



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

<b>Project Title/ Address:</b>	<b>Bucki Single Family Subdivision</b>
<b>City Staff:</b>	Matthew O'Rourke, Planner

<b>Please check appropriate box (x)</b>			
<b>PUBLIC HEARING 8/21/2012</b>	<b>X</b>	<b>MEETING 8/21/2012</b>	<b>X</b>

**APPLICATIONS UNDER CONSIDERATION:**

- Application for a Map Amendment, Upon Annexation, from RE-1 Single-Family Estate to RS-1 Low Density Suburban Single-Family
- Application for a Preliminary Subdivision Plan (Bucki single Family Subdivision)

**ATTACHMENTS AND SUPPORTING DOCUMENTS**

Application for Map Amendment	Application for a Preliminary Subdivision Plan
Staff Report; dated 8/17/2012	Traffic Memorandum; dated 10/29/2008
Letter from Thomas Gallenback IDOT; dated 6/29/2009	Engineering Review Letter; dated 8/13/2009
Exhibit C from the 11/4/2008 Public Hearing – Photos Submitted by Neighboring Property Owner of Rain Event Conditions; received 11/4/2008	Exhibit D from the 11/4/2008 Public Hearing – Photos Submitted by Neighboring Property Owner of Rain Event Conditions; received 11/4/2008
Preliminary Subdivision Plan, dated 7/8/2009	Preliminary Engineering Plans; dated 7/8/2009
Landscape Plan; dated 7/8/2009	

**EXECUTIVE SUMMARY:**

The Plan Commission held a public hearing on 11/4/08 and recommended approval of this proposal on 8/4/09. Staff has conferred with the City's Legal Counsel and determined that given the amount of time that has passed since the original public hearing, the proposal should be renoticed and a new public hearing held. Once this public hearing is held and closed the Plan Commission should render a new recommendation.

The applicant has submitted applications for a Map Amendment (upon annexation) and Preliminary Subdivision Plan. The details of the proposal are as follows:

- This proposed map amendment will modify the zoning of the property from **RE-1 Single-Family Estate** to the **RS-1 Low Density Suburban Single-Family** Zoning District, should the City Council vote to approve annexation of the property.
- The subject property will be subdivided into 5 single-family lots.
- 3 out of the 5 lots are accessed from the proposed cul-de-sac named Fred Bucki Circle.
- Access to Lots 4 and 5 will be from a shared access drive off of Rt.31 that will run along the property line between Lots 4 and 5.

**RECOMMENDATION / SUGGESTED ACTION (briefly explain):**

Conduct the public hearing and close the hearing if all the testimony has been received. Since this item has been before the Plan Commission for a public hearing and already received a recommendation, Staff has placed this item on the meeting portion of the agenda for a recommendation.

Staff recommends approval of the Applications for a Map Amendment, upon annexation, from **RE-1 Single-Family Estate** to **RS-1 Low Density Suburban Single-Family** and for a Preliminary Subdivision Plan.

Community Development  
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**STAFF REPORT**

**TO:** Chairman Todd Wallace  
 And the Members of the Plan Commission

**FROM:** Matthew O'Rourke, AICP  
 Planner

**RE:** Bucki Single-Family Subdivision

**DATE:** August 17, 2012

**I. APPLICATION INFORMATION:**

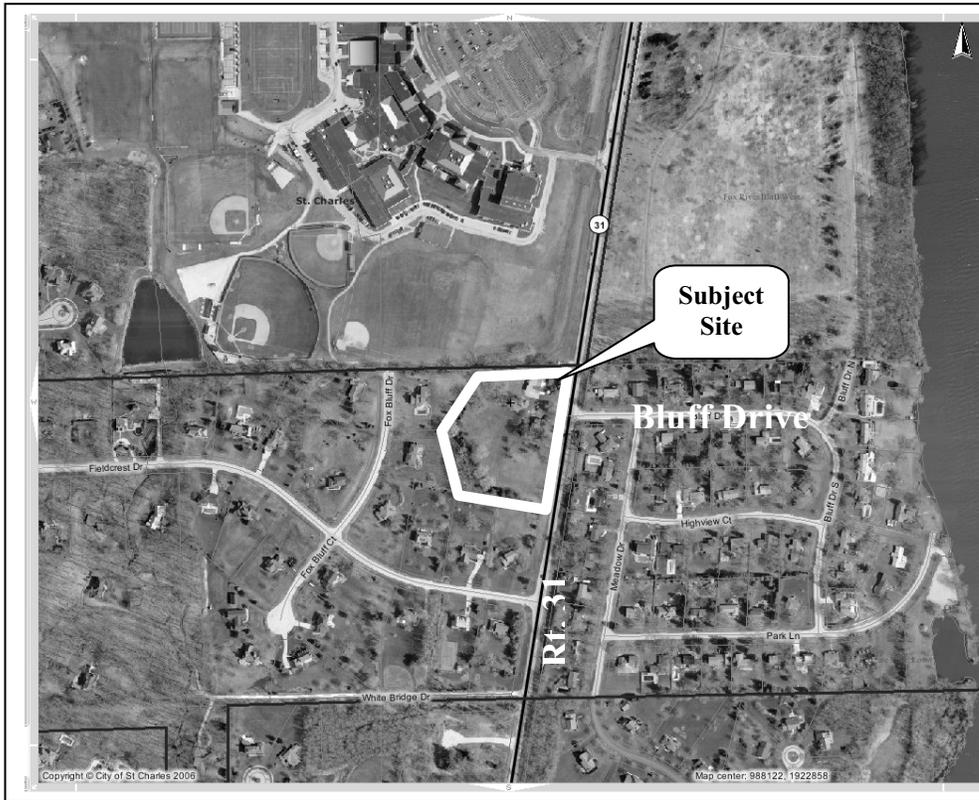
**Project Name:** Bucki Single-Family Subdivision

**Applicant:** Terrance Bucki

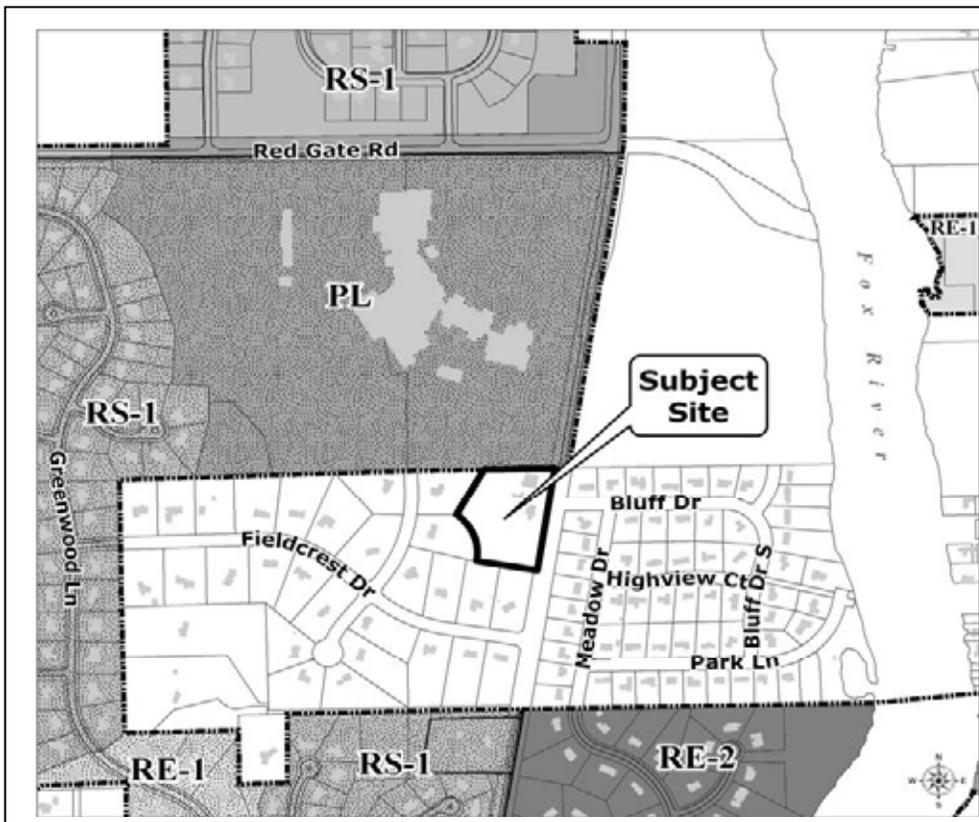
**Purpose:** To develop the property owned by Terrance Bucki into a 5 lot single-family residential subdivision

<b>General Information:</b>		
<b>Site Information</b>		
Location	West of Rt.31 and South of the St. Charles North High School property.	
Acres	4.6 Acres	
Applications:	1) Map Amendment Upon Annexation 2) Preliminary Subdivision Plan	
Applicable City Code Sections	Chapter 16.16 - Preliminary Subdivision Plan Chapter 17.12 - Residential Districts	
<b>Existing Conditions</b>		
Land Use	Single-Family Residential/Accessory Home Based Business	
Zoning	F Farming District and E-3 Estate Family Residential District (Kane County)	
<b>Zoning Summary</b>		
North	PL- Public Land District	St. Charles North High School
East	E-3 Estate Family (Kane County)	Fieldcrest by the Fox
South	E-3 Estate Family (Kane County)	Fieldcrest by the Fox
West	F – Farming District (Kane County)	Farmington Subdivision
<b>Comprehensive Plan Designation</b>		
Rural Residential		

**Aerial Photograph**



**Zoning Map**



## II. OVERVIEW

### A. LEGAL COUNSEL & PREVIOUS PLAN COMMISSION RECOMMENDATION

A public hearing was held and closed by the Plan Commission on 11/4/08. The Plan Commission recommended approval of this proposal on 8/4/09. Due to extenuating circumstances, the application did not proceed further than the Plan Commission recommendation.

Staff has conferred with the City's Legal Counsel, Gerry Gorski of the Law Offices of Gorski and Good, regarding the amount of time that has passed and how this might affect the previous Plan Commission recommendation. Counsel has stated that since a considerable amount of time has elapsed, that the proposal should be renoticed and that a new public hearing should be held. Once these items have been completed the Plan Commission should render a new recommendation. Legal Counsel's concern is that some of the properties located within 250' of the subject property may have changed ownership and that these potential new owners should be notified of the requested zoning changes.

### B. PROPERTY HISTORY

The existing home was built on the subject property in the 1860's. The home and existing barn are among the first structures built along this portion of Rt. 31. The Farmington Subdivision, to the east, was built in the late 1960's through the 1970's. The Fieldcrest on the Fox Subdivision, immediately surrounding the subject property, was developed in the 1980's. The general character of this area changed slowly from rural/agricultural to large-lot-single-family. The bulk of this development was permitted through Kane County under Kane County's Zoning Ordinance. The school District property to the north was annexed to the City and developed in the 1990's.

### C. PROPOSAL

The applicant has submitted applications for a Map Amendment (upon annexation) and Preliminary Subdivision Plan. The details of the proposal are as follows:

- This proposed map amendment will modify the zoning of the property from **RE-1 Single-Family Estate** to the **RS-1 Low Density Suburban Single-Family** Zoning District, should the City Council vote to approve annexation of the property.
- The subject property will be subdivided into 5 single-family lots.
  - The existing home will remain and is located on the proposed lot 5.
  - The balance of the site will be subdivided into 4 additional single-family lots.
- 3 out of the 5 lots are accessed from the proposed cul-de-sac named Fred Bucki Circle.
  - The proposed cul-de-sac will provide access from Rt. 31 to lots 1, 2, and 3.
- Access to Lots 4 and 5 will be from a shared access drive off of Rt.31 that will run along the property line between Lots 4 and 5.

### D. 2006 CONCEPT PLAN

A Concept Plan for the proposed development was presented to the Plan Commission and Planning & Development Committee in January of 2006. **Table 1** identifies the comments

and modifications to the submitted Preliminary Subdivision Plan based on feedback from the Concept Plan Meetings.

