

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IC

Title:

Motion to approve an Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Brooke Toria Estates.

Presenter:

Rita Tungare

Meeting: City Council

Date: February 3, 2020

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted: ☐**Executive Summary** *(if not budgeted please explain):*

The attached ordinance will approve the zoning and subdivision applications for Brooke Toria Estates. The ordinance is unchanged from the version voted on at the 12/16/19 Council meeting.

Attachments *(please list):*

Ordinance Approving Zoning/Subdivision Applications

Recommendation/Suggested Action *(briefly explain):*

Motion to approve an Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Brooke Toria Estates.

City of St. Charles, Illinois
Ordinance No. 2020-Z-

**An Ordinance Granting Approval of a Map Amendment, Special Use for
Planned Unit Development, PUD Preliminary Plan, and Final Plat of
Subdivision for Brooke Toria Estates**

WHEREAS, on or about June 1, 2018, V&M Investment and Remodeling Group, LLC (the “Applicant”) filed petitions for: 1) Map Amendment from RE-1 Single-Family Estate District to RS-4 Suburban Single-Family Residential District; 2) Special Use for Planned Unit Development; 3) PUD Preliminary Plan; and 4) Final Plat of Subdivision, all for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of developing a 16-lot residential subdivision; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about June 29, 2018 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about July 17, 2018 and August 7, 2018 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision petitions on or about August 7, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about August 13, 2018; 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 the petition for a Map Amendment for the Subject Property from the RE-1 Single-Family Estate District to the RS-4 Suburban Single-Family Residential District, and the Findings of Fact for Map Amendment

attached hereto and incorporated herein as Exhibit “B” are expressly adopted by the corporate authorities of the City.

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

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit “D”, 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 & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Final Engineering Plans; Craig R. Knoche & Associates; revisions dated 10/28/2019
- Landscape Plan, McCallum Associates; revisions dated 3/11/2019

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

- Plat of Resubdivision – Brooke Toria Estates of St. Charles; Craig R. Knoche & Associates; dated 10/30/2019

6. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

- a. Zoning: The Subject Property shall be subject to the requirements of the RS-4 Suburban Single-Family Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the “PUD Deviations” attached hereto and incorporated herein as Exhibit “F”.

- b. Landscape Buffers:

1. Northern Landscape Buffer: A 30 foot wide landscape buffer along the northern property lines of Lots 9-16 as identified on the Final Plat of Subdivision shall be provided. The buffer shall consist of vegetation which provides opaque, year-round screening to a height of 6 ft. above the grade of the common property line, in accordance with Section 17.26.070

“Landscape Buffers”. Should existing vegetation be removed within the landscape buffer, plantings shall be added if necessary to provide the required screening. Should the landscape buffer be cleared of vegetation, plantings shall be installed in accordance with the Landscape Plan.

2. Smith Road Landscape Buffer: A 5 foot wide landscape buffer along the rear property lines of lots backing up to Smith Road (Lots 1-5 & 16) shall be provided, as depicted on the PUD Preliminary Plan. This area shall be planted in accordance with the Landscape Plan.
- c. Fence: The fence within the rear yards of lots backing up to Smith Road (Lots 1-5 & 16) shall be of a uniform height and design, as shown on the PUD Preliminary Plan.
- d. Owners’ Association: The Applicant shall create one or more Owners’ Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to, the landscape buffers, stormwater detention facilities, development identification sign, entrance island landscaping, fence along Smith Road, and the private storm sewer. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- e. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- f. School and Park Contributions: The Park and School contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.
- g. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time.

7. 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 3rd day of February 2020.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 3rd day of February 2020.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 3rd day of February 2020.

Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date:_____

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 16, 17 AND 18 IN PETRAUSKAS' SECOND SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1966 AS DOCUMENT R66-42231, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT “B”

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

Existing R-4 in DuPage County currently vacant. Surrounding use is single-family attached and single-family detached.

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

Proposed use is contiguous to existing single-family.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

Property is vacant and unable to be used for any productive purpose.

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

Property is unable to be developed in the county without utilities provided by St. Charles.

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

Property has never been developed and has remained vacant.

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

Strong need for single-family and is permitted by St. Charles Ordinance 2014-M-31.

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

Proposed amendment is authorized by St. Charles Ordinance 2014-M-31

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

Property is currently outside the corporate limits of St. Charles.

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

Proposed development is consistent with St. Charles Ordinance 2014-M-31.

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

Proposed development will provide access to strong demand for single-family housing.

EXHIBIT “C”

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.**

Developer intends on constructing single-family homes for an aging population to accommodate current demand.

- 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 art, 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 buildings within the PUD offer high quality architectural design. The PUD provides affordable dwelling units in conformance with or in excess of city policies and ordinances.

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.

There is a strong demand for new construction of single-family homes.

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

Engineering site plans identify existing utilities.

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 development has no effect on nearby property since it adjoins existing single-family.

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.

Proposed use is adjoining existing single-family.

- 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.**

Proposed subdivision is compatible with adjoining single-family.

- 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.**

Development will be constructed and designed in accordance with existing codes except for requested lot variances.

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

There is a strong demand for single-family homes in St. Charles and will accommodate empty nesters.

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

The proposed PUD is single-family as authorized by city of St. Charles ordinance 2014-M-31.

EXHIBIT “D”

**PUD PRELIMINARY PLAN
(20 pages)**

RESIDENTIAL DEVELOPMENT

SMITH ROAD ST. CHARLES, ILLINOIS

PREPARED FOR

V&M INVESTMENT & REMODELING GROUP, LLC
0N632 GABLES BLVD
WHEATON, ILLINOIS



DRAWINGS INDEX			
		REV	DATE
C0.1	TITLE & INDEX SHEET	6	10/28/19
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	2	10/17/18
C1.1	SITE PLAN	4	2/26/19
C1.2	TRUCK TURNING EXHIBIT	4	2/26/19
C2.1	GRADING PLAN	5	5/13/19
C2.2	STORMWATER POLLUTION PREVENTION PLAN	4	2/26/19
C2.3	SWPPP DETAILS	0	4/30/18
C2.4	FAITH LANE PLAN & PROFILE	4	2/26/19
C3.1	UTILITY PLAN	6	10/28/19
C3.2	SANITARY PROFILE	6	10/28/19
C3.3	WATERMAIN PROFILE	6	10/28/19
L1.0	LANDSCAPE PLAN	4	2/26/19
SL3.0	PHOTOMETRIC PLAN	4	2/26/19
SL3.1	SPECIFICATION SHEET	4	2/26/19
C6.1	MAINTENANCE OF TRAFFIC PLAN	0	10/28/19
C6.2	MAINTENANCE OF TRAFFIC PLAN	0	10/28/19
C7.1	GENERAL NOTES & SPECIFICATIONS	3	1/21/19
C7.2	SITE DETAILS	4	2/26/19
C7.3	UTILITY DETAILS	4	2/26/19
C7.4	IDOT DETAILS	0	10/28/19
	LATEST REVISION	6	10/28/19

