ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Hillcroft Estates, 1147 Geneva Rd.		
	City Staff:	Ellen Johnson, Planner		
	PUBLIC HEARING 6/6/17	X	**MEETING 6/6/17**	X
APPLICATIONS:		Special Use (PUD Amendment) PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plans		
Applications, received 5/18/17		Ordinance 2016-Z-6		

SUMMARY:

The subject property is a 1.86 acre parcel that contains a single-family home. The 2,600 sq. ft. home was constructed in 1910 and is in the process of being demolished.

A Planned Unit Development to develop the property with four single-family lots was approved in 2016 under Ordinance 2016-Z-6 "An Ordinance Granting Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road".

Hillcroft Estates, LLC, applicant and property owner, is now proposing to redevelop the property with just one single-family home. The home will be located in approximately the same location as the existing home. Access from Geneva Rd. will be in the same location, as well.

Approval of an amendment to the Hillcroft Estates PUD is required to reflect the revised project scope. A revised PUD Preliminary Plan has also been submitted.

It should be noted that the site could be developed under the zoning classification without PUD approval; however the slope of the site and the method defined in the Zoning Ordinance for measuring building height creates a difficulty in meeting the building height limitation. The Zoning Ordinance does not allow for a variance to be granted for building height. Therefore, PUD approval is required in this situation.

SUGGESTED ACTION:

Conduct the public hearing on the Special Use for PUD and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

INFO / PROCEDURE ON APPLICATIONS:

SPECIAL USE FOR PUD

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.

(Continued on next page)

- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes site and engineering plans. (Application may also involve a subdivision of land.)
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Hillcroft Estates, 1147 Geneva Rd.

DATE: June 2, 2017

I. APPLICATION INFORMATION:

Project Name: Hillcroft Estates, 1147 Geneva Rd.

Applicant: Hillcroft Estates, LLC

Purpose: Amend the PUD Ordinance to accommodate revised site plan for one single-family home

General Information:

Site Information	
Location	1147 Geneva Rd.
Acres	80,914 sq. ft. (1.858 acres)

Applications:	Special Use (PUD Amendment) PUD Preliminary Plan
Applicable City Code Sections & Ordinances	Title 17, Chapter 17.12 - Residential Districts Ordinance No. 2016-Z-6 "An Ordinance Granting Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road"

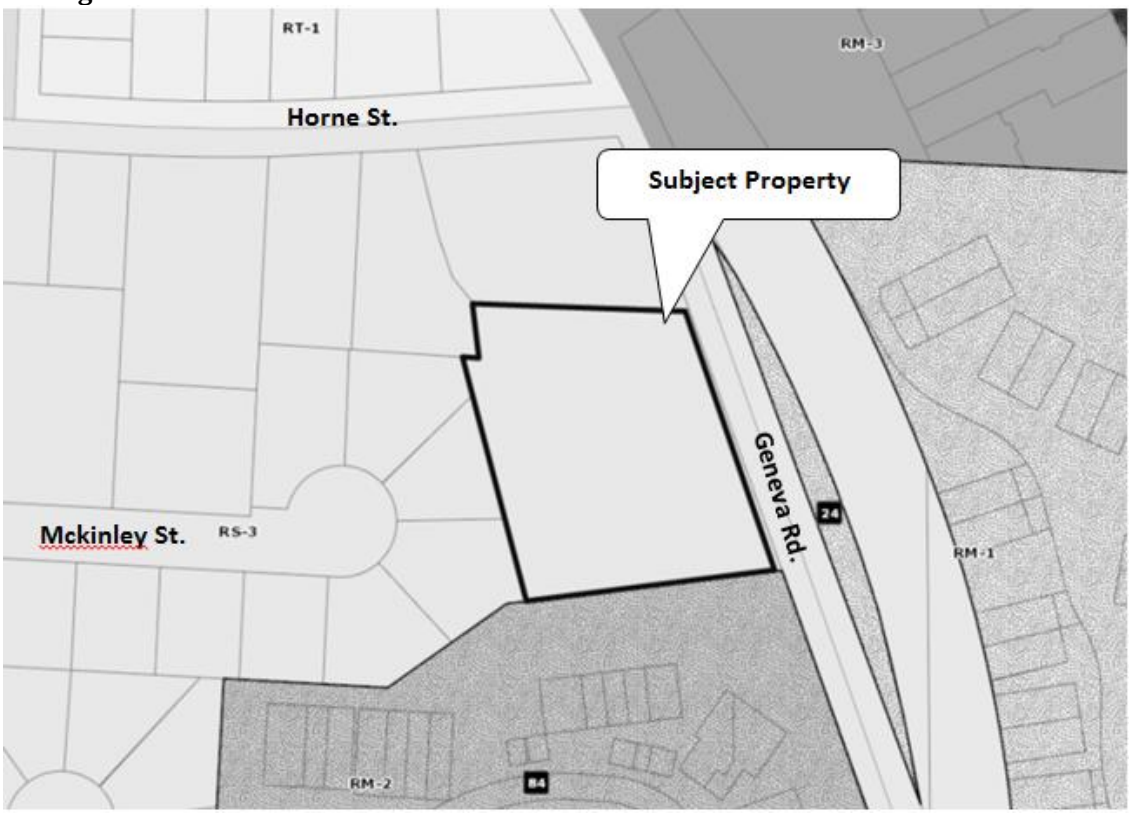
Existing Conditions	
Land Use	Single-family residential
Zoning	RS-3 Suburban Single-Family Residential District (PUD)

Zoning Summary		
North	RS-3 Suburban Single-Family Res.	Single-family home
East	RM-1 Mixed Medium Density Res. (PUD)	Townhome development (Willowgate)
South	RM-2 Medium Density Multi-Family Res.	Townhome development (The Oaks)
West	RS-3 Suburban Single-Family Res.	Single-family homes

Comprehensive Plan Designation
Single Family Detached Residential

Aerial Photo

Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a 1.86 acre parcel that contains a single-family home. The 2,600 sq. ft. home was constructed in 1910 and is in the process of being demolished.

In May 2015, a Concept Plan to develop townhomes on the property was submitted by Hillcroft Estates, LLC. Four townhome buildings and a total of 12 units were proposed, along with rezoning to a multi-family zoning district. However, the developer decided not to pursue the townhome concept.

In October 2015, the developer submitted applications for Special Use for PUD and PUD Preliminary Plan for a four-lot, single-family subdivision. The development was approved in April 2016 under Ordinance No. 2016-Z-6 "An Ordinance Granting Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road".

B. CURRENT PROPOSAL

Hillcroft Estates, LLC, applicant and property owner, is now proposing to redevelop the property with one single-family home. Details of the proposal are as follows:

- Demolish the existing home.
- Construct a single-family home in approximately the same location as the existing home.
- Retain the existing access point from Geneva Rd. The driveway loosely follows the path of the existing driveway through the site, leading to a rear-loaded garage.

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

1. **Special Use (PUD Amendment)** – Approval of the existing Hillcroft Estates PUD was based upon Findings of Fact specific to the development plans under consideration at that time. Therefore, a PUD Amendment is needed to reflect the revised project scope and establish new, unique development standards for the property.
2. **PUD Preliminary Plan** – To approve the revised preliminary engineering plans.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site 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.*

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies would be applicable to this project, including:

- ***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.*

Other relevant Comprehensive Plan recommendation (p. 122):

- ***Development Character and Urban Design:*** *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.*

B. ZONING REVIEW

The table below compares the requirements of the RS-3 zoning district to the plan approved under Ordinance 2016-Z-6 and the proposed plan. Deviations from the RS-3 district that are required to accommodate the development as proposed are denoted in ***bold italics***:

	RS-3 District	**Approved PUD Plan**	**Proposed Plan**
Min. Lot Area	8,400 sf	19,816 sf (4 lots)	80,914 sf (1 lot)
Min. Lot Width	60 ft.	63.2 ft.	298.6 ft.
Max. Building Coverage	30%	17.6%	5.3%
Max. Building Height	35 ft. or 2 stories, whichever is less	***60 ft.*** (from existing grade at front setback)	***60 ft.*** (from existing grade at front setback)
Min. Front Yard	30 ft.	78 ft.	113 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	8 ft. (combined width of 16 ft.)	10.5 ft.
Min. Rear Yard	40 ft.	82 ft.	56.6 ft.

Staff Comments

- The proposal does not meet the building height requirement in the RS-3 district due to the slope of the site, necessitating PUD approval to allow development of the property as proposed. A building height deviation was previously granted under PUD Ordinance 2016-Z-6. Per the Zoning Ordinance, building height is measured from the midpoint of the required front building setback. In this case, the elevation at the 30 ft. front setback is

702.75 ft. The elevation to the top of the ridge of the proposed house is 762.75 ft., for a total building height per the ordinance of 60 ft. A height diagram has been submitted illustrating how the building height is measured. The diagram shows that the top of the ridge of the proposed house is at the same elevation as the existing house.

C. BUILDING DESIGN

Architectural elevations have been submitted as part of the PUD plans. The home will be two stories with an attached three-car garage accessed from the rear. The Zoning Ordinance does not contain Design Standards and Guidelines for single-family homes in RS Suburban Residential zoning districts.

D. TREE PRESERVATION

A Tree Preservation Plan was approved under PUD Ordinance 2016-Z-6. The plan inventoried all trees on the site. A Tree Preservation Zone was delineated based on that inventory and the desire to protect the tree line along the west property line as well as off-site trees located on neighboring properties to the west. The plan listed measures that would be taken to protect trees within the Tree Preservation Zone.

The proposed plan includes a Tree Preservation Zone along the west property line that largely follows the zone shown on the previously approved plan. However, the driveway is closer to some of the existing trees to be protected compared to the previous plan. Additional areas of the site, specifically part of the northeastern portion of the property and individual trees on the south end adjacent to the driveway, have been added to the Tree Preservation Zone.

Staff Comments

- The survey information and protective measures recommended in the approved Tree Preservation Plan should be incorporated into the PUD Amendment approval, except with the amended Tree Preservation Zone shown on the proposed plan.
- The applicant should indicate if any trees located within the Tree Preservation Zone identified as being preserved on the approved Tree Preservation Plan will now be removed. It does not appear that this is the case, however the applicant should confirm.

E. ENGINEERING REVIEW

The applicant has been provided with detailed engineering comments. All proposed utilities and services need to be shown on the plan, specifically water and sanitary sewer connections. A 20 ft. utility easement along the east property line has been requested for future utility improvements in this area.

Additionally, the Fire Dept. has requested a fire hydrant be added at the southeast corner of the property.

IV. SUGGESTED ACTION

Conduct the public hearing on the Special Use application and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Special Use (PUD Amendment); received 5/18/17
- Application for PUD Preliminary Plan; received 5/18/17
- Plans
- Ordinance 2016-Z-6

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: Hillcroft -1147 Geneva Rd
Project Number: 2015 -PR- 007
Application Number: 2017 -AP- 018

Received Date
RECEIVED
St. Charles, IL
MAY 18 2017
CDD
Planning Division

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: 1147 Geneva Road St. Charles, IL 60174	
	Parcel Number (s): 09-34-404-013	
	Proposed Name: Hillcroft	
2. Applicant Information:	Name Avondale Custom Homes Inc.	Phone 630 584 7106
	Address 125 N 11th Ave St Charles, Il 60174	Fax 630 584 7393
		Email jessica@avondalecustomhomes.com
3. Record Owner Information:	Name Hillcroft Estates LLC	Phone 630 584 7106
	Address Avondale Custom Homes Inc. 125 N 11th Ave St Charles, Il 60174	Fax 630 584 7393
		Email mauricemcnally@msn.com

Please check the type of application:

☒ **Special Use for Planned Unit Development - PUD Name:** Hillcroft- 1147 Geneva Rd.

- ☐ New PUD
- ☒ Amendment to existing PUD- Ordinance #: 2016-Z-6
- ☒ 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 Residential

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

What is the property's current zoning? RS-3 PUD

What is the property currently used for? Residential - vacant single family house

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

Development of new single family house

For Special Use Amendments only:

Why is the proposed change necessary?

Change development plan from 4 lot subdivision to single lot development

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

New PUD Preliminary Plan that requires changes to the Findings of Fact established under the current PUD Ordinance.

