	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		Hillcroft Estates, 1147 Geneva Rd.	
	City Staff:		Ellen Johnson, Planner	
	PUBLIC HEARING 6/5/18		X	MEETING 6/5/18
APPLICATIONS:		Special Use (PUD Amendment) PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plans		
Applications, received 4/27/18		Ordinance 2017-Z-15		
SUMMARY:				
<p>The subject property is a 1.86 acre parcel on the west side of Geneva Rd., north of The Oakes. A single-family home is currently under constructed on the northern half the property.</p> <p>In June 2017, the City approved a PUD Amendment and plans to develop the property with a single-family home with a building height in excess of the zoning district standard due to the site’s topography.</p> <p>Avondale Custom Homes is now proposing to add a second single-family home on the property. Details of the proposal are as follows:</p> <ul style="list-style-type: none">• Divide the property without a Plat of Subdivision through a Plat Act exemption:<ul style="list-style-type: none">○ Parcel 1: 40,005 sf / 0.92 acre – Northern parcel, for the home currently being constructed.○ Parcel 2: 40,908 sf / 0.94 acre – Southern parcel, for an additional home.• The existing access point from Geneva Rd. will provide access to both parcels. The routing of the driveway is similar to the previously approved plan for the single lot. <p>The following Zoning Applications have been submitted in support of this project:</p> <ol style="list-style-type: none">1. Special Use (PUD Amendment) – Amend the Hillcroft Estates PUD to allow division of the property into two parcels without providing a Plat of Subdivision, through a Plat Act exemption.2. PUD Preliminary Plan – To approve the revised preliminary engineering plans.				
SUGGESTED ACTION:				
<p>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.</p> <p>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.</p> <p>Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.</p>				
INFO / PROCEDURE ON APPLICATIONS:				
<u>SPECIAL USE FOR PUD</u>				
<ul style="list-style-type: none">• 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. <p><i>(Continued on next page)</i></p>				

- 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



Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Hillcroft Estates, 1147 Geneva Rd.

DATE: June 1, 2018

I. APPLICATION INFORMATION:

Project Name: Hillcroft Estates, 1147 Geneva Rd.

Applicant: Avondale Custom Homes

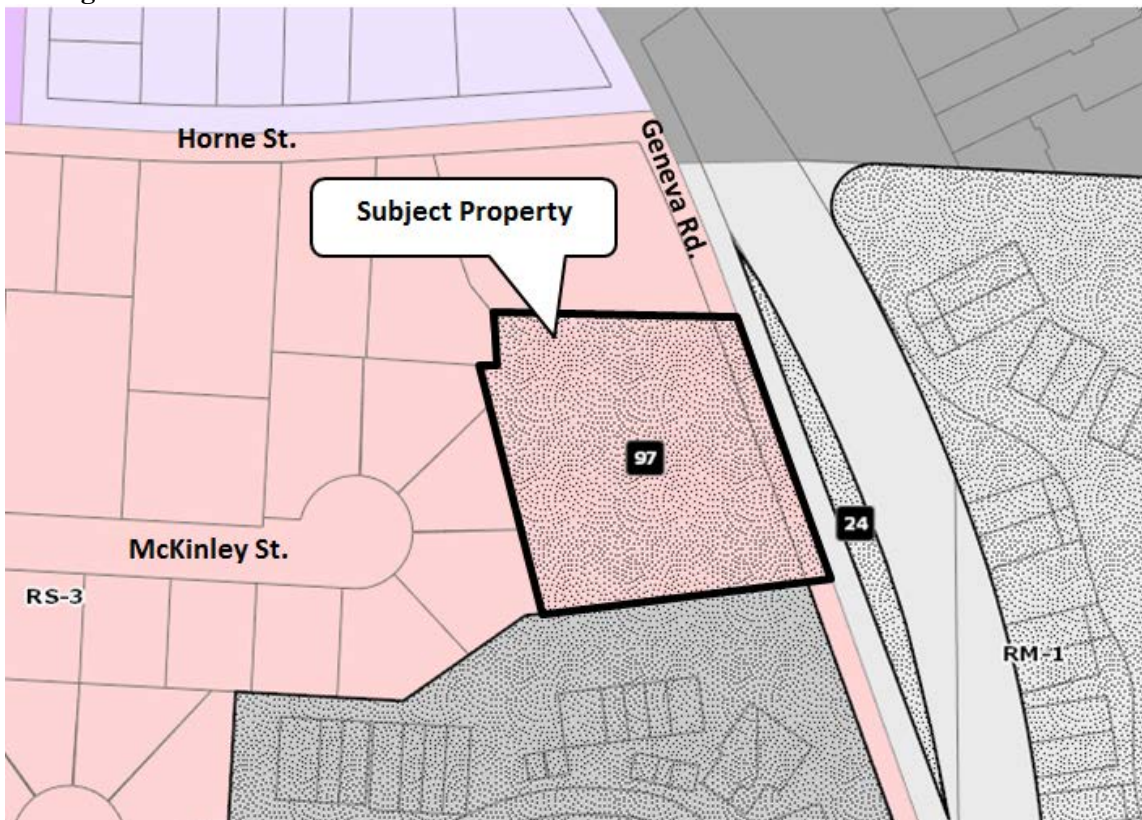
Purpose: Amend the PUD Ordinance to allow creation of a second lot without providing a plat of subdivision

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. 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"	
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



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

A single-family home is currently under construction on the subject property, which is a 1.86 acre parcel on the west side of Geneva Rd., north of The Oaks.

In May 2015, a Concept Plan to develop townhomes on the property was considered by the City. 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 April 2016, a four-lot, single-family subdivision and PUD was approved for the property 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”.

In June 2017, the PUD was amended to reduce the project scope to one single-family home, under 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”.

B. CURRENT PROPOSAL

Avondale Custom Homes is now proposing to add a second single-family home on the property. Details of the proposal are as follows:

- Divide the property without a Plat of Subdivision through a Plat Act exemption:
 - Parcel 1: 40,005 sf / 0.92 acre – Northern parcel, for the home currently being constructed.
 - Parcel 2: 40,908 sf / 0.94 acre – Southern parcel, for an additional home.
- The existing access point from Geneva Rd. will provide access to both parcels. The routing of the driveway is similar to the previously approved plan for the single lot.
- The proposed house on Parcel 2 will front on Geneva Rd.

