



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/ Address:	Delnor Woods Subdivision
City Staff:	Russell Colby, Planning Division Manager

Please check appropriate box (x)

PUBLIC HEARING 12/4/12	X	MEETING	
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APPLICATIONS UNDER CONSIDERATION:

Map Amendment

Preliminary Subdivision Plan

Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Applications and Attachments	Preliminary Engineering Plans dated 10/19/12
Staff Memo dated 11/30/12	Tree Preservation/Landscape Plans dated 4/18/12
Engineering Review Comments dated 11/20/12	Final Plat of Subdivision received 11/2/12
Fire Department Review Comments dated 11/29/12	

EXECUTIVE SUMMARY:

The applicant, Chris Lannert of the Lannert Group, on behalf of John Collins, Co-Trustee for the Collins Family Trusts, has submitted applications requesting approval of a nine-lot subdivision of the existing Collins Estate property located east of IL Rt. 25/N. 5th Ave. at Iroquois Ave.

The overall plan is essentially the same as the single-family portion of the 2008 Delnor Woods PUD development. The remainder of the original PUD property is no longer owned or controlled by the Collins Family Trusts and is not included in this application.

A public hearing is required for the Map Amendment application. This rezoning is necessary due to changes in the location of the boundary line between the 2008 PUD single-family area and the boundary line of the portion of the property acquired by the Park District.

Only the public hearing has been listed on the agenda. Staff is requesting a resubmittal of plans to address the staff review comments prior to placing the item on the agenda for a recommendation.

RECOMMENDATION / SUGGESTED ACTION (*briefly explain*):

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

CITY OF ST. CHARLES

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

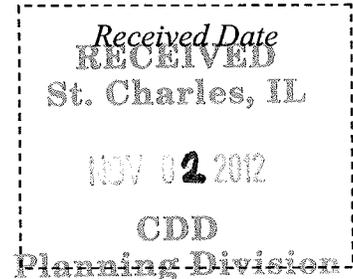


COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>Delnor Woods</u>
Project Number:	<u>2005</u> -PR- <u>001</u>
Application Number:	<u>2012</u> -AP- <u>015</u>



Instructions:

To request a zoning map amendment (rezoning) 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 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 Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s):	
	Street Address (or common location if no address is assigned): <u>COLLINS ESTATE ON FIFTH AVENUE</u>	
2. Applicant Information:	Name <u>CHRIS LANNERT</u>	Phone <u>630-208-8088</u>
	Address <u>THE LANNERT GROUP</u> <u>215 FULTON STREET</u> <u>GENEVA ILLINOIS 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TLG@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS % JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 MAIN STREET</u> <u>ST. CHARLES ILLINOIS 60174</u>	Fax <u>---</u>
		Email <u>---</u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP</u>	Phone <u>630-208-8088</u>
	Address <u>215 FULTON STREET</u> <u>GENEVA ILLINOIS 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TLG@LANNERT.COM</u>

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: RESIDENTIAL

Current zoning of the property: MIXED P.U.D.

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

Current use of the property: ONE HOME AND VACANT PROPERTY

Proposed zoning of the property: RE2 SINGLE FAMILY

Proposed use of the property: ESTATE SINGLE FAMILY RESIDENCES

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)

DEVELOPMENT OF AN ESTATE SINGLE FAMILY NEIGHBORHOOD THROUGH THE CONSTRUCTION OF A CUL-DE-SAC WITH SIX LOTS ADDITIONALLY THREE LOTS WILL FRONT ON FIFTH AVENUE

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant.
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. ^{#500}
- 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. ^{AS PART OF ALL REQUESTS}
- 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%).

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.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.) LANDSCAPE PLAN

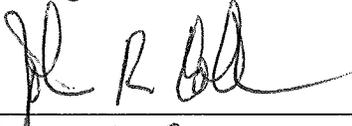
SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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/>

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

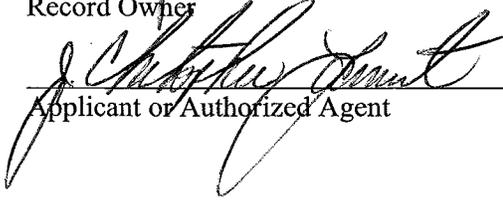
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



11.1.12

Record Owner

Date



11-1-12

Applicant or Authorized Agent

Date

FINDINGS OF FACT SHEET – MAP AMENDMENT



The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

DELNOR WOODS

Project Name or Address

Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. (Relate the proposed land use and zoning to the land use and zoning of other properties in the area)

THIS PROPERTY IS BASICALLY THE SIX LOT ESTATE AREA, ALONG WITH ADDITIONAL FIFTH AVE PROPERTY PREVIOUSLY APPROVED AS THE DELNOR WOODS P.U.D. SINGLE FAMILY USES AS PREVIOUSLY APPROVED WILL BE BLENDED WITH ADDITIONAL LOTS ON FIFTH TO COMPLETE THE SINGLE FAMILY CHARACTER OF THE NEIGHBORHOOD.

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)

THE EXISTING PROPERTY VALUES WILL REMAIN OR BE ENHANCED AS A RESULT OF THE DEVELOPMENT. ONLY A SMALL PORTION WILL BE CHANGED FROM MIXED USE BACK TO ONLY SINGLE FAMILY

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

PROPERTY ZONING
MOST OF THEM HAS THE SAME UNDERLYING REQUESTED AND WILL HAVE ~~THE~~ LITTLE IF ANY IMPACT ON THE EXISTING CHARACTER OF THE AREA

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 REQUESTED ZONING IS THE BYPRODUCT OF AN INTERNAL SALE OF THE ADJACENT PROPERTY. THE MAP AMENDMENT ONLY SEEKS TO SQUARE OFF NEW PROPERTY LINES

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 PRESENT UNDERLYING ZONING IS THE REQUESTED ZONING. PRESERVATION OF THE EXISTING ESTATE HOME HAS ALWAYS BEEN THE FOCUS OF THE PLANNING EFFORTS IN THE AREA

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.)

NOT WITHSTANDING THE CURRENT MARKET PLACE, THE FIFTH AVENUE ESTATE HOMES HAVE HISTORICALLY BEEN THE CHARACTER OF THE AREA. THESE NINE LOTS WILL COMPLETE THE DEVELOPMENT OF THE NEIGHBORHOOD

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

THE PROPOSAL IS CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN.

