

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC3

Title:

Motion to approve an Ordinance Amending Ordinance No. 2017-Z-15 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road

Presenter:

Rita Tungare

Meeting: City Council

Date: July 16, 2018

Proposed Cost:

Budgeted Amount: N/A

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

At the July 9, 2018 meeting, Planning & Development Committee recommended approval of a PUD Amendment and PUD Preliminary Plan for Hillcroft Estates by a vote of 4-3.

Hillcroft Estates LLC is proposing to add a second single-family house on the property at 1147 Geneva Rd. Under consideration is a request for a departure from the Subdivision Code to permit division of the property into two parcels without submitting a Plat of Subdivision. The applicant proposes to utilize a Plat Act exemption to create the second parcel.

The Plat Act, part of State Statute, allows subdivision of property without filing of a Plat, if the property qualifies for one of the exemptions provided in the Act. City Code does not specifically make reference to the Plat Act exemptions. As a Home Rule municipality, the City is not required to accept subdivisions created through Plat Act exemptions.

The City Attorney has provided his opinion that the City can recognize Plat Act exemptions in certain circumstances and that the City may grant a departure from the requirement to prepare a Plat of Subdivision to divide property, if the objectives of the PUD can be achieved without filing a formal Plat of Subdivision.

P&D Committee discussed that code requirements triggered by a subdivision would not apply if the requested were granted, including the Land/Cash Ordinance. The total School & Park fee would be \$13,995 for a 3-bedroom house, \$21,261 for a 4-bedroom house, and \$18,656 for a 5-bedroom house.

**Attachments** (*please list*):

PUD Ordinance

**Recommendation/Suggested Action** (*briefly explain*):

Motion to approve an Ordinance Amending Ordinance No. 2017-Z-15 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147 Geneva Road

**City of St. Charles, Illinois**  
**Ordinance No. 2018-Z-**

**An Ordinance Amending Ordinance No. 2017-Z-15 (Hillcroft Estates PUD)  
and Granting Approval of a PUD Preliminary Plan for Hillcroft Estates, 1147  
Geneva Road**

WHEREAS, on or about April 27, 2018, Hillcroft Estates LLC (the “Applicant”) filed petitions for Amendment to Special Use for Planned Unit Development Ordinance No. 2017-Z-15, “An Ordinance Amending Ordinance No. 2016-Z-6 (Hillcroft Estates PUD) and Granting Approval of a PUD Preliminary Plan for Hillcroft estates, 1147 Geneva Road”, and PUD Preliminary Plan, both 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 adding a second single-family home on the property and requesting that a Plat of Subdivision not be required to divide the property into two buildable parcels; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about May 21, 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 June 5, 2018 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 had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about June 5, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about July 9, 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 an Amendment to 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 Amendment to Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. A PUD deviation is hereby granted to waive the requirement of Title 16 of the St. Charles Municipal Code, "Subdivisions and Land Improvement", to provide a Plat of Subdivision for the purpose of dividing the Subject Property into two buildable parcels as depicted on the PUD Preliminary Plan. Prior to issuance of a building permit for a second single family home on the property, the applicant shall provide documentation demonstrating that Subject Property has been legally divided under the Illinois Plat Act into parcels conforming to the PUD Preliminary Plan.

4. 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 & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code, and subject to submittal of a Plat of Easement at the time of building permit for the 20 ft. Public Utility Easement shown on the PUD Preliminary Plan:

- Topographical Site Development & Tree Preservation Plan; Engineering Resource Associates; revisions dated 6/1/2018
- Architectural Elevations (Parcel 2); Marshall Architects, Inc.; not dated
- Tree Inventory and Preservation Plan; SaveATree; not dated

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 16th day of July 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of July 2018.

---

Raymond P. Rogina, Mayor

Attest:

\_\_\_\_\_  
Charles Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: \_\_\_\_\_

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  $\frac{1}{4}$  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 185.0 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 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. Two residence onsite achieves more efficient land use without additional public infrastructure. The large open spaces below and in front of each residence enhance the grandeur of each.

- 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 on-site from meeting the height requirements of the zoning code. Relief from these requirements will allow the developer to construct dwellings in keeping with the spirit of upscale development in the neighborhood. The proposed development will also intensify carefully designed buffering and screening not present on the existing property. The property may be lawfully divided without submitting a plat of subdivision by using a Plat Act exception, while still promoting all of the same goals advocated by city codes.

**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 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 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 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 restriction and that no plat of subdivision is required to be submitted for the divisions of the property.