CONTACTS	
CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174	
COMMUNITY & ECONOMIC DEVELOPMENT RITA TUNGARE - DIRECTOR	(630) 377-4443
PLANNING DIVISION RUSSELL COLBY - COMMUNITY DEVELOPMENT DIVISION MANAGER	(630) 377-4443
PUBLIC WORKS PETER SUHR - DIRECTOR	(630) 377-4405
KAREN YOUNG - ASSISTANT DIRECTOR OF PW-ENGINEERING	(630) 377-4486

BENCHMARKS	
BENCHMARK #1-RM OF XXV THAT IS ON THE SOUTH SIDE OF SMITH ROAD JUST TO THE SOUTHWEST OF PHEASANT TRAIL, APPROX. 228' SOUTHWEST OF THE SITE'S SOUTHWEST PROPERTY CORNER. ELEVATION: 762.52	
BENCHMARK #2-RM OF XXANWAY ON THE SOUTH SIDE OF SMITH ROAD, JUST EAST OF PHEASANT TRAIL, APPROX. 93' SOUTHWEST OF THE SITE'S SOUTHWEST PROPERTY CORNER. ELEVATION: 760.34	
ALL ELEVATIONS ARE NAVD83 UNLESS OTHERWISE STATED, REFER TO C0.2 FOR BENCHMARK LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL BENCHMARKS.	

DRAINAGE OVERLAY CERTIFICATE	
STATE OF ILLINOIS } S.S. COUNTY OF DUPAGE }	
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE SHADOWS OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, CO. THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, RESIDUE PROVISION HAS BEEN MADE FOR COLLECTION AND DISPOSAL OF SUCH SURFACE WATER WITH PAVED, PAVED OR GRAVEL DRIVE. THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJACENT LAND OWNERS IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJACENT PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.	
DATED THIS _____ DAY OF _____, 2019	
LICENSE REGISTERED PROFESSIONAL ENGINEER	OWNER OR ATTORNEY FOR OWNER
000-000000	
STATE REGISTRATION NUMBER	

WARNING CALL

Call 48 hours
before you dig
(excluding
Sat., Sun. &
holidays)



Operates
24 hours a day
365 days a year

BEFORE YOU DIG

CONTRACTORS SHALL CALL J.U.L.I.E.
BEFORE START OF CONSTRUCTION.
CALL LOCAL AMERITECH OFFICE FOR
LOCATIONS OF FIBEROPTIC CABLES.
J.U.L.I.E. DOES NOT MARK THESE
LOCATIONS.

REVISIONS		
NO.	DATE	DESCRIPTION
6	10/28/19	PER CITY COMMENTS
5	10/17/18	PER CITY COMMENTS
1	8/29/18	PER CITY COMMENTS

TITLE & INDEX
SHEET

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

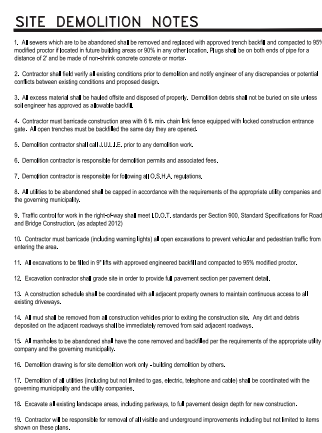
1 HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH
THE CODES AND ORDINANCES OF THE CITY OF ST. CHARLES.
LICENSE EXPIRATION: NOVEMBER 30, 2019
STEVEN R. KUDVA
LICENSED ENGINEER # 002-04995

Craig Z. Knoche & Associates • Civil Engineers
Civil Engineers, P.C. • Surveyors
24 N. Summit Street • Glenview, IL 60046 • phone (847) 849-0270 • fax (847) 849-0272

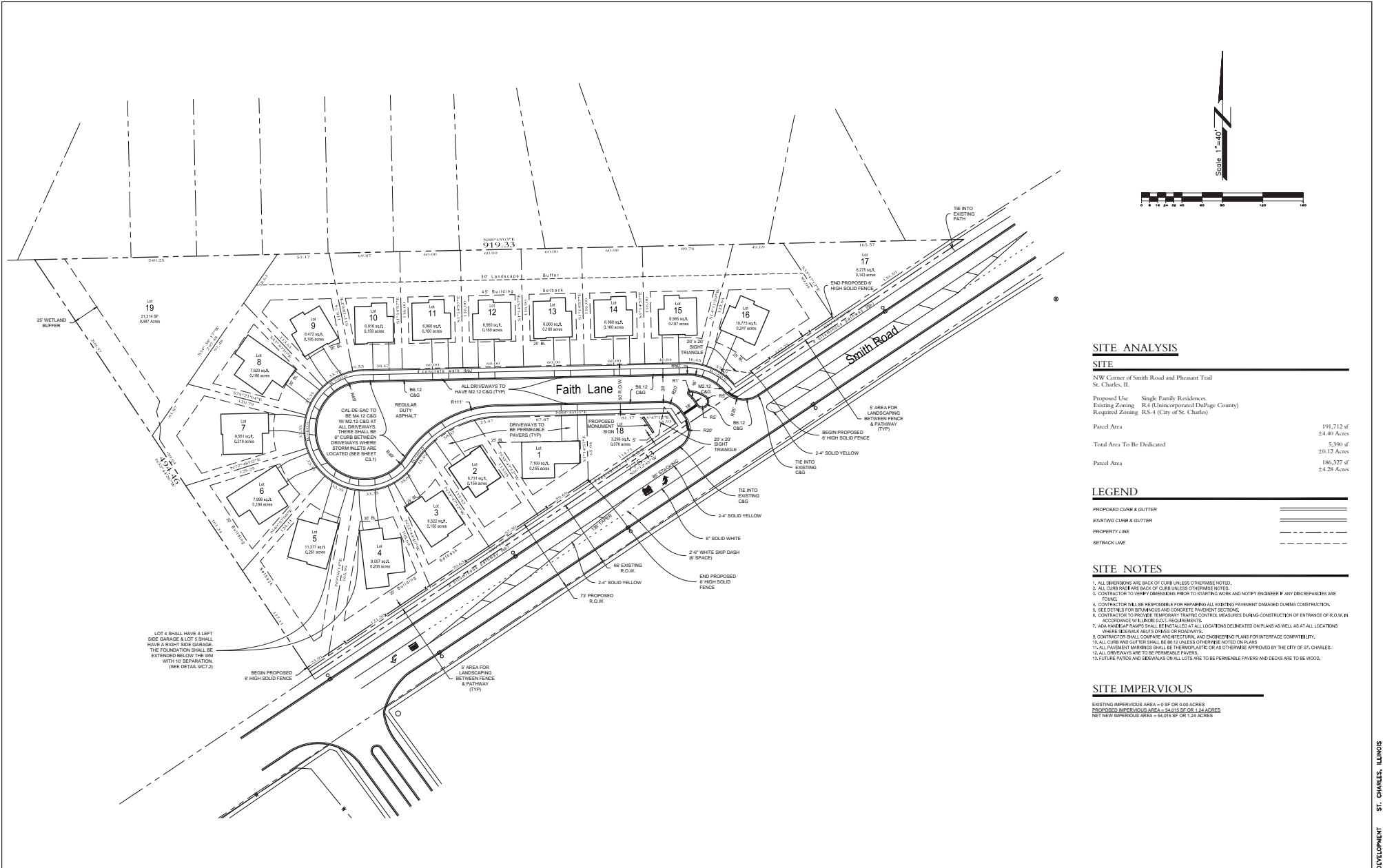
DATE: 4/30/18
FILE: 17-034 C01
JOB NO: 17-034
SHEET NO.