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

MORE OF A HOUSEKEEPING ISSUE

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 PROPOSED AMENDMENT BLENDS ALL OF THE
ESTATE HOMES EAST OF FIFTH AVE (RT 25) INTO
A UNIFIED WHOLE.

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.)

CURRENTLY THERE IS NO TREND OF DEVELOPMENT. DELNOIR
GLEN ACROSS THE STREET IS THE MOST RECENT COMPLETED
PROJECT. OTHER VACANT LOTS IN THE NEIGHBORHOOD
HAVE BEEN BUILT ON OVER THE LAST FEW YEARS

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.



November 8, 2012

Mr. Russell Colby
City of St. Charles
2 East Main Street
St. Charles, IL 60174

RE: DELNOR WOODS – MAP AMMENDMENTS (0421)

Dear Russell:

Attached for you use, are the legal descriptions regarding the re-zoning from P.U.D. Special Use to RE2 for the revised petition. The legal descriptions, by way of exclusion from the original project, are those portions that will be re-zoned. Included for reference is a color coded copy that illustrates the changes.

Basically, three areas are affected. Some land was taken out of the single-family lot area long the east side and sold to the Park District (Parcel A). Some of the land from the duplex area, along the north, was included in the single-family area (Parcel B). A small part of the office land (.66 acres) was added back into the Fifth Street frontage for single-family lots (Parcel C).

If additional information is required, please advise.

Best Regards,

A handwritten signature in black ink, appearing to read "J. Christopher Lannert", is written over the typed name.

J. Christopher Lannert

JCL/ss

Attachment

cc: John Collins
John Thornhill

November 1, 2012

DELNOR WOODS TRACTS TO BE REZONED

Tract to be rezoned from P.U.D. to RE2

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 436.64 feet; thence easterly along a line forming an angle of $90^{\circ}02'22''$ with the prolongation of the last described course (measured counterclockwise therefrom) 271.61 feet; thence northerly at right angles to the last described course 245.33 feet for a point of beginning; thence southerly along the last described course 245.33 feet; thence southeasterly along a line forming an angle of $226^{\circ}16'05''$ with the last described course (measured counterclockwise therefrom) 308.20 feet; thence easterly along a line forming an angle of $126^{\circ}48'06''$ with the last described course (measured clockwise therefrom) 450.59 feet; thence southeasterly along a line forming an angle of $140^{\circ}09'39''$ with the last described course (measured counterclockwise therefrom) 87.91 feet; thence southerly along a line forming an angle of $125^{\circ}54'12''$ with the last described course (measured counterclockwise therefrom) 169.66 feet; thence southwesterly along a line forming an angle of $110^{\circ}17'33''$ with the last described course (measured counterclockwise therefrom) 53.79 feet; thence southerly along a line forming an angle of $96^{\circ}46'21''$ with the last described course (measured clockwise therefrom) 197.33 feet; thence southerly along a line forming an angle of $148^{\circ}22'58''$ with the last described course (measured counterclockwise therefrom) 200.38 feet; thence southerly along a line forming an angle of $175^{\circ}26'14''$ with the last described course (measured clockwise therefrom) 219.99 feet; thence easterly along a line forming an angle of $103^{\circ}56'54''$ with the prolongation of the last described course (measured counterclockwise therefrom) 264.66 feet; thence northerly along a line forming an angle $113^{\circ}29'54''$ with the last described course

(measured clockwise therefrom) 205.0 feet; thence northerly along a line forming an angle of $161^{\circ}08'36''$ with the last described course (measured clockwise therefrom) 62.0 feet; thence northwesterly along a line forming an angle of $126^{\circ}38'08''$ with the last described course (measured clockwise therefrom) 125.0 feet; thence northerly along a line forming an angle of $127^{\circ}00'33''$ with the last described course (measured counterclockwise therefrom) 75.0 feet; thence easterly along a line forming an angle of $86^{\circ}38'24''$ with the last described course (measured counterclockwise therefrom) 151.03 feet to a westerly line of Persimmon Fields, City of St. Charles, Kane County, Illinois; thence northerly along a westerly line of said Persimmon Fields forming an angle of $87^{\circ}00'08''$ with the last described course (measured clockwise therefrom) 415.59 feet to an angle point in said westerly line; thence northerly along a westerly line of said Persimmon Fields forming an angle of $178^{\circ}52'34''$ with the last described course (measured counterclockwise therefrom) 791.53 feet to the southeast corner of Lot 14 thereof; thence westerly along the southerly line of said Lot and its westerly extension forming an angle of $95^{\circ}00'22''$ with the last described course (measured clockwise therefrom) 478.68 feet to the easterly line extended northerly of premises conveyed to the City of St. Charles by Document 1253797; thence southerly along said easterly line extended, said easterly line and the easterly line of a tract of land assigned to Evangelical Care Corporation by Document 1702137 forming an angle of $85^{\circ}13'24''$ with the last described course (measured clockwise therefrom) 362.61 feet to the southeast corner thereof; thence westerly along the southerly line of said Evangelical Care tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 493.0 feet to the southwest corner thereof; thence southwestward along a line forming an angle of $121^{\circ}50'14''$ with the last described course (measured clockwise therefrom) 154.46 feet to the point of beginning (excepting therefrom that part thereof conveyed to Board of Commissioners of the St. Charles Park District, Kane and DuPage Counties, Illinois by Documents 2012K010544, 2012K010545 and 2012K010546), in the City of St. Charles, Kane County, Illinois and containing 1.050 acres.

Tract to be rezoned from Office to RE2

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 339.06 feet to the northeast corner of a tract of land conveyed to Delnor Hospital by Document 1176126; thence westerly along the northerly line of said Hospital tract forming an angle of $86^{\circ}05'$ with the last described course (measured counterclockwise therefrom) 362.54 feet to the northwest corner of said tract (being on the center line of Fifth Avenue North); thence southerly along said center line parallel with the penultimate described course 326.08 feet to the southwest corner of said Hospital tract for a point of beginning, thence continuing southerly along said center line 110.56 feet; thence easterly along a line forming an angle of $89^{\circ}57'38''$ with the last described course (measured clockwise therefrom) 271.61 feet; thence northerly at right angles to the last described course 103.03 feet to the southerly line of said Hospital tract; thence westerly along said southerly line 271.64 feet to the point of beginning in the City of St. Charles, Kane County, Illinois and containing 0.666 acre.