**Table 1**

<b>2006 Concept Plan Comments</b>	<b>Current Plan</b>
<p><b>Tree Conservation</b>            Preserve as many of the mature trees on the site as possible.</p>	<p><i>A tree preservation area has been added to the Preliminary Subdivision Plan.</i></p> <ul style="list-style-type: none"> <li>▪ <i>The footprints of the buildings have been situated to disturb as little of the existing trees as possible.</i></li> <li>▪ <i>The Tree Preservation Plan does preserve more of the existing trees on the site. Only trees necessary for construction will be removed. Many of the preserved trees are of good quality.</i></li> </ul>
<p><b>Storm Water Retention Proposal</b>            A variance and fee-in-lieu payment request was presented by the applicant. This variance allows the applicant to pay a fee as opposed to providing stormwater retention on the property.</p>	<ul style="list-style-type: none"> <li>▪ <i>The variance request has been withdrawn.</i></li> <li>▪ <i>A stormwater retention pond is added to the plans on portions of lots 1 and 2.</i></li> </ul>
<p><b>Bike Path</b>            Incorporate a bike path into the site design providing pedestrian access to the St. Charles North High School property.</p>	<p><i>A Pedestrian/Bike parallel to Rt.31 is shown to provide pedestrian access to the St. Charles North High School.</i></p>

**E. 11/4/2008 PUBLIC HEARING PLAN COMMISSION COMMENTS**

The Plan Commission held a public hearing on 11-4-08 to discuss the proposal.

- Surrounding property owners expressed specific concerns with the stormwater retention.
  - It was suggested that Staff organize a meeting with the property owners to further examine the plans.

**F. STAFF MEETING WITH RESIDENTS**

On 11/11/08 City Staff and the engineers representing the applicant met with the surrounding property owners to discuss their concerns. The details of the meeting are as follows:

- Two of the neighboring property owners were in attendance.
- Staff explained the development process, and that the engineering plans are not final and subject to further modification/review.
- The residents expressed their concerns that the new pond would create additional flooding problems on their properties.
- Staff explained that development of the site must not change or increase the amount of water that flows off the site during rain events. Staff also explained that this development would not alter the area’s current drainage pattern.

### III. ANALYSIS

#### A. COMPREHENSIVE PLAN

##### Future Land Use

The subject site is located in the Red Gate Planning Area.

The Future Land Use Plan recommends the following:

- Future land use: rural and low-density residential infilling
- Important area for open space linkages.
- Route 31 is a gateway area to St. Charles, calling for increased setbacks and landscaping to emphasize the natural, rural setting.

The Comprehensive Plan defines Low-Density Residential as follows:

*“Low density residential development generally characterized by single family detached homes served by public sewer and water systems. Maximum density ranges from 1 up to 2.5 dwelling units per acre.”*

##### Proposal

The proposal does comply with the land use recommendations of the Comprehensive Plan based on the following:

1. The proposed subdivision is a low-density residential development, and will be served by public utilities.
2. The density of the proposed subdivision is 1.27 dwelling units per acre.

#### B. ZONING AND SUBDIVISION REVIEW

Staff has reviewed the proposed Preliminary Subdivision Plan for conformance with the Standards for the **RS-1 Low-Density Suburban Single-Family Residential District** established in **Table 17.12-2 Residential Bulk Requirements** of the Zoning Ordinance. **Table 2** summarizes Staff’s review:

**Table 2**

	<b>Minimum Zoning Code Standards for the RS-1 Zoning District</b>	<b>Proposal</b>
<b>Minimum Lot Area</b>	18,000 SQ FT	The smallest proposed lot area is 25,913 SQ FT, the largest proposed lot is 36,632 SQ FT.
<b>Minimum Lot Width</b>	100 ft	The smallest lot width is 143 ft.
<b>Minimum Front Yard</b>	40 ft	All lots are shown having at least a 40 ft front yard setback.
<b>Minimum Rear Yard</b>	50 ft	All lots are shown having at least a 50 ft rear yard setback.
<b>Minimum Interior Side Yard</b>	10 ft	All lots are shown having at least a 10 ft interior side yard setback.
<b>Minimum Exterior Side Yard</b>	40 ft	Lots 1 and 5 have exterior side yards. These setbacks are shown at 40 ft.

C. TRAFFIC ANALYSIS

In 2008, the applicant submitted a traffic memorandum prepared by Western Surveying & Engineering P.C. and Trans/Land. This analysis states the following:

- The 5 single-family homes will generate 48 trips per day.
- There will be 4 total trips generated in AM peak hour, 1 in and 3 out.
- There will be 5 total trips generated in the PM peak hour, 3 in and 2 out.

D. ACCESS ONTO RT. 31

IDOT has submitted a letter (attached to this report), dated June 29, 2009, that IDOT can in concept approve the new access point on Rt. 31, as shown on the Preliminary Subdivision Plan.

E. LANDSCAPE PLAN

The Applicant has submitted a Landscape Plan. Staff has reviewed the plan to ensure conformance with the applicable standards of the City's ordinances. The following summarized this review:

- Tree preservation areas denoted on the plans.
- The required parkway trees are shown along the new cul-de-sac and west of Rt. 31.
- Landscaping is provided along the south property line to buffer the proposed retention pond from the surrounding property owners.

F. ENGINEERING REVIEW

In 2009, the City had Wills, Burke, Kelsey Associates (WBK) review the most recent preliminary plans dated July 8, 2009. Their comments are stated in a letter addressed to Chris Tiedt dated August 13, 2009 (attached to this memo). At that time, there were a few review comments that needed to be addressed. There was information submitted to respond to these comments in 2009. Staff is currently in the process of reviewing this information. Addition information or plan revision may be required before the City Council can approve the applications.

G. INCLUSIONARY HOUSING

This development is subject to the standards set forth in Chapter 17.18 Inclusionary Housing of the City's Zoning Ordinance. Per **Section 17.18.040 Affordable Units Required**, the proposed development is subject to the following:

% of Units Required as Inclusionary	5%
Total Number of Units proposed	4
Number of Inclusionary Units Required	0.2

Since the number of units proposed is under 10 dwelling units, the applicant has the option to pay a fee-in-lieu to satisfy the entire inclusionary housing requirement. The total amount of required fee-in-lieu is as follows:

Number of Inclusionary Units Required	0.2
Per Unit Fee-In-Lieu Amount	\$104,500
<b>Total Required Fee-in-Lieu Amount</b>	<b>\$20,900</b>

The fee-in-lieu will be required to be paid at the time the first building permit is issued for the proposed development.

#### H. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant is proposing to provide both the School and Park Districts with a cash contribution in lieu of physical land per the standards established in **Section 16.32.090 of Title 16 Subdivisions and Land Improvement**.

The applicant has submitted a land cash worksheet that indicates the following contributions will be owed to the School and Park Districts:

- Park District - \$36,209.68.
- School District - \$48,883.24.

These fee-in-lieu amounts are required to be paid before the first building permit is issued. These amounts are subject to change depending on when the first building permit for the development is issued.

#### IV. **RECOMMENDATION**

Conduct the public hearing and close the hearing if all the testimony has been received.

Since this item has been before the Plan Commission for a public hearing and already received a recommendation, Staff has placed this item on the meeting portion of the agenda for a recommendation.

Staff recommends approval of the Applications for a Map Amendment, upon annexation, from **RE-1 Single-Family Estate to RS-1 Low Density Suburban Single-Family** and for a Preliminary Subdivision Plan. Staff has provided draft findings of fact to support the positive recommendation for the Map Amendment Application.

#### V. **ATTACHMENTS**

- Application for Map Amendment from RE-1 Single-Family Estate to RS-1 Low Density Suburban Single Family; Received 1/29/2008.
- Application for a Preliminary Subdivision Plan Bucki Single-Family Residential Development, received 1/03/2008.
- Traffic Memorandum; Western Surveying & Engineering P.C. and Trans/Land; dated 10/29/2008.
- Letter from Thomas Gallenbach IDOT; dated 6/29/2009.
- Engineering Review Letter from Greg Chismark; Wills, Burke, Kelsey Associates (WBK); dated 8/13/2009.

- Exhibit C from the 11/4/2008 Public Hearing – Photos Submitted by Neighboring Property Owner of Rain Event Conditions; received 11/4/2008.
- Exhibit D from the 11/4/2008 Public Hearing – Photos Submitted by Neighboring Property Owner of Rain Event Conditions; received 11/4/2008.
- Preliminary Subdivision Plan for the Bucki Subdivision, Western Surveying & Engineering P.C. and Trans/Land; dated 7/8/2009.
- Preliminary Engineering Plans; Western Surveying & Engineering P.C. and Trans/Land; dated 7/8/2009.
- Landscape Plan; Western Surveying & Engineering P.C. and Trans/Land; dated 7/8/2009.

## **VI. FINDING OF FACT**

### **APPLICATION FOR MAP AMENDMENT**

**1. The existing uses and zoning of nearby property.**

Properties to the west, south, and east are large-lot single-family homes. The northern property is the St. Charles North High School. Rezoning this property to the RS-1 Low Density Suburban Single-Family Residential District is consistent with the large-lot single-family zoning surrounding the subject property.

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

The value of the subject property for residential use under Kane County's zoning regulations is similar to the proposed residential zoning in St. Charles. However, if annexed and zoned in St. Charles, the owner will be able to develop more homes on this property. This will increase the value of the property.

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

The property is zoned for private residential use. Adding additional lots, at a similar density to the surrounding area, does not decrease the public benefit of this lot.

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

The property is suitable for residential use under the current and proposed zoning. The subject property will be used for residential purposes in the County or if annexed and zoned in St. Charles.

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

The property is not vacant. There is one existing home on the property.

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

Development trends in the surrounding area indicate that large-lot single-family development is the prevalent development type in this area. The development of this property into large-lot single-family homes will continue the existing trend of the surrounding community.

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

The proposed rezoning is consistent with Comprehensive Plan land use designation of "Rural Residential," as only residential use will be permitted on the property and will maintain the large-lot rural character. The Comprehensive Plan recommends a density of 1 up to 2.5 dwelling units per acre in this area. The density of the proposed Bucki Single-Family Subdivision is 1.27 dwelling units per acre.

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

Not applicable.

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

No new non-conformities will be created. The petitioner has demonstrated that the site can be developed for the intended use within the proposed zoning requirements.

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

Development trends indicate that large-lot residential development is acceptable in the surrounding area.

Cc: Russell Colby, Planning Division Manager  
Terrance Bucki

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**ZONING MAP AMENDMENT APPLICATION**

CITYVIEW PROJECT NO: 2005PRO24

CITYVIEW APPLICATION NO: 2008AP007

PROJECT NAME: \_\_\_\_\_

Received Date  
**RECEIVED**  
JAN 29 2008  
PLANNING OFFICE

*Instructions:*

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

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

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

<b>1. Property Information:</b>	Parcel Number (s): 09-15-351-004	
	Street Address (or common location if no address is assigned):	
<b>2. Applicant Information:</b>	Name Terrence F. Bucki	Phone 630-377-2600
	Address 5N264 Rte 31 St. Charles, IL 60174	Fax 630-377-2977
		Email Bukiins@aol.com
<b>3. Record Owner Information:</b>	Name Same as Applicant	Phone
	Address	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email

**Zoning and Use Information:**

Comprehensive Plan Land Use Designation of the property: rural residential

Current zoning of the property: RE-1 (Kane County)

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

Current use of the property: Single-family with ancillary business use

Proposed zoning of the property: RS-1

Proposed use of the property: Single family detached (with amortization of bus. use

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

Construction of single-family residences on subdivided lots

**Attachment Checklist**

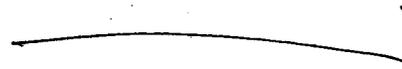
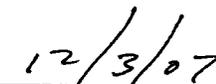
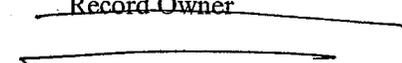
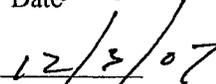
- Plat of Survey prepared by an Illinois Registered Land Surveyor, showing all existing improvements on the property.
- Legal description on 8 ½ x 11 paper.
- Copy of Title Insurance Policy or Commitment for the property, indicating ownership, easements, etc.
- Completed Land Use Opinion application (available in .pdf form at <http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp2007.pdf>), as required by state law, mailed to: The Kane-Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174
- Endangered Species Assessment:  
Go to the Illinois Department of Natural Resources EcoCat site <http://dnrecocat.state.il.us/ecopublic/#startecocat> and enter the required information. Print out the report and submit a copy with this application.
- List of record owners of all property within 250 feet of the subject property
- Ownership Disclosure Form and Proof of Ownership:
  - 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%).