C0.1
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



 Craig R. Knoche & Associates Civil Engineers, P.C. 1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275	• Civil Engineers • Surveyors • Land Planners	DATE: 4/30/18 FILE: 17-034 C02 JOB NO: 17-034	C0.2 SHEET NO.



SITE ANALYSIS

SITE

NW Corner of Smith Road and Pleasant Trail
St. Charles, IL

Proposed Use Single Family Residences
Existing Zoning R-4 (Unincorporated DuPage County)
Required Zoning RS-4 (City of St. Charles)

Parcel Area	191,712 sf \$4.40 Acres
Total Area To Be Dedicated	5,390 sf \$0.12 Acres
Parcel Area	186,322 sf \$4.28 Acres

LEGEND

PROPOSED CURB & GUTTER	=====
EXISTING CURB & GUTTER	=====
PROPERTY LINE	-----
SETBACK LINE	-----

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB R&R ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
5. SEE DETAIL FOR RETAINING AND CONCRETE PAVEMENT SECTIONS.
6. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF FLOOR IN ACCORDANCE TO ILLINOIS DOT'S REQUIREMENTS.
7. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS Delineated ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS CORNERS OR ROADWAYS.
8. CONTRACTOR SHALL COMPILE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
9. ALL CURB AND GUTTER SHALL BE 36" C&G UNLESS OTHERWISE NOTED ON PLANS.
11. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR AS OTHERWISE APPROVED BY THE CITY OF ST. CHARLES.
12. ALL DRIVEWAYS ARE TO BE PERMEABLE PAVING.
13. FUTURE PATIOS AND SIDEWALKS ON ALL LOTS ARE TO BE PERMEABLE PAVING AND DECKS ARE TO BE WOOD.

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA = 0 SF OR 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 54,015 SF OR 1.24 ACRES
NET NEW IMPERVIOUS AREA = 54,015 SF OR 1.24 ACRES

REVISIONS			
NO.	DATE	DESCRIPTION	
4	2/28/19	PER CITY COMMENTS	
3	10/17/18	PER CITY COMMENTS	
1	8/29/18	PER CITY COMMENTS	

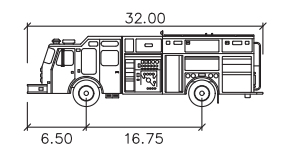
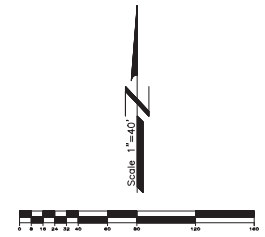
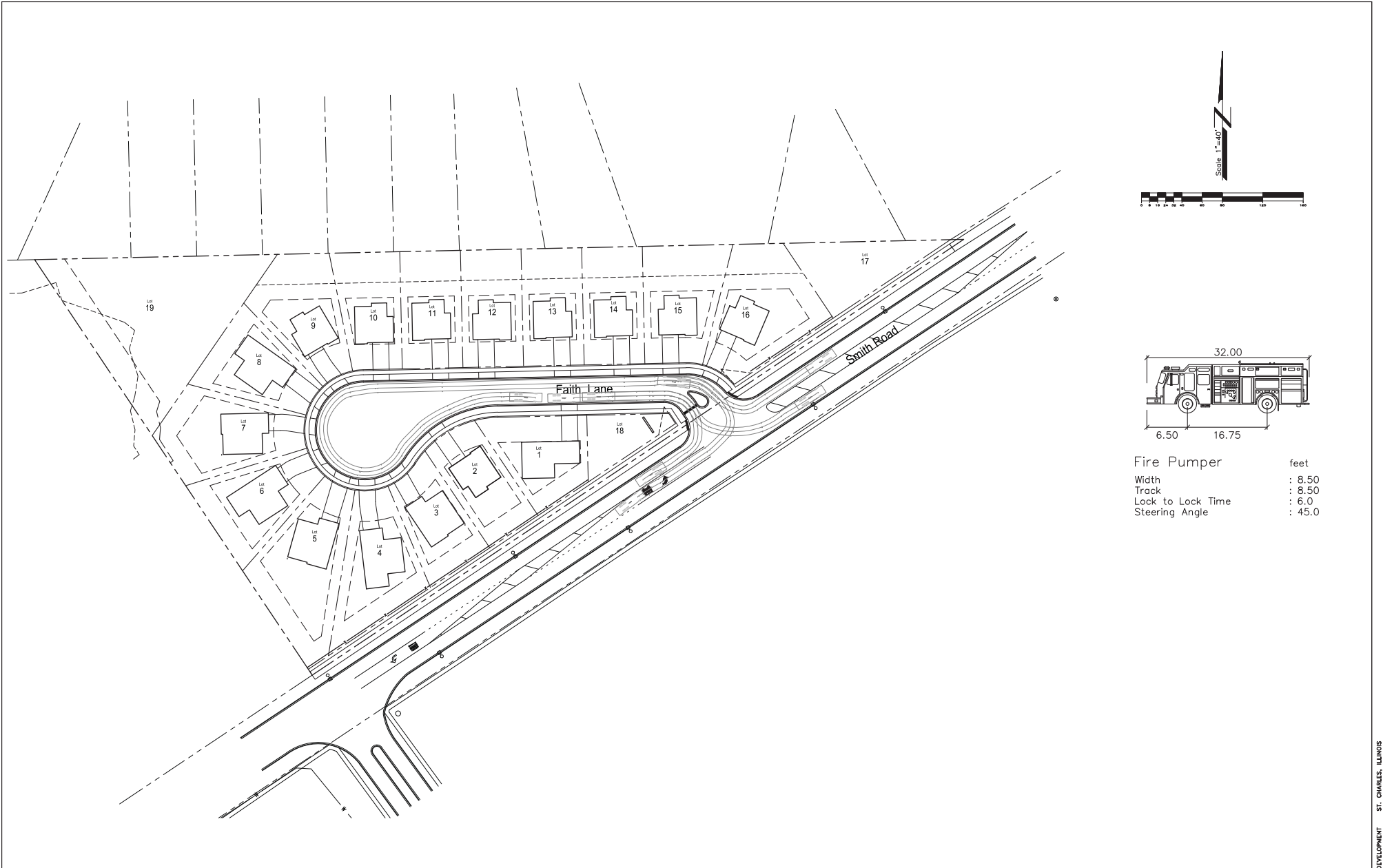
SITE PLAN

**RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS**

11th Commerce Drive • Glenview, IL 60024 • phone (847) 449-2270 • fax (847) 449-2272

Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C.
11th Commerce Drive • Glenview, IL 60024 • phone (847) 449-2270 • fax (847) 449-2272

DATE	4/30/18
FILE	17-034 C10
JOB NO.	17-034
SHEET NO.	C1.1



Fire Pumper feet
 Width : 8.50
 Track : 8.50
 Lock to Lock Time : 6.0
 Steering Angle : 45.0

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	2/26/19	PER CITY COMMENTS			
3	10/17/18	PER CITY COMMENTS			

TRUCK TURNING
 EXHIBIT

RESIDENTIAL DEVELOPMENT
 SMITH ROAD
 ST. CHARLES, ILLINOIS



Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C. • Land Planners

1116 Commerce Drive • Geneva, IL 60134 • phone (630) 449-1270 • fax (630) 449-1272

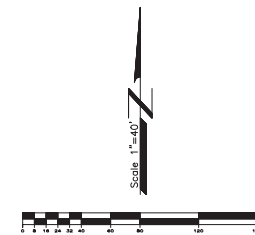
DATE: 8/28/18

FILE: 17-034 C10

JOB NO: 17-034

SHEET NO:

C1.2

[illegible]

<div style="text-align: center;"> <h1>GRADING PLAN</h1> </div>	<div style="text-align: center;"> <h2>RESIDENTIAL DEVELOPMENT</h2> <h3>SMITH ROAD</h3> <h3>ST. CHARLES, ILLINOIS</h3> </div>	<div style="text-align: center;">  <h3>Craig R. Knoche & Associates</h3> <h3>Civil Engineers, P.C.</h3> <p>1116 Commerce Drive • Geneva, IL 60134 • Phone (630) 842-2270 • Fax (630) 842-2272</p> </div>	DATE: 4/30/18 FILE: 17-034 C20 JOB NO: 17-034	C2.1 SHEET NO.

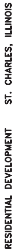


GRADING NOTES

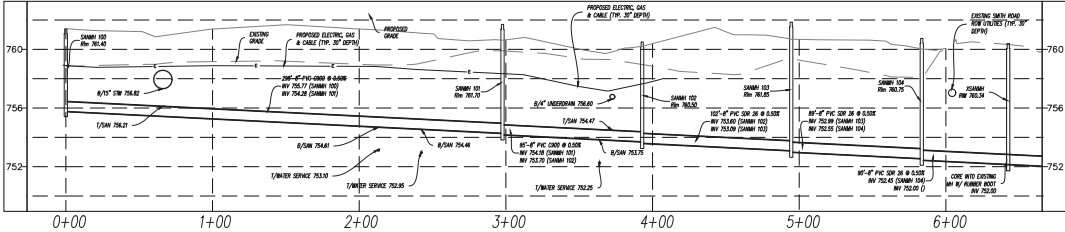
- Knocke & Associates**
Engineers, P.C.
- Civil Engineers
• Surveyors
• Land Planners
- Geneva, IL 60134 • phone (630) 848-1270 • fax (630) 848-1275
- DATE: 4/30/94
FILE: 17-034 C2
JOB NO: 17-03

DATE: 4/30/18	C2.2
FILE: 17-034 C20	
JOB NO: 17-034	

SHEET NO.



REV I S I O N S		
5	5/15/19	PER OWNER
4	2/26/19	PER CITY COMMENTS
3	1/21/19	PER CITY COMMENTS
2	10/17/18	PER CITY COMMENTS
1	8/28/18	PER CITY COMMENTS
NO.	DATE	DESCRIPTION
6	10/28/19	PER CITY COMMENTS
NO.	DATE	DESCRIPTION



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
6	10/28/19	PER CITY COMMENTS			
4	12/25/19	PER CITY COMMENTS			
3	1/31/19	PER CITY COMMENTS			

SANITARY
PROFILE

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

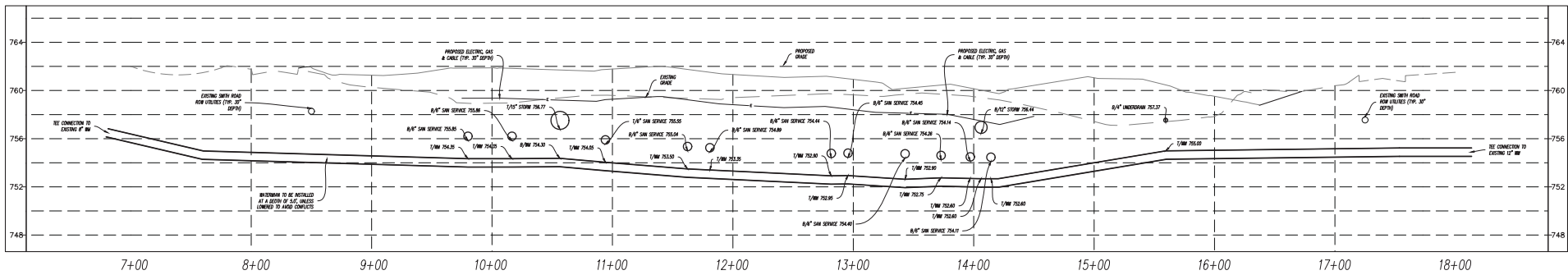
VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'



Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
1116 Commerce Drive • Geneva, IL 60134 • phone (630) 449-1270 • fax (630) 449-1272

DATE:	10/17/18
FILE:	17-034 C30
JOB NO:	17-034

C3.2
SHEET NO.



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
6	10/28/19	PER CITY COMMENTS			
4	12/25/19	PER CITY COMMENTS			
1	1/31/19	PER CITY COMMENTS			

WATERMAIN
PROFILE

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'



Craig Z. Knoche & Associates
Civil Engineers, P.C.
1116 Commerce Drive • Geneva, IL 60134 • 312.696.8100 • Fax (312) 696-2279

DATE: 10/17/18
FILE: 17-034 C30
JOB NO: 17-034

• Civil Engineers
• Surveyors
• Land Planners

C3.3
SHEET NO.