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:** Submit 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:** Submit updated form

  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:** $2,000 deposit required

  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:** Submit updated LLC 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 On file

- ❑ **PLAT OF SURVEY:** Submit copies

  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 attached form

  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.:** Submit updated information

  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:** Not required

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:** Not required

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. Not required

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: Submit PUD Preliminary Plan in lieu of Site Plan

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.

Mark McAlley, manager HILLCROFT ESTATES LLC 5/12/17
Record Owner Date

Mark McAlley, manager HILLCROFT ESTATES LLC 5/12/17
Applicant or Authorized Agent Date

PROPERTY LEGAL DESCRIPTION
1147 Geneva Road, St. Charles, IL

PARCEL ONE:
THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LIKE OF GENEVA ROAD (ILLINOIS STATE ROUTE 31) THAT IS 185.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT 1; THENCE 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES, 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE IF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR WATER PIPELINE PURPOSES, TO BENEFIT PARCEL ONE, AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 1777443, OVER THE FOLLOWING DESCRIBED AREA: A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.65 FEET NORTHERLY LINE OF LOT 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT FOR WATER PIPELINE PURPOSES, TO BENEFIT PARCEL ONE AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 1777444, OVER THE FOLLOWING DESCRIBED AREA: A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.65 FEET SOUTHEASTERLY LINE OF LOT 2 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS
PIN: 09-34-404-013

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.)

1147 Geneva Road, St Charles, IL — *PUD Name*

5/18/2017 — *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

The proposed development will include redevelopment of the existing property in a way that preserves the unique topography of the site while creatively addressing the challenges it provides.

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

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

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

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

The unique character of the site topography prevents structures onsite from meeting the height requirements of the zoning code. Relief from these requirements will allow the developer to construct a dwelling in keeping with the spirit of the neighborhood. The proposed development will also include carefully designed buffering and screening not present on the existing property.

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.

The existing dwelling has fallen into disrepair and needs to be demolished. The special use will allow for the style and design of the proposed home to be constructed appropriate for the subject premises.

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

Since the redevelopment of the subject premises is considered "infill," all offsite utilities and access to the subject premises already existing; required onsite infrastrcture will be provided as depicted on the final engineering plans.

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 upscale nature of the residence proposed for the subject premises will raise property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed development.

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.

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

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.

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

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

The redevelopment will conform to all regulations except those pertaining to building height restrictions.

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

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

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

As infill, the PUD is consistent with the Comprehensive Plan.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: HILLCROFT - 1147 GENEVA ROAD

	Zoning District Requirement District:	Existing PUD Requirement (if applicable) Ordinance #:	Proposed
Minimum Lot Area	8,400 S.F.		80,914 S.F.
Minimum Lot Width	60 Ft.		232 S.F.
Maximum Building Coverage	30%		5.3%
Maximum Building Height	35 ft or 2 stories		60 ft * Measured from elevation at 30' front setback
Minimum Front Yard	30 Ft.		113 ft
Interior Side Yard	Each >6 ft, combined 16 ft.		10.5 ft min.
Exterior Side Yard	25 ft.		174 ft.
Minimum Rear Yard	40 ft.		56.6 ft.
% Overall Landscape Area	n/a		n/a
Building Foundation Landscaping	n/a		n/a
% Interior Parking Lot Landscape	n/a		n/a
Landscape Buffer Yards[1]	n/a		n/a
# of Parking spaces	n/a		n/a

[1] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

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: Hillcroft- 1147 Geneva Rd
Project Number: 2015 -PR- 007
Application Number: 2017 -AP- 019

Received Date
RECEIVED
St. Charles, IL
MAY 18 2017
CDD
Planning Division

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: 1147 Geneva Road St. Charles, IL 60174	
	Parcel Number (s): 09-34-404-013	
	Proposed PUD Name: Hillcroft Estates LLC	
2. Applicant Information:	Name Hillcroft Estates LLC	Phone 630 584 7106
	Address 125 N 11th Ave St Charles, Il 60174	Fax 630 584 7393
		Email jessica@avondalecustomhomes.com
3. Record Owner Information:	Name Maurice McNally	Phone 630 584 7106
	Address 125 N 11th Ave St Charles, Il 60174	Fax 630 584 7393
		Email mauricemcnally@msn.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) Submit fee.
- ☐ **REIMBURSEMENT OF FEES AGREEMENT:** *To be submitted with other application

  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:** Not required

  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:** Not required

  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 ENGINNERING 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, watermains, 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:** Not applicable

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:** Provide narrative addressing change in impervious area. Submit flow chart and permit application. Report not required.

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

❑ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:** Not applicable

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:** Submit narrative.

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: Not applicable

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** Not applicable

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** Not applicable

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.

Hillcroft Estates LLC — 5/17/17

Record Owner — Date

Maurice McNally, manager Hillcroft Estates LLC — 5/17/17

Applicant or Authorized Agent — Date

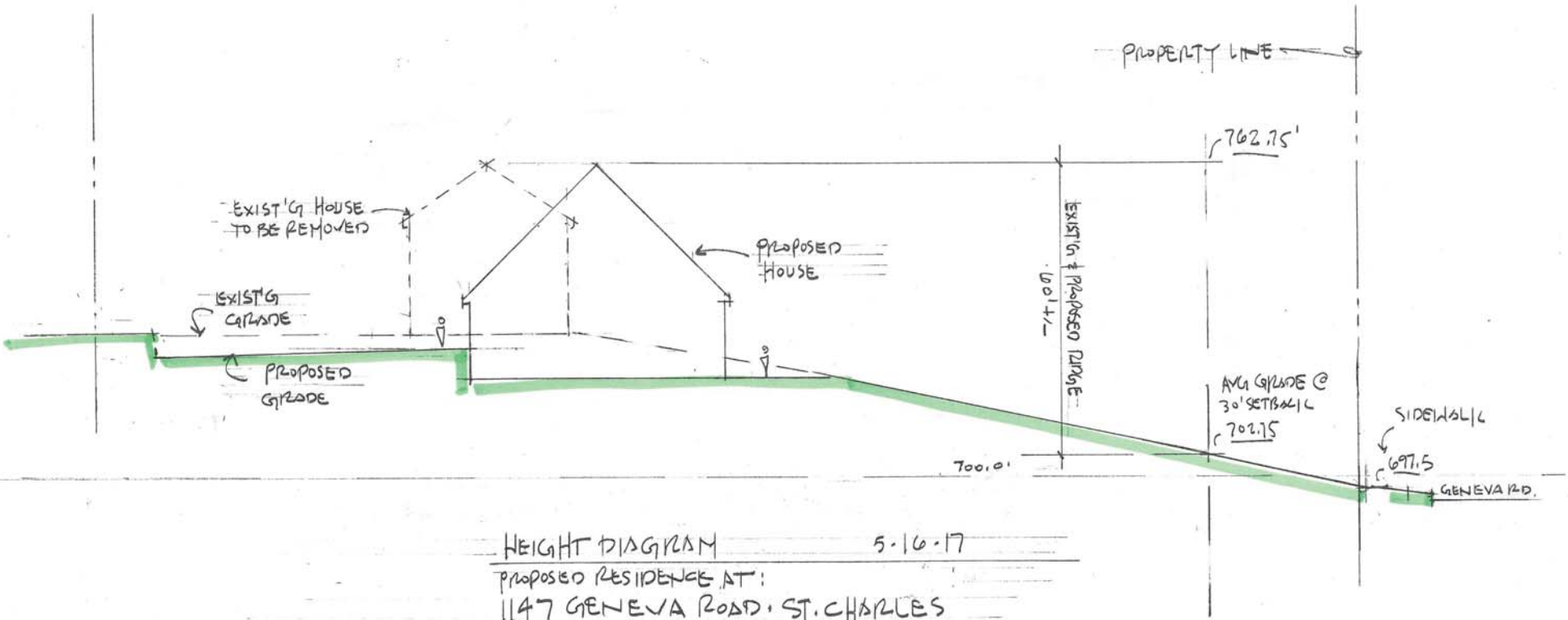
CODE DEPARTURE NARRATIVE
1147 Geneva Road, St. Charles, IL

Project Overview

The proposed development is located at 1147 Geneva Road, St. Charles. The property is on the west side of Route 31 north of the Geneva Road / Roosevelt Street intersection. The property is approximately 1.86 acres and slopes steeply to the southeast and east. There is currently a single-family home with a bituminous drive and concrete sidewalk on the property. The proposed developments include removing the existing residence and drive and constructing a new single family home with a new entrance drive.

Proposed Departure from Code

Currently, the site slopes steeply to the east and southeast. The northwest corner is the highest point on the property, and is 33 feet higher than the street. The City of St. Charles limits maximum building height in the RS-3 district to 35 feet. As the property's natural slope is steep, the proposed building will rise above the 35 foot limit.



HEIGHT DIAGRAM 5.16.17

PROPOSED RESIDENCE AT:

1147 GENEVA ROAD, ST. CHARLES

FOR: AVONDALE CUSTOM HOMES, INC.

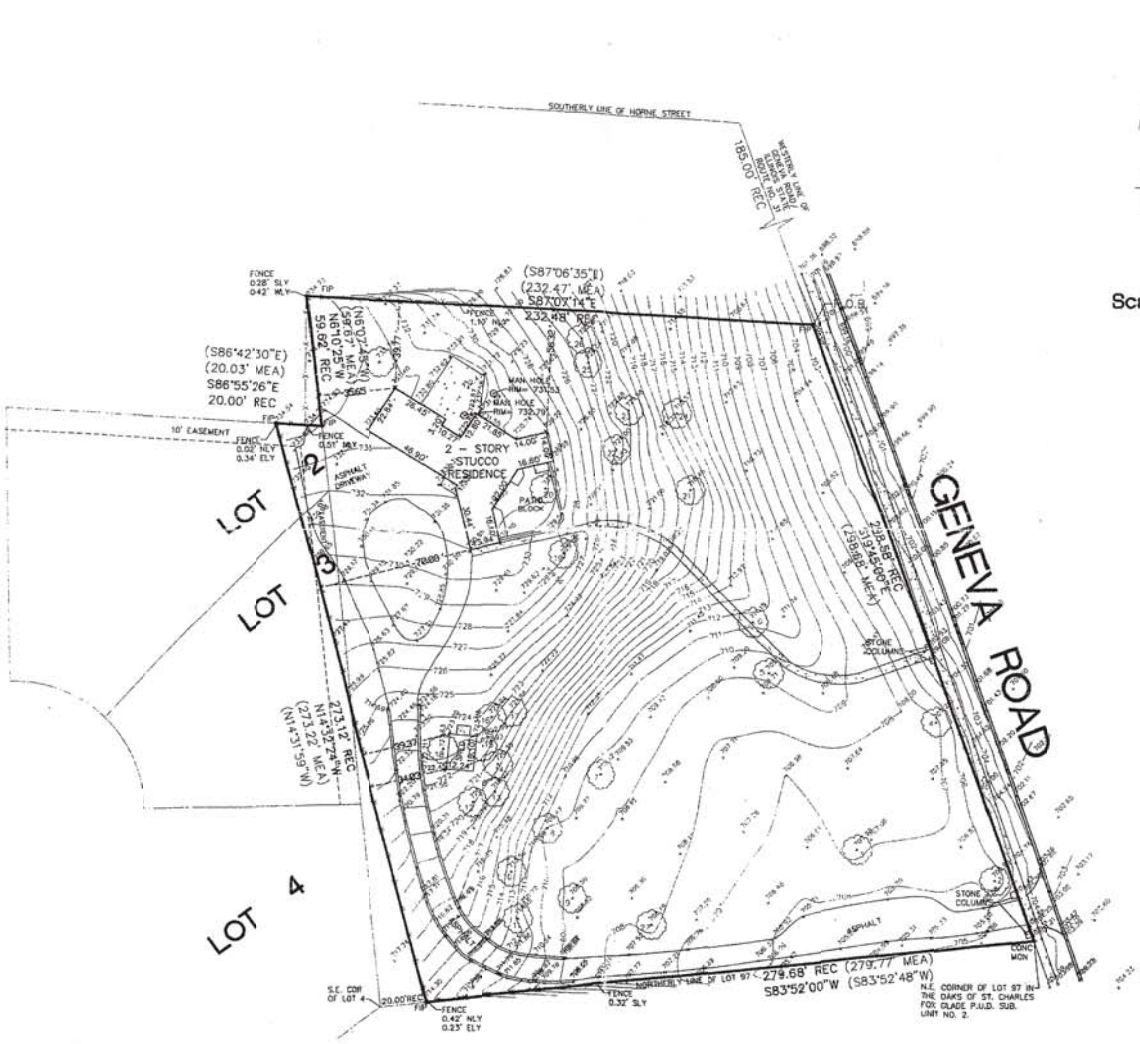
BY: MARSHALL ARCHITECTS, INC.