- Findings of Fact Sheet
- Application Fee (Refer to attached Fee Schedule)
- Reimbursement of Fees Agreement: An original, executed Reimbursement of Fees Agreement and deposit of funds with the City, as provided by Exhibit B of the Zoning Ordinance
- Site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.) – 8 paper copies plus an electronic file (PDF preferred). Additional plan copies may be requested by staff after first review.

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

The present RE-1 zoning would restrict the development of the subject property to the creation of one additional single family lot. It would not be economically feasible to construct the public improvements necessary to subdivide the property under this condition.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

The property has had no development beyond the existing use for many years, while in the same period of time the St. Charles North High School has been developed to the north, the property to the east, west and south have been developed and subdivided in single family detached homes.

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

The goals section of the St. Charles Comprehensive Plan includes the statement that there is a "need to protect and enhance the housing stock and mix of St. Charles", and that the City should "insure a balanced community by providing for a variety of housing types and sizes."

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

The St. Charles Comprehensive Plan designates the property as Rural Residential.

C. RS-1 Low Density Suburban Single-Family Residential District. The purpose of the RS-1 Low Density Suburban Single-Family Residential District is to accommodate low density single-family residential development in the City. The minimum lot size in this district is eighteen thousand (18,000) square feet. The RS-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

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

The proposed amendment does not correct error or omission on the Zoning Map.

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

The continuance of the existing business use (limited for the use of the existing owner) as part of the proposed amendment may create a short-term non-conformity.

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

The general trend of development in the area is the subdivision of property into single detached lots which are of a character similar in size and value to those proposed to be constructed.

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

**SUBDIVISION PRELIMINARY PLAN APPLICATION**

CITYVIEW PROJECT No.: 2005 PRO24

CITYVIEW APPLICATION No.: 2008 AP008

PROJECT NAME: \_\_\_\_\_



*Instructions:*

*To request approval of a subdivision, complete this application and submit it with all required attachments to the Planning Office.*

*When the application is complete we 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 proposed subdivision on a Plan Commission meeting agenda.*

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

<b>1. Property Information:</b>	Parcel Number (s): 09-15-351-004	
	Proposed Subdivision Name:	
<b>2. Applicant Information:</b>	Name Terrence F. Bucki	Phone 630-377-2600
	Address 5N264 Route 31 St. Charles, Illinois 60174	Fax 630-377-2977
		Email Buckiins@aol.com
<b>3. Record Owner Information:</b>	Name Same as Applicant	Phone
	Address	Fax
		Email
<b>4. Billing:</b> <i>To whom should costs for this application be billed?</i>	Name Same as Applicant	Phone
	Address	Fax
		Email



**SUBDIVISION PRELIMINARY PLAN CHECKLIST**

Bucki Subdivision  
Name of Subdivision

\_\_\_\_\_  
Date of Submission

**NOTE:** To properly execute this checklist:

1. Provide the required documentation (drawings, reports, etc.)
2. Indicate compliance with applicable ordinances by initialing in all spaces where applicable.
3. Indicate those items that the subdivider considers "not applicable" to this particular subdivision by the abbreviation "N.A."

**Format / Cover Sheet:**

- 1. Twenty-two copies of preliminary plan submitted;
- 2. Plans are prepared on 24-inch by 36-inch sheets;
- 3. Plan scale is not less than 1" to 100';
- 4. Minimum profile scale is 1" to 100' horizontal and 1" to 10' vertical;
- 5. A title sheet is included with each set of preliminary plans;
- 6. Name of proposed subdivision is shown;
- 7. Location given by town, range, section, or other legal description;
- 8. Name and address of owner, trust, corporation or subdivider having control of project is shown;
- 9. Name and seal of registered engineer or surveyor who prepared topographic survey is shown;
- 10. Name and address of the designer of the plan is shown;
- 11. North direction is shown;
- 12. Date of preparation and date of revision, if any, is shown;
- 13. A location map is included indicating:
  - A. A scale of not less than 1" to 1000',
  - B. Boundary lines of adjoining land within an area bounded by the nearest arterial streets or other natural boundaries,
  - C. Use of surrounding land,
  - D. Ownership of the surrounding land,
  - E. Alignment of existing streets,
  - F. Section and corporate lines;
- 14. Boundary line of proposed subdivision is clearly shown;
- 15. Total approximate acreage is shown;
- 16. Existing zoning classification is indicated;

**Existing Conditions:**

- 17. The following existing items, if within the boundaries of the subdivision, or located 100' or less outside the boundaries are shown:
  - A. Previously platted streets and other rights-of-way, with

improvements, if any, indicating:

- 1. Location
- 2. Widths
- 3. Names

B. Railroad rights-of-way, indicating:

- 1. Location
- 2. Dimensions

C. Utility rights-of-way, indicating:

- 1. Location
- 2. Width
- 3. Type
  - a. Sewer
  - b. Water
  - c. Gas
  - d. Telephone
  - e. Electric
  - f. Other,

D. Parks and other open spaces indicating:

- 1. Location
- 2. Area

E. Easements, indicating:

- 1. Location
- 2. Width
- 3. Purpose,

F. Permanent buildings and structures, indicating:

- 1. Location
- 2. Setback lines
- 3. Names of owners,

G. Section and corporate lines,

H. Sanitary sewers, indicating:

- 1. Location
- 2. Size
- 3. Manholes
- 4. Material
- 5. Invert elevations at manholes,

I. Water mains, indicating:

- 1. Location
- 2. Size
- 3. Material
- 4. Valves, indicating:
  - a. Valve manhole
  - b. Valve box
- 5. Fire hydrants and auxiliary valves,

J. Culverts, indicating:

- 1. Type
- 2. Location
- 3. Size
- 4. Material
- 5. Invert elevations,

K. Storm sewers, indicating:

- 1. Location
- 2. Size
- 3. Material
- 4. Catchbasins
- 5. Invert elevations,

L. Watercourses, indicating:

- 1. Type
- 2. High-water and elevation
- 3. Width of easement
- 4. Location of easement,

M. Wetlands, indicating:

- 1. Location
- 2. Dimensions
- 3. FEMA floodplain
- 4. FEMA base flood elevations;

N. Rock outcrops, indicating:

- 1. Location
- 2. Dimensions

O. Monuments and survey markers, indicating:

- 1. Location
- 2. Type

18. Topographic data is given in feet above mean sea level within the tract and to a distance of 100' beyond, indicating:

\_\_\_ A. Existing contours at vertical levels of not more than 2',

\_\_\_ B. Bench mark, indicating:

- 1. Location
- 2. Description
- 3. Elevation;

19. Soil bearing data is given, if required by the Public Works Director, indicating:

- \_\_\_ A. Location of tests,
- \_\_\_ B. Depth of tests,
- \_\_\_ C. Soil bearing capacity,
- \_\_\_ D. Moisture content;

**Proposed Conditions:**

20. The following proposed items, if within the boundaries of the subdivision or located 100' or less outside of the boundaries, are shown:

+ A. Layout of streets, indicating:

1. Collector streets, indicating:

- a. 80' right-of-way width
- b. 39' roadway width, back to back of curbs (residential)
- c. 44' roadway width, back to back of curbs (industrial)

2. Minor streets, indicating:

- a. 66' right-of-way width
- b. 32' roadway width, back to back of curbs

3. Cul-de-sac streets, indicating:

- a. 66' right-of-way width
- b. 33' roadway width, back to back of curbs (residential)
- c. 40' roadway width, back to back of curbs (industrial)
- d. the length does not exceed 500' unless there are less than 16 lots abutting the cul-de-sac street
- e. terminus is circular, or nearly so, and right of way is at least 124' in diameter
- f. terminus roadway width is 91' in diameter

4. Through street shown extended to boundaries of subdivision

5. Stormwater runoff pattern on paving

- B. Names of streets:  
 Not duplicating the name of any street heretofore used in the city or its environs, unless the street is an extension of any already existing street, in which case the name shall be used
- C. Street improvement plan showing location of all new street improvements, including those to the centerline of previously dedicated rights-of-way abutting the subdivision, in accordance with present city standards,
- D. Utility easements:  
 1. 10' at the rear of each lot and 5' on all side yards  
 2. Purpose is indicated,
- E. Centerline profiles of all streets showing gradients not less than 0.5 percent and not more than:  
 1. 5.0 percent on collector streets  
 2. 7.0 percent on minor streets
- F. Pedestrian ways, when required, indicating:  
 1. Location at approximately the center of blocks  
 2. Width not less than 8'  
 3. Shrub or tree hedge at side boundary lines,
- G. Block layout, indicating:  
 1. Blocks do not exceed 1200' in length  
 2. Additional access ways to parks, schools, etc., are shown in accordance with the plan commission's requirements  
 3. Blocks fit readily into the overall plan of the subdivision, with due consideration given to:  
a. topographical conditions  
b. lot planning  
c. traffic flow pattern  
d. public open space areas  
 4. Block numbers  
 5. Blocks intended for commercial, industrial, or institutional use are so designated,
- H. Lot layout, indicating:  
 1. Lot dimensions  
 2. Lot areas, not less than those stipulated in the appropriate district regulations of the zoning ordinance (areas may be listed by schedule)  
 3. Building setback lines shown and properly dimensioned  
 4. Proposed land use

- 5. Lot numbers
- 6. Corner lots are sufficiently larger than interior lots to allow maintenance of building setback lines on both street frontages and still allow a buildable width equal to that of the smallest interior lot in the block (minimum width 90')
- 7. Lots are nearly rectangular in shape as is practicable
- 8. All lots abut a publicly dedicated street for a distance not less than the minimum width of the lot
- 9. Lots are not less than 100' in depth, or 70' in width
- 10. Lot lines are substantially at right angles to the street lines and radial to curved street lines
- 11. Double frontage lots only where:
  - a. lots back upon an arterial street and front on an access street
  - b. topographic or other conditions make subdividing otherwise unreasonable
  - c. lot can be made an additional 20' deeper than average
  - d. a protective screen planting is indicated on one frontage
- 12. Lots abutting or traversed by a watercourse, drainageway, channel, or stream, indicate:
  - a. additional width and depth to provide an acceptable building site
  - b. width of easement is at least 15' wider on each side of watercourse at high-water level
- 13. Due regard for natural features, such as:
  - a. trees
  - b. watercourses
  - c. historic items
  - c. other similar conditions,

- I. Areas intended to be dedicated for public use, indicating:
  - 1. Plan conforms to general development plan of the city
  - 2. Purpose
  - 3. Acreage,
- J. Source of domestic water supply, indicating:
  - 1. Connection to existing water mains
- K. Provision for sewage disposal, indicating:
  - 1. Connection to existing sanitary sewer mains
- L. School sites, indicating:
  - 1. Location
  - 2. Dimensions

3. Acreage,

M. Topographic information, indicating:

- 1. Proposed changes in elevation, 2' minimum contours
- 2. Stormwater storage facilities
  - a. normal water level (NWL)
  - b. high water level (HWL)
  - c. emergency overflow elevation
  - d. storage volumes
  - e. overflow routes,

N. Sanitary sewer layout, indicating:

- 1. Location
- 2. Size
- 3. Invert elevations at manholes
- 4. Manhole locations,

O. Water main layout, indicating:

- 1. Location
- 2. Size
- 3. Looped pattern where practicable
- 4. Fire hydrants, spaced not more than 400' apart,

P. Storm sewer layout, indicating:

- 1. Location
- 2. Catchbasins at not more than 600' intervals
- 3. Stormwater is not carried across or around any intersection
- 4. Surface water drainage pattern for each individual lot and block

Q. Street light layout, indicating:

- 1. Locations and typical street light detail, or
- 2. Statement by subdivider that street lights will be installed in accordance with city standards:

21. An outline of proposed covenants accompanies the plans, indicating the intention of the subdivider to have the covenants recorded with the final plat.