OWNERSHIP DESCLOSURE FORM
JOANN N. COLLINS TRUST CREATED UNDER
DELLORA NORRIS WILL

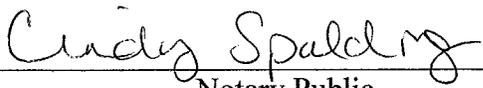
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, JOHN R. COLLINS, being first duly sworn on oath depose and say that I am CO-TRUSTEE of the JOANN N. COLLINS TRUST created under DELLORA NORRIS WILL, and that the following persons are all of the beneficiaries of Trust of JOANN COLLINS TRUSTS:

- PHILIP N. COLLINS
- JAMES L. COLLINS
- JOHN R. COLLINS
- JOANN C. DEBATES
- WILLIAM E. COLLINS
- CHASE B. COLLINS
- CONNOR COLLINS
- JORDAN COLLINS
- HAILEE D. COLLINS

By: , Co-Trustee

Subscribed and Sworn before me this 15th day of
NOVEMBER, 2012


Notary Public



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

Received Date
RECEIVED
St. Charles, IL
NOV 02 2012
CDD
Planning Division

CITYVIEW	
Project Name:	<u>Delnor Woods</u>
Project Number:	<u>2005 -PR- 001</u>
Application No.	<u>2012 -AP- 018</u>

Instructions:

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

When the application is complete City 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 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 Division and we will be happy to assist you.

1. Property Information:	Parcel Number (s):	
	Street Address (or common location if no address is assigned):	<u>COLLINS ESTATE ON FIFTH AVE</u>
2. Applicant Information:	Name <u>THE LANNERT GROUP</u> <u>CHRIS LANNERT</u>	Phone <u>630-208-8088</u>
	Address <u>215 FULTON STREET</u> <u>GENEVA ILLINOIS 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TLG@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS/COLLINS FAMILY</u> <u>40 JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 E. MAIN STREET</u> <u>ST. CHARLES IL 60174-</u>	Fax <u>—</u>
		Email <u>—</u>
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP</u>	Phone
	Address <u>ABOVE</u>	Fax
		Email

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees ^{\$300}
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Exhibit B of the Zoning Ordinance. **PART OF ALL REQUESTS**

NA **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%).

- 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.

NA **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/>

NA **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

- PRELIMINARY PLANS:** Depicting all features listed in the Subdivision Preliminary Plan Checklist and the "Stormwater Management Requirements for Preliminary Plans."

SUBDIVISION PRELIMINARY PLAN CHECKLIST (COMPLETED)

- STORMWATER MANAGEMENT REPORT:** One copy of written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans. **BOTH PRELIMINARY AND FINAL ENGINEERING**

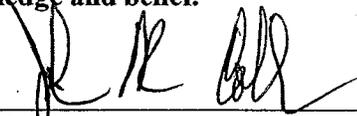
TREE PRESERVATION PLAN

For sites with existing trees 6" or more in diameter: Twenty-two copies of a Tree Preservation Plan shall be submitted as part of the preliminary plan set and shall be at the same scale as the grading plan. Refer to attached "Tree Preservation Plan Requirements".

ADDITIONAL WRITTEN INFORMATION:

- Summary of Proposed Development sheet
- Proposed deviations from subdivision requirements, if any.
- For developments with residential units, Park and School Land/Cash and Inclusionary Housing worksheets

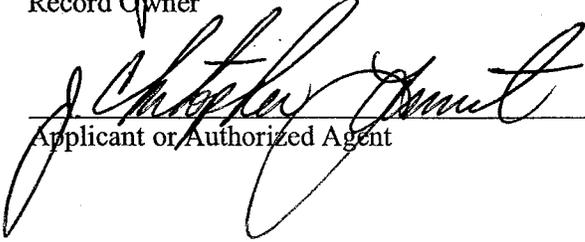
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

11.1.12

Date



Applicant or Authorized Agent

11-1-12

Date

City of St. Charles Land/Cash Worksheet - Delnor Woods Subdivision 11/16/12

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	8	3.764	30.112	0.53	4.24	0.298	2.384	0.36	2.88
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Estimated Population	8		30.112		4.24		2.384		2.88
Park Acreage @ 10 acres per 1,000 population			0.30112	acres					
Park Land Dedication			0	acres					
Park Cash in Lieu @ \$240,500 per acre			\$72,419.36						
Elementary School Acreage @ .025 acres per student					0.106				
Middle School Acreage @ .0389 acres per student							0.0927376		
High School Acreage @ .072 acres per student									0.20736
Total School Acreage			0.4060976						
Total School Cash in Lieu @ \$240,500 per acre			\$97,666.47						

1 1/2 Mile Jurisdiction Park Cash in Lieu
 1 1/2 Mile Jurisdiction School Cash in Lieu

\$52,696.00
\$71,067.08

(Not for development within City of St. Charles)
 (Not for development within City of St. Charles)

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

FINAL PLAT APPLICATION

CITYVIEW	
Project Name:	<u>Delnor Woods</u>
Project Number:	<u>2005 -PR- 001</u>
Application Number:	<u>2012 -AP- 016</u>



Instructions:

To request approval of Final Plat for a Subdivision or Planned Unit Development (PUD), complete this application and submit it with all required attachments to the Planning Division. For PUDs, a PUD Final Plan Application should normally be submitted at the same time. For all other subdivisions, a Subdivision Final Engineering Plan Application should normally be submitted at the same time.

When the application is complete and the engineering plans are substantially in compliance with requirements, the final plat will be placed on a Plan Commission agenda for review.

1. Property Information:	Parcel Number (s):	
	Proposed Subdivision Name: <u>DELNOR WOODS</u>	
2. Applicant Information:	Name <u>THE LANNERT GROUP</u> <u>CHRIS LANNERT</u>	Phone <u>630-208-8080</u>
	Address <u>215 FULTON STREET</u> <u>GENEVA IL 60134</u>	Fax <u>630-208-8050</u>
		Email <u>TL6@LANNERT.COM</u>
3. Record Owner Information:	Name <u>TRUSTS/COLLINS FAMILY</u> <u>1/6 JOHN COLLINS</u>	Phone <u>630-584-2500</u>
	Address <u>303 E. MAIN STREET</u> <u>ST. CHARLES IL</u>	Fax —
		Email —
4. Billing: <i>To whom should costs for this application be billed?</i>	Name <u>THE LANNERT GROUP.</u>	Phone
	Address <u>ABOVE</u>	Fax
		Email

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Refer to attached Schedule of Application Fees #200
- 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. AS PART OF ALL REQUESTS
- NA **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%).
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- FINAL PLAT SUBMITTAL CHECKLIST (Completed)**
- 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 - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Planning Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- COVENANTS:** One copy of proposed agreements, provisions, or covenants which will govern the use, maintenance, and continued protection of the planned development and any of its common open space.
- WORKSHEETS (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 Worksheet
- ADDITIONAL APPLICATION:**
 - For Planned Unit Developments, a PUD Final Plan Application has been submitted.
 - For all other Subdivisions, a Subdivision Final Engineering Plan Application has been submitted.