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

2600 Keslinger Road, Suite 15
Geneva, Illinois 60134
Phone:(630)232-7705 Fax:(630)232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES , 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES , 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 25 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES , 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES , 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES , 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located 8-9-2003

Illinois Professional Land Surveyor No. 035-002876

Job No. 000803-1

License expiration date 11-30-2004

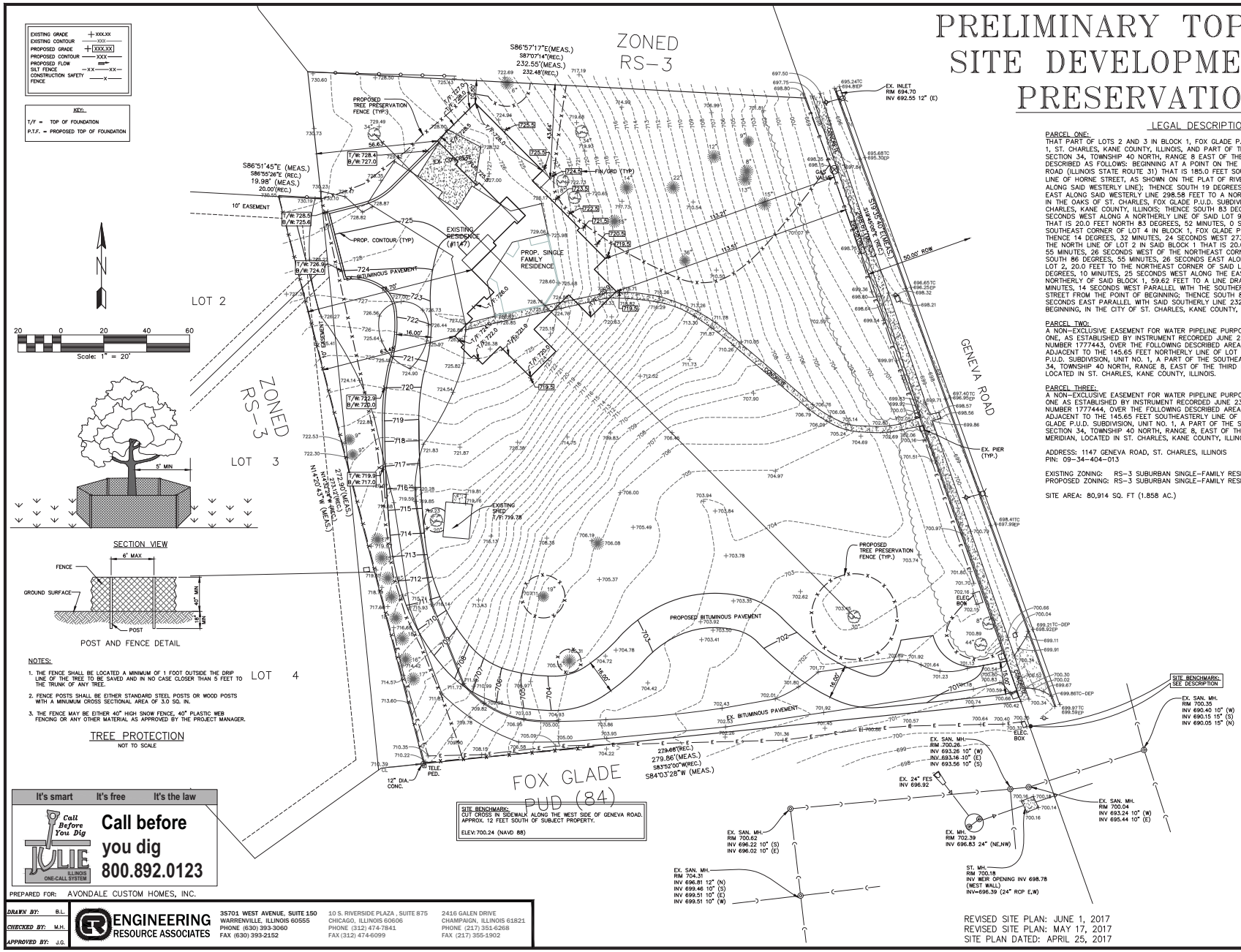
State of Illinois
S.S.
County of Kane

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 A.D. 2003

Illinois Professional Land Surveyor No. 035-002876

PRELIMINARY TOPOGRAPHICAL SITE DEVELOPMENT & TREE PRESERVATION PLAN



NOTES:

1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINUMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE PROJECT MANAGER.

LEGAL DESCRIPTION

PARCEL ONE:
THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LIKE OF GENEVA ROAD (ILLINOIS STATE ROUTE 31) THAT IS 185.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT 1; THENCE 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES, 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE IF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR WATER PIPELINE PURPOSES, TO BENEFIT PARCEL ONE, AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 1777443, OVER THE FOLLOWING DESCRIBED AREA: A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.65 FEET NORTHERLY LINE OF LOT 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT FOR WATER PIPELINE PURPOSES, TO BENEFIT PARCEL ONE AS ESTABLISHED BY INSTRUMENT RECORDED JUNE 23, 1986 AS DOCUMENT NUMBER 1777444, OVER THE FOLLOWING DESCRIBED AREA: A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.65 FEET SOUTHEASTERLY LINE OF LOT 2 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS
PIN: 09-34-404-013

EXISTING ZONING: RS-3 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT
PROPOSED ZONING: RS-3 SUBURBAN SINGLE-FAMILY RESIDENTIAL DISTRICT

SITE AREA: 80,914 SQ. FT (1.858 AC.)

It's smart It's free It's the law
Call Before You Dig JULIE ILLINOIS ONE-CALL SYSTEM
Call before you dig 800.892.0123

PREPARED FOR: AVONDALE CUSTOM HOMES, INC.

DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152
10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099
2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 355-1902

REVISED SITE PLAN: JUNE 1, 2017
REVISED SITE PLAN: MAY 17, 2017
SITE PLAN DATED: APRIL 25, 2017

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2017

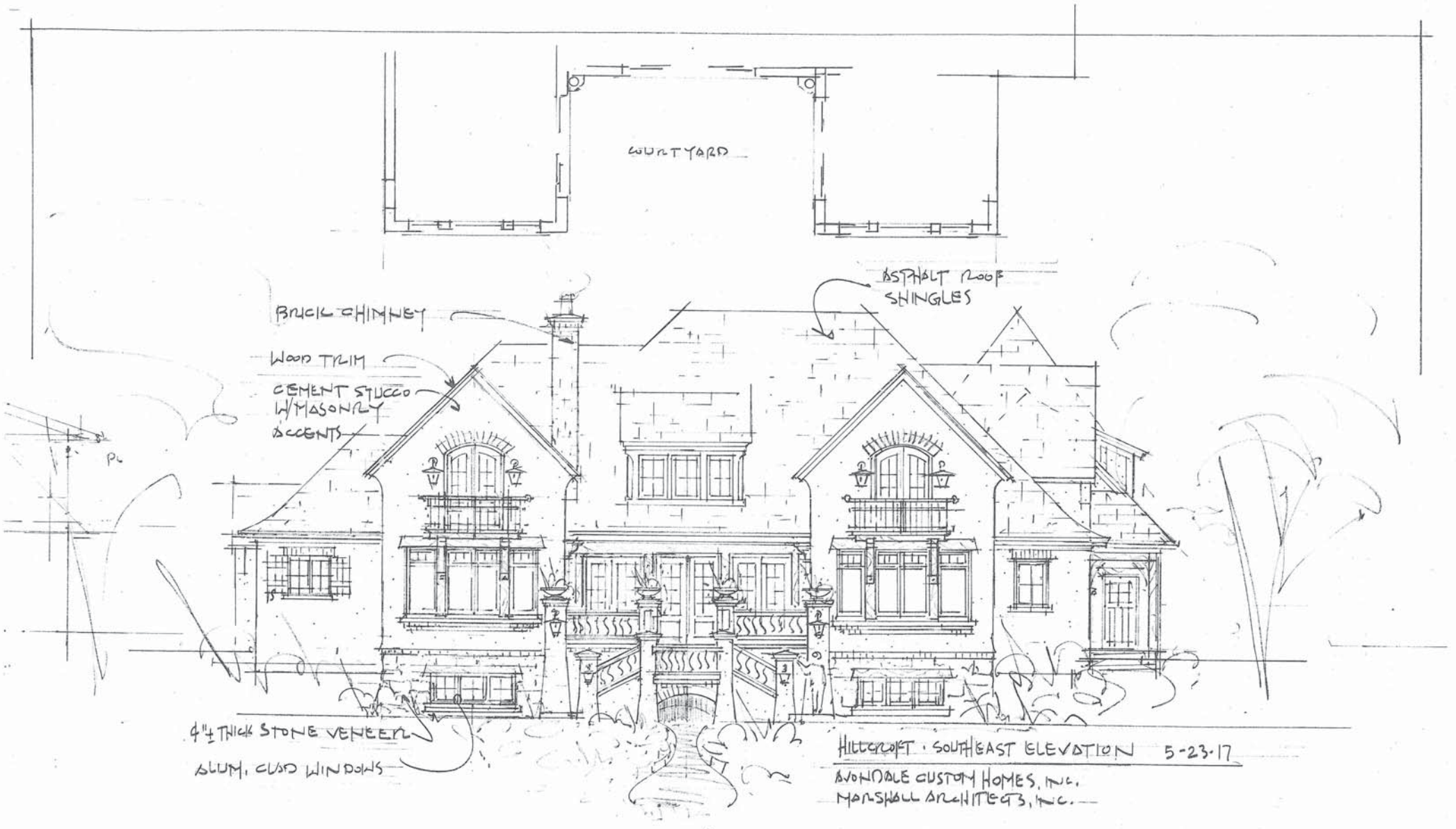
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\AvondaleCustomHomes\inc\16868.00 Hillcrest\Exhibit\14\Geneva\dgn\Chas (ANSI V)\16868 1147 Geneva Road.dwg Updated by: chrisvp 6/7/2017

BRICK CHIMNEY
ASPHALT ROOFING SHINGLE
VENEER BRICK & TIMBERS
ALUM. CLAD WINDOWS
STAINED WOOD SHUTTERS & TRIM
4" THICK BRICK VENEER
STAINED TIMBER PORCH POSTS & BEAMS
STANDING SEAM METAL ROOF AT FRONT PORCH
CEMENT STUCCO
HILLCROFT · ST. CHARLES, IL.
AVONDALE CUSTOM HOMES
MARSHALL ARCHITECTS, INC.
5-23-17
NORTHWEST ELEVATION

HILLCROFT · SOUTHWEST ELEVATION 5·23·17

AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, INC.



HILLCROFT · SOUTHEAST ELEVATION 5-23-17

AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, P.C.

HILLCROFT · NORTHEAST ELEVATION 5-23-17

AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, INC.

#C5

Refer to:
Minutes 4-18-16
Page

City of St. Charles, Illinois

Ordinance No. 2016-Z-6

An Ordinance granting approval of special use for planned unit development and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road

Adopted by the
City Council
of the
City of St. Charles
April 18, 2016

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, April 23, 2016

Nancy Garrison
City Clerk

CITY OF ST. CHARLES INCORPORATED OCT 17 1874

(S E A L)

City of St. Charles
Ordinance No. 2016-Z- 6

An Ordinance Granting Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road

WHEREAS, on or about October 5, 2015, Hillcroft Estates, LLC ("the Applicant") filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan for the real estate commonly known as 1147 Geneva Road and legally described in Exhibit "A"; said Exhibit being attached hereto and incorporated herein (the "Subject Property"), for the purpose of constructing four single-family homes on the property; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about October 17, 2015, in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on November 3, 2015 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about November 3, 2015; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about November 9, 2015; and,

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

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

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

2. That passage of this Ordinance shall constitute approval of Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles

Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth in Exhibit "B", which is attached hereto and incorporated herein.

