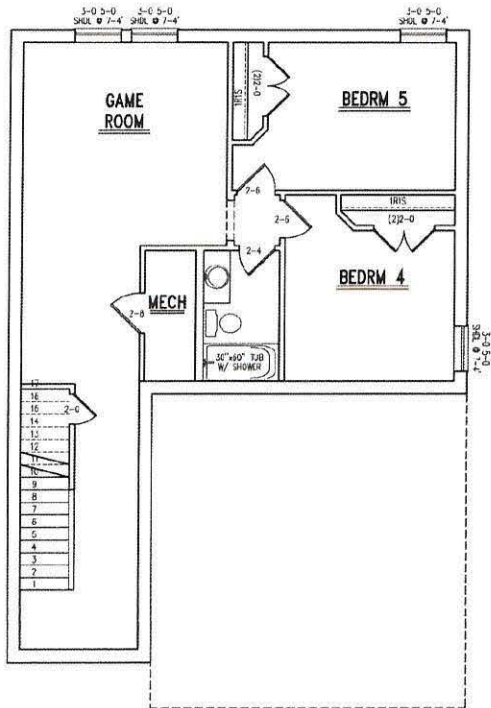
OPT. BASEMENT: 860
TOTAL LIVING: 3063

OVERALL WIDTH: 30'-0"
OVERALL DEPTH: 45'-0"

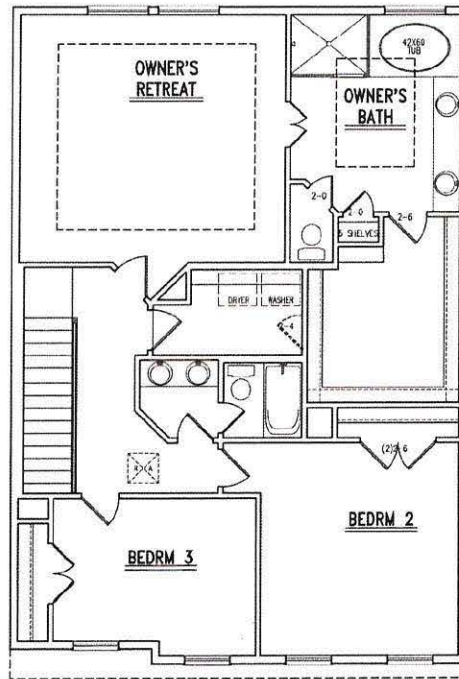
GOLD "B" Plans - LOT 6

- MAX WINDOWS ON WALKOUTS TO NICE VIEW ON RIVER
- GREAT WALKING
- INCORPORATE MUD ROOMS
- NO MASTER DOWNS

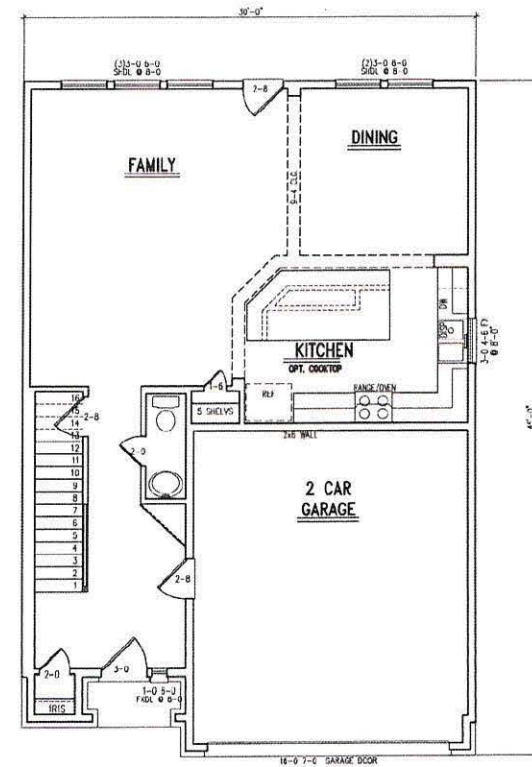
ARCHITECTURAL STYLE:
TRADITIONAL



OPT. BASEMENT



SECOND FLOOR



FIRST FLOOR