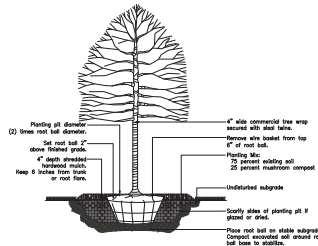



Diagram illustrating a 2' depth mushroom compost over ericaceae perennials bed. The diagram shows a cross-section of the bed structure with the following components labeled:

- 2' depth mushroom compost over ericaceae perennials bed.
- Perennial plant Spacing as noted on plan.
- Undisturbed subgrade.
- 12" depth planting mix: 75 percent clean loessil, 25 percent mushroom compost.

Diagram illustrating the planting method for the 4-inch depth strawed horizontal mulch over entire planting bed. The diagram shows two plants in a bed covered with a 4-inch depth of strawed horizontal mulch. The planting bed is a minimum of 2 inches below the mulch level. The planting hole is 2 inches deep, and the mulch is placed over the entire bed. The planting hole is filled with a mixture of 20 percent vermiculite soil and 20 percent mushroom compost. The planting hole is covered with a 4-inch depth of strawed horizontal mulch. The planting hole is covered with a 4-inch depth of strawed horizontal mulch. The planting hole is covered with a 4-inch depth of strawed horizontal mulch.

- 4" depth strawed horizontal mulch over entire planting bed.
- Extend planting bed a minimum of 2" beyond root ball or as shown on plan.
- Remove top of bag.
- Set root ball 2" above finished grade.
- Planting Mix:
 - 20 percent vermiculite soil
 - 20 percent mushroom compost
- Scatter sides of planting pit if glazed or dried.
- Undisturbed subgrade.
- Place root ball on stable subgrade.

[illegible]

6	Detention Basin Modifications	03/19/98
5	Site Plan Modifications	01/16/98
4	Site Plan Modifications	01/16/98
3	City Review Comments	08/03/98
2	For Review	04/23/98
1	For Review	04/19/98
Mark	Description	Date
Issuance		
Number 478218		
Scale 1" = 30'		North 
File 478218P8A		

1

L1.0

24 NORTH BENNETT STREET
GENEVA, IL. 60134
PH:630.845.1270

BROOKE TORIA
ESTATES
ST.CHARLES, IL

#	DATE	INIT	DESCRIPTION
1	01.21.2019	NM	SITE UPDATE
2	06.17.2019	NM	NEW FEATURE PER CITY COMMENTS

LED PHOTOMETRIC PLAN

KE181016

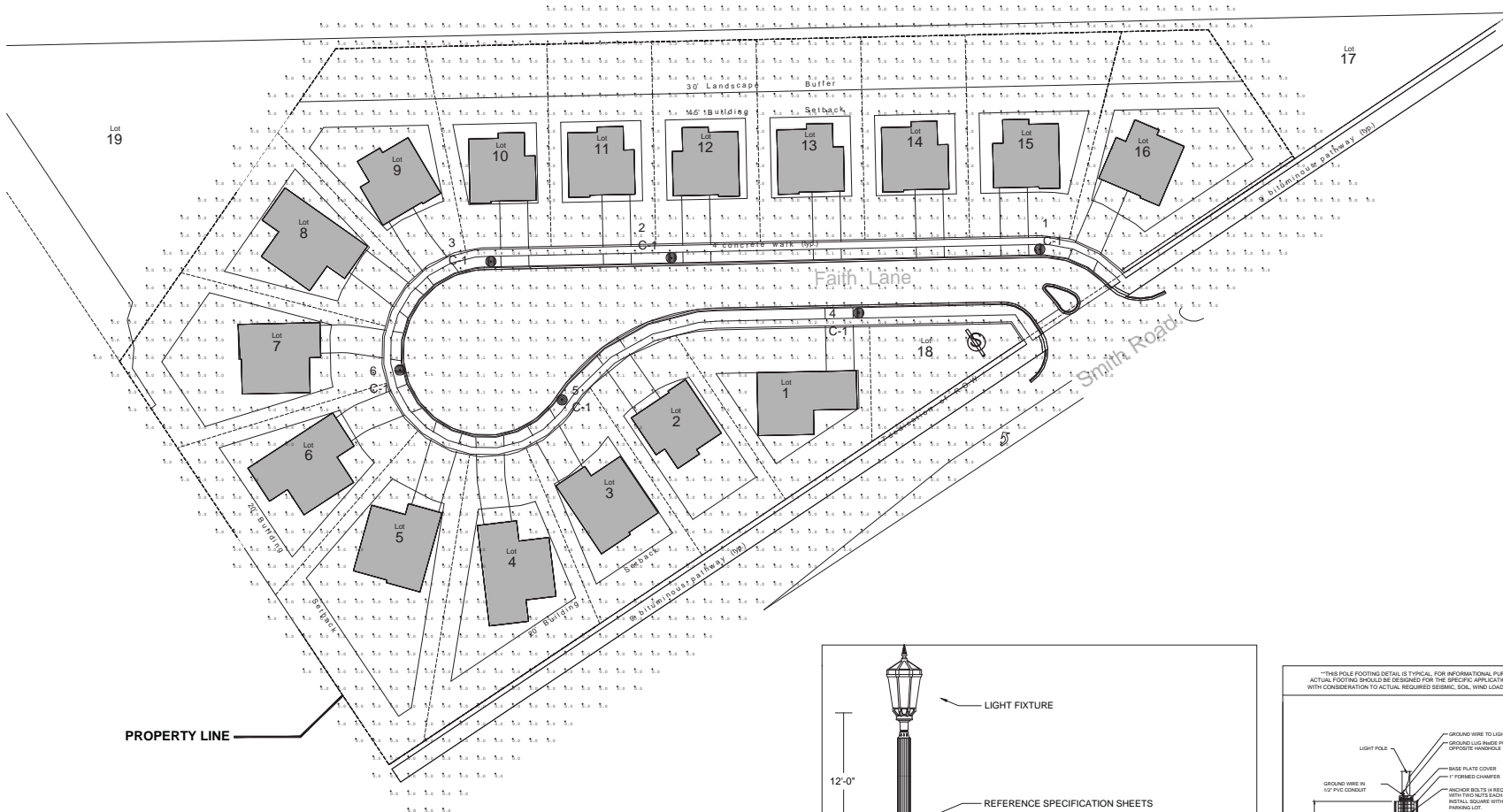
16.2018

NA

N.MOLENDA

N.MOLENDA

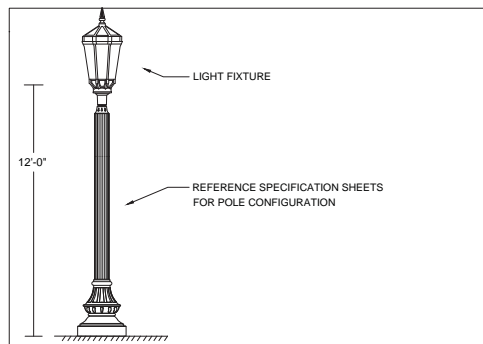
SL3.0	2
-------	---



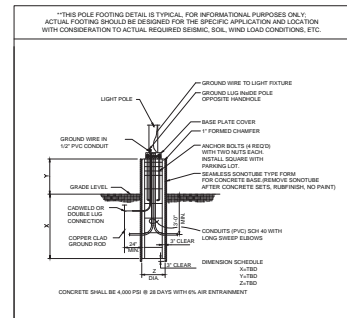
1 LED PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"