**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  
(13 Pages)**

# TOPOGRAPHICAL SITE DEVELOPMENT & TREE PRESERVATION PLAN

## 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 SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

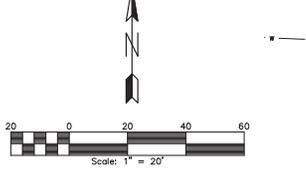
BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE 31) THAT IS 186.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE 208.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES 52 MINUTES 00 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 00 SECONDS EAST OF THE SOUTHWEST 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 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES 55 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAIN NORTH 87 DEGREES 07 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET THAT IS 20.0 FEET NORTH 86 DEGREES 57 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 1774443, 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 SOUTHWEST QUARTER OF SECTION 24, 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 1774443, OVER THE FOLLOWING DESCRIBED AREA:  
A FIVE FOOT WIDE STRIP ADJACENT TO THE 145.65 FEET SOUTHEASTERLY LINE OF LOT 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NUMBER 1, A PART OF THE SOUTHWEST QUARTER OF SECTION 24, 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  
P.N.: 09-34-404-D13  
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.)

**SITE BENCHMARK (BM):**  
SITE CROSS IN SOUTHWEST ALONG THE WEST SIDE OF GENEVA ROAD APPROX. 12 FEET SOUTH OF SUBJECT PROPERTY.  
ELEV: 700.24 (NAVD 88)



PARCEL #2	PARCEL #1
MAIN DRIVE: 6,300 SF.	DRIVEWAY: 4,000 SF.
RESIDENCE DRIVE: 910 SF.	WALKS: 4,422 SF.
WALKS: 232 SF.	WALKS: 232 SF.
PATIO: 144 SF.	STOOP: 144 SF.
	FRONT STOOP & WALK: 79 SF.
	REAR PATIO & WALL: 619 SF.
<b>TOTAL: 11,494 SF.</b>	<b>TOTAL: 9,671 SF.</b>

PREPARED FOR: AVONDALE CUSTOM HOMES, INC.

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

**ENGINEERING RESOURCE ASSOCIATES**  
35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60055  
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

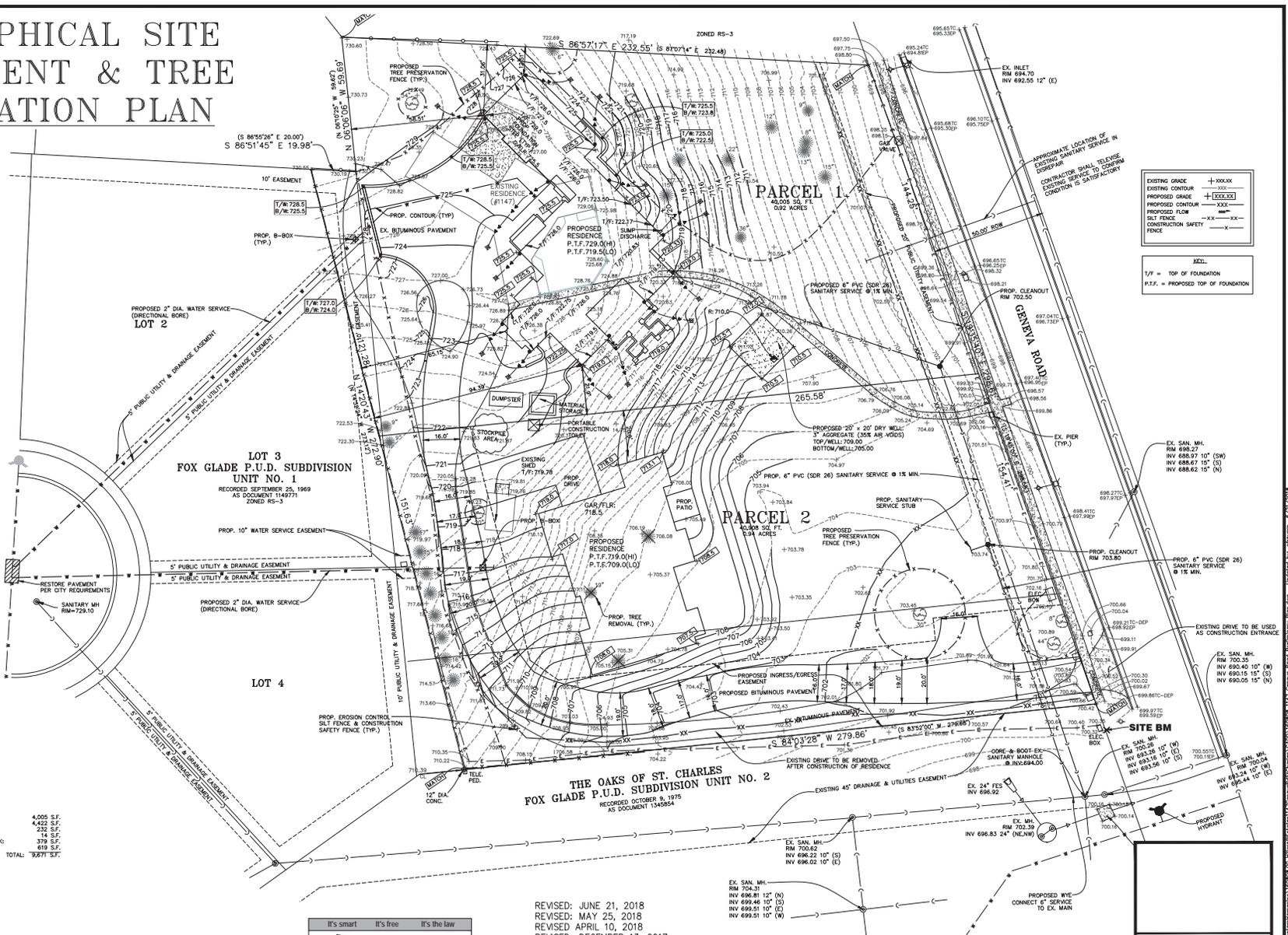
2416 GALEN DRIVE  
CHAMPAIGN, ILLINOIS 61821  
PHONE (217) 351-6268  
FAX (217) 355-1302