A. Protection against obstruction of drainage easements;

22. Typical street cross section, showing base construction, surfacing, concrete curb and sidewalk in accordance with the land improvements ordinance;

23. Indication that sidewalks will be installed along all lot lines coincidental with street rights-of-way;

- 24. Indication on drawings or by certificate that subdivider is aware of his responsibility for installation of street signs, and for seeding and tree planting in all parkways.
- 25. Stormwater Management Report
  - \_\_\_ A. Narrative,
  - \_\_\_ B. Methodology,
  - \_\_\_ C. Required volume and proposed volumes,
  - \_\_\_ D. Existing release rate and proposed release rate,
  - \_\_\_ E. Watershed and sub-watershed delineation,
  - \_\_\_ F. Basin sizing calculations,
  - \_\_\_ G. Release structure / restrictor design calculations.

Completed by: Terry Heffron  
*Name*

President  
*Title*

Trans/Land Ltd.  
*Organization / Company*

Reviewed \_\_\_\_\_  
*Name*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Organization / Company*

## **TREE PRESERVATION PLAN REQUIREMENTS**

A proposed Tree Preservation Plan shall include the following written and graphic information:

1. A survey of existing trees six inches (6") or more DBH within the entire site or lot, identifying their locations, size and species, and a plan overlaid on the survey or at the same scale showing proposed Construction Zones and Tree Preservation Zones.
2. The proposed Tree Preservation Zone shall encompass all of the property having six inch (6") DBH or larger trees that will not be disturbed by construction activities. All buildings, structures, parking areas, driveways, stormwater management facilities, utilities, and other site improvements shall be located to minimize tree damage and removal; preference shall be given to tree preservation when reasonable alternatives are available for the location of buildings and other site improvements.
3. The proposed Construction Zone shall include only the areas to be directly affected by buildings, site improvements and grading activities related to the approved construction. The Construction Zone shall be as small as possible, considering factors such as the depth of excavation, necessary spoil areas, and space required for access to construction activity.
4. The location and description of protective fencing, root pruning, canopy pruning, and other protective and conservation measures necessary to protect the trees within the Tree Conservation Zone shall be indicated.

**SUMMARY OF PROPOSED DEVELOPMENT**  
For Residential Developments



Name of Development Bucki Subdivision

Number of years expected for build out \_\_\_\_\_

**Acreage Breakdown:**

To be developed 4.60  
 Common Area \_\_\_\_\_  
 Area in Lots 3.6  
 Area in Private Open Space \_\_\_\_\_  
 Area for Stormwater Management \_\_\_\_\_  
 Park site land donation \_\_\_\_\_  
 School site land donation \_\_\_\_\_  
 Total Acres 4.60

**Dwelling Unit Breakdown:**

	<u>Number of units</u>	<u>Estimated price range</u>
Single Family	<u>5</u>	_____
Cluster/Zero Lot Line	_____	_____
Attached Single Family (Townhomes)	_____	_____
Multi-Family: Apartments	_____	_____
Multi-Family: Condominium	_____	_____
Total Dwelling Units	<u>5</u>	

Gross Density (Total D.U./Total Acres) \_\_\_\_\_

Allowed Density \_\_\_\_\_

Estimated Population 11,596

Estimated Student Yield 2.904

Updated

School Land/Cash Worksheet  
**City of St. Charles, Illinois**

Name of Development Bucki Subdivision  
 Date Submitted: Sept 23, 2008  
 Prepared by: Terry Hefron



**Estimated Student Yield by Grades**

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
<b>Detached Single Family</b>				
> 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom	4	DU x .530 = 2.12	DU x .298 = 1.192	DU x .360 = 1.44
> 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
<b>Attached Single Family</b>				
> 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
> 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
> 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
<b>Apartments</b>				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom		DU x .002 =	DU x .001 =	DU x .001 =
> 2 Bedroom		DU x .086 =	DU x .042 =	DU x .046 =
> 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =

Totals 4 TDU 2.12 TE 1.192 TM 1.44 TH

**School Site Requirements**

Type	# of students	Acres per student	Site Acres
Elementary (TE)	2.12	x .025	= .0530
Middle (TM)	1.192	x .0389	= .0464
High (TH)	1.44	x .072	= .1037

Total Site Acres .2030

**Cash in lieu of requirements -**

.2030 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 48,833.24

Updated

Park Land/Cash Worksheet  
**City of St. Charles, Illinois**

Name of Development	Bucki Subdivision
Date Submitted:	Sept 23, 2008
Prepared by:	Terry Hettrou



Type of Dwelling	# dwelling Units	Per Unit	Estimated Population
<b>Detached Single Family</b>			
> 3 Bedroom		DU x 2.899	=
> 4 Bedroom	4	DU x 3.764	= 15.056
> 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
> 1 Bedroom		DU x 1.193	=
> 2 Bedroom		DU x 1.990	=
> 3 Bedroom		DU x 2.392	=
> 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
> Efficiency		DU x 1.294	=
> 1 Bedroom		DU x 1.758	=
> 2 Bedroom		DU x 1.914	=
> 3 Bedroom		DU x 3.053	=

Totals 4 Total Dwelling Units      15.056 Estimated Total Population

**Park Site Requirements** Revised to \$36,209.28 Per Staff's Review

Estimated Total Population 15.06 x .010 Acres per capita = .1506 Acres

**Cash in lieu of requirements -**

Total Site Acres .1506 x \$240,500 (Fair Market Value per Improved Land) =

\$ 32,209.68

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1410 000553931 KA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY ALONG THE WEST LINE OF SAID QUARTER 1622.94 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER FORMING AN ANGLE OF 89 DEGREES 37 MINUTES 24 SECONDS FROM THE PROLONGATION OF THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THEREFROM) 762.86 FEET TO THE CENTER LINE OF ILLINOIS STATE ROUTE NO. 31 FOR A POINT FOR BEGINNING; THENCE WESTERLY ALONG THE LAST DESCRIBED COURSE 374.56 FEET TO THE NORTHEASTERLY EXTENSION OF A NORTHEASTERLY LINE OF FIELDCREST BY THE FOX SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG SAID EXTENSION AND LINE FORMING AN ANGLE OF 120 DEGREES 12 MINUTES 01 SECONDS FROM THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 270.79 FEET TO A CONCRETE MONUMENT SITUATED AT AN ANGLE POINT THEREIN; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG AN EASTERLY LINE OF SAID SUBDIVISION BEING A CURVE TO THE RIGHT TANGENT TO A LINE FORMING AN ANGLE OF 97 DEGREES 56 MINUTES 16 SECONDS FROM THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) HAVING A RADIUS OF 250.00 FEET, 275.69 FEET TO A CONCRETE MONUMENT SITUATED AT AN ANGLE POINT THEREIN; THENCE EASTERLY ALONG A NORTHERLY LINE OF SAID SUBDIVISION FORMING AN ANGLE OF 88 DEGREES 43 MINUTES 32 SECONDS FROM A LINE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT (MEASURED CLOCKWISE THEREFROM) 330.05 FEET TO THE CENTER LINE OF SAID ROUTE NO. 31; THENCE NORTHERLY ALONG SAID CENTER LINE FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 57 SECONDS FROM THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 545.67 FEET TO THE POINT OF BEGINNING IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.

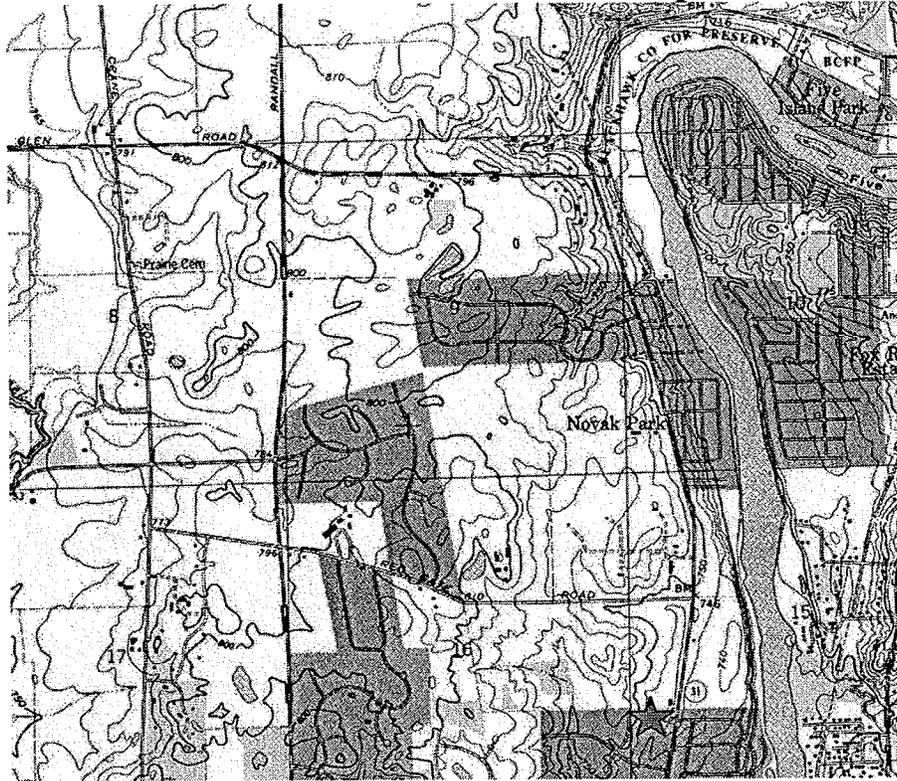
**Bucki Subdivision  
Traffic Memorandum – October 29, 2008**

**Kane County, Illinois**

***Introduction***

The Bucki Subdivision is proposed to be a single family detached residential subdivision to be annexed to the City of St. Charles. The site is located on the west side of IL 31 in Section 15 of St. Charles Township. The proposed subdivision will contain 5 total homes. The purpose of this traffic analysis is to prepare estimates of site generated traffic volumes and compare the volumes at the proposed site access driveway to IL 31 with the guidelines in the Illinois Department of Transportation (IDOT) Bureau of Design and Environment Manual to determine if channelization improvements are warranted at the site access. A location map is shown as Exhibit 1.

**Exhibit 1 – Location Map**



*Conditions of Surrounding Roadways*

IL 31 is under the jurisdiction of the Illinois Department of Transportation (IDOT). IL 31 is a two lane rural cross-section road with no turning lanes along the frontage of the subject site. The posted speed limit on IL 31 along the frontage of the subject site is 45 miles per hour, and the IDOT Traffic Map show the existing average daily traffic volume on IL 31 in the vicinity of the subject site is 12,300. The nearest major intersection is the intersection of IL 31 and Red Gate Road which is approximately 1850 feet to the north of the subject site. There is an existing public road access (Bluff Drive) on the east side of IL 31 along the subject site frontage

*Proposed Site Access*

The site currently contains one single family detached home (an 1860 farmhouse with farm outbuildings), which also now functions as an insurance office. Under the terms of the annexation/development agreement with the City of St. Charles the insurance office use will cease upon sale of the property by the current owner. It is expected this will occur at the time of site development. This home now has a ‘horseshoe’ driveway with two access points to IL 31. Site access is proposed to be via two points of access:

- One private driveway (approximately opposite Bluff Drive) into the north portion of the site for the shared use of two homes, one of them being the existing 1860 farmhouse.
- A new public road driveway into the southern part of the site to serve three new single family homes.

The Handbook on Access to State Highways provides (Page 34) that “direct access to single lots of a new subdivision to a State Highway will not be allowed.” The proposed plan complies with the Handbook by having access points shared by more than one lot. The need for two driveways is because the position of the existing 1860 farmhouse makes the site impossible to serve with one access without demolishing or substantially damaging the character of the home. While the use of two access points appears to comply because each point serves more than one lot, if a variance is necessary, we believe one is warranted under the Policy Variances (Page 12) because “extreme, unique, or unusual circumstances would make compliance impractical or unreasonable”. We do not believe such an exception would jeopardize public safety or the traffic carrying capacity of the State Highway.