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

- Preliminary Engineering Plans; Silver Edge Consultants LLC; revisions dated 3/1/2016
- Landscape Plan; Lannert Group; dated 3/22/2016
- Preliminary Plat of Subdivision; Dale Floyd Land Surveying LLC; not dated
- Tree Inventory and Preservation Plan; SavATree; not dated

4. The Subject Property shall be developed only in accordance with the requirements of the RS-3 Suburban Single-Family Residential Zoning District and all ordinances of the City now in effect and hereafter amended, except that the maximum building height shall be 60 ft., measured from existing grade at the 30 ft. front building setback line for each lot.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of April, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of April, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of April, 2016.

Raymond P. Rogina, Mayor

Attest:

Nancy Garner
City Clerk

COUNCIL VOTE:

Ayes: 9
Nays: 0
Absent: 1
Abstain: 0

APPROVED AS TO FORM:

_____
City Attorney

DATE: _____

Exhibit "A"

Legal Description

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE PUD SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS AND PART OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLAD PUD SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE PUD SUBDIVISION, UNIT NO. 1; THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINTUES, 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Exhibit "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

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

The topography of the subject premises presents many challenges for redevelopment to be in compliance with current engineering standards. With the existing infrastructure surrounding the premises, the "infill" site also provides many opportunities. Detention basins required to manage impact of storm water onto Route 31 will also provide decorative water features where none presently exist. The old dilapidated residence existing on the site will be removed and extensive grading will be done to provide vehicular and pedestrian access to the 4 proposed single-family dwelling units. The common access from Route 31 will tie all units together to create a harmonious community of 4 distinctly different custom homes. Communication with neighbors and consultants has produced a strategy for preservation of existing interior vegetation and to satisfactorily maintain a fresher streetscape along Route 31.

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.**

With 30 feet of grade change, onsite excavation is minimized through installation of decorative retaining walls to lessen impact on existing trees and other vegetation as well as provide suitable building sites. An existing driveway will be eliminated and provide greater open space separation between neighbors and new homes. New access to all units will be provided over a private roadway and sidewalk, including a landscaped island near the detention basins and entrance from Route 31. Six guest parking spaces (including one handicap space) will be provided. The existing lilac hedge along Route 31 will be preserved, and trimmed to improve the appearance of the longstanding hereditament of the premises. The hedge also softens, and screens, the appearance of the roof ridgeline of the prestigious homes to be constructed.

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

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

The existing dwelling has fallen into disrepair and needs to be demolished. The Special Use will allow for the style and design of the proposed homes to be constructed, appropriate for the subject premises.

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

Since the redevelopment of the subject premises is considered "infill", all offsite utilities and access to the subject premises already existing; required onsite infrastructure will be provided as depicted on the final engineering plans.

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 upscale nature of residences proposed for the subject premises will raise property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed development.

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.**

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

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.**

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The redevelopment of the subject premises will conform to all regulations except those pertaining to building height restrictions, which are depicted on the Preliminary Engineering Plans.

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

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

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

As infill, the PUD is consistent with the Comprehensive Plan.

Exhibit "C"

PUD PRELIMINARY PLAN
(17 pages)

PRELIMINARY ENGINEERING PLANS

HILLCROFT ESTATES

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

SITE, GRADING, DRAINAGE, PAVING & UTILITIES

2016

OWNER/DEVELOPER

AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(630) 584-7106

NOTES:

EXISTING BOUNDARY & SITE TOPOGRAPHIC SURVEY PROVIDED BY CRAIG R. KNOCHE & ASSOCIATES CIVIL ENGINEERS, P.C.
OFF-SITE TOPOGRAPHIC SURVEY PROVIDED BY DALE FLOYD LAND SURVEYING L.L.C.

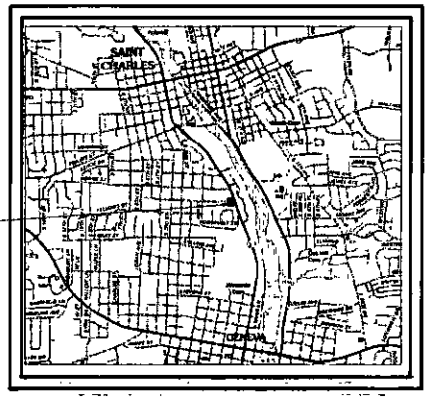
BENCHMARKS:

BENCHMARKS – (NAVD88)

5681 - CONCRETE FLOOR OF PICNIC SHELTER.
ELEVATION = 703.75

NOTE: DATUM HAS BEEN LOWERED 4.69 FT. TO MATCH THE DATA OF ST. CHARLES.

SITE LOCATION



LOCATION MAP
NOT TO SCALE

SHEET INDEX

1.) TITLE SHEET
2.) EXISTING CONDITIONS MAP
3.) PRELIMINARY SITE PLAN
4.) PRELIMINARY UTILITY PLAN
5.) PRELIMINARY GRADING & DRAINAGE PLAN
6.) PRELIMINARY ROADWAY PLAN & PROFILE
7.) PRELIMINARY OFF-SITE WATERMAIN

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

I, JOHN B. SPEHAGER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF AVONDALE CUSTOM HOMES, INC., BY SILVER EDGE CONSULTANTS LLC UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

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

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-032151
MY LICENSE EXPIRES ON NOVEMBER 30, 2017

AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(630) 584-7106

Revisions					
Number	Date	Description	Number	Date	Description
1	5/16/16	REVISIONS PER CITY COMMENTS			

SILVER EDGE CONSULTANTS LLC
215 FULTON STREET
GENEVA, ILLINOIS 60134
(630) 800-4801
Illinois Professional Design Firm No. 184-005641
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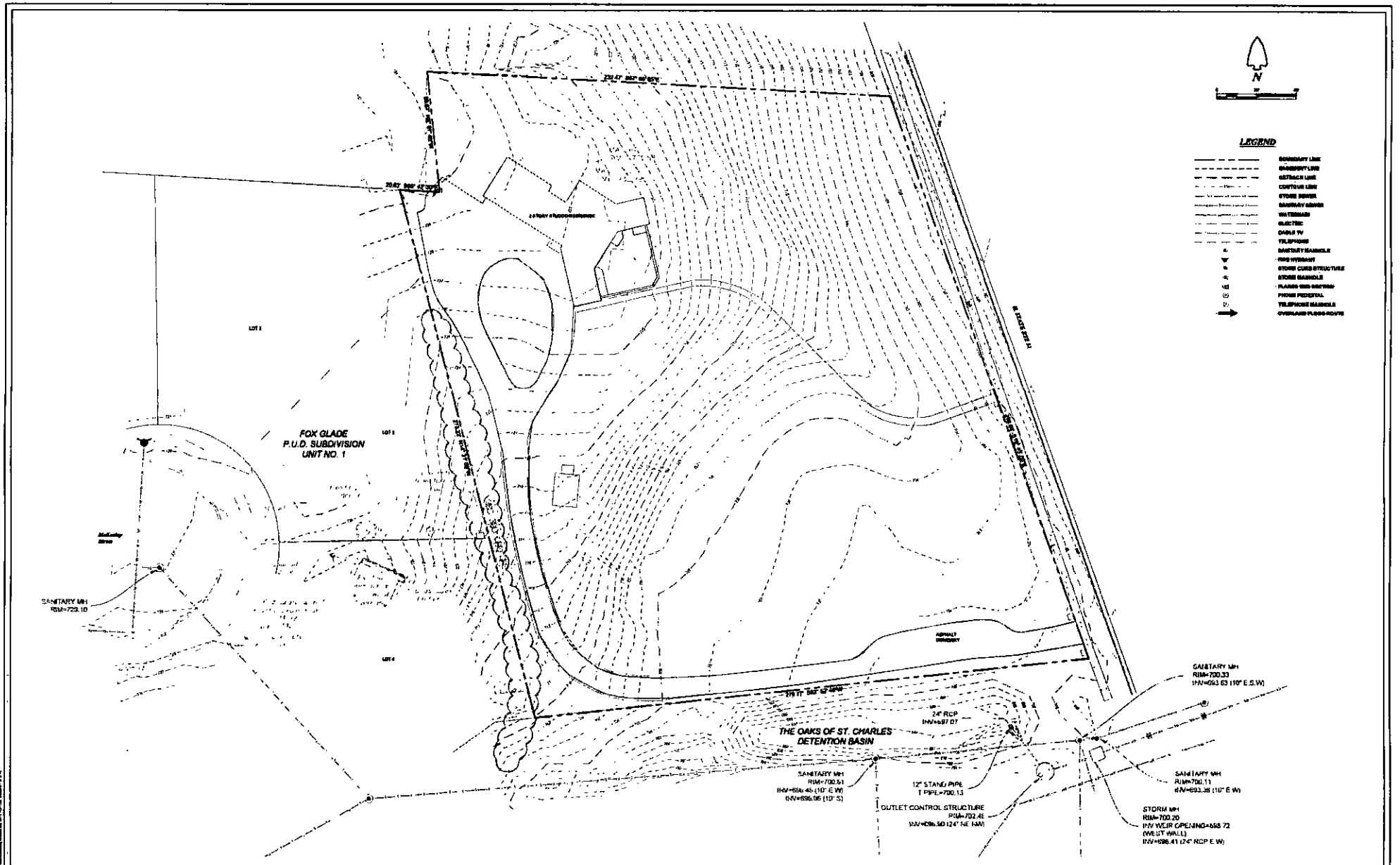
FILE NAME: Prelim Title.dwg
DRAWN BY: DMW
DATE: 5/16/2016



PREPARED FOR
AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(630) 584-7108

PREPARED BY
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215 FULTON STREET
GENEVA, ILLINOIS 60134
(630) 208-4821

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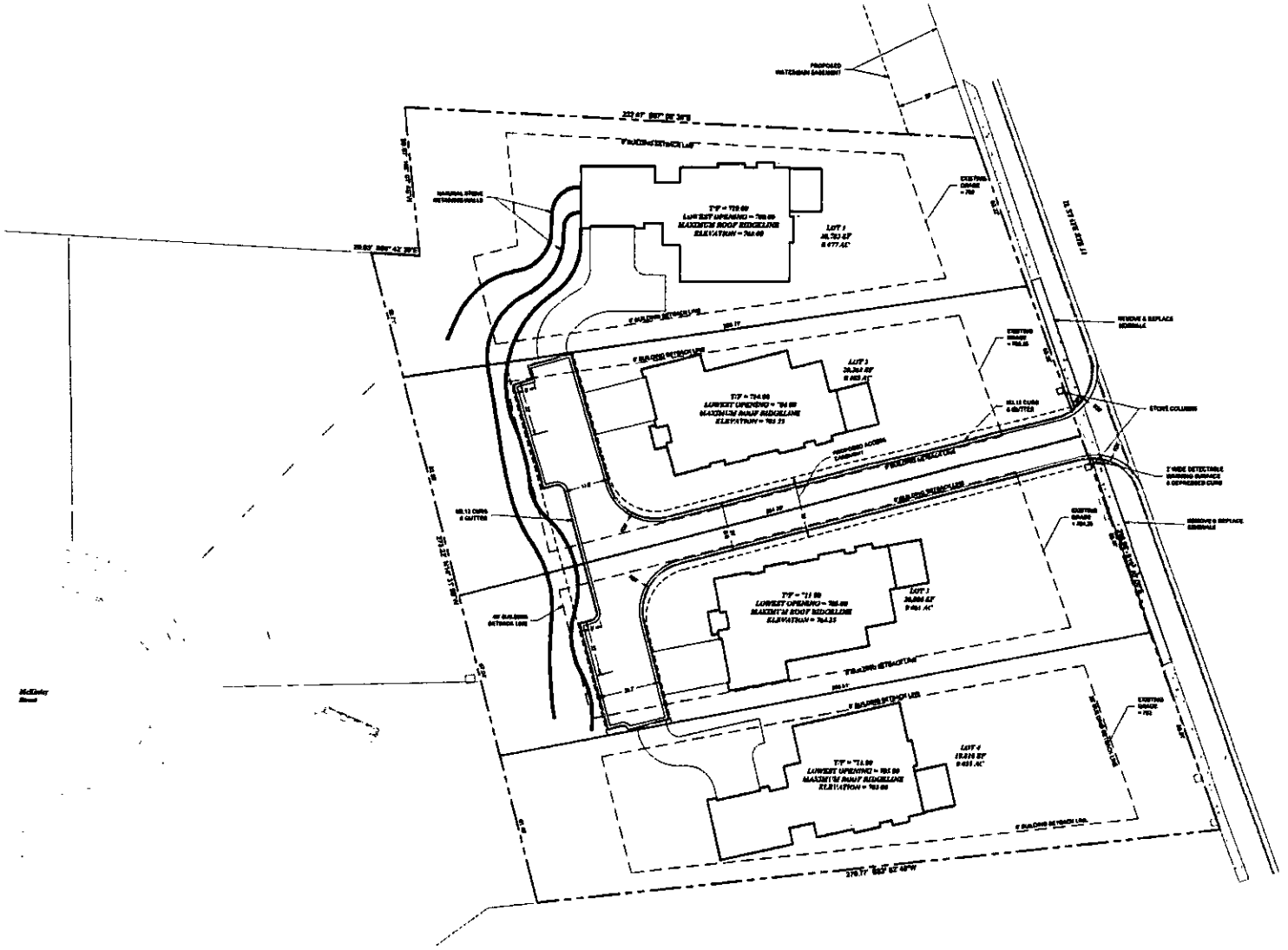
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION
1	3/11/15	PRELIMINARY ENGINEERING			