ITEMS TO BE SUBMITTED PRIOR TO CITY COUNCIL APPROVAL:

- Guarantee for completion of Land Improvements, consisting of proposed form, amount and provider of completion guarantee collateral (bond, cash, or letter of credit)
- Illinois EPA Water Pollution Control Permit for sanitary sewer extension
- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)

NA ~~☐~~

NA ~~☐~~ Offsite easements and right of way necessary to construct the required Land Improvements

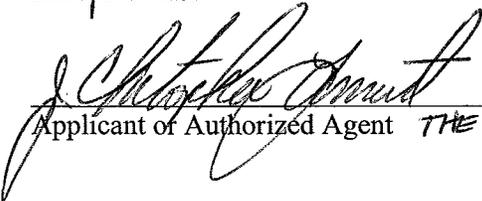
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

11.1.12

Date



Applicant or Authorized Agent

THE LANNETT GROUP

Date

Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
 SINCE 1834

STAFF MEMO

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

FROM: Russell Colby
 Planning Division Manager

RE: Delnor Woods Subdivision

DATE: November 30, 2012

I. APPLICATION INFORMATION:

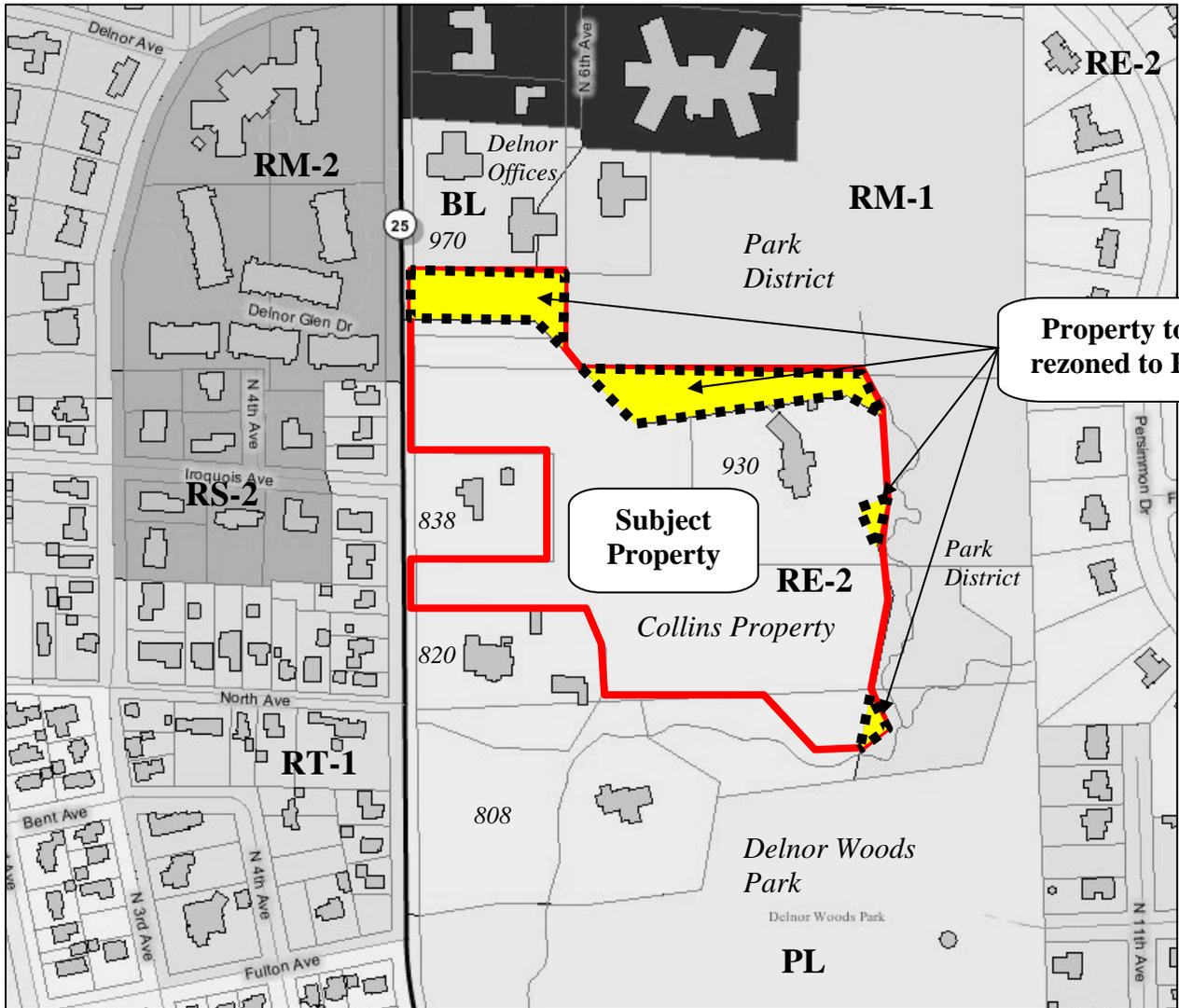
Project Name: Delnor Woods Subdivision

Applicant: Chris Lannert, the Lannert Group

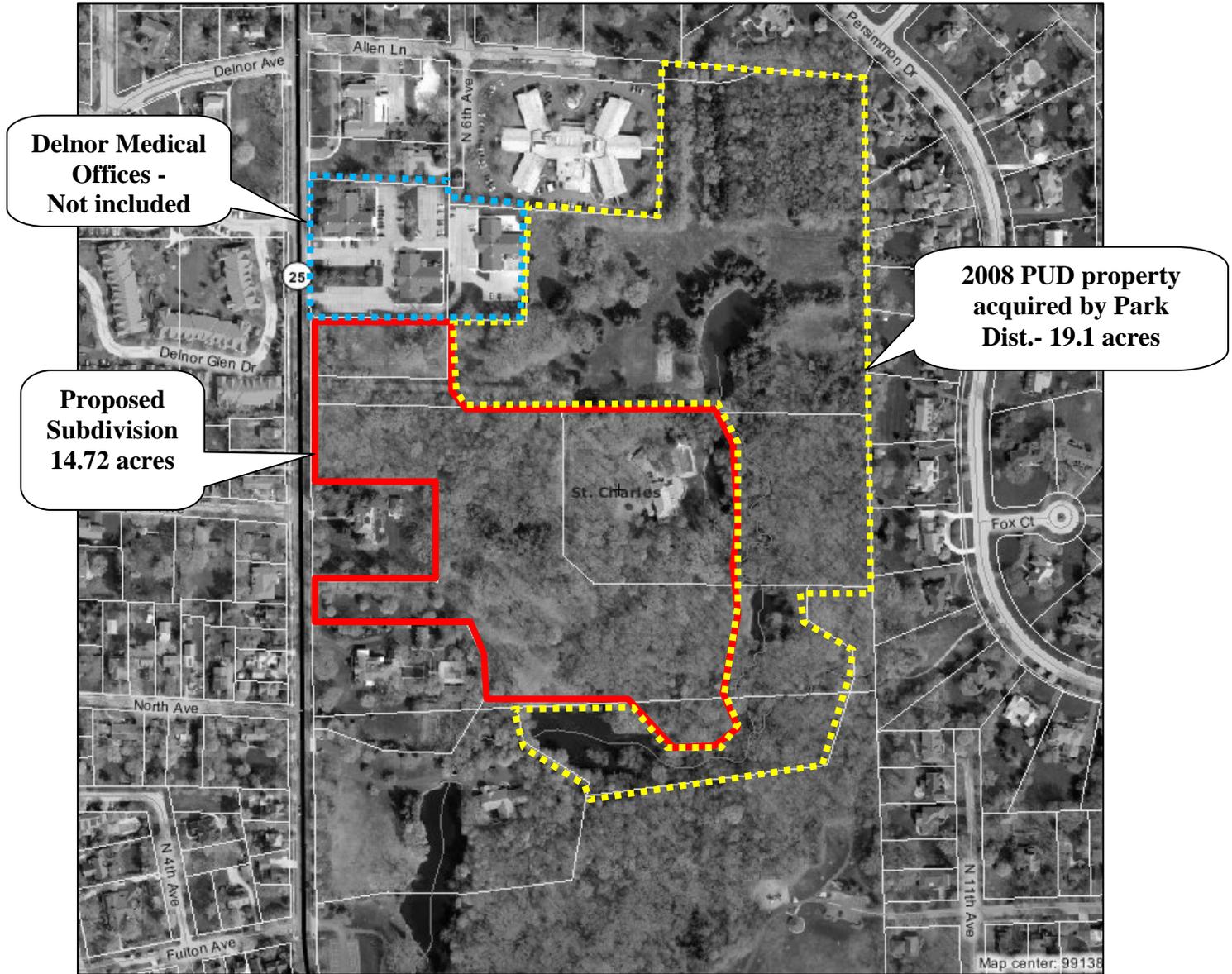
Purpose: To develop the remaining Collins Estate Property with 8 new single family residential lots.

General Information:		
Site Information		
Location	East of IL Route 25/N. 5 th Avenue at Iroquois Ave.	
Acres	14.72 Acres (1.72 acres to be rezoned)	
Applications:	1) Map Amendment (for 1.72 acres) 2) Preliminary Subdivision Plan 3) Final Plat of Subdivision	
Applicable City Code Sections	Title 16, Subdivisions and Land Improvement Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Single-Family Residential/Vacant estate property	
Zoning	RE-2 Single Family Estate District, with portions zoned BL Local Business and RM-1 Mixed Medium Density based on 2008 PUD land uses.	
Zoning Summary		
North	BL- Local Business	Delnor Medical Offices
East	RM-1 Mixed Medium Density Residential	Park District/Delnor Woods Park
South	PL- Public Lands	Park District/Delnor Woods Park
West	RE-2 Estate Single Family & RT-1 Traditional Single Family	Single Family Houses
Comprehensive Plan Designation		
Low Residential		

Zoning Map



Aerial Photo



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is the remaining portion of the Collins Estate property owned by John Collins and the Collins Family Trusts.