*Traffic Projections*

For the purpose of this traffic memo, it was assumed that 5 single family detached homes will be constructed. Trip Generation has been calculated in accordance with the *ITE Trip Generation Manual, 7th Edition*, Institute of Transportation Engineers. This method involves taking a statistically compiled “trip generation factor” and multiplying it by an independent but related variable to arrive at an estimated number of vehicle trips. The most comparable land use to the proposed land use is ITE Code “210” Single Family Detached Housing. The land use is described as:

“Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is on a suburban subdivision.” The summary of site trip generation is shown on Table 1:

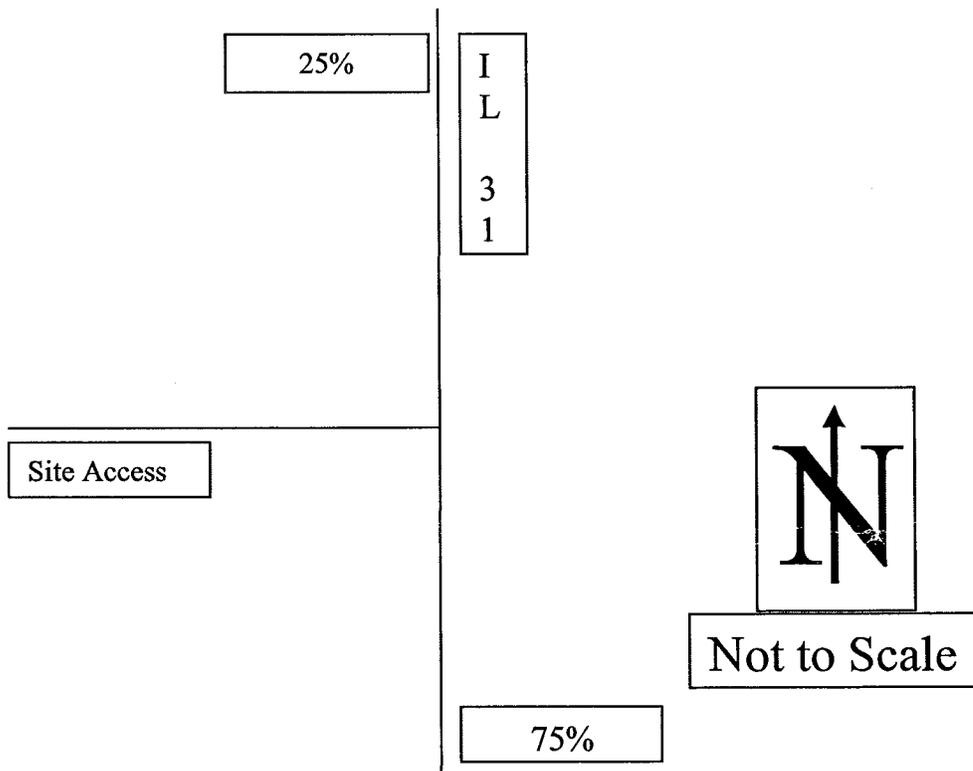
**Table No. 1  
Trip Generation for  
(ITE Code 210)**

ADT			
Average Rate =	9.57	Trips per Dwelling Unit on a Weekday	
5 Dwelling Units	=	48 total vehicles/day	
50% In      50% Out		24 In	24 Out
Weekday AM Peak Hour of Adjacent Street Traffic			
0.75 per Dwelling Unit	=	4 total vehicles	
25% In      75% Out		1 In	3 Out
Weekday PM Peak Hour of Adjacent Street Traffic			
1.01 per Dwelling Unit	=	5 total vehicles	
63% In      37% Out		3 In	2 Out

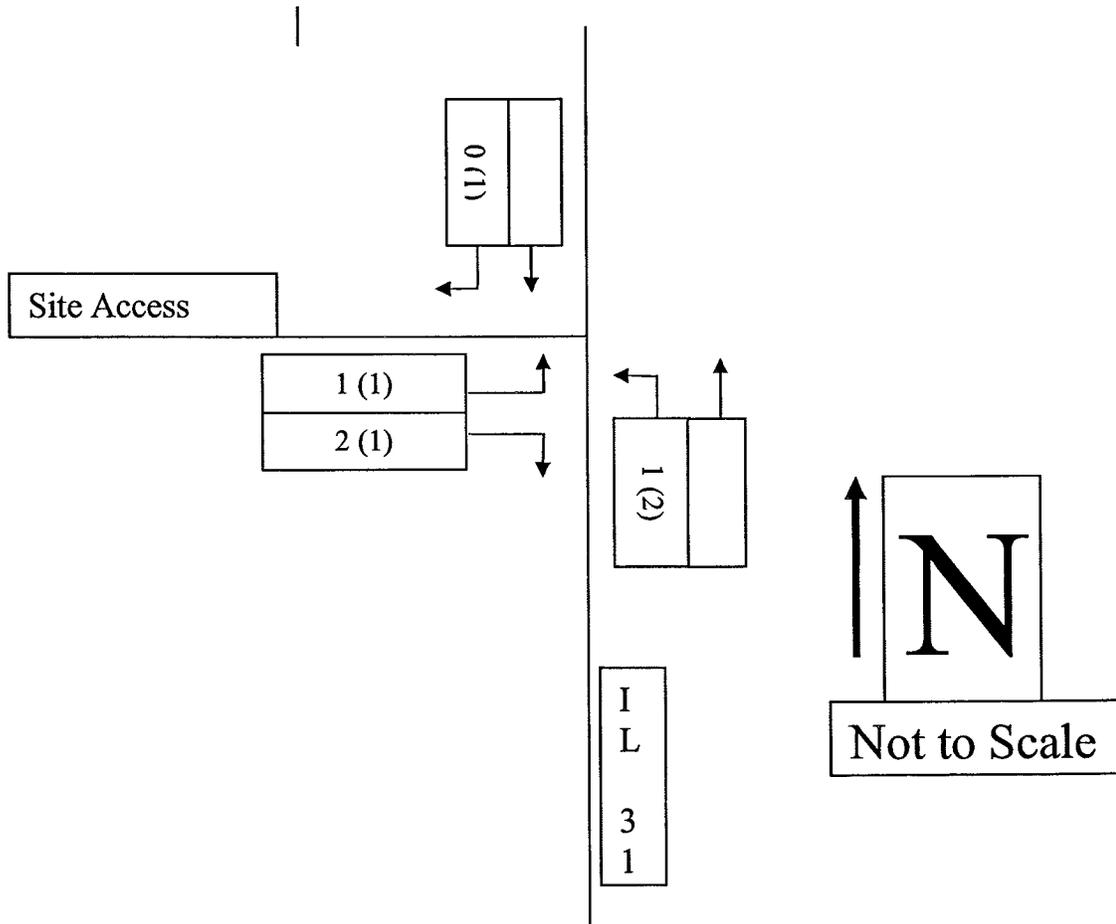
**Traffic Distribution**

In order to assign travel paths to the site generated traffic, it is necessary to assume a direction distribution of traffic volumes entering and exiting the site. The traffic distribution assumed for this analysis is that 75% of the site generated traffic is oriented to the south on IL 31, and 25% of the site generated traffic is oriented to the north on IL 31 as shown on Exhibit 2. For purpose of simplifying the analysis, it was assumed that one driveway will be shared by all 5 lots. This will of course overstate the site volumes at the site access. Splitting the volumes between the two access points will reduce the volumes at each of the two site accesses. The site traffic volumes are shown on Exhibit 3.

**EXHIBIT 2  
SITE TRAFFIC DISTRIBUTION**



**EXHIBIT 3  
SITE GENERATED AM and (PM)  
PEAK HOUR TRAFFIC VOLUMES**



***Traffic Impact***

In reviewing the necessity of a channelized right or left turn lanes at the site driveway with Bucki , the total AM and PM Peak hour traffic volumes (shown in Exhibit 3) projected to be present at the intersection were compared to the criteria and values (below) in the Illinois Department of Transportation (IDOT) Bureau of Design and Environment Manual.

**36-3.01(a) Right-Turn Lanes**

The use of right-turn lanes at intersections can significantly improve operations. Consider using an exclusive right-turn lane:

- at any unsignalized intersection on a two-lane urban or rural highway which satisfies the criteria in Figure 36-3A;
- at any unsignalized intersection on a high-speed, four-lane urban or rural highway which satisfies the criteria in Figure 36-3B;
- on expressways at all public road intersections where the current ADT on the side road is greater than 250;
- at any intersection where a capacity analysis determines a right-turn lane is necessary to meet the level-of-service criteria;
- at any signalized intersections where the right-turning volume is greater than 150 vph and where there is greater than 300 vph on the mainline;
- for uniformity of intersection design along the highway if other intersections have right-turn lanes;
- at any intersection where the mainline is curved to the left and where the mainline curve requires superelevation;
- at railroad crossings where the railroad is located close to the intersection and a right-turn lane would be desirable to efficiently move through traffic on the parallel roadway; or
- at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgment indicates a significant conflict related to right-turning vehicles.

**36-3.01(b) Left-Turn Lanes**

The accommodation of left turns is often the critical factor in proper intersection design. Left-turn lanes can significantly improve both the level of service and intersection safety. Always use an exclusive left-turn lane at all intersections on divided urban and rural highways with a median wide enough to accommodate a left-turn lane, regardless of traffic volumes. Consider using an exclusive left-turn lane for the following:

- at any unsignalized intersection on a two-lane urban or rural highway which satisfies the criteria in Figures 36-3C, D, E, F, or G;
- at any signalized intersection where the left-turning volume is equal to or greater than 75 vph for a single turn lane or 300 vph for a dual turn lane;
- any intersection where a capacity analysis determines a left-turn lane is necessary to meet the level-of-service criteria, including dual left-turn lanes;
- for uniformity of intersection design along the highway if other intersections have left-turn lanes (i.e., to satisfy driver expectancy); or
- at any intersection where the crash experience, traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgment indicates a significant conflict related to left-turning vehicles.

The turning movements for both left and right turn movements into the subject site in the AM and PM peak hours are far below the volume guidelines set forth in Figure 36-3B, and review of the proposed intersection characteristics indicate that none of the other above criteria are met.

***Recommendations and Conclusions***

Due to the very modest trip generation of the proposed development, the proposed development will have negligible impact on the adjacent roadway system. A comparison of the AM and PM peak hour site generated traffic volumes compared to the criteria and values in the Illinois Department of Transportation (IDOT) Bureau of Design and Environment Manual at the proposed site accesses indicates the construction of left or right turn lane channelization improvements are not warranted.



# Illinois Department of Transportation

Division of Highways/Region One / District One  
201 West Center Court/Schaumburg, Illinois 60196-1096

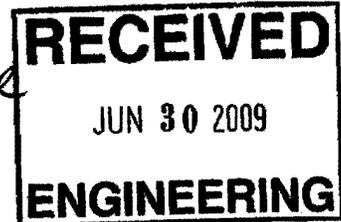
## PERMITS

Location: IL Route 31 1900 feet south of Red Gate Rd, Bucki Sub.  
Reference No: 045-45209

June 29, 2009

*cc Chris Piett  
Rita Tungala*

Mr. Terrance Heffron  
Trans/Land, Ltd.  
116 S. 13th St.  
St. Charles, IL 60174



Dear Mr. Heffron:

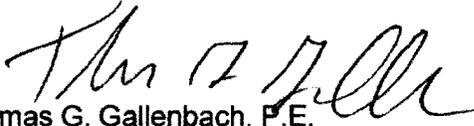
Based on the information in your letter of May 22, 2009 and in lieu of the City of St. Charles letter to the Department dated May 5, 2009 in regard to the subject subdivision, the Department can in concept approve one new access location proposed on the west side of IL Route 31 south of Bluff Drive provided engineering requirements for permit are met. The access would be located as noted on Preliminary Plan for Bucki Property, sheet 1 of 1, dated September 9, 2008, prepared by Western Surveying & Engineering, P.C.