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REVISED: JUNE 21, 2018  
REVISED: MAY 25, 2018  
REVISED: APRIL 10, 2018  
REVISED: DECEMBER 13, 2017  
REVISED SITE PLAN: SEPTEMBER 8, 2017  
REVISED SITE PLAN: JUNE 15, 2017  
REVISED SITE PLAN: JUNE 1, 2017  
REVISED SITE PLAN: MAY 17, 2017  
SITE PLAN DATED: APRIL 25, 2017

EXISTING GRADE	+XXX.XX
EXISTING CONTOUR	XXX
PROPOSED GRADE	+XXXX.XX
PROPOSED CONTOUR	XXXX
PROPOSED FLOW	---
8" FENCE	---X---X---
CONSTRUCTION SAFETY FENCE	---X---

KEY:  
T/F = TOP OF FOUNDATION  
P.F.F. = PROPOSED TOP OF FOUNDATION



Jon P. Green, P.E.  
I.L. P.E. NO. 062-052108  
Expires November 30, 2019

PROFESSIONAL DESIGN FIRM NUMBER: 184.001166



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HILLCROFT HOUSE 2  
GENEVA ROAD, ST. CHARLES, IL  
AVONDALE CUSTOM HOMES



FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

MARSHALL ARCHITECTS

812 E. Main Street  
Suite 101  
St. Charles, Illinois  
60174

Phone: 630.584.7860  
Fax: 630.584.7860

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HILLCROFT HOUSE 2  
GENEVA ROAD, ST. CHARLES, IL  
AVONDALE CUSTOM HOMES





REAR ELEVATION  
SCALE: 1/8" = 1'-0"

MARSHALL ARCHITECTS

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HILLCROFT HOUSE 2  
GENEVA ROAD, ST. CHARLES, IL  
AVONDALE CUSTOM HOMES





LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

MARSHALL ARCHITECTS

812 E. Main Street  
Suite 101  
St. Charles, Illinois  
60174

Phx 630.584.7820  
630.584.7820



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HILLCROFT HOUSE 2  
GENEVA ROAD, ST. CHARLES, IL  
AVONDALE CUSTOM HOMES



# Tree Inventory and Preservation Plan

1147 Geneva Road

St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560

ISA Certified Arborist # IL-4641A

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Tree Protection Zone shown on the "Preliminary Topographical Site Development & Tree Preservation Plan" by Engineering Resource Associates, revisions dated 6/15/2017 shall be used in lieu of the Tree Protection Zone marked on this survey.