In 2008, the City granted Map Amendments (rezoning) and Planned Unit Development approval for a larger project called the Delnor Woods PUD. The 2008 PUD encompassed 38 acres and incorporated the existing Delnor Medical Offices on Rt. 25. The project included demolition of the medical office buildings and construction of an office building attached to a four-unit multi-family residential building, 37 two-family/townhome units in the north and east portion of the property, and 8 single-family lots on a cul-de-sac on the southern portion of the property. The property was rezoned to three separate zoning districts to accommodate each development type.

Section 17.04.420 of the Zoning Ordinance, “PUD Timing and Revocation” specifies timeframes for a PUD approval to remain valid. A Final Plat of Subdivision for at least the first phase of the development must be recorded within two years. The developer was granted two 12-month extensions for recording the Final Plat in 2010 and 2011. After three years following the PUD approval, if the Final Plat has not been recorded, approval of the Special Use for PUD and PUD Preliminary Plans lapse. Earlier this year, the decision was made to allow the 2008 PUD approval to lapse. The zoning districts designated in 2008 remain.

In January 2012, the property owners, the Collins Family Trusts, sold approximately 19 acres on the eastern side of the estate property to the St. Charles Park District. This property will be used to expand Delnor Woods Park, which is located immediately south of the site. The Park District acquisition includes most of the major drainage way through the estate property.

Due to changes with the ownership status of Delnor Hospital, the medical offices to the north of the estate property are no longer proposed for redevelopment.

The Collins Family Trusts now control only the 14.72 acre portion of the original estate site that is approximately the same size and location of the single-family portion of the 2008 PUD.

B. PROPOSAL

The current proposal is for a nine lot subdivision, including one lot for the existing Collins Home. Six lots will be located off of a cul-de-sac called Collins Circle. Three lots will be located on Rt. 25/N. 5th Ave., located between an existing single-family house and the Delnor Medical offices.

The plan is essentially the same as the 2008 PUD layout for the single-family portion:

- The six cul-de-sac lots have been changed slightly in size/shape (minor increases or decreases in size).

- There are now three lots proposed to front on 5th Avenue, vs. two in the 2008 PUD. (Previously, portions of these lots were was part of the proposed office building).
- Stormwater remains off-site on Park District property, as was originally approved for this portion of the development.

In terms of development applications, the applicant has filed the following:

- **Map Amendment** (rezoning) for a number of small parcels along the proposed subdivision boundary, to be rezoned back to the RE-2 Single Family Estate District. (This rezoning is necessary due to changes in the location of the boundary line between the 2008 PUD single-family area and the Park District acquisition property. The rezoning locations are shown on the Zoning Map on page 2.)
- **Subdivision Preliminary Plan** approval for the proposed nine-lot subdivision.
- **Final Plat of Subdivision**

It is important to note the following:

- **No Planned Unit Development is proposed.** The property will be developed in conformance with the existing and proposed zoning.
- **The public hearing is required for the Map Amendment application only.** Subdivision applications do not require a public hearing.

III. ANALYSIS

A. COMPREHENSIVE PLAN

Future Land Use:

The future land use map designates the Collins Property as “Low Residential.” For future land use recommendations in the area, the plan recommends:

- “Compatible residential infill, no commercial”
- “Former Norris Estate [Collins property] should remain as is or low residential development and retain the open character of the property.”

Definition of “Low Residential”:

- “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 d.u. per acre.”

Density calculation according to the Comprehensive Plan:

“For purposes of this Plan, density is the number of dwelling units per acre of land, excluding land with environmental constraints. Environmental constraints include ponds, lakes, wetlands, flood plains, slopes greater than 12% and endangered plant and animal territories as recognized by state or federal agencies. For areas beyond the sanitary sewer service area, hydric soils are included as an environmental constraint; hydric soils are not acceptable for septic systems.”

“The maximum density does not dictate the type of dwelling units or lot sizes, but only the maximum number of dwelling units permitted on a parcel. This approach allows for flexibility in lot sizes and dwelling types such as cluster single family, townhomes, multi-family, etc. The purpose of establishing a maximum density is to establish the total number of dwelling units that can be accommodated within a given area. When zoning is

established, more specific requirements tailored to the site and its surroundings should be included.”

Density permitted on the subject property:

‘Low Residential’ Density Range: 1.0 to 2.5 d.u. per acre
 Total Parcel Area 14.72 acres
 Floodplain area 0.5 acres (estimate)
 Adjusted Parcel Area 14.72 – 0.5 = 14.22 acres
Density Range in total d.u.: 14.2 to 35.6 units

Density Analysis of the Proposal:

9 d.u. on 14.22 acres: 0.63 d.u./acre

B. ZONING AND SUBDIVISION DESIGN REVIEW

	RE-2 Minimum Zoning Standards	Proposal
Minimum Lot Area	25,000 SQ FT	The smallest lots, along Route 25, are approximately 38,000 SQ FT (Lots 7, 8, 9)
Minimum Lot Width	125 ft at the setback line	The smallest lot width is approximately 140 ft.
Minimum Front Yard	40 ft	Minimum 50 ft. setback; 80 ft. setback for lots at the end of the cul-de-sac (Lots 2, 3, 4)
Minimum Rear Yard	50 ft	To follow RE-2 standard
Minimum Interior Side Yard	10 ft	To follow RE-2 standard
Minimum Exterior Side Yard	40 ft	Not applicable- No corner lots are included.

	Subdivision Minimum Standards	Proposal
Lot Size /Dimension	Meet the standards of the Zoning District	Meets the RE-2 Standards.
Street Design	Right of way width: 66 ft. Pavement width: 26 ft. for Estate Streets Cul-de-sac length: No limit for cul-de-sacs with less than 16 lots <i>Note: Per the Building Code, a cul-de-sac pavement diameter of 96 feet is required.</i>	Right of way width: 66 ft. Pavement width: 29 ft. Cul-de-sac length: Approx. 750 ft. <i>The proposed cul-de-sac pavement is approximately 90 ft. in diameter.</i>
Easements	10 ft. on all property lines, except 5 ft. where 5 ft. easements abut on two single-family lots	Easements have been noted, but staff is requesting easements be graphically depicted on the Final Plat.
Sidewalks	4 ft. on both sides of the street	Sidewalks provided.

C. TRAFFIC AND ACCESS

The Subdivision Plans show access to IL Rt. 25/N. 5th Ave. at Collins Circle and directly into Lots 7, 8, and 9. An existing access for the Collins home will be removed. Based on the small size of the development, no traffic analysis was required.

Access onto IL Rt. 25 is subject to the review and approval of the Illinois Department of Transportation. IDOT will be a signatory on the Final Plat of Subdivision. Previously, IDOT approved of the location of Collins Circle. IDOT may request shared access for Lots 7, 8, and 9.

D. TREE PRESERVATION & LANDSCAPE PLAN

The applicant has submitted a partial Tree Preservation Plan covering the area of the Collins Circle cul-de-sac. The Applicant has submitted a Landscape Plan showing parkway trees to be planted along the cul-de-sac. Staff has suggested placing all utilities in the roadway to preserve existing trees in the right-of-way.

City Code Chapter 8.30, “Tree Preservation on Private Property” requires a Tree Preservation Plan be approved prior to the removal of any tree 6” or more DBH (diameter at breast height). Tree Preservation Plans will be required prior to building permits for the development of each individual lot. Staff will be recommending Tree Preservation restrictions be placed on the Final Plat of Subdivision.

E. ENGINEERING REVIEW

Engineering review comments are attached. Staff is requesting plans be revised and resubmitted prior to the subdivision applications being placed on an agenda for a Plan Commission recommendation.

1. Utilities (Water and Sanitary Sewer)

- Utilities to serve Lots 7, 8, and 9 are located in IL Rt. 25.
- Utilities will be extended from Rt. 25 to serve the lots on Collins Circle.
 - Because the cul-de-sac is downhill from the sanitary sewer main located in Rt. 25, a lift station would be required. Due to the small size of the development, private pump stations have been proposed to serve each lot. These would be maintained by the individual property owners. (An alternate option would be a single private lift station maintained by the owner’s association.)
 - Water main will be extended to the site. This main will essentially be a “dead end” main, meaning the main will not be looped to another point in the system. This can be a concern for water quality. However, given the small size of the subdivision, this is acceptable.
 - Water pressure at the end of Collins Circle will need to be modeled to determine if it is adequate to meet minimum fire flow requirements. The minimum pressure standard will be less if fire sprinkler systems are installed in the houses.

- Existing mains will be abandoned or relocated on the northern edge of the subdivision. These mains need to be properly documented in the plans and easements adjusted as necessary.

2. Stormwater

- A large drainage way forming a tributary of the 7th Avenue Creek exists on the site now owned by the Park District. The drainage way includes a series of decorative ponds that currently drain stormwater for the surrounding area but were not designed to provide stormwater detention.
- Stormwater detention for the subdivision will be accommodated off-site in two locations:
 - Pond A, an existing pond immediately south of Lots 1 and 2, which will be expanded to increase its volume. A structure will be placed to hold the increased volume in the pond.
 - Pond B, a new pond to be constructed on the Park District property at the southwest corner of Delnor Woods Park. Some stormwater flowing through the existing pond near the entrance of the park will be diverted into the new pond, held, and released back into the drainage way at the south end of the park.
- Both ponds are located in mapped FEMA floodplains, which will require a review of the plans by the Army Corp. of Engineers.
- Both stormwater ponds will be owned and maintained by the St. Charles Park District.
- Detention and access easements will be required over the ponds. A backup Special Service Area for maintenance of the ponds will need to be established.
- The engineering plans indicate stormwater drainage infrastructure to be installed along the rear of Lots 7, 8, and 9. Staff has recommended eliminating this infrastructure to the extent possible. The stormwater could mostly be conveyed on the surface.

F. FINAL PLAT OF SUBDIVISION

The following information needs to be revised on the Final Plat of Subdivision:

- Utility and drainage easements depicted on lots.
- Tree Preservation restrictions referencing the City Code.
- Revise signature blocks to match Appendix B of the Subdivision Code.
- Table indicating the area of all easements.

If the developer intends to phase the project, the Final Plat will need to be revised to show the initial phase only.

G. INCLUSIONARY HOUSING

This development is subject to Zoning Ordinance Chapter 17.18, “Inclusionary Housing.” Per Section 17.18.040 Affordable Units Required, the proposed development is required to provide affordable units as follows:

% of Units Required as Inclusionary	5%
Total Number of New Units proposed	8

Number of Inclusionary Units Required	0.4
---------------------------------------	-----

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	0.4
Per Unit Fee-In-Lieu Amount	\$104,500
Total Required Fee-in-Lieu Amount (current ordinance)	\$41,800
Total Fee under Proposed Ordinance Amendment (<i>50% of current fee</i>)	\$20,900

The fee-in-lieu will be required to be paid at the time of 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 Subdivision Code Chapter 16.10 “Dedications”:

Contributions:

- Park District - \$72,419.36
- School District - \$97,666.47

These cash-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 and the ultimate number of bedrooms in each house.

IV. **RECOMMENDATION**

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

Staff is requesting a resubmittal of plans to address the staff review comments prior to placing the item on the Plan Commission agenda for a recommendation.

- c. Chris Lannert
John Collins

**Community Development
Development Engineering Division**

Phone: (630) 443-3677

Fax: (630) 377-4062



Memo

Date: 11/20/12

To: Russell Colby

From: Chris Tiedt, P.E.

to
11/21/12

RE: Delnor Woods

I have reviewed the submittal for the proposed Delnor Woods project located off of Route 25. The following documents were reviewed.

- Preliminary Engineering Plans for Delnor Woods Development prepared by Silver Edge Consultants, LLC dated 10/19/2012 (5 Pages)
- Final Engineering Plans for Delnor Woods Development prepared by Silver Edge Consultants, LLC dated 10/19/2012 (17 Pages)
- Stormwater Management Analysis for Delnor Woods prepared by Silver Edge Consultants, LLC dated 10/19/2012
- Plat of Subdivision for Delnor Woods prepared by Johnson-Western Surveying
- Landscape Plan for Delnor Woods prepared by Lannert Group
- Tree Preservation Plan for Delnor Woods prepared by Lannert Group

I have reviewed the above documents for conformance with the City of St. Charles Ordinances, Kane County Stormwater Ordinances and general engineering and construction practices. The following comments are offered up for your consideration:

Subdivision Plat:

1. The submitted plat should be labeled "Plat of Subdivision for Delnor Woods"
2. Perimeter easements for each lot need to be as follows:
 - a. Front and Rear Lot lines = 10' wide
 - b. Side yard Lot line = 5' wide or wider where proposed utilities exist
3. Drainage easements should be provided for all areas where overland flows are anticipated.
4. The dedicated ROW for Collins Circle appears to "clip" the property corner along the southern edge. Please have the applicant confirm that this is not the case.
5. The location of the subdivision monumentation that is required to be installed needs to be identified. The applicant needs to be reminded that the City of St.

- Charles has adopted more stringent monumentation standards with the newly adopted Title 16 and that a cost for the installation of these monuments needs to be included in the Engineers estimate and the performance guarantee.
6. IDOT will need to approve the access location for Collins Circle and access points for lots 7, 8 and 9.
 7. Easements for the relocated watermain and sanitary main will need to be granted and existing easements over the abandoned water and sanitary main will need to be vacated.
 8. Detention and access easements will need to be granted over the proposed detention ponds. These easements can be granted by a separate document and should be completed when the Plat of Subdivision is approved.
 9. A new Flood Insurance Study was done and new maps have been created by FEMA for this area and these limits should be depicted on this plat.
 10. Please provide a chart on the Subdivision Plat that includes the following information:
 - a. Please number all easements being granted on each lot.
 - b. Please include the area for each easement being granted on each lot.
 - c. Please include the total area of the subdivision.
 11. Who will take ownership and maintain those areas labeled “Open Space”.
 12. A review by the Army Corps of Engineers may trigger the need for some additional conservation easements over the wetland buffer areas.

Preliminary Engineering Plans

13. Cover Page will need to be signed and sealed by a Professional Engineer prior to approval.
14. Sheet 2 of 5: Pavement and sidewalk cross-sections do not match City’s standard pavement and sidewalk details as identified in the Engineering Design and Inspection Policy Manual. Please revise accordingly.
15. Sheet 2 of 5: Proposed pavement width is only 29’ B/C to B/C and per City Code it needs to be 33’ B/C to B/C.
16. Sheet 3 of 5: The proposed public sanitary main along the south side of lot #9 needs to be a minimum of 20’ from the proposed home.
17. Sheet 4 of 5: Please update plan and grades using the new FEMA floodplain maps.
18. Sheet 4 of 5: It is unclear how overland flows will be routed into Basin A that flow along the west side of Lot #1. Please clarify and revise grades accordingly.
19. Sheet 4 of 5: Please provide and depict on the grading plan the HWL elevations for the overland flow routes along the west side of Lot #'s 1 and 6 to insure that 2’ freeboard is provided.
20. Sheet 4 of 5: Please identify the overland flow routes coming from Lots # 7, 8 and 9 on this page.
21. Sheet 4 of 5: Please provide the T/F for the existing buildings and structures shown on other properties generally located along the west side of Lot 1 and Lot 6.
22. Sheet 5 of 5: References are made to various details (restrictor and weir wall) but are not included in the Preliminary plan set. They should be included.

Final Engineering Plans:

23. Cover Page will need to be signed and sealed by a Professional Engineer prior to approval.
24. Sheet 2 of 17: Please revise all notes according to new standards identified in the Engineering Design and Inspection Policy manual. Some of these needed revisions are identified below as well as under Public Works Comments:
 - a. Under General Notes, Note #2 and under Division III “Standards adopted by Reference” please include and make reference to the City of St. Charles Engineering Design and Inspection Policy Manual as being an approved standard and guiding document.
 - b. Under Division III, Sanitary Sewer, Storm Sewer, Water Main, #1, please reference the most current date for the Sewer and Water Standards as being 2009 edition.
 - c. Under Division III, Sanitary Sewer, Storm Sewer, Water Main, #6, please revise to indicate that Non-Shear couplings are to be used.
 - d. The City recently revised Title 16 so all references made to this title will need to be removed.
25. Sheet 3 of 17: The City standard for detention pond control structures is an orifice/weir wall type of structure. Please revise.
26. Sheet 3 of 17 through 6 of 17: The City recently updated all details. Please update all details in these pages according. The new details can be found at: <http://www.stcharlesil.gov/departments/public-works-engineering/policy-manual>
27. Sheet 8 of 17: Please add a note that demolition of existing water and sanitary main cannot be done until new water and sanitary mains are completed and accepted by the City.
28. Sheet 10 of 17: Please label all utilities as public (water main, short stub of gravity sewer, storm sewer located in Collins Circle ROW) and private (lift stations, force main, storm sewer outside of Collins Circle ROW).
29. Sheet 15 of 17: Please provide a double row of silt fence along the edge of the wetland buffer area.

Landscape Plan:

30. Please include the proposed utilities on the landscape plan to insure compliance with City codes regarding separation.
31. The Landscape plans should include restoration and landscaping of the proposed detention ponds.

Stormwater Related Comments:

32. Please provide a wetland delineation of this site for this project. This will need to be reviewed by an outside wetland review specialist. Any and all comments will need to be addressed prior to stormwater approval.
33. The permit application needs to be signed by the owner, developer and applicant.
34. The \$50.00 stormwater permit fee will need to be submitted.

35. FEMA recently completed a study of this area and furnished preliminary floodplain maps. Please revise the stormwater report, design calcs, and plans to coincide with the FEMA maps recently released for this area.
36. Please include the RHA&A information used and referenced in an appendix of this report.
37. Reference is made that no restrictor is provided for Basin A because the maximum flow rate at the HWL is less than 0.1 CFS/acre of the tributary area. Please provide the calculations that demonstrate this. Also, identify the tributary area for Basin A on an exhibit.
38. Restrictor calcs for Basin B identify that there is only 7.31 acres tributary to this basin. Please provide an exhibit that identifies the tributary area for this basin.
39. It is unclear how flows from the proposed development make it into Basin B given that the overflow weir of Pond 1 is the same elevation of the inlet structure for the storm sewer going to Basin B.
40. Do the blocked restrictor calculations provided look at only the restrictor in Basin B being blocked or did it include the restrictor (24" pipe) in Basin A being blocked as well?
41. It is my opinion that the retention component for this project should be located upstream or part of Basin A to provide maximum water quality benefit. With the current layout, contaminants typically filtered out by the retention component would enter the creek channel long before they make their way to Basin B.
42. Please provide calculations identifying that the retention component will drain down within 5 days as required per the Ordinance.
43. Please provide the storm sewer calculations for the storm sewer from Structure 21 to Structure 23.
44. The pipe sizes in the storm sewer calculations provided do not match the pipe sizes shown on the plans. Please revise these calcs accordingly and re-submit.
45. Please provide inlet calculations that demonstrate that 100-year flows can actually make it into the 100-year pipe.
46. Reference is made that the detention ponds will be located on the St. Charles Park District property. Who will own and maintain these ponds? Also, written permission from the Park District will need to be obtained stating that the construction of these ponds on Park District property is acceptable.
47. It is suggested that a meeting with the Engineer be held to further discuss how the stormwater management system is anticipated to operate. I can be contacted to schedule that meeting at 630-762-6920.

General Comments:

48. Prior to Preliminary Approval, road geometrics will need to be reviewed to insure that the proposed horizontal radius and tangents of the proposed road centerline meet City standards. This information can be shown in the plans or on a separate exhibit.
49. IEPA will need to be issued prior to any sanitary and watermain work commencing.

50. Coordination with IDOT on the proposed work and access locations for Collins Circle, Lot 7, 8 and 9 will need to take place. Written approval from IDOT will need to be obtained prior to Engineering Approval.
51. Coordination with IDNR-OWR and the Army Corps of Engineers will need to take place for the proposed work in the wetland / floodplain areas. Permits will need to be approved for this work prior to Engineering approval.
52. The Engineers estimate needs to include the cost associated with the installation of two new monuments as previously identified.
53. I will provide a review of the engineers estimate at a later time, once all changes have been made and quantities are closer to being finalized.

Public Works Comments:

Environmental:

1. Remove leakage testing requirement from general notes under sanitary, storm and water main sections, line 23.
2. Existing sanitary manhole shown downstream from proposed MH #3 is constructed with brick and will need to be replaced.
3. No sump utility connections are shown for lots 2 and 3.
4. Landscape and tree preservation plans do not account for lots 9 and 8. According to the plat of survey, a 5-foot easement is granted between these lots for utilities but it is not clear if this is intended as a joint easement for both storm and sanitary and therefore a 10-foot easement. Landscaping would need to be minimized this area.
5. Development of lot 9 