HILLCROFT ESTATES - EXISTING CONDITIONS MAP

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

SHEET 3 OF 7



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AVONDALE CUSTOM HOMES, INC
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NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION
1	04/15/15	REVISED PER CITY COMMENTS			

HILLCROFT ESTATES - PRELIMINARY SITE PLAN
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

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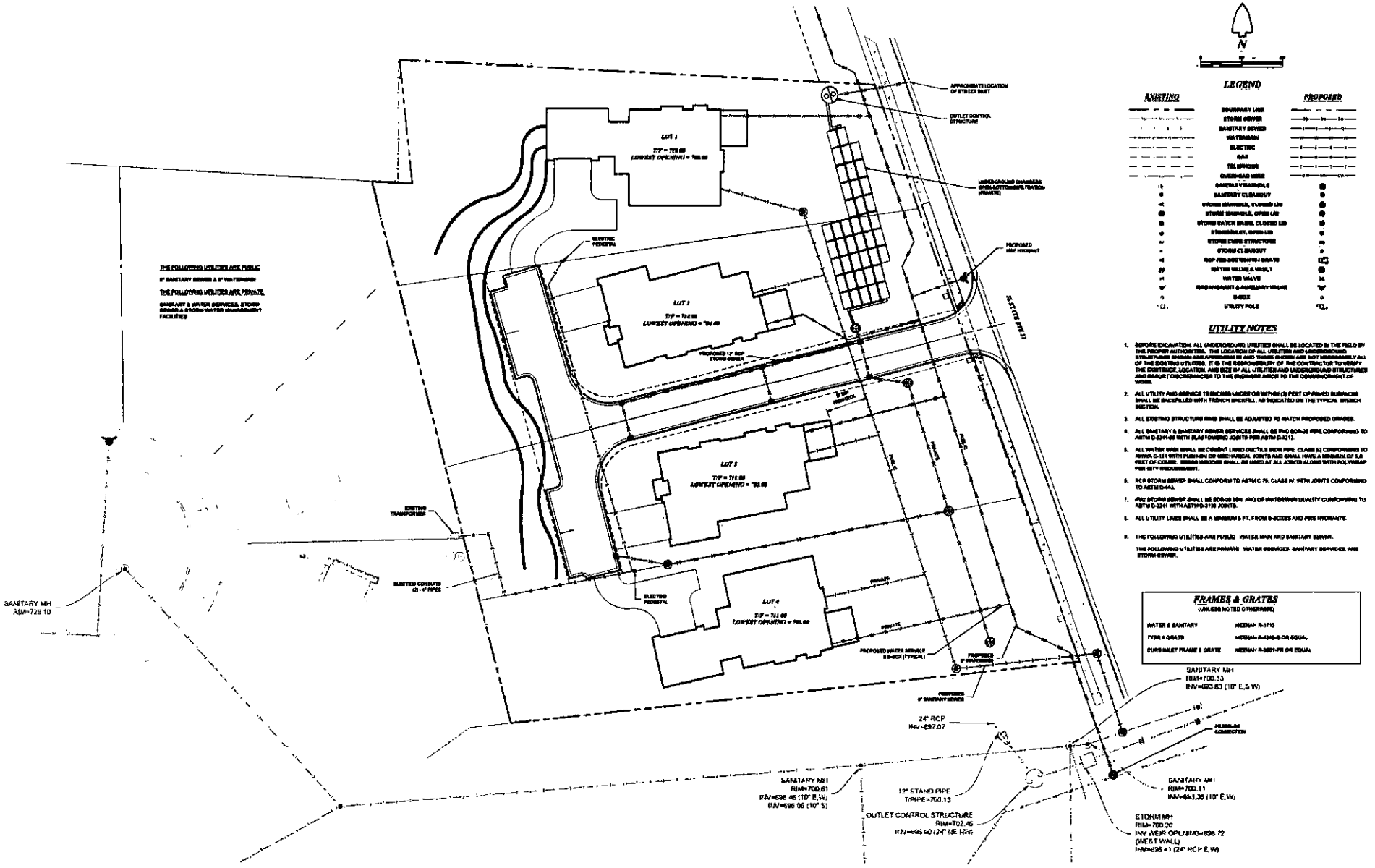
DIRECTORY: C:\ADMIN\15-0010\	DRAWN BY: BBW	DATE: 04/15/15	SCALE: 1" = 30'

SHEET 3 OF 7



PREPARED FOR:	AVONDALE CUSTOM HOMES, INC P.O. BOX 3700 ST. CHARLES, IL 60174 (630) 584-7106
PREPARED BY:	SILVER EDGE CONSULTANTS LLC 218 FULTON STREET GENEVA, ILLINOIS 60134 (630) 802-4001
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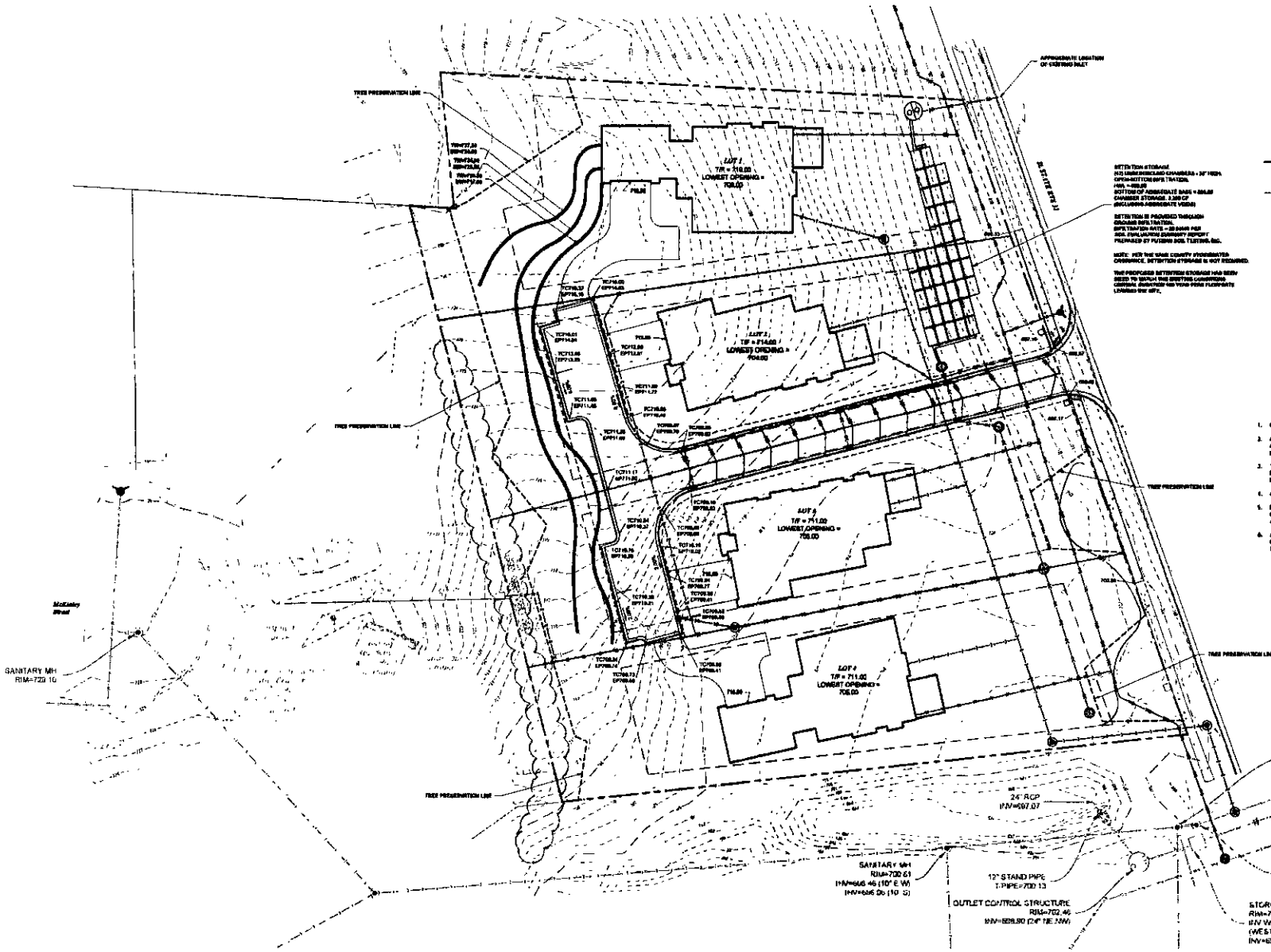
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	[illegible]	PRELIMINARY CITY 2 REVIEW			

HILLCROFT ESTATES - PRELIMINARY UTILITY PLAN

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PRELIM UTILITY	DESIGNED BY: JSH	JOB NO.: 11-001	MAP TWP/RGE:
DIRECTORY: C:\SEC\11-001\	DRAWN BY: JSH	DATE: 3/30/15	SCALE: 1" = 30'

SHEET 4 OF 7



N

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM CATCH BASIN, OPEN LID	
	STORM CLEANOUT	
	RCP FED SECTION W / GRATE	
	OVERLAND FLOOD ROUTE	

TC = TOP OF CURB
TBC = TOP OF BEFORE CURB
BF = BASE OF PAVEMENT
FL = FLOW LINE
SW = SIDEWALK
TW = TOP OF WALL
BW = GRADE AT BOTTOM OF WALL
ALL PROPOSED GRADES REFERENCE FINISHED GRADES, UNLESS NOTED OTHERWISE

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
2. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE FURNISHED & PLACED IN ALL DISTURBED AREAS. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.
4. ALL SLOPES SHALL BE 4:1 (HORIZONTAL VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
5. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
6. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.

SITE TOPOGRAPHY HAS BEEN PROVIDED BY CRAIG S. KNOCHE & ASSOCIATES CIVIL ENGINEERS, P.C. THE DATUM HAS BEEN LOWERED 4.00 FT. TO MATCH THE OAKS OF ST. CHARLES.

TOPOGRAPHY WEST OF THE SITE TO MAGNLEY ST. WAS OBTAINED BY WESTERN SURVEYING & ENGINEERING, P.C.