2 POLE DETAIL (TYP)
SCALE: NTS



3 POLE BASE DETAIL (TYP)
SCALE: NTS




BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS USING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINANCE RECOMMENDATIONS AND ASSUMED ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting
& Supply, LLC

DOI: 10.1002/anie.201208415

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	TLL	LLF	Description	BUG Rating
	6	C-1	SINGLE	N.A.	0.90	New Basic, Pole, Fixt 32W LED T4 12" Mtg Ht (4500K/2956 Lumens/250mA) Sternberg Lighting, M580SLD-1RND4T4-MDL03-CTA	B1-U2-G1

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Handscape	0.6	1.8	0.0	N/A	N/A

1 POLE TYPE C-1
SPECIFICATION SHEETS

[illegible]


BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR PROPOSED BUILDING LAYOUT.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LUMENS, AND OTHER MANUFACTURING FACTORS.

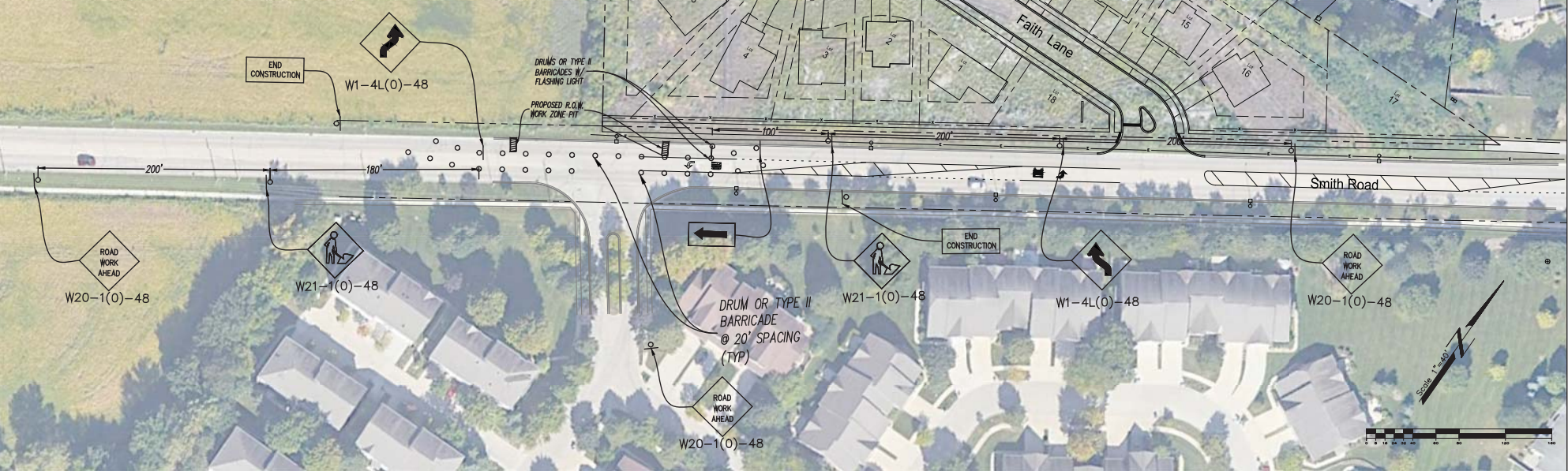
FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