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

1. **Special Use (PUD Amendment)** – Amend the Hillcroft Estates PUD to allow division of the property into two parcels without providing a Plat of Subdivision, through a Plat Act exemption.
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. DIVISION OF PROPERTY

Through the PUD Amendment application, the applicant is requesting a departure from the Subdivision Code to permit division of the property into two parcels without submitting a Plat of Subdivision for review and approval by the City. 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 reviewed the applications and has provided an opinion to staff that the City can recognize Plat Act exemptions in certain circumstances. It is his opinion that the City may grant a departure from the City Code 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.

From a practical standpoint, given that the subdivision does not require any new streets, and that any required public infrastructure, such as utility improvements and related easements, can be required under other sections of the City Code, and/or stipulated in the PUD, staff does not see a technical reason that a subdivision plat must be provided for this project.

As a part of the consideration of the Special Use application, the Plan Commission can consider whether the objectives of the PUD are achieved without the plat, based on the information and testimony provided by the applicant.

If the requested Code departure is granted, a Plat of Subdivision will not be required to establish the new lot, and therefore other code requirements triggered by a subdivision would not apply, including the Land/Cash Ordinance and the Inclusionary Housing Ordinance.

C. ZONING REVIEW

The table below compares the applicable requirements of the RS-3 zoning district and the Hillcroft PUD Ordinance. All applicable standards are met for both parcels.

	Zoning Ordinance/PUD Standard	Proposed Parcel 1 (house under construction)	Proposed Parcel 2 (second house)
Min. Lot Area	8,400 sf	40,005 sf	40,908 sf
Min. Lot Width	60 ft.	144.25 ft.	154.41 ft.
Max. Building Coverage	30%	11%	10%
Max. Building Height	60 ft. (from grade at front setback; max. elevation 763 ft.)*	60 ft. / 762.75 ft. elevation	60 ft. / 761.5 ft. elevation
Min. Front Yard	30 ft.	113 ft.	157 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	North: 12.5 ft. South: 21.9 ft.	North: 20 ft. South: 35 ft.
Min. Rear Yard	40 ft.	58.5 ft.	44.5 ft.

*PUD Standard.

D. TREE PRESERVATION

A Tree Preservation Plan was approved as part of the Hillcroft PUD. The plan provides an inventory all trees on the site and delineates a Tree Preservation Zone which protects the tree line along the west property line as well as off-site trees located on neighboring properties to the west. The plan lists measures that would be taken to protect trees within the Tree Preservation Zone.

The Tree Preservation Zone remains unchanged on the proposed plan. However, three additional trees are being removed because they are within the proposed building footprint. It appears that all three trees are Norway Spruce based on the tree survey.

E. ENGINEERING / FIRE DEPT. REVIEW

The applicant has been provided with engineering comments. The following comments are most significant:

1. Fire Code requires the access drive to have a width of 20 ft. Most of the proposed drive is less than 20 ft. in width and is as narrow as 12 ft. between the proposed second house and the Tree Preservation Zone along the west property line.
2. The fire flows on the existing watermain system are currently being evaluated by the City to determine if additional fire hydrants and watermain extension will be needed.
3. A Plat of Easement will be required to include the following:
 - a. Private Sanitary Sewer Easement across Parcel 2 for the benefit of Parcel 1.
 - b. Cross Access Easement across Parcel 2 for the benefit of Parcel 1.
 - c. 20 ft. public utility easement along Geneva Rd.

Staff Comment:

- The driveway width should be increased in such a way as to retain the existing Tree Preservation Zone along the west property line. The drive should be widened to the east in this area. This will result in removal of one tree shown to be preserved on the plan, on the east side of the existing drive near the northwest corner of the house. However, it appears that this tree was to be removed per the Tree Preservation Plan tree inventory.

F. BUILDING DESIGN

Architectural elevations have been submitted for the house on Parcel 2 as part of the PUD plans. The home will be two stories with an attached three-car garage on the north side elevation. The Zoning Ordinance does not contain Design Standards and Guidelines for single-family homes in RS Suburban Residential zoning districts.

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 4/27/18
- Application for PUD Preliminary Plan; received 4/27/18
- Plans
- Ordinance 2017-Z-15

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: 2018 -AP- 010



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 #: 2017-2-15
- ☒ 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 Under Construction

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

Development of new single family house with one additional house.

For Special Use Amendments only:

Why is the proposed change necessary?

Change development plan from a single residence to allow 2 single family residence to be built.

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:

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

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

❑ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

❑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

❑ PLAT OF SURVEY:

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

❑ FINDINGS OF FACT:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

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

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

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

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

❑ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

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

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

Record Owner

Date

Applicant or Authorized Agent

Date

 4.26.08

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.)

Hillcroft Estates

1147 Geneva Road, St Charles, IL

PUD Name

4/26/18

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 17.04.400.1

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 enhances 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 17.04.400.2 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 and 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.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 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 & 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.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Hillcroft Estates - 1147 Geneva Road

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	8,400 S.F.		40,005 S.F.
Minimum Lot Width	60 Ft.		143+/-
Maximum Building Coverage	30%		
Maximum Building Height	35 ft or 2 stories	60 ft 2017-2-15	60 ft * Measured from elevation at 30' front setback
Minimum Front Yard	30 Ft.		155 ft
Interior Side Yard	Each >6 ft, combined 16 ft.		20 ft min.
Exterior Side Yard	25 ft.		40 ft.+/-
Minimum Rear Yard	40 ft.		44+ 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:	2018 -AP- 011



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. Existing parcel is entitled to & may be divided by Plat Act Exception [ILCS 765 205/1 (bg)]
- ☐ 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 ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

□ **SKETCH PLAN FOR LATER PHASES OF PUD:** 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.

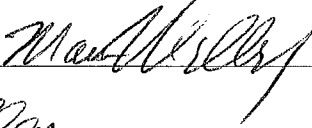
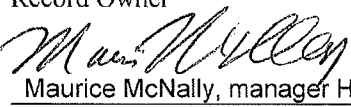
- ☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS** Not applicable

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		4/20/18
Record Owner		Date
	Maurice McNally, manager Hillcroft Estates LLC	4/20/18
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. Prior to the adoption of Ordinance No. 2017-Z-15 on June 19, 2017, there was a single-family home with a bituminous drive and concrete sidewalk on the property. At that time, the proposed developments included removing the existing residence and drive and constructing one new single-family home with a new entrance drive.