PREPARED FOR
AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(630) 584-7108

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SILVER EDGE CONSULTANTS LLC
215 FULTON STREET
GENEVA, ILLINOIS 60134
(630) 800-4001
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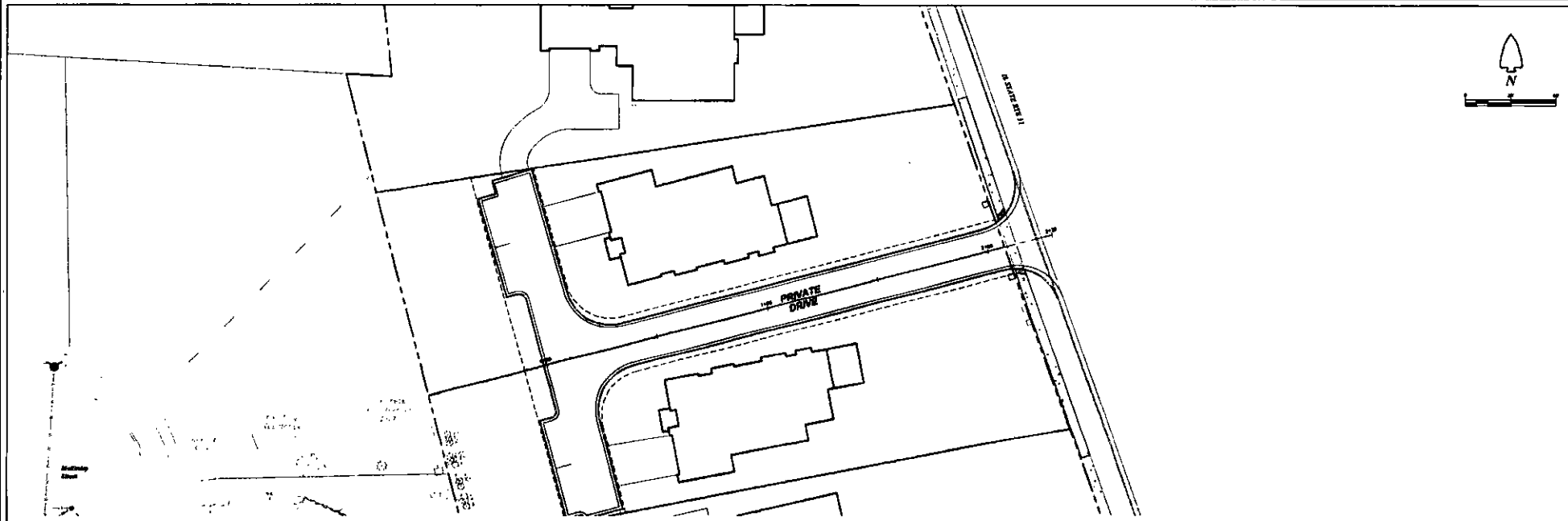
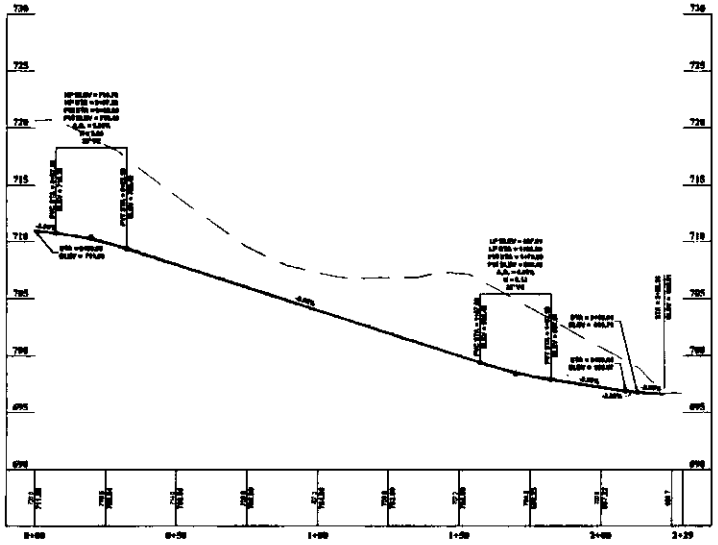
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION
1					

HILLCROFT ESTATES - PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PRELIMINARY | DESIGN BY: JBS | DATE: 11/6/15 | SHEET 5 OF 7





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1	[illegible]	REVISED PER CITY COMMENTS			

HILLCROFT ESTATES - PRELIMINARY ROADWAY PLAN & PROFILE

CITY OF ST CHARLES, KANE COUNTY, ILLINOIS

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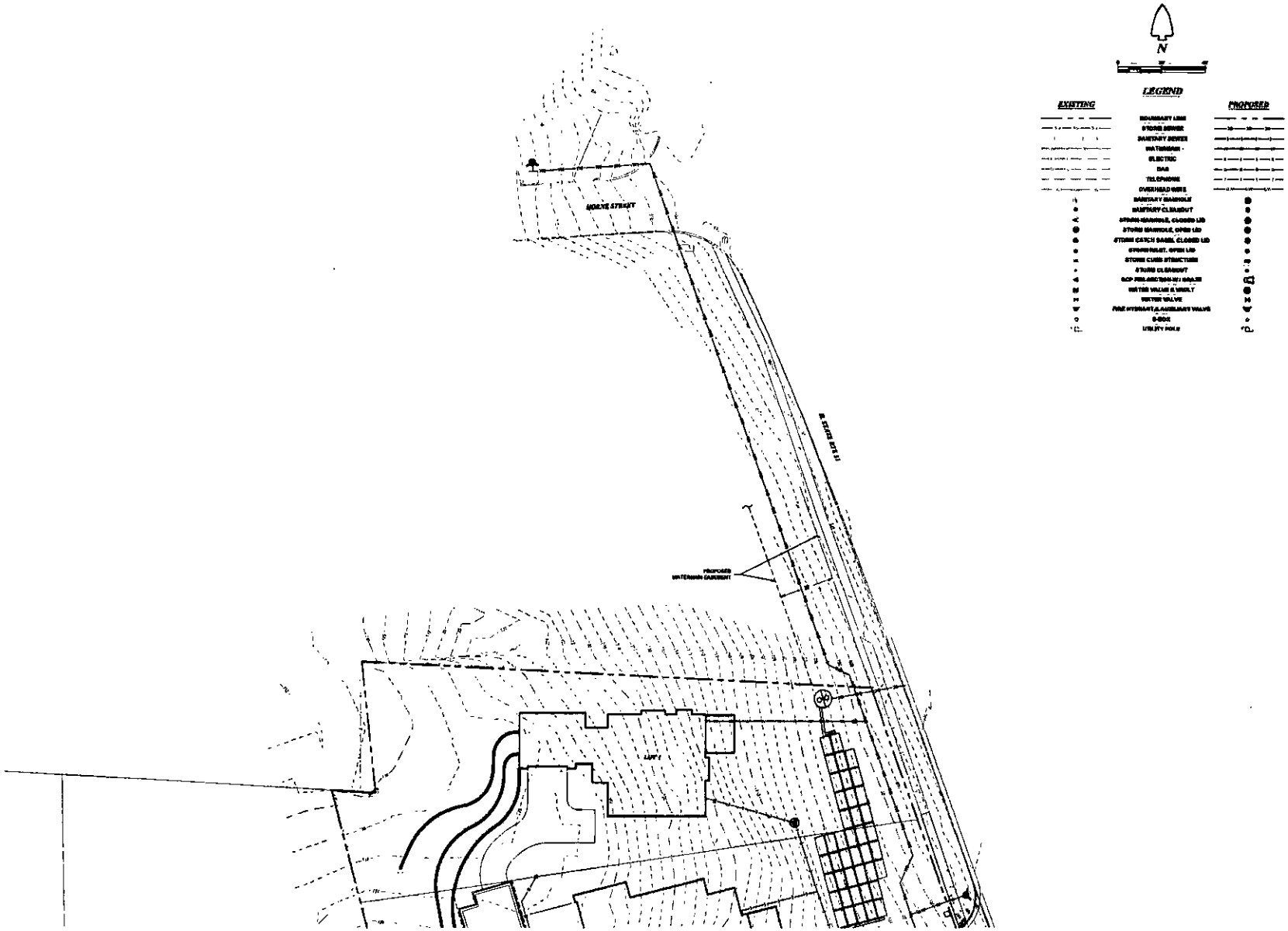

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REVISIONS					
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION
1	[illegible]	REVISED PER CITY COMMENTS			

HILLCROFT ESTATES - PRELIMINARY OFF-SITE WATERMAIN

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

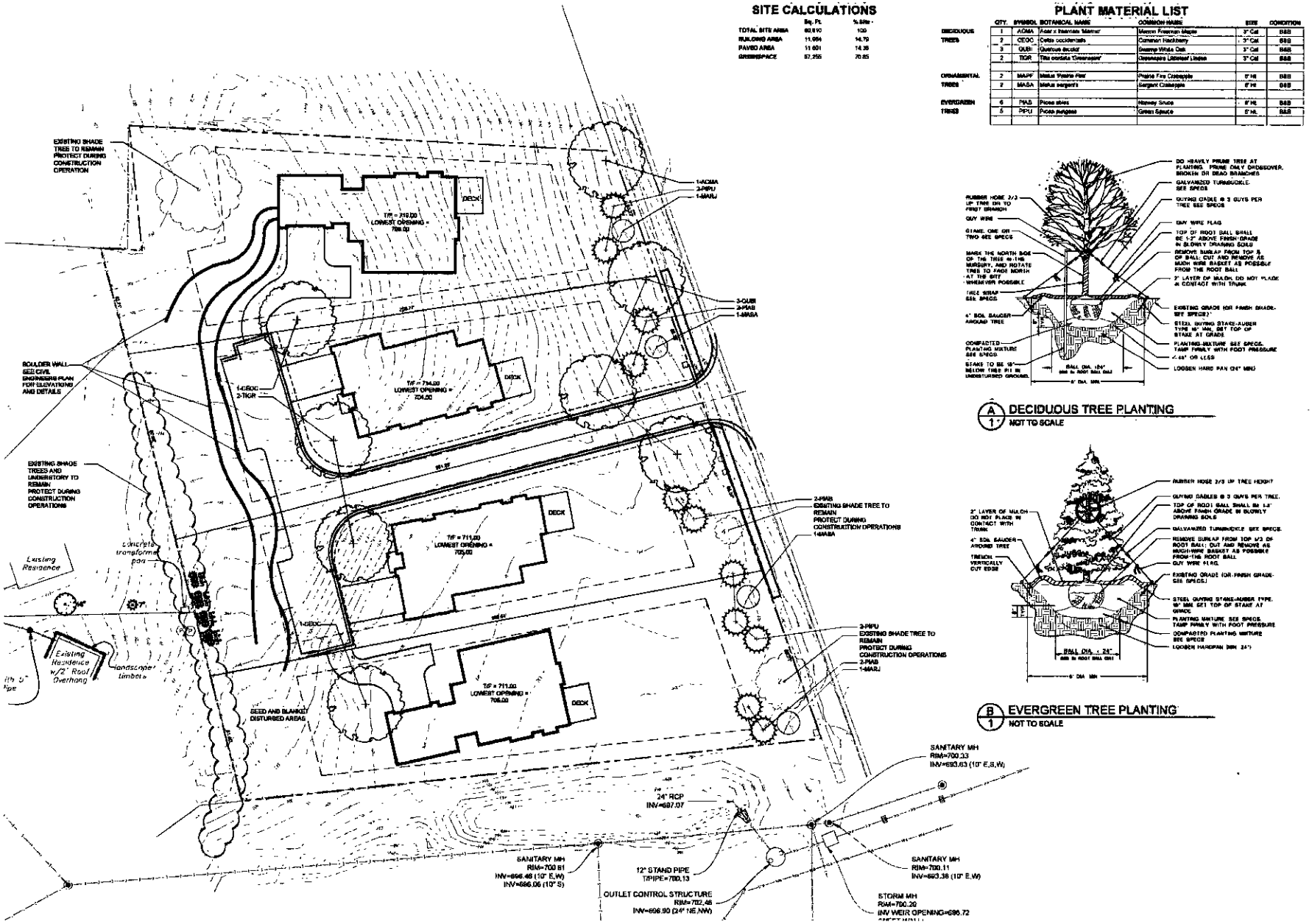
FILENAME: PRELIM-OFFSITE	DESIGNED BY: [illegible]	J.O.B.NO.: [illegible]	APPR. PREPAID	SHEET 7 OF 7
DIRECTORY: CADD/HYDRO	DRAWN BY: [illegible]	DATE: [illegible]	SCALE: 1"=30'	

SITE CALCULATIONS

	Sq. Ft.	% Site
TOTAL SITE AREA	80,610	100
BUILDING AREA	11,994	14.79
PAVED AREA	11,601	14.39
GREENSPACE	57,255	70.85

PLANT MATERIAL LIST

	QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
DECIDUOUS TREES	1	ACMA	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal	B&B
	2	CEOC	Celtis occidentalis	Common Hackberry	3" Cal	B&B
	3	QUBI	Quercus bicolor	Swamp White Oak	3" Cal	B&B
	2	TIGR	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3" Cal	B&B
ORNAMENTAL TREES	2	MAPF	Malus 'Prairie Fire'	Prairie Fire Crabapple	8' Ht.	B&B
	2	MASA	Malus sargenti	Sargent Crabapple	8' Ht.	B&B
EVERGREEN TREES	6	PIAB	Picea abies	Norway Spruce	8' Ht.	B&B
	5	PIPU	Picea pungens	Green Spruce	8' Ht.	B&B



A 1" DECIDUOUS TREE PLANTING
NOT TO SCALE

B 1" EVERGREEN TREE PLANTING
NOT TO SCALE

JOB NO. 1802
DATE 03.22.16
REVISIONS
DRAWN BY KL

HILLCROFT ESTATES
1147 GENEVA ROAD
ST. CHARLES, ILLINOIS 60174

© 2016 The Lannert Group, Inc.