**On-Site Lighting
& Service, LLC**

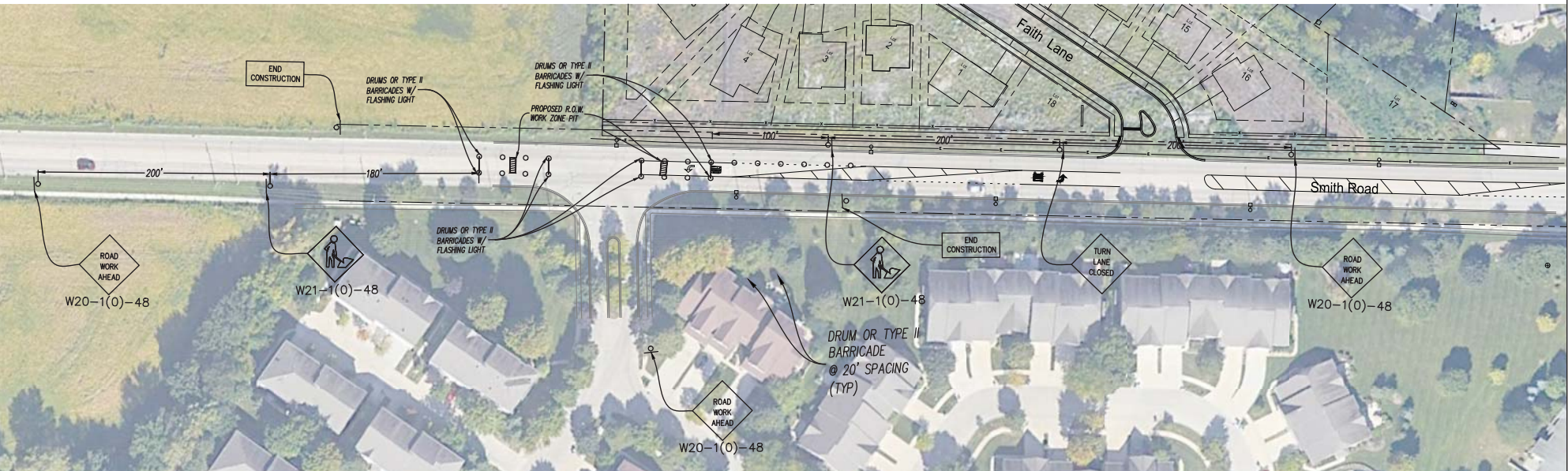
PH. 703.524.4444

			
1111 HIGHWAY 25 NORTH SUITE 201 BUFFALO, MN 55313 PH: 763.684.1548 FAX: 763.682.9048			
<h2 style="text-align: center;">KNOCE & ASSOCIATES PC</h2> <p style="text-align: center;">24 NORTH BENNETT STREET GENEVA, IL 60134 PH: 800.545.1270</p>			
PROJECT INFO		BROOKE TORIA ESTATES ST. CHARLES, IL	
ENGINEER INFO			
ENGINEER SEAL			
REVISIONS	#	DATE	DESCRIPTION
	1	01.21.2019	NA SITE UPDATE
	2	06.17.2019	NA NEW FEATURE PER CITY COMMENTS
SHEET DESCRIPTION <h2 style="text-align: center;">SPECIFICATION SHEETS</h2>			
PROJECT # <h1 style="text-align: center; color: red;">KE181016</h1>			
ISSUE DATE <h2 style="text-align: center;">10.16.2018</h2>			
DESIGN LEVEL <h1 style="text-align: center; color: red;">NA</h1>			
AUI		N.MOLENDA	
CAD		N.MOLENDA	
SHEET #	SL3.1		REV # 2

PHASE 1



PHASE 2



REVISIONS			
NO.	DATE	DESCRIPTION	

MAINTENANCE OF TRAFFIC PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

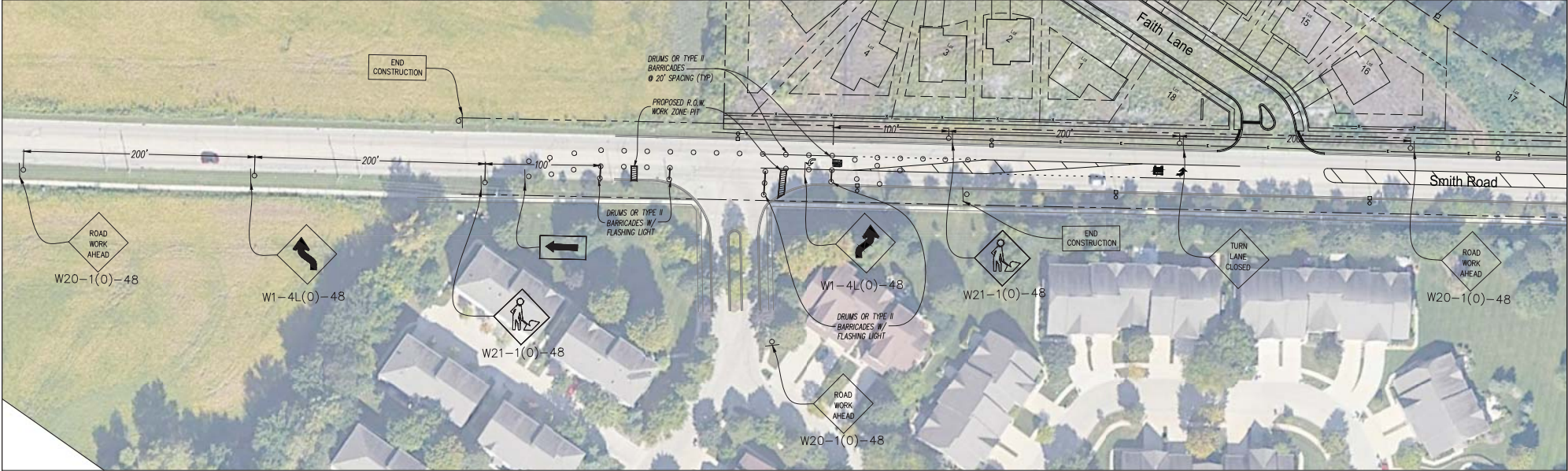
Craig R. Knoche & Associates
Civil Engineers, P.C.

• Civil Engineers
• Surveyors
• Land Planners

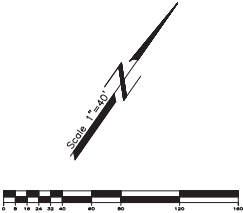
DATE: 10/28/19
FILE: 17-034 C60
JOB NO: 17-034

C6.1
SHEET NO.

PHASE 3



- NOTES:
1. ALL SIGNAGE AS REQUIRED BY IDOT STANDARD 701502 SHALL BE INSTALLED
 2. CONTRACTOR SHALL SCHEDULE MEETING WITH CITY AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE CONTRACTORS ANTICIPATED CLOSURE TO DISCUSS SEQUENCE OF OPERATIONS AND EMERGENCY VEHICLE NOTIFICATIONS.
 3. WORK SHALL BE COMPLETED IN FIVE (5) CONSECUTIVE DAYS OR LESS.
 4. CHANGEABLE MESSAGE BOARDS ARE REQUIRED SEVEN (7) DAYS IN ADVANCE OF THE LANE CLOSURES TO NOTIFY THE MOTORING PUBLIC. MESSAGES TO BE APPROVED BY THE COUNTY.