Please submit two (2) sets of PE stamped civil engineering plans along with hydraulic checklist and calculations with local written hydraulic approval to continue our review.

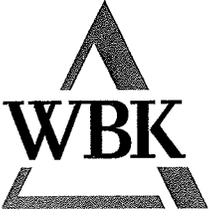
If you have any questions regarding this matter, please contact Mr. Tom Gallenbach at (847) 705-4143.

Very truly yours,

Diane M. O'Keefe, P.E.  
Deputy Director of Highways,  
Region One Engineer

By:   
Thomas G. Gallenbach, P.E.  
Acting Traffic Permit Engineer

cc: City of St. Charles



116 West Main Street, Suite 201  
St. Charles, Illinois 60174  
Phone: 630.443.7755  
Fax: 630.443.0533  
www.wbkengineering.com

---

**WILLS BURKE KELSEY ASSOCIATES**

August 13, 2009

Mr. Chris Tiedt  
City of St. Charles  
Two East Main Street  
St. Charles, Illinois 60174

Subject: Review of Bucki Property  
(WBK Project No. 07-994BB)

Dear Mr. Tiedt:

Wills Burke Kelsey Associates, Ltd. has reviewed the documents submitted for the subject project. The following documents were received on August 6, 2009 for review:

- Preliminary Engineering Plan for Bucki Property Plan Set prepared by Western Surveying and Engineering, P.C., dated September 20, 2007 and revised July 8, 2009.
- Preliminary Engineering Plan for Bucki Property, prepared by Western Surveying and Engineering, P.C., revised July 8, 2009.
- Landscape Plan for Bucki Property, prepared by Western Surveying and Engineering, P.C., dated September 30, 2008 and revised July 8, 2009.
- Preliminary Stormwater Management Analysis for Bucki Property, prepared by Western Surveying and Engineering, P.C. and dated September 20, 2007.

We reviewed the above documents with respect to City of St. Charles Ordinances and general engineering and construction practices. The following comments require resolution prior to preliminary engineering approval:

1. Please more detail how the off-site tributary flow will pass through the site.
  - Calculate off-site tributary flows for the 10 year and 100 year events.
  - Calculate and depict 10 and 100 year WSEL's at:
    - North property line
    - Lot 3
    - Cul-de-sac pavement
  - Provide cross sections and easements to verify the route will remain unobstructed.
  - Verify low opening freeboard.

2. There is an area at the north end of the property that appears to include hydrophytic vegetation and may be a wetland. Please provide a full Tab 4 Wetland Submittal which includes a wetland delineation and a narrative addressing Sections 414-418, 502, and 1500 of the Kane County Stormwater Management Ordinance as administered by the City of St. Charles.

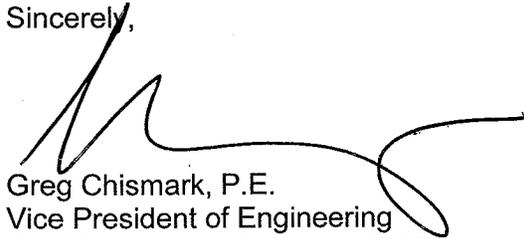
The following comments are offered for the petitioner's consideration prior to submitting for final engineering approval:

1. Refine the off-site tributary area based on subdivision plans and stormwater management reports for The Reserve of St. Charles and River's Edge.
2. Please define the overland overflow weir from the detention basin and provide calculations to size the weir.
3. The restrictor should be sized for the total tributary area including off-site. Please see attached Kane County Memorandum for restrictor sizing. The capacity of the downstream storm sewer shall be taken into consideration.
4. A Stormwater Permit Fee will be required with submittal of final plans.

The applicant's design professionals are responsible for performing and checking all design computations, dimensions, details, and specifications in accordance with all applicable codes and regulations, and obtaining all permits necessary to complete this work. In no way does this review relieve applicant's design professionals of their duties to comply with the law and any applicable codes and regulations, nor does it relieve the Contractors in any way from their sole responsibility for the quality and workmanship of the work and for strict compliance with the permitted plans and specifications.

If you have any questions, please call us at (630) 443-7755.

Sincerely,



Greg Chismark, P.E.  
Vice President of Engineering  
Qualified Review Specialist E-073