Lannert Group
Landscape Architecture • Planning • Community Consulting
215 Fulton Street
Geneva, Illinois 60134
(630) 208-8088
Fax/Home (630) 232-5000
http://www.lannert.com
lg@lannert.com

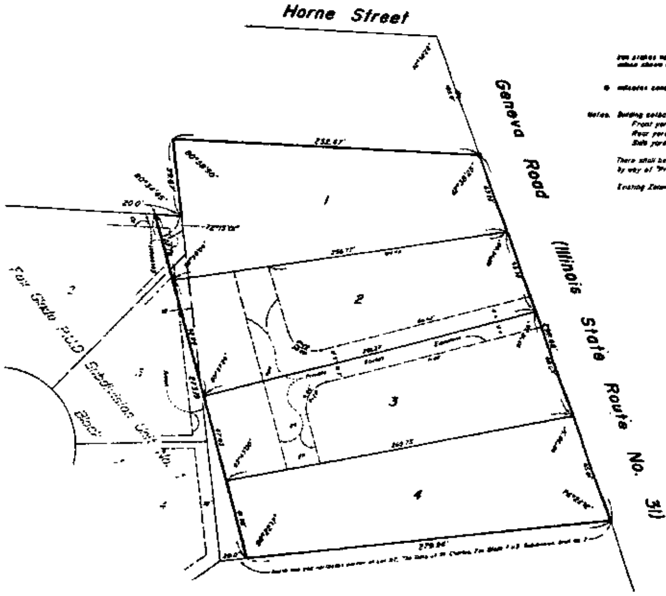
LANDSCAPE PLAN

NORTH
SCALE 1"=20'

SHEET NUMBER 1 OF 1

Hillcroft Estates

St. Charles   Kane County   Illinois



Iron stakes have been set at all lot corners and angle points unless shown otherwise

● indicates concrete monument

Notes. Building setbacks are as follows:
Front yard = 30'
Rear yard = 40'
Side yard = 6'

There shall be no direct access onto Geneva Road (Illinois State Route No. 31) except by way of "Private Access Easement" shown hereon.

Existing Zoning = RS-3 Residential

Area of Subdivision = 1.859 Acres

Lot Areas (in square feet)

Lot	Total Area
1	20,782
2	20,266
3	20,092
4	19,825

Note: By executing this Plat of Subdivision, the City of St Charles hereby disclaims any and all duty or obligation, whether direct or indirect, or whether express or implied, to care for (including without limiting the foregoing, snow and ice removal or plowing), maintain, repair, replace, or refurbish all or any part of any improvement lying within that area designated hereon as "Private Access Easement". Such maintenance activities shall be the responsibility of Lot owners pursuant to Declaration of Private Access Easement Agreement recorded contemporaneously herewith

UTILITY EASEMENT PROVISIONS

A permanent, non-exclusive easement is hereby reserved for and granted to the City of St Charles (hereinafter "City"), and to all public utility companies of any kind operating under franchise granting them easement rights from the City of St. Charles, including but not limited to, SBC, Nicor Gas Company, Comcast Cable and to their successors and assigns in, upon, across, under and through all Lots shown hereon, for the purpose of installing, constructing, reconstructing, inspecting, operating, replacing, removing, altering, enlarging, renewing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention and infiltration devices, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, buffalo boxes, valves, and without limitation, such other installations as may be required to furnish public utility service to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work, provided that no such easement shall extend into any area either now or hereafter improved with a permanent structure approved by the City. Following the completion of any construction or maintenance activities performed by the grantees herein, ground surfaces shall be left in a generally clean and workmanlike condition, similar to that which had existed prior to the construction or maintenance activities, appropriately back-filled and compacted, finish graded and restored to their prior condition except for restoration of decorative paving materials. The right is also hereby granted to said City and Utility Companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said 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. Said easement may be further reduced to corridors of not less than 10 feet in width which enclose the aforesaid utility facilities actually installed within the aforesaid utility easement. However, no amendment to the aforesaid easement shall be effective unless such amended easement is memorialized by an instrument executed by said grantor, or its successors and assigns, with written approval (which may not be unreasonably withheld) by the Engineering Department of said City, together with a plat of survey clearly indicating such utility locations and the appropriate easement routings therefor, and placed on record in the Kane County Recorder's Office

TREE PRESERVATION PROVISIONS

A Tree Protection Zone, as defined and depicted in a "Tree Inventory and Preservation Plan" prepared by Andrew Loeck, Registered Consulting Arborist #[illegible], on file with the City of St. Charles, is hereby established upon certain areas of all the Lots herein platted for the purpose of protecting notable trees identified within said Plan according to practices enumerated therein

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

____
District Engineer

State of Illinois)
)ss
County of Kane)

This is to certify that I, Thomas J. Sasek, an Illinois Professional Land Surveyor of Dale Floyd Land Surveying, L.L.C., have surveyed, subdivided and platted that part of Lots 2 and 3, Block 1, Fox Glade P.U.D. Subdivision, Unit No. 1, St Charles, Kane County, Illinois and that part of the Southeast Quarter of Section 34, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows. Beginning at a point on the westerly line of Geneva Road (Illinois State Route No. 31) that is 185.0 feet southerly of the southerly line of Horne Street as shown on the plat of Riverview Addition (measured along said westerly line); thence continuing southerly along said westerly line 298.68 feet to a northeast corner of Lot 97, The Oaks of St. Charles, Fox Glade P.U.D. Subdivision, Unit No. 2, St Charles, Kane County, Illinois; thence westerly along a northerly line of said Lot forming an angle of 76°22'18" with the last described course (measured counterclockwise therefrom) 279.94 feet to a point that is 20.0 feet easterly of the southeast corner of Lot 4, Block 1 in said Fox Glade P.U.D. Subdivision; thence northerly along a line forming an angle of 98°22'17" with the last described course (measured counterclockwise therefrom) 273.19 feet to a point on the northerly line of said Lot 2 that is 20.0 feet westerly of the northeast corner of said Lot 2; thence easterly along said northerly line forming an angle of 72°13'01", with the last described course (measured counterclockwise therefrom) 20.0 feet to the northeast corner of said Lot 2; thence northerly along the easterly line extended northerly of said Block 1 forming an angle of 80°34'45", with the last described course (measured clockwise therefrom) 53.67 feet to a line drawn parallel with the southerly line of said Horne Street from the point of beginning, thence easterly parallel with said southerly line forming an angle of 80°58'30" with the last described course (measured counterclockwise therefrom) 232.47 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 1.859 acres as shown by the plat hereon drawn which is a correct representation of said survey and subdivision. I further certify that the foregoing described tract is located within the corporate limits of the City of St Charles, which has adopted an official comprehensive plan and that no part of said premises is located within a special flood hazard area as identified by the Federal Emergency Management Agency (F.E.M.A.) based on Flood Insurance Rate Map Community Panel Number 17089C0268F dated December 20, 2002. All distances are given in feet and decimal parts thereof

Given under my hand and seal at Geneva, Illinois, this _____ day of ____________________, 2016.

____
Illinois Professional Land Surveyor No. 035-003908
License expiration date November 30, 2016

State of Illinois)
)ss
County of Kane)

This is to certify that Maurice A. McNally and Kathleen M. McNally are the owners of the land described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "HILLCROFT ESTATES, ST CHARLES, KANE COUNTY, ILLINOIS", and they hereby acknowledge and adopt the same under the style and title aforesaid. Said premises are located within Community Unit School District No. 303

Dated at St Charles, Illinois, this ______ day of ________________, 2016

______________________ Maurice A. McNally

______________________ Kathleen M. McNally

State of Illinois)
)ss
County of Kane)

I, ______________________, a Notary Public in and for the County and State aforesaid hereby certify that Maurice A. McNally and Kathleen M. McNally, who are personally known to me to be the same persons whose names are subscribed to the foregoing owners' certificate appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as their free and voluntary act

Given under my hand and Notarial Seal, this ______ day of ____________, 2016

____
Notary Public

State of Illinois)
)ss
County of Kane)

This is to certify that I, John A. Cunningham, County Clerk in and for the County and State aforesaid, find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the real estate described in the foregoing surveyor's certificate

Dated at Geneva, Illinois, ____________, 2016

____
County Clerk

State of Illinois)
)ss
County of Kane)

I hereby certify that there are no delinquent or unpaid forfeited special assessments or any deferred installments thereof that have not been apportioned against any of the land described on the attached plat

Dated at St Charles, Illinois, this _____ day of ______________, 2016

____
Collector of Special Assessments

State of Illinois)
)ss
County of Kane)

Accepted and approved by the Plan Commission of the City of St Charles, Kane County, Illinois this ________ day of ____________________, 2016.

By: ______________________
Chairman

State of Illinois)
)ss
County of Kane)

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

Dated at St Charles, Illinois, this _____ day of ____________, 2016.