REVISIONS			
NO.	DATE	DESCRIPTION	

MAINTENANCE OF TRAFFIC
PLAN

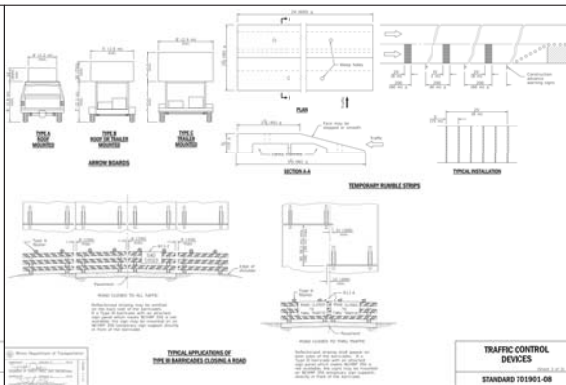
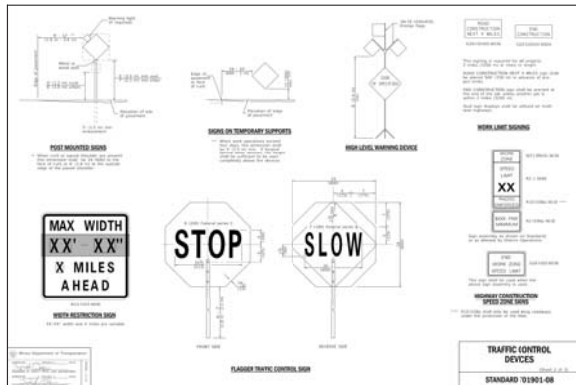
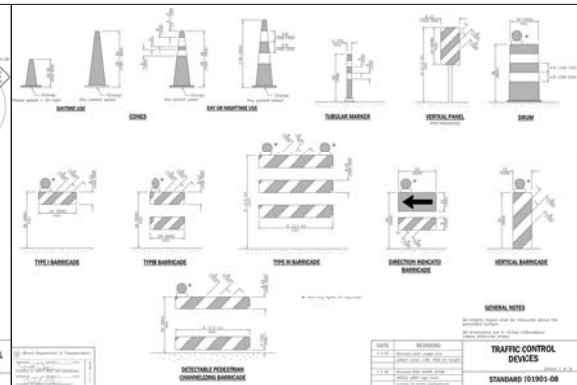
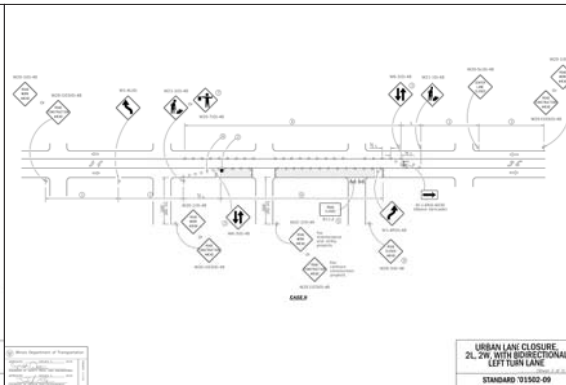
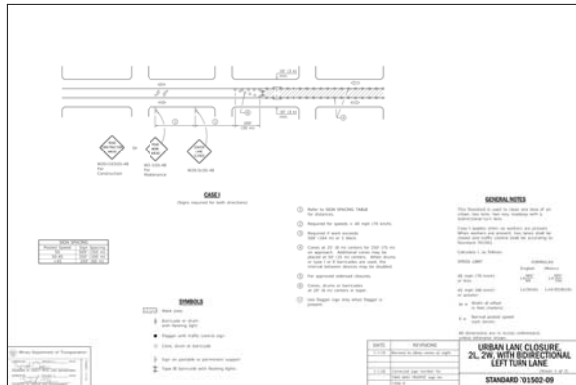
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.

24 N. Bennett Street • Geneva, IL 60134 • Phone (815) 845-0270 • Fax (815) 845-0272

DATE: 10/28/19
FILE: 17-034 C60
JOB NO: 17-034

SHEET NO. C6.2



REVISIONS			
NO.	DATE	DESCRIPTION	NO.

IDOT
 DETAILS

RESIDENTIAL DEVELOPMENT
 SMITH ROAD
 ST. CHARLES, ILLINOIS

DATE: 10/28/19
 FILE: 17-034 C70
 JOB NO: 17-034

Craig E. Knoche & Associates
 Civil Engineers, P.C.
 24 N. Bennett Street • Geneva, IL 60134 • phone (630) 469-1270 • fax (630) 469-1270

C7.4
 SHEET NO.

EXHIBIT “E”

FINAL PLAT OF SUBDIVISION

Plat of Resubdivision

Brooke Toria Estates
of St. Charles

Owner's Certificate

State of Illinois
County of DuPage } S.S.

This is to certify that V&M Investment and Remodeling Group, LLC is the owner of the lands shown and described on the annexed plat and by its duly authorized Manager has as such owner caused said lands to be surveyed, re subdivided and platted as shown thereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted hereby fall within the boundaries of St. Charles Community Unit School District 303.

Dated this ____ day of _____, A.D. 2019.

by: _____
Manager

for: V&M Investment and Remodeling Group, LLC

Notary's Certificate

State of Illinois
County of DuPage } S.S.

I, _____, a notary public in and for the County and State aforesaid do hereby certify that _____ as Manager of V&M Investment and Remodeling Group, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of V&M Investment and Remodeling Group, LLC.

Given under my hand and notarial seal this ____ day of _____, A.D. 2019.

notary public

Certificate as to Special Assessments

State of Illinois
County of Kane } S.S.
County of DuPage }

I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the annexed plat.

Dated at _____ Illinois, this ____ day of _____, A.D. 2019.

Collector of Special Assessments

Plan Commission Certificate

State of Illinois
County of Kane } S.S.
County of DuPage }

Approved this ____ day of _____, A.D. 2019.

Chairman, Plan Commission

Director of Community Development Certificate

State of Illinois
County of Kane } S.S.
County of DuPage }

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 _____, A.D. 2019.

Director of Community Development

City Council Certificate

State of Illinois
County of Kane } S.S.
County of DuPage }

Approved this ____ day of _____, A.D. 2019.

City Council of the City of St. Charles, Illinois

by: _____ attest: _____
Mayor City Clerk

PUBLIC UTILITY AND DRAINAGE EASEMENT DECLARATION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREOF DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

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

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

Surveyor's Certificate

State of Illinois
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted the lands described as follows:

Lots 16, 17 and 18 of Petruska's Second Subdivision of part of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian in the Township of Wayne, Du Page County, Illinois.

I further certify that the lands described above are located in zone "X" (determined to be outside the 0.2% annual chance floodplain) pursuant to Flood Insurance Rate Map 17043C0107H (effective 12-6-2004) issued by the Federal Emergency Management Agency.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.

Given under my Hand and Seal at Wheaton, Illinois this ____ day of _____, A.D. 2019.

Illinois Professional Land Surveyor 2967
exp 11-30-18

This professional service complies with the current Illinois Standards for a Boundary Survey

County Clerk's Certificate

State of Illinois
County of DuPage } S.S.

I, Jean Kaczmarek, County Clerk of Du Page County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____ Illinois, this ____ day of _____, A.D. 2019.

Du Page County Clerk

County Recorder's Certificate

State of Illinois
County of DuPage }

I, Fred Bucholz, Recorder of Du Page County, Illinois, do hereby certify that this instrument was filed for record on the ____ day of _____, A.D. 2019 and was placed of record as Document _____.

Given under my hand at Wheaton, Illinois, this ____ day of _____, A.D. 2019.

Du Page County Recorder

Plat of Resubdivision

Prepared For:
V & M Investment and Remodeling Group LLC



Craig R. Kowke & Associates
P.C. Engineers, P.C.
• Civil Engineers
• Surveyors
• Land Planners
24 North Belmont Street • Downers Grove, Illinois 60130 • Phone (630) 424-5750 • Fax (630) 424-5751

Date: 11/24/2019
Time: 12:00 PM
Job:

Sheet
1 of 2

EXHIBIT “F”

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RS-4 District	
Minimum Lot Area	6,522 sq. ft. (Lot 3) and as shown on the Final Plat of Subdivision
Minimum Lot Width	44 ft. and as shown on the Final Plat of Subdivision
Minimum Rear Yard	25 ft. (Lots 5-6) 20 ft. (Lots 1-4, 8)
Table 17.28-1 Permitted Signs for Residential Districts (RE, RS, RT, RM)	
Entryway Signs for Residential Development	5 ft. Minimum ROW setback