# PLAT OF SURVEY

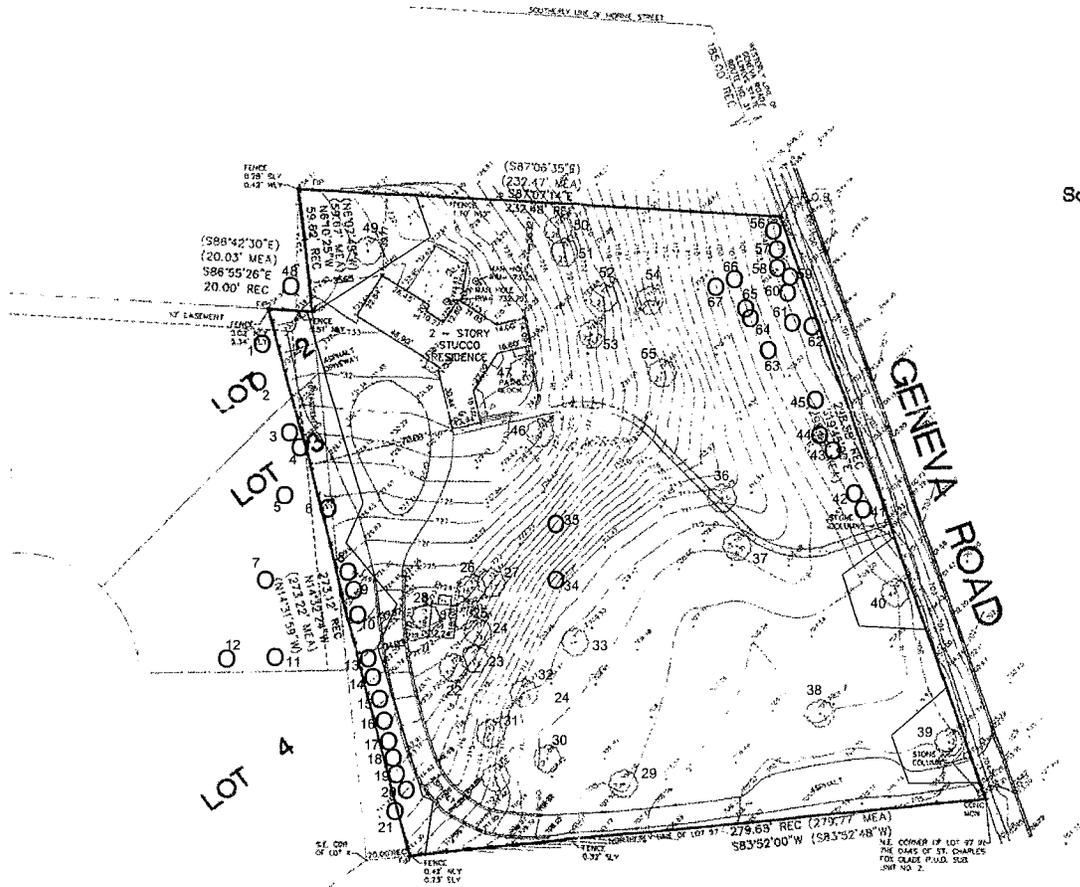
## DALE FLOYD LAND SURVEYING

2600 Keasinger 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 30.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST 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, 24 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 24 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.



Scale: 1" = 40'