____
Director of Community Development

State of Illinois)
)ss
County of Kane)

Accepted and approved by the City Council of the City of St Charles, Kane County, Illinois this ________ day of ____________________, 2016

By: ______________________ Mayor   Attest ______________________ City Clerk

State of Illinois)
)ss
County of Kane)

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 was recorded in Plat Envelope No. ______________

____
County Recorder

Prepared for:
Hillcroft Estates L.L.C.
36W442 Hunters' Gate Road
St. Charles, Illinois 60175

Prepared by:
Dale Floyd Land Surveying L.L.C.
2600 Keslinger Road Suite A
Geneva, Illinois 60134

Tree Inventory and Preservation Plan

1147 Geneva Road

St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560

ISA Certified Arborist # IL-4641A

SAVATREE®

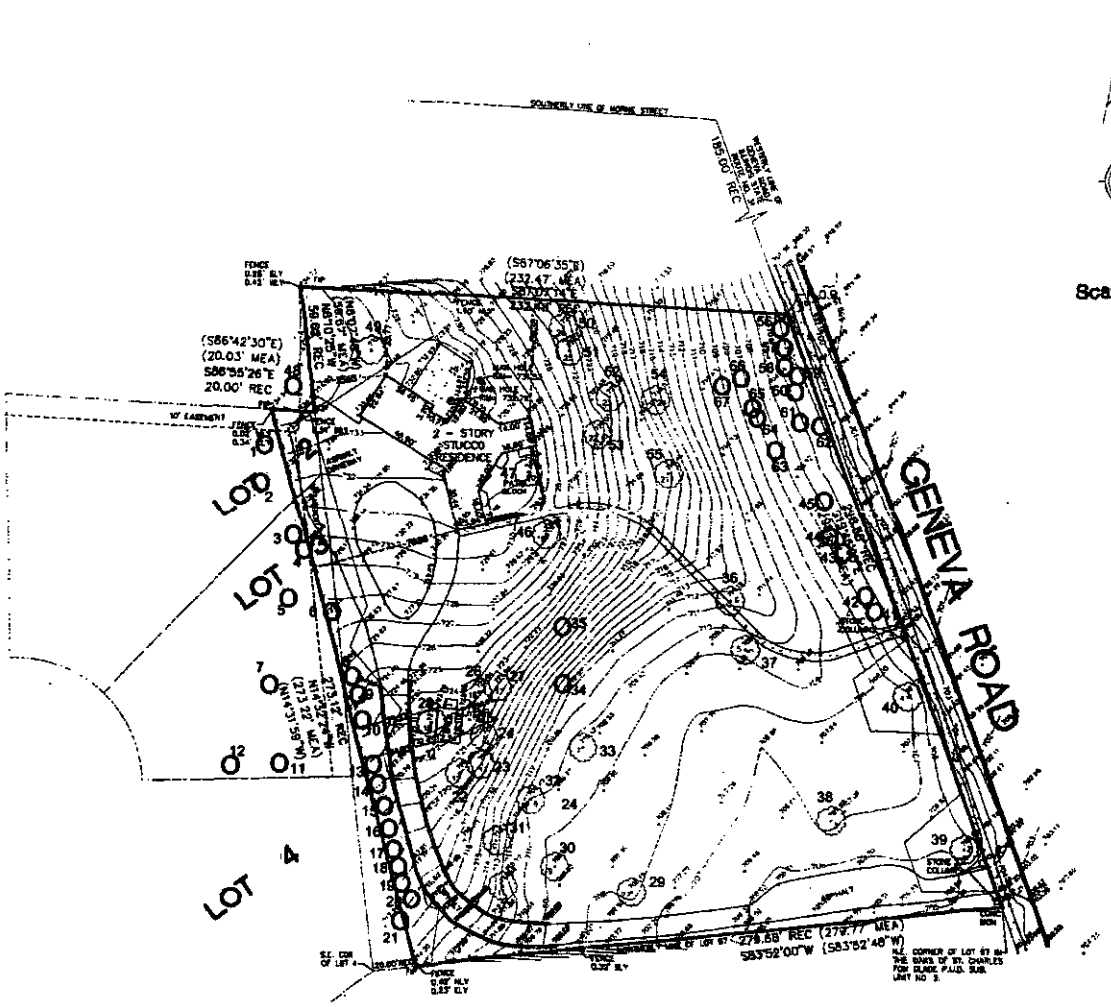
The Consulting Group

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

2600 Kesinger Road, Suite 15
Geneva, Illinois 60134
Phone:(630)232-7705 Fax:(630)232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES, 25 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located 8-9-2003

Illinois Professional Land Surveyor No. 035-002876
Job No. 000693-1

License expiration date 11-30-2004

State of Illinois
County of Kane S.S.

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 A.D. 2003

Illinois Professional Land Surveyor No. 035-002876

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
1	6		Hackberry	*Celtis occidentalis*	Good			x	x	x	x	Lean over drive
2	14		Bur oak	*Quercus macrocarpa*	Good		x	x	x	x	x	5' lean over fence
3	22		White oak	*Quercus alba*	Good		x	x	x	x	x	15' lean over drive.
4	12		Red oak	*Quercus rubra*	Fair		x	x	x	x	x	Joined at base with #3
5	20		Linden	*Tilia americana*	Good		x	x	x	x	x	
6	30		Red oak	*Quercus rubra*	Good		x	x	x	x	x	Crown to middle of circle. 12' drive clearance
7	24		Red oak	*Quercus rubra*	Fair		x	x	x	x	x	Not over drive
8	8		Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
9	7		Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
10	32		Red oak	*Quercus rubra*	Fair		x	x	x	x	x	Slight lean away from drive. 14' over fence
11	10		White pine	*Pinus strobus*	Good							
12	16		Norway maple	*Acer platanoides*	Good							
13	6	4,4	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
14	7	4,4,4	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
15	7	6,4,3	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
16	8	5,4,4	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
17	7	6,4,3	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
18	7	6	Redcedar	*Juniperus virginiana*	Poor			x	x	x	x	
19	7	6,3	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
20	6	5,3	Redcedar	*Juniperus virginiana*	Fair			x	x	x	x	
21	26		Red Oak	*Quercus rubra*	Good		x	x	x	x	x	25' over fence. 15' height over fence
22	15		Arborvitae	*Thuja occidentalis*	Fair	x						
23	12	9	Arborvitae	*Thuja occidentalis*	Fair	x						Bad junction
24	14	12	Arborvitae	*Thuja occidentalis*	Fair	x						Bad junction
25	8	6	Arborvitae	*Thuja occidentalis*	Fair	x						
26	13	8,7,4	Arborvitae	*Thuja occidentalis*	Fair	x						
27	7	6,4,4	Arborvitae	*Thuja occidentalis*	Fair	x						
28	18		Red oak	*Quercus rubra*	Poor	x						Large wound/decay at base
29	10		Norway maple	*Acer platanoides*	Fair	x						Wound/decay in stem
30	17		Norway spruce	*Picea abies*	Good	x						Must remove due to LOD. Will be replaced with hackberry
31	13		White spruce	*Picea glauca*	Fair	x						
32	17		Norway spruce	*Picea abies*	Fair	x						Large girdling root
33	16		Norway spruce	*Picea abies*	Good	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
34	6	5,5,4,4,3	Amur maple	*Acer ginnala*	Poor	x						Heavy suckering
35	6	5,5,4,4,3	Redbud	*Cercis canadensis*	Fair	x						
36	15		Linden	*Tilia americana*	Fair	x						
37	14		Austrian pine	*Pinus nigra*	Fair	x						Moderate diplodia
38	26		Norway maple	*Acer platanoides*	Poor	x						Poor structure. Dead limbs. Stem crack
39	37		Red oak	*Quercus rubra*	Fair		x	x	x	x	x	
40	35		White oak	*Quercus alba*	Fair		x	x	x	x	x	
41	7		Mulberry	*Morus sp.*	Fair	x						
42	7		Black cherry	*Prunus serotina*	Fair	x						
43	8		Boxelder	*Acer negundo*	Fair	x						
44	10		Black cherry	*Prunus serotina*	Fair	x						
45	10		American elm	*Ulmus americana*	Fair	x						
46	12	10	Redbud	*Cercis canadensis*	Fair	x						
47	37		Bur oak	*Quercus macrocarpa*	Poor	x						Mostly dead
48	12		Hackberry	*Celtis occidentalis*	Good		x	x	x	x	x	Crown 8' over fence
49	27		White oak	*Quercus alba*	Good		x	x	x	x	x	
50	31		Bur oak	*Quercus macrocarpa*	Poor	x						Mostly dead
51	28		White oak	*Quercus alba*	Fair	x						1-sided to south
52	12		White pine	*Pinus strobus*	Good	x						Overtopped by oak
53	13		White pine	*Pinus strobus*	Good	x						
54	18		White pine	*Pinus strobus*	Good	x						
55	33		Norway spruce	*Picea abies*	Good	x						
56	8		Boxelder	*Acer negundo*	Fair	x						
57	9		Green ash	*Fraxinus pennsylvanica*	Dead	x						
58	15		Black cherry	*Prunus serotina*	Fair	x						
59	7		American elm	*Ulmus americana*	Fair	x						
60	9		Black cherry	*Prunus serotina*	Fair	x						
61	7		Green ash	*Fraxinus pennsylvanica*	Poor	x						50% Dead
62	13		Boxelder	*Acer negundo*	Fair	x						
63	12	8	Hemlock	*Tsuga canadensis*	Fair	x						
64	12		Hemlock	*Tsuga canadensis*	Fair	x						
65	6		American elm	*Ulmus americana*	Fair	x						
66	6		Hemlock	*Tsuga canadensis*	Fair	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
67	11		Hemlock	*Tsuga canadensis*	Fair	x						

Poor - The tree appears unhealthy and may have significant structural defects.
Fair - The tree has structural or health issues that could decrease likelihood of survival during construction
Good - Overall, the tree is healthy and satisfactory in condition and form. The tree has no major structural problems.

Actions:

R - Remove	M - Mulch
RP - Root Prune	I - Irrigate
P - Crown Prune	PF - Protection Fence

Recommendations

Tree protection zone - Defined for all trees within and adjacent to the construction zone as a radial distance of 1 foot per inch in tree diameter. **Temporary fencing** (4 feet high) shall be installed at the edge of all tree protection zones. Fence shall completely encircle the tree.

Activities prohibited within the Tree Protection Zone include:

- Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
- The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the project arborist
- Soil disturbance, drainage or grade change.
- No machinery or equipment shall be used within the protection fence. Work within the protection zone shall be done manually.
- Removal of asphalt by any means other than by hand or with lightweight equipment that will not compact the soil or sever tree roots.

The following actions will be performed on an as-needed basis to help ensure tree health. All work should be done in accordance with applicable ANSI A300 Standards.

Removal: Trees will be removed if they cannot reasonably be expected to survive construction due to either poor health or proximity to construction activities.

Crown pruning - Trees will be pruned to promote health and proper structure and to provide clearance for construction activities. Tree crowns should be raised to allow clearance for construction activities. Dead limbs larger than 1 inch should be removed. Oak trees should be pruned from the months of October - March only to reduce risk of oak wilt transmission.

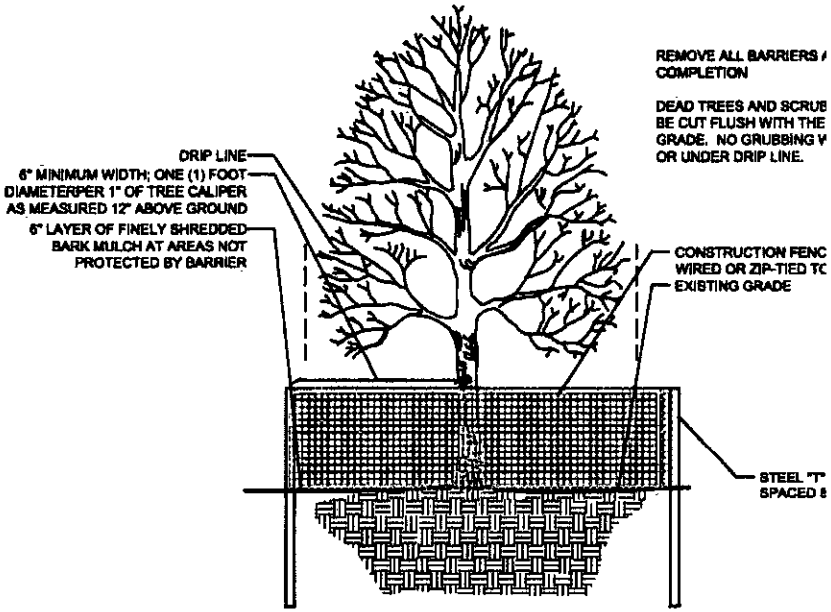
Root Pruning - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent damage during construction. Root should be pruned to 18-24 inches below grade.

Irrigation - Trees will be irrigated before and during construction.

Mulch - Shredded hardwood, free of deleterious materials. Mulch should be spread within the TPZ prior to construction to a four to six inch depth, leaving the trunk clear of mulch. This will aid in inadvertent soil compaction and moisture loss.

Fertilization - Fertilization and other soil needs should be determined at a later date based on soil sampling and actual construction impacts.

Signage - Signs stating "No Entry, Tree Preservation Area" shall be placed along temporary fencing.



Sample specification for tree protection fencing.

Sample of tree preservation signage

SAVATREE.

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

Certificate

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

I further certify that on April 18, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 2016-Z-6, entitled

"An Ordinance granting approval of special use for
planned unit development and PUD Preliminary Plan
for Hillcroft Estates, 1147 Geneva Road"

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

The pamphlet form of Ordinance No. 2016-Z-6, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on April 23, 2016, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 18th day of April, 2016.

(S E A L)

Nancy Garrison
Municipal Clerk