Vince Di Prima, E.I., CPESC-IT  
Civil Engineer

Enclosures

C: Matt O'Rourke; City of St. Charles

Exhibit C From the  
11/4/2008 Public Hearing



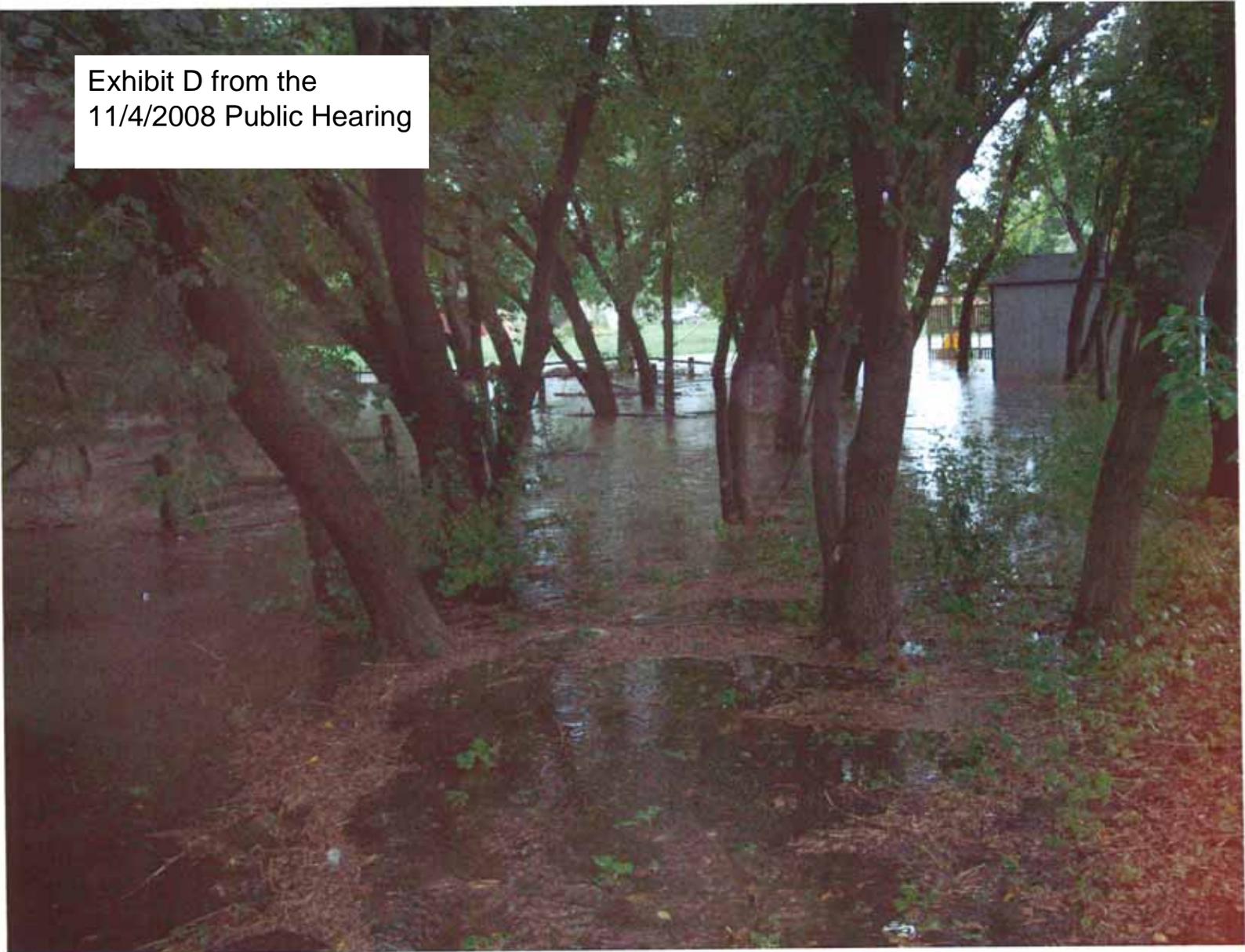


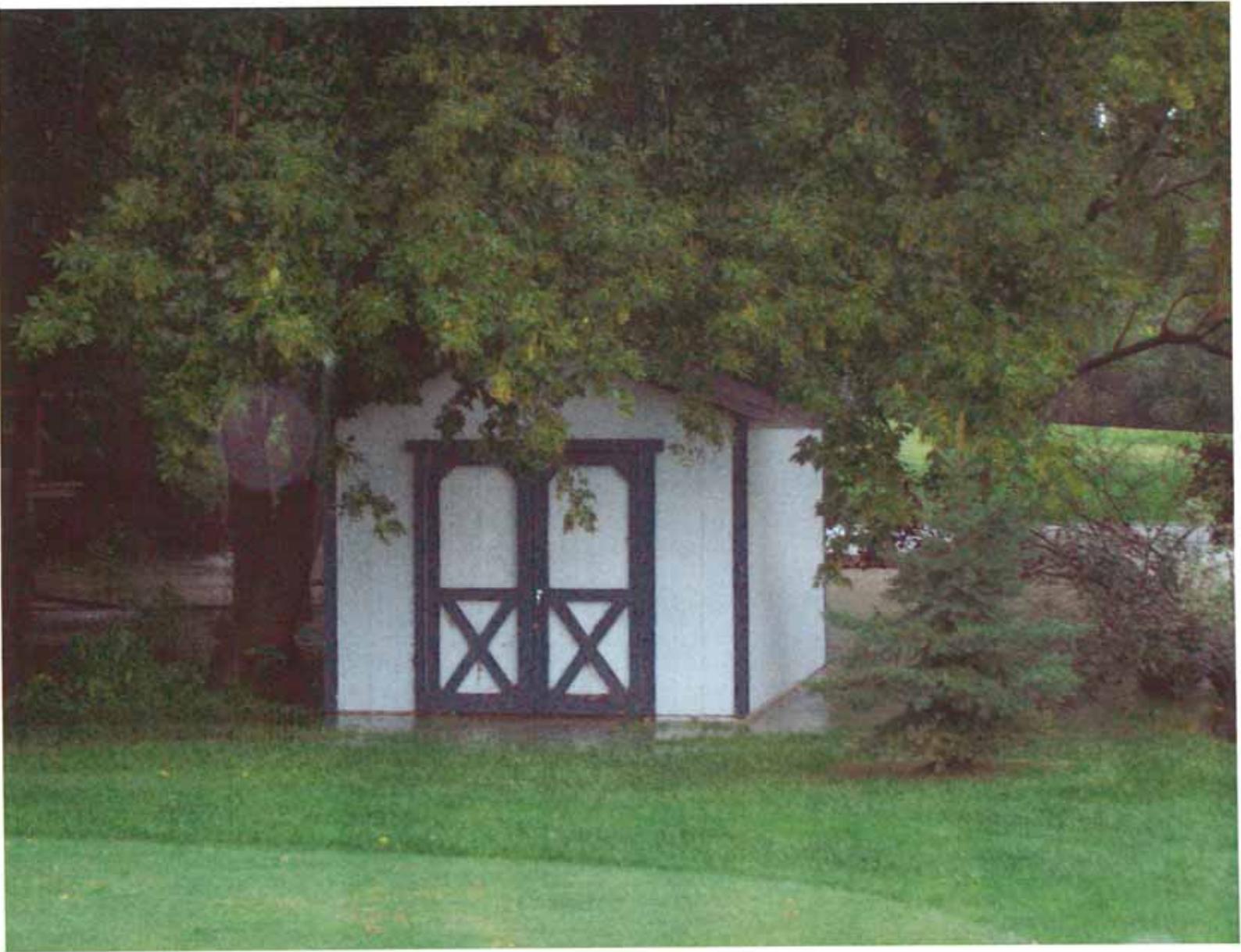






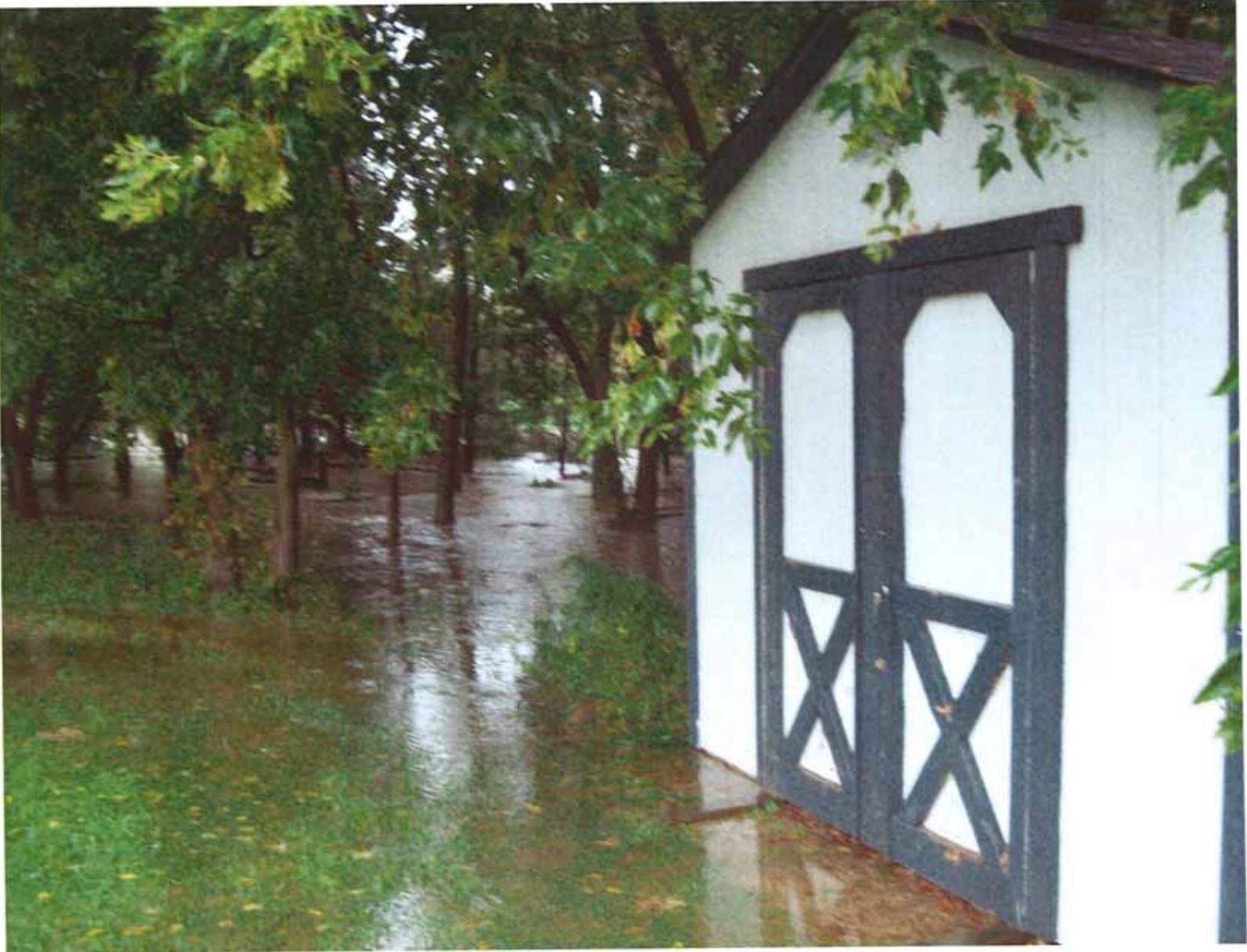
Exhibit D from the  
11/4/2008 Public Hearing











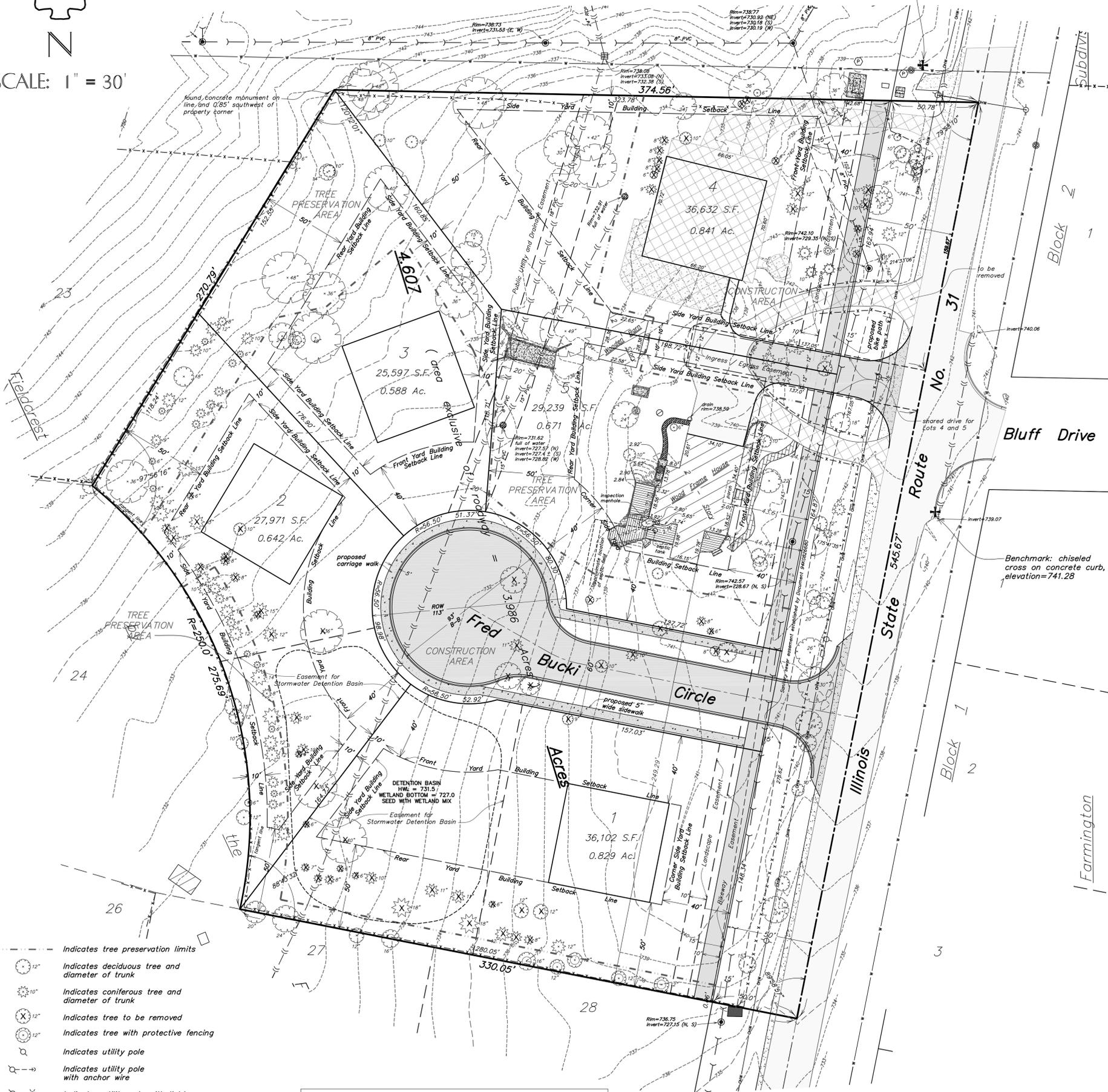


# PRELIMINARY PLAN FOR BUCKI PROPERTY

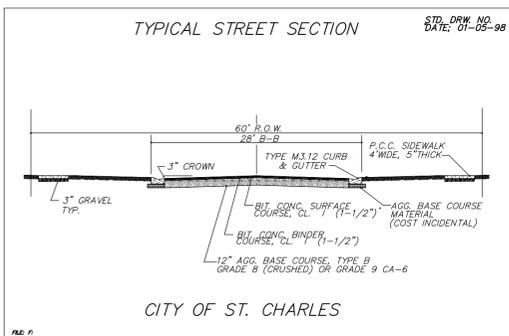
Benchmark: arrow bolt on fire hydrant elevation=741.79



SCALE: 1" = 30'



- Indicates tree preservation limits
- ⊙ 12" Indicates deciduous tree and diameter of trunk
- ⊙ 10" Indicates coniferous tree and diameter of trunk
- ⊗ 12" Indicates tree to be removed
- ⊙ 12" Indicates tree with protective fencing
- ⊙ Indicates utility pole
- ⊙ -> Indicates utility pole with anchor wire
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- ⊙ Indicates traffic sign
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- ▨ Indicates existing gravel surface
- ▨ Indicates existing concrete surface
- ▨ Indicates existing asphalt surface
- ▨ Indicates items to be removed
- - - - - Indicates contour line
- ▨ Indicates proposed concrete surface
- ▨ Indicates proposed asphalt surface



**LEGAL DESCRIPTION**

Commencing at the southwest corner of said Southwest Quarter; thence northerly along the West line of said Quarter 1622.94 feet; thence easterly along a line parallel with the South line of said Quarter forming an angle of 89°37'24" from the prolongation of the last described course (measured clockwise therefrom) 762.86 feet to the center line of Illinois State Route No. 31 for a point for beginning; thence westerly along the last described course 374.56 feet to the northeasterly extension of a northeasterly line of Fieldcrest by the Fox Subdivision, St. Charles Township, Kane County, Illinois; thence southwestwardly along said extension and line forming an angle of 120°12'01" from the last described course (measured clockwise therefrom) 270.79 feet to a concrete monument situated at an angle point therein; thence southeasterly and southerly along an easterly line of said subdivision being a curve to the right tangent to a line forming an angle of 97°56'16" from the last described course (measured clockwise therefrom) having a radius of 250.0 feet, 275.69 feet to a concrete monument situated at an angle point therein; thence easterly along a northerly line of said subdivision forming an angle of 88°43'32" from a line tangent to the last described curve at the last described point (measured clockwise therefrom) 330.05 feet to the center line of said Route No. 31; thence northerly along said center line forming an angle of 89°58'51" from the last described course (measured clockwise therefrom) 545.67 feet to the point of beginning together with that part of Illinois State Route No. 31 lying between the center line and the easterly right of way line thereof, and between the easterly extension of the northerly and southerly property lines of the above described tract, in St. Charles Township, Kane County, Illinois.

TOPOGRAPHY AND SURVEY DATA OBTAINED FROM SURVEY PREPARED BY WESTERN SURVEYING & ENGINEERING, P.C.

BENCHMARK: TOP OF STEEL ROD IN SLEEVE (Kane County Designation KAN31 2A), Elevation=740.81 NAD 83 Datum.