Authorized Departure from Code

The property slopes steeply to the southeast and east. 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. Ordinance No. 2017-Z-15 authorized the departure from the code and established a maximum height of construction at 763 feet above sea level.

Proposed Departure from Code

Since the adoption of Ordinance 2017-Z-15, the applicant desires to construct a 2nd new home approximately 120 feet south of the 1st new home (presently under construction).

The 2nd home will be constructed in the western area of the property that is generally 18 feet higher than the street. The natural slope of the property will result in the 2nd building rising above the 35 foot limit to a height of 759 feet above sea level.

The 2nd home will necessitate a division of the property to provide for each home to be situated on its own separate parcel. The property is entitled to be divided through an exception to the Plat Act [ILCS 765 205/1(b9)] and no subdivision plat is required to make the division.

IMPERVIOUS AREA 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. Prior to the adoption of Ordinance No. 2017-Z-15 on June 19, 2017, there was a single-family home with a bituminous drive and concrete sidewalk on the property.

Existing Conditions

Currently, the site contains a new single-family residence under construction, pursuant to Ordinance No. 2017-Z-15, in the northwest corner of the property. The bituminous drive connects to Geneva Road in the southeast corner of the site. The drive runs along the south and west property lines to the residence being constructed in the northwest corner. The concrete sidewalk runs east through the property to connect to the sidewalk along the west side of Geneva Road. There is also a small shed on the property.

Original Impervious Area (prior to 6-19-2017): 13172 SF = 0.30 Acres

Proposed Conditions

The structures, drive, and walk, existing prior to 6-19-2017, will have been removed and a new drive and one additional single-family home will be constructed. With the property divided, the 2nd new house will be constructed approximately 120 feet south of the 1st new house presently under construction. When completed, each home will be on its own separate parcel. As necessary, walls and berms will be constructed in locations where needed along the west and south property lines and also along the division line of the 2 parcels.

Proposed Impervious Area: 21,165SF = 0.485Acres

PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

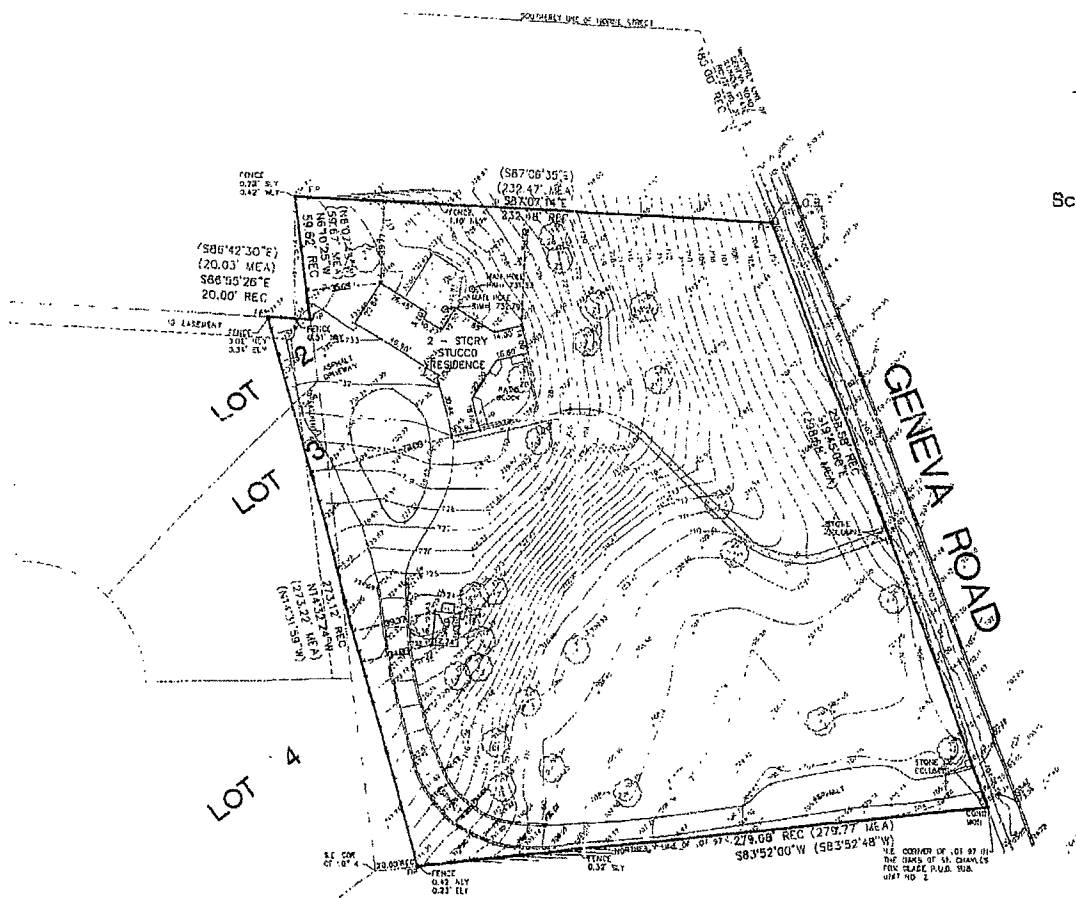
2600 Keslinger Road, Suite 15

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 195 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 298.38 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 132.48 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

State of Illinois
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 hereto drawn. Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 AD, 2003

License expiration date 11-30-2004

Illinois Professional Land Surveyor No. 035-002876

SCHEDULE "A"

Parcel 1: 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 185.0 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 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.

Parcel 2: A non-exclusive easement for water pipeline purposes to benefit Parcel 1, 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 1/4 of Section 34, Township 40 North, Range 8, East of the Third Principal Meridian, located in St. Charles, Kane County, Illinois.

Parcel 3: A non-exclusive easement for water pipeline purposes to benefit Parcel 1, 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 1/4 of Section 34, Township 40 North, Range 8, East of the Third Principal Meridian, located in St. Charles, Kane County, Illinois.

TOPOGRAPHICAL SITE DEVELOPMENT & TREE PRESERVATION PLAN

LEGAL DESCRIPTION

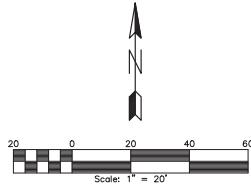
PARCEL ONE:
THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE 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 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 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 30 MINUTES 24 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES 30 MINUTES 24 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE 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 232.45 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 1777443, 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 NUMBER 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
P/C: 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 (B.M.):
12' CROSS IN SIDEWALK ALONG THE WEST SIDE OF GENEVA ROAD
APPROX. 12 FEET SOUTH OF SUBJECT PROPERTY.
ELEV: 700.24 (NAVD 83)



IMPERVIOUS DATA TABLE

PARCEL #2	PARCEL #1
MAIN DRIVE:	4,000 S.F.
RESIDENCE DRIVE:	4,422 S.F.
HOUSE:	232 S.F.
STOP:	144 S.F.
PATIO:	279 S.F.
TOTAL:	11,494 S.F.
FRONT STOP & WALK:	619 S.F.
REAR PATIO & WALK:	
TOTAL:	9,871 S.F.

PREPARED FOR: AVONDALE CUSTOM HOMES, INC.

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



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

2436 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6288
FAX (217) 356-1302

It's smart. It's free. It's the law.

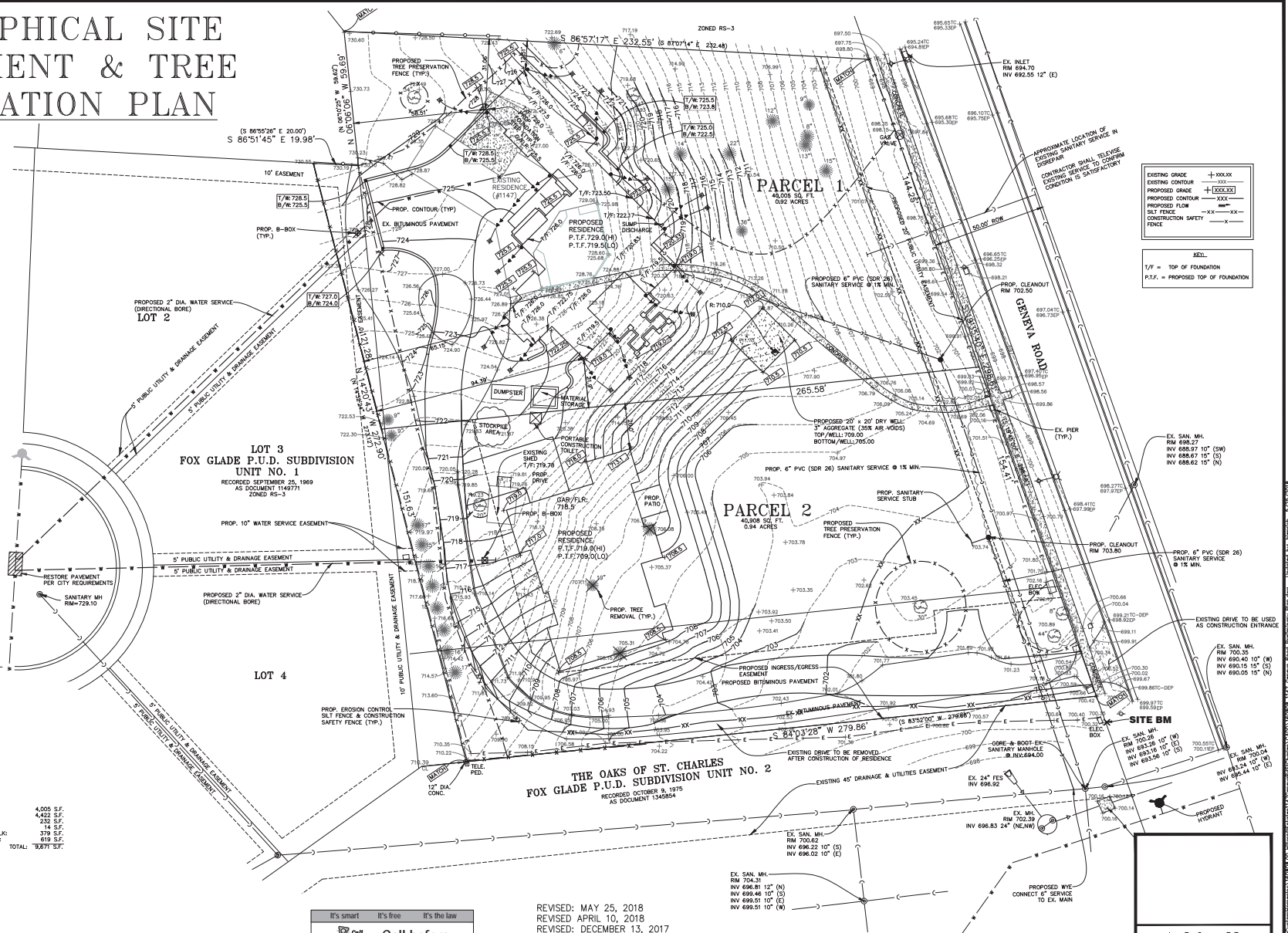
Call before you dig
800.892.0123

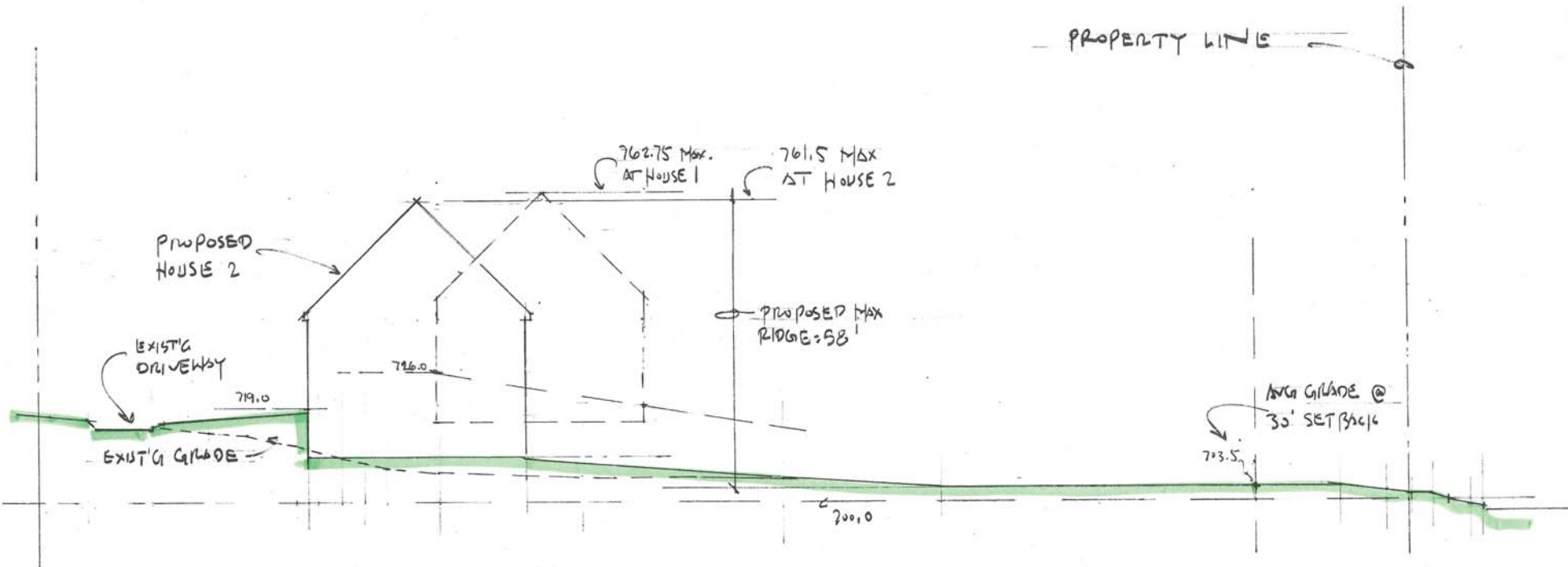
1-800-892-0123

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

PROFESSIONAL DESIGN FIRM NUMBER: 184-001166

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





HEIGHT DIAGRAM 2.28.18
PROPOSED HOUSE 2 - HILLCROFT ST. CHARLES, IL.
AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, INC.



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

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
60174
Tel: 630-584-7888
Fax: 630-584-7888

© COPYRIGHT 2018

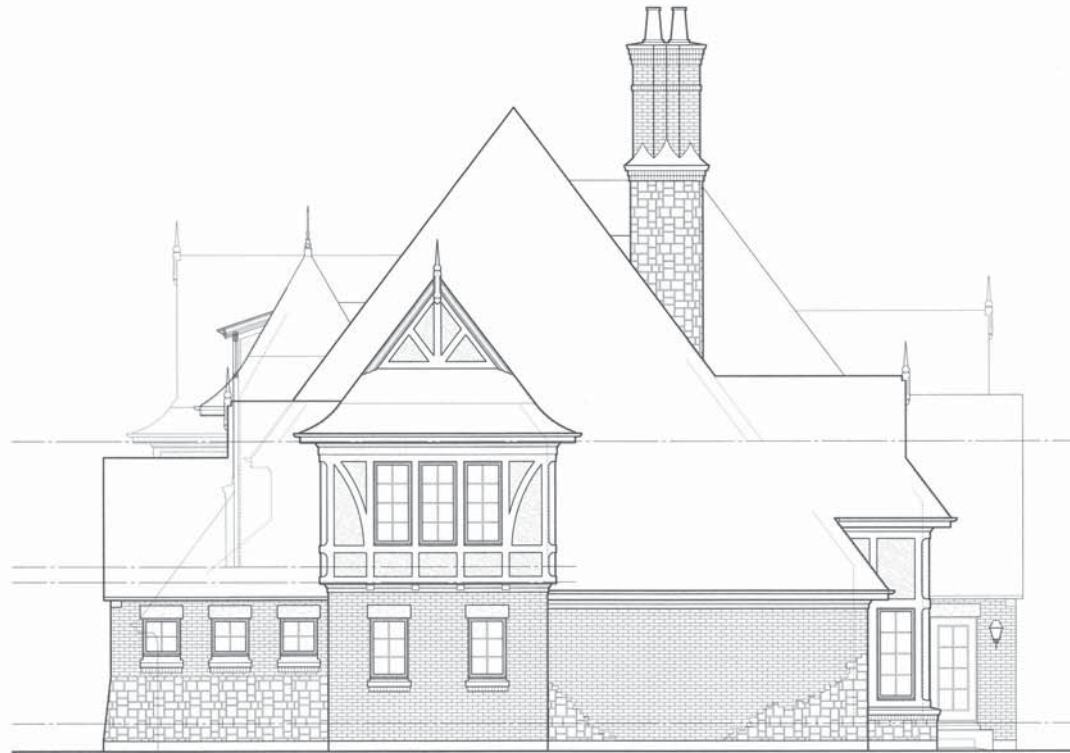
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HILLCROFT HOUSE 2

GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES

1



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

MARSHALL ARCHITECTS

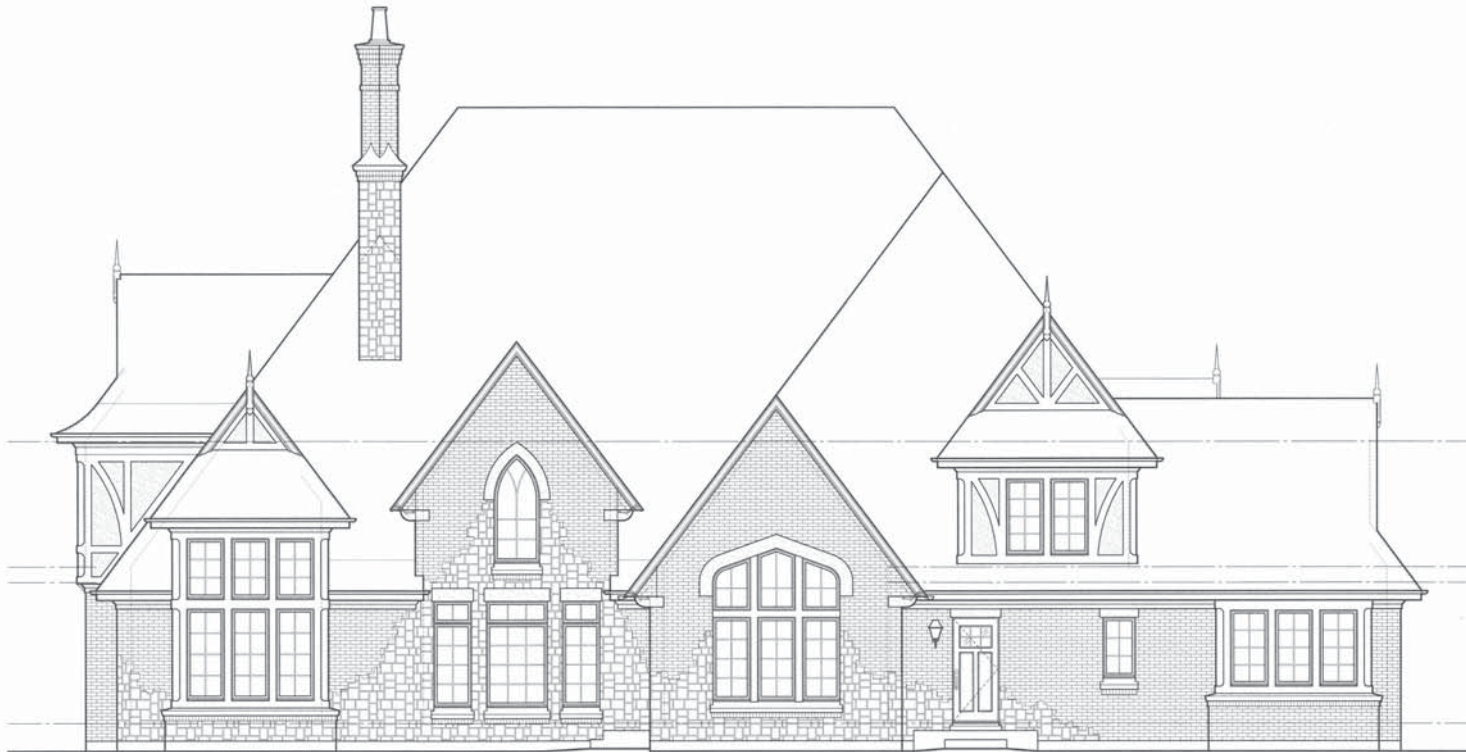
812 E. Main Street
Suite 101
St. Charles, Illinois
60174
Tel: 630-584-7882
Fax: 630-584-7882

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





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

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
60174
Tel: 630.584.7800
Fax: 630.584.7800

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

3



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

MARSHALL ARCHITECTS

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

Phone 630.584.7800
Fax 630.584.7802

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HILLCROFT HOUSE 2

GENEVA ROAD, ST. CHARLES, IL
AVONDALE CUSTOM HOMES



Refer to:	6/19/17
Minutes	
Page	

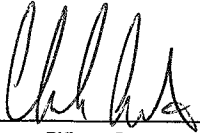
City of St. Charles, Illinois

Ordinance No. 2017-Z-15

**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.**

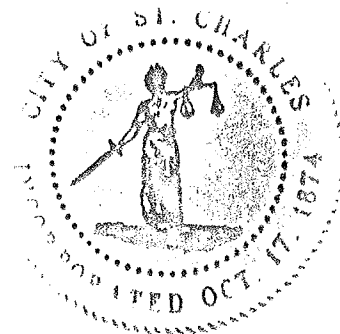
**Adopted by the
City Council
of the
City of St. Charles
June 19, 2017**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, June 26, 2017**



City Clerk

(SEAL)



**City of St. Charles, Illinois
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**

WHEREAS, on or about May 18, 2017, Avondale Custom Homes Inc. (the "Applicant") filed petitions for Amendment to Special Use for Planned Unit Development 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", 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 constructing one single-family home on the property; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about May 20, 2017 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 6, 2017 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 6, 2017; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about June 12, 2017; 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. That Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by 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", shall be null, void and of no further force or effect with respect to the Subject Property.

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:

- Preliminary Topographical Site Development & Tree Preservation Plan; Engineering Resource Associates; revisions dated 6/15/2017
- Architectural Elevations; Marshall Architects, Inc.; dated 5/23/2017
- Tree Inventory and Preservation Plan; SaveATree; not dated

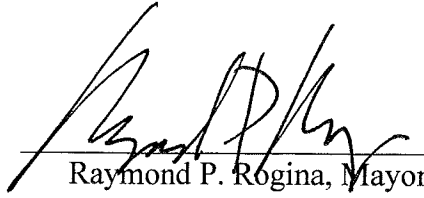
5. The Subject Property shall be developed only in accordance with the requirements of the RS-3 Suburban Single-Family Residential Zoning District and all ordinances of the City now in effect and hereafter amended, except that the maximum building height shall be 60 ft., measured from average existing grade at the 30 ft. front building setback line. In no case shall the top of ridge of the structure exceed 763 ft. above sea level.

6. 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 19th day of June, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of June, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of June, 2017.


Raymond P. Rogina, Mayor

Attest:


Charles Amenta, City Clerk

Vote:

Ayes: 8

Nays: 0

Absent: 1

Abstain: 1

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

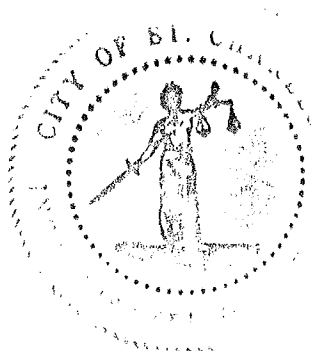


EXHIBIT "A"

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 GLADE 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 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.

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.

- 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 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.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 appropriately 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 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

EXHIBIT “C”

**PUD PRELIMINARY PLAN
(13 Pages)**

[illegible]

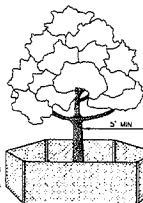
SITE BENCHMARK (BM):
CUT CROSS IN SIDEWALK ALONG THE WEST SIDE OF GENEVA ROAD.
APPROX. 12 FEET SOUTH OF SUBJECT PROPERTY.
ELEV: 700.24 (NAVD 88)

GENERAL NOTES

1. I.D.O.T. PERMIT NEEDED FOR ANY WORK PERFORMED WITHIN THE GENEVA ROAD RIGHT-OF-WAY.
2. THE LANDSCAPING SHALL NOT INTERFERE WITH WATERMAINS, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, OR "SAFE" FIRE APPARATUS MOVEMENTS ON-SITE. MINIMUM CLEARANCE IS 14 FEET

TREE PROTECTION

NOT TO SCALE



SECTION VIEW

PREPARED FOR: AVONDALE CUSTOM HOMES, INC.



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

APPROVED BY: JG.

35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 293-3560 FAX (630) 393-2152	30 N. RIVERSIDE PLAZA, SUITE 275 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7851 FAX (312) 474-7009	1410 GALEN DRIVE CHAMPAIGN, ILLINOIS 62821 PHONE (312) 371-6268 FAX (312) 375-1009
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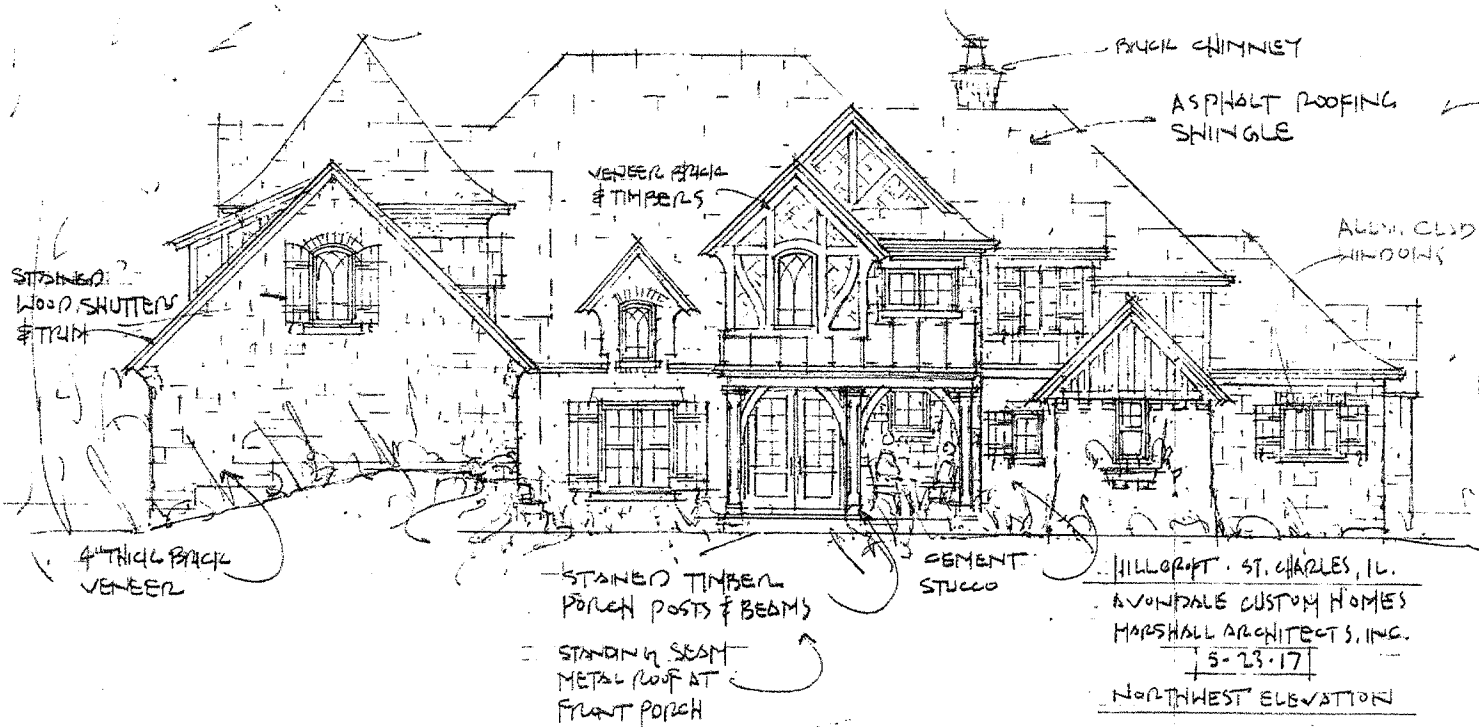
It's about It's free It's the law

 Call before
you dig
800.892.0123

REVISED SITE PLAN: JUNE 15, 2017
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

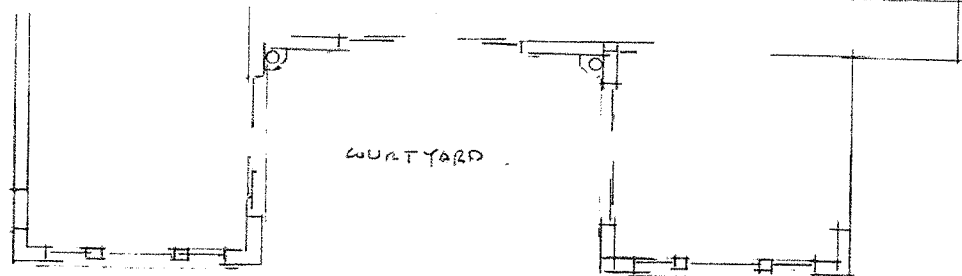
PROFESSIONAL DESIGN FIRM NUMBER: 184.001185





HILLCROFT, SOUTHWEST ELEVATION 5.23.17

AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, INC.



COURTYARD

BRICK CHIMNEY

WOOD TRIM

CEMENT STUCCO

W/ MASONRY

ACCENTS

ASTHALT ROOF
SHINGLES

4" THICK STONE VENEER

ALUM. CURD WINDOWS

HILLCROFT - SOUTHEAST ELEVATION 5-23-17

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



HILLCRAFT - NORTHEAST ELEVATION 5-23-17

AVONDALE CUSTOM HOMES, INC.
MARSHALL ARCHITECTS, INC.

Tree Inventory and Preservation Plan

1147 Geneva Road

St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560

ISA Certified Arborist # IL-4641A

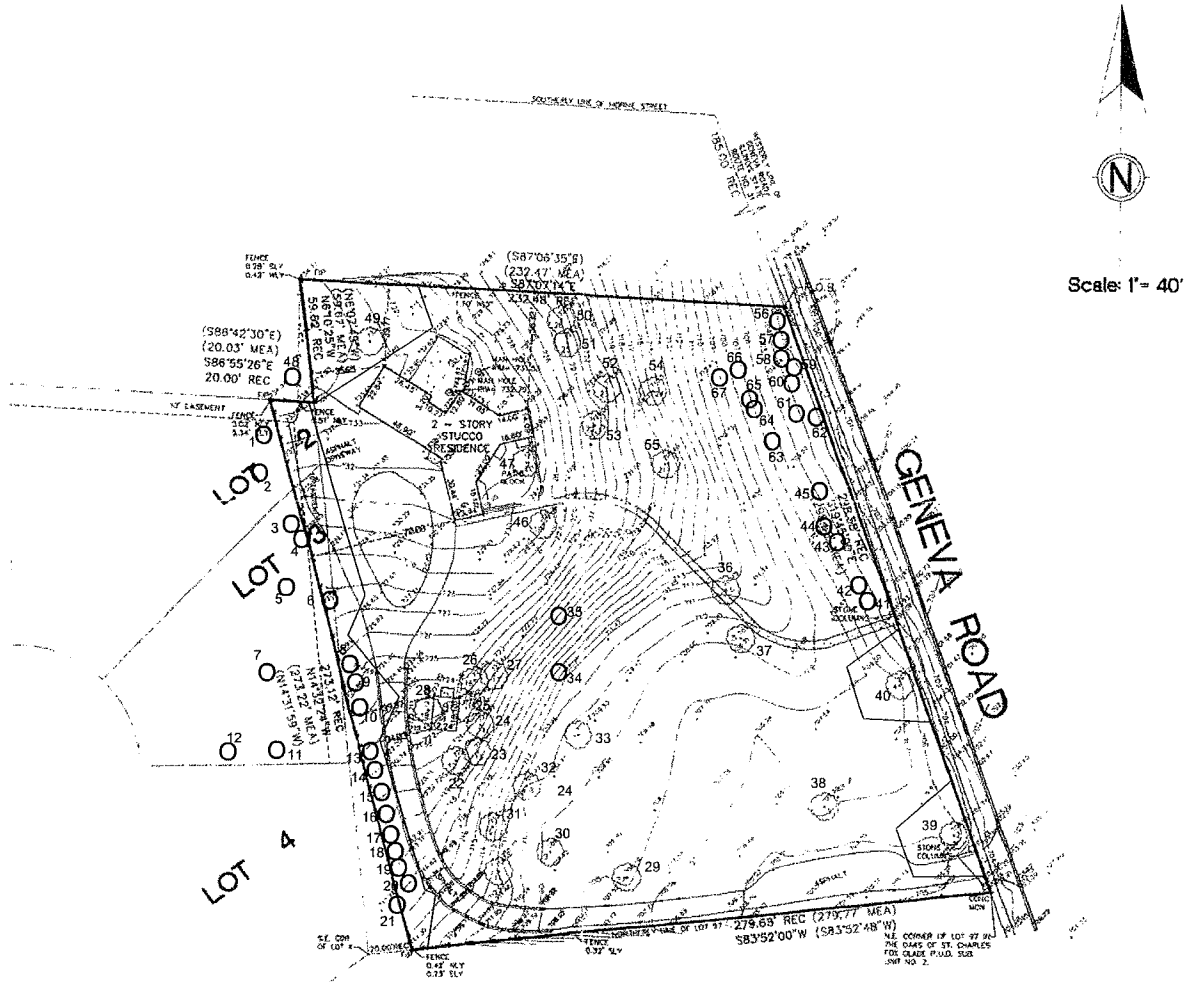


Tree Protection Zone shown on the "Preliminary Topographical Site Development & Tree Preservation Plan" by Engineering Resource Associates, revisions dated 6/15/2017 shall be used in lieu of the Tree Protection Zone marked on this survey.

PLAT OF SURVEY DALE FLOYD LAND SURVEYING

2600 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 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, 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 all once report any difference

Structure located 9-9-2003

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

License expiration date 11-30-2004

State of Illinois SS
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
Single Professional Land Surveyor No. 035-002876

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

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.

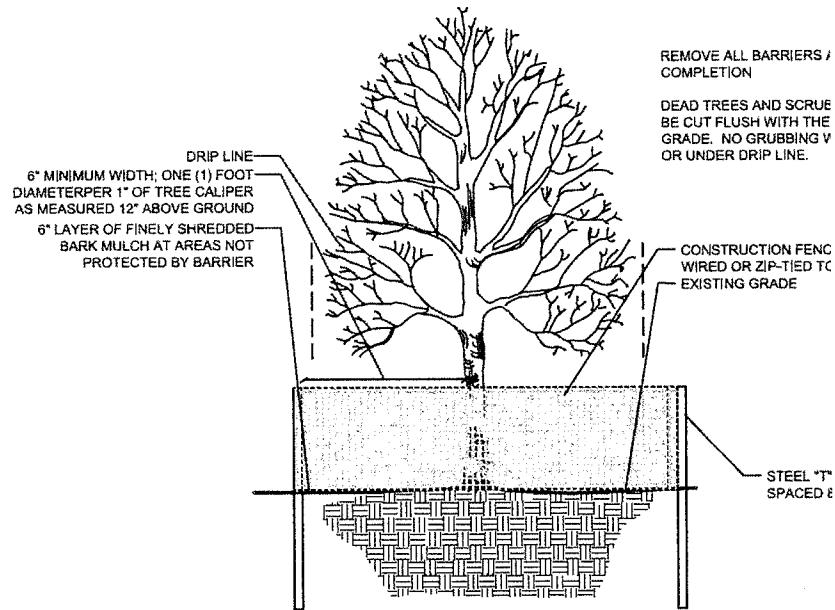
Root Pruning - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent damage during construction. Root should be pruned to 18-24 inches below grade.

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