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

Single Professional Land Surveyor No. 035-002876  
 Job No. 000603-1



State of Illinois SR  
 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

License expiration date 11-30-2004

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
1	6		Hackberry	<i>Celtis occidentalis</i>	Good			x	x	x	x	Lean over drive
2	14		Bur oak	<i>Quercus macrocarpa</i>	Good		x	x	x	x	x	5' lean over fence
3	22		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	15' lean over drive.
4	12		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Joined at base with #3
5	20		Linden	<i>Tilia americana</i>	Good		x	x	x	x	x	
6	30		Red oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	Crown to middle of circle. 12' drive clearance
7	24		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Not over drive
8	8		Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
9	7		Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
10	32		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Slight lean away from drive. 14' over fence
11	10		White pine	<i>Pinus strobus</i>	Good							
12	16		Norway maple	<i>Acer platanoides</i>	Good							
13	6	4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
14	7	4,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
15	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
16	8	5,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
17	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
18	7	6	Redcedar	<i>Juniperus virginiana</i>	Poor			x	x	x	x	
19	7	6,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
20	6	5,3	Redcedar	<i>Juniperus virginiana</i>	Fair			x	x	x	x	
21	26		Red Oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	25' over fence. 15' height over fence
22	15		Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
23	12	9	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
24	14	12	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
25	8	6	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
26	13	8,7,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
27	7	6,4,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
28	18		Red oak	<i>Quercus rubra</i>	Poor	x						Large wound/decay at base
29	10		Norway maple	<i>Acer platanoides</i>	Fair	x						Wound/decay in stem
30	17		Norway spruce	<i>Picea abies</i>	Good	x						Must remove due to LOD. Will be replaced with hackberry
31	13		White spruce	<i>Picea glauca</i>	Fair	x						
32	17		Norway spruce	<i>Picea abies</i>	Fair	x						Large girdling root
33	16		Norway spruce	<i>Picea abies</i>	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	<i>Acer ginnala</i>	Poor	x						Heavy suckering
35	6	5,5,4,4,3	Redbud	<i>Cercis canadensis</i>	Fair	x						
36	15		Linden	<i>Tilia americana</i>	Fair	x						
37	14		Austrian pine	<i>Pinus nigra</i>	Fair	x						Moderate diplodia
38	26		Norway maple	<i>Acer platanoides</i>	Poor	x						Poor structure. Dead limbs. Stem crack
39	37		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	
40	35		White oak	<i>Quercus alba</i>	Fair		x	x	x	x	x	
41	7		Mulberry	<i>Morus sp.</i>	Fair	x						
42	7		Black cherry	<i>Prunus serotina</i>	Fair	x						
43	8		Boxelder	<i>Acer negundo</i>	Fair	x						
44	10		Black cherry	<i>Prunus serotina</i>	Fair	x						
45	10		American elm	<i>Ulmus americana</i>	Fair	x						
46	12	10	Redbud	<i>Cercis canadensis</i>	Fair	x						
47	37		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
48	12		Hackberry	<i>Celtis occidentalis</i>	Good		x	x	x	x	x	Crown 8' over fence
49	27		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	
50	31		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
51	28		White oak	<i>Quercus alba</i>	Fair	x						1-sided to south
52	12		White pine	<i>Pinus strobus</i>	Good	x						Overtopped by oak
53	13		White pine	<i>Pinus strobus</i>	Good	x						
54	18		White pine	<i>Pinus strobus</i>	Good	x						
55	33		Norway spruce	<i>Picea abies</i>	Good	x						
56	8		Boxelder	<i>Acer negundo</i>	Fair	x						
57	9		Green ash	<i>Fraxinus pennsylvanica</i>	Dead	x						
58	15		Black cherry	<i>Prunus serotina</i>	Fair	x						
59	7		American elm	<i>Ulmus americana</i>	Fair	x						
60	9		Black cherry	<i>Prunus serotina</i>	Fair	x						
61	7		Green ash	<i>Fraxinus pennsylvanica</i>	Poor	x						50% Dead
62	13		Boxelder	<i>Acer negundo</i>	Fair	x						
63	12	8	Hemlock	<i>Tsuga canadensis</i>	Fair	x						
64	12		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
65	6		American elm	<i>Ulmus americana</i>	Fair	x						
66	6		Hemlock	<i>Tsuga canadensis</i>	Fair	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
67	11		Hemlock	<i>Tsuga canadensis</i>	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

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**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.

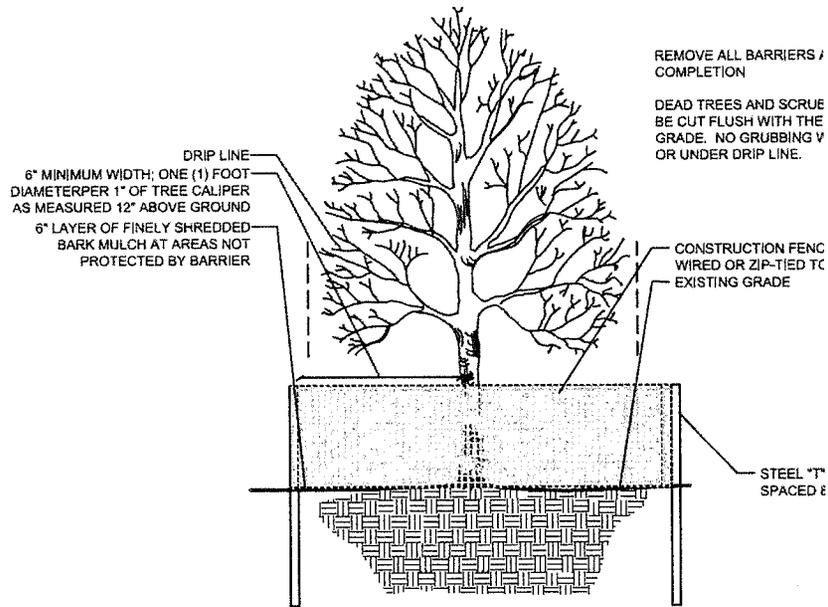
**Root Pruning** - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent damage during construction. Root should be pruned to 18-24 inches below grade.

**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

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

## Certificate

I, CHUCK AMENTA, 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 June 19, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-15, entitled

"Motion to approve an Ordinance Amending Ordinance No. 2016-Z-6 (Hillcroft Estates PUD) and Granting Approval of a 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. 2017-Z-15, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on June 26, 2017, 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 19th day of June, 2017.

  
\_\_\_\_\_  
Municipal Clerk

(SEAL)