SITE DATA	
TOTAL SITE ACREAGE	4.607 AC.
RESIDENTIAL AREA	3.571 AC.
AREA IN R.O.W.	1.036 AC.
NUMBER OF LOTS	5
MINIMUM LOT SIZE	0.588 AC.
MAXIMUM LOT SIZE	0.841 AC.
AVERAGE LOT SIZE	0.714 AC.
PROPOSED ZONING	RS-1

ENGINEER & SURVEYOR:  
WESTERN SURVEYING & ENGINEERING, P.C.  
321 STEVENS STREET, SUITE A  
GENEVA, ILLINOIS 60134  
(630) 845-0600 (630) 845-0601 FAX  
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002967

LAND PLANNER:  
TRANS/LAND  
116 SOUTH 13TH STREET  
ST. CHARLES, ILLINOIS 60174  
(630) 205-1198 (630) 443-6954 FAX

OWNED BY & PREPARED FOR:  
TERRY BUCKI  
5N 264 ROUTE 31  
ST. CHARLES, IL 60175

REVISED JULY 8, 2009  
ADJUSTMENTS TO AND  
ADDITION OF EASEMENT  
ADJUST ROW AND LOT AREA  
SHEET 1 OF 1  
D.R. NAME: CAD7/349004  
FILE NAME: PRELIMINARY

PRELIMINARY ENGINEERING FOR  
**BUCKI PROPERTY**  
 CITY OF ST. CHARLES KANE COUNTY ILLINOIS  
 2007

OWNER / DEVELOPER

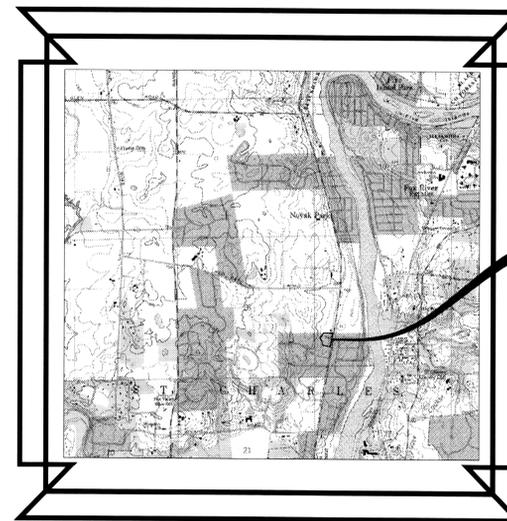
TERRY BUCKI  
 5N264 ROUTE 31  
 ST. CHARLES, IL 60175

SHEET INDEX

- 1.) TITLE SHEET
- 2.) PRELIMINARY ENGINEERING PLAN

LEGEND

<p>————— BOUNDARY OF PROPERTY</p> <p>----- ADJACENT PROPERTY LINE</p> <p>----- UTILITY EASEMENT LINE</p> <p>----- 731----- PROPOSED CONTOUR</p> <p>----- EXISTING CONTOUR</p> <p>----- EXISTING UNDERGROUND CABLE LINE</p> <p>----- EXISTING UNDERGROUND GAS LINE</p> <p>----- EXISTING UNDERGROUND TELEPHONE LINE</p> <p>----- EXISTING OVERHEAD WIRES</p> <p>----- PROPOSED SILT FENCE</p> <p>----- EXISTING DRAIN TILE</p> <p>----- EXISTING STORM SEWER LINE</p> <p>----- PROPOSED STORM SEWER LINE</p> <p>----- x x x INDICATES UTILITY TO BE REMOVED</p> <p>----- TRENCH BACKFILL</p> <p>● EXISTING STORMWATER MANHOLE</p> <p>⊙ PROPOSED CATCHBASIN</p> <p>⊙ PROPOSED MANHOLE</p> <p>▶ EXISTING FLARED END SECTION</p> <p>▶ PROPOSED FLARED END SECTION</p>	<p>----- EXISTING GAS PIPELINE MARKER</p> <p>----- EXISTING ELECTRICAL JUNCTION BOX</p> <p>----- EXISTING TELEPHONE PEDESTAL</p> <p>----- EXISTING UTILITY POLE</p> <p>----- EXISTING ANCHOR</p> <p>----- EXISTING HANDHOLE</p> <p>----- EXISTING SIGN</p> <p>----- PROPOSED STOP SIGN</p> <p>----- PROPOSED COBRA HEAD STREET LIGHT</p> <p>----- PROPOSED FLOW ARROW</p> <p>----- PROPOSED OVERLAND FLOOD PATH</p> <p>⊙ W WELL WITH SEPTIC SETBACK RADIUS</p> <p>xxx.xi PROPOSED SPOT GRADE</p> <p>█ PROPOSED BITUMINOUS PAVEMENT</p>
---	--



SITE LOCATION

LOCATION MAP  
NOT TO SCALE

BENCHMARKS:

1. CHISELED CROSS ON CONCRETE CURB NEAR SOUTH END OF CURB RETURN AT SOUTHEAST CORNER OF ROUTE 31 AND BLUFF DRIVE  
 ELEVATION = 741.28

PROFESSIONAL ENGINEER'S CERTIFICATE

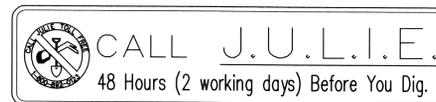
STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF KANE )

I, DANIEL G. WHITE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF TERRY BUCKI, BY WESTERN SURVEYING & ENGINEERING, P.C. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATE: THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 2009

ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-054599  
 MY LICENSE EXPIRES ON NOVEMBER 30, 2009

RECEIVED  
 PLANNING OFFICE



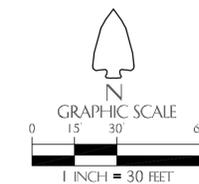
PREPARED FOR:  
**TERRY BUCKI**  
 5N264 ROUTE 31  
 ST. CHARLES, IL 60175  
 (630) 377-2600 (630) 377-2977 (FAX)

		REVISIONS			
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION
1	7/31/08	REVISED PER CITY REVIEW COMMENTS			
2	9/22/08	REVISED PER CITY REVIEW COMMENTS			
3	7/8/09	REVISED PER CITY REVIEW COMMENTS			



PREPARED BY:  
**WESTERN SURVEYING & ENGINEERING, P.C.**  
 321 STEVENS STREET, SUITE A  
 GENEVA, ILLINOIS 60134  
 (630) 845-0600 (630) 845-0601 FAX  
 PROFESSIONAL DESIGN FIRM NO. 184-002967  
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FILE NAME: 01\_TITLE  
 DIRECTORY: 349004/CAD  
 DRAWN BY: DGW  
 DATE: 9/20/07



DETENTION BASIN ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (Ac-Ft)
727	0
728	0.20
729	0.44
730	0.72
731	1.04
731.5 (HWL)	1.22

STORAGE REQUIRED: 1.22 AC-FT  
STORAGE PROVIDED: 1.22 AC-FT

PREPARED FOR:  
TERRY BUCKI  
5N264 ROUTE 31  
ST. CHARLES, IL 60175  
(630) 377-2600 (630) 377-2977 F

PREPARED BY:  
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REVISIONS		
NUMBER	DATE	DESCRIPTION
1	7/31/08	REVISED PER CITY REVIEW COMMENTS
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BUCKLY PROPERTY - PRELIMINARY ENGINEERING PLAN  
CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG	DESIGN BY: DGW	JOB NO.: 349.004	XREF: NONE
DIRECTORY: 349004	DRAWN BY: DGW	DATE: 9/20/07	SCALE: 1"=30'

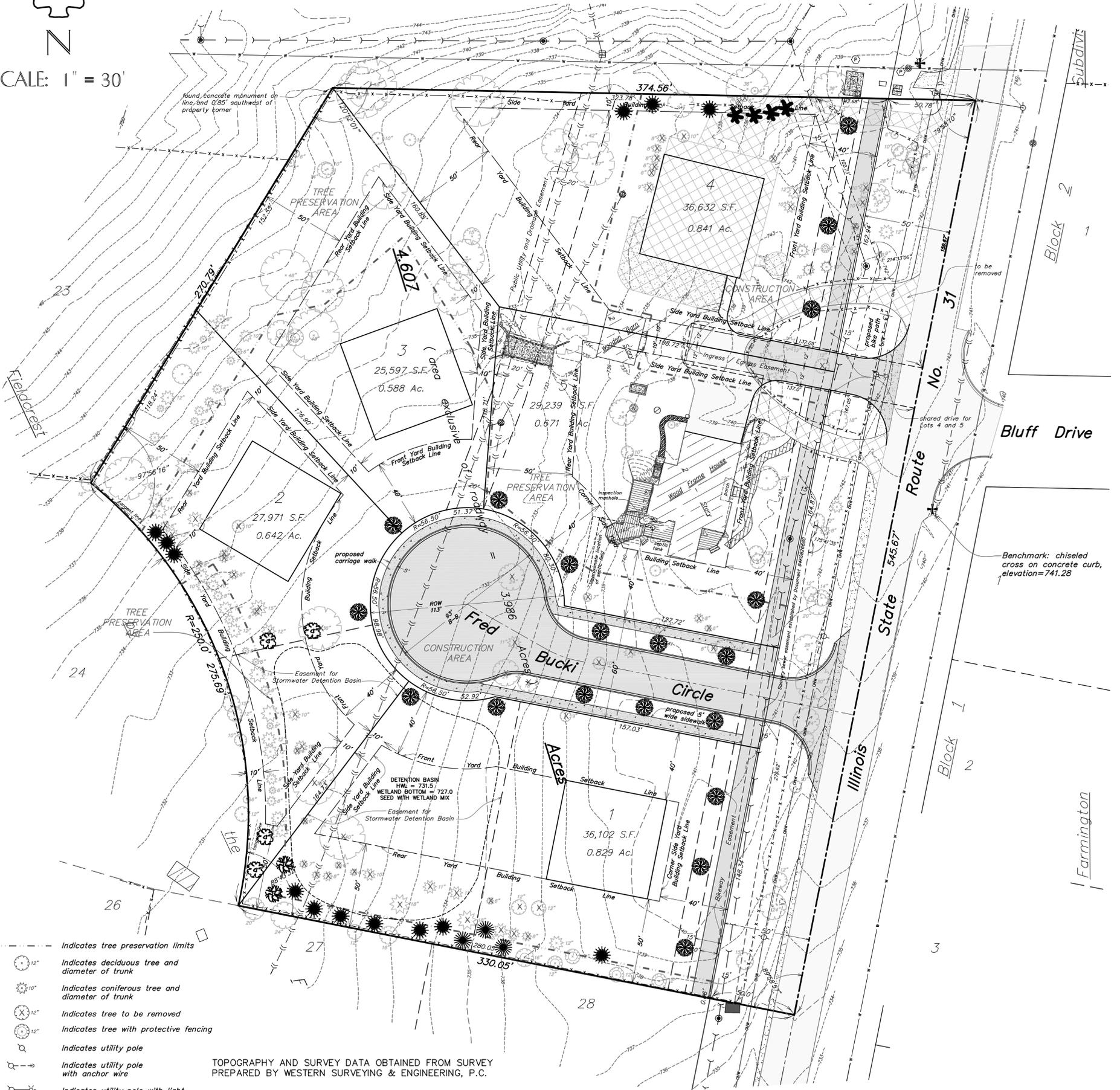
SHEET 2 OF 2

# LANDSCAPE PLAN FOR BUCKI PROPERTY

Benchmark: arrow bolt on fire hydrant elevation=741.79



SCALE: 1" = 30'



- Indicates tree preservation limits
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TOPOGRAPHY AND SURVEY DATA OBTAINED FROM SURVEY PREPARED BY WESTERN SURVEYING & ENGINEERING, P.C.

BENCHMARK: TOP OF STEEL ROD IN SLEEVE (Kane County Designation KAN31 2A), Elevation=740.81 NAD 83 Datum.

Landscape Plan Schedule					
Key	Quantity	Botanical Name	Common Name	Size	
<b>Deciduous Trees</b>					
⊙	AF	19	Acer and Freemani 'Jeffersred'	Autumn Blaze Maple	2.5" Cal.
⊙	GT	4	Gleditsia Triacanthos var. Inermis 'Skycole'	Skyline Honeylocust	2.5" Cal.
⊙	GD	2	Gymnocladus Dioica	Kentucky Coffee Tree	2.5" Cal.
<b>Evergreen Trees</b>					
⊙	PP	3	Picea Pungens F. Glauca	Colorado Blue Spruce	8' Ht.
⊙	TO	13	Thuja Occidentalis Cultivars	Eastern Arborvitae	8' Ht.
<b>Evergreen Shrubs</b>					
⊙	JH	4	Juniperus Chinensis Cultivars	Upright Juniper	3 Gal.



ENGINEER & SURVEYOR:  
WESTERN SURVEYING & ENGINEERING, P.C.  
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COPYRIGHT ©2008. TRANS/LAND

OWNED BY & PREPARED FOR:  
TERRY BUCKI  
5N 264 ROUTE 31  
ST. CHARLES, IL 60175

DATE: 9/30/2008  
REVISED: 7/8/09  
SHEET 1 OF 1  
Dwg. NAME: CAD7134R004  
FILENAME: LANDSCAPE.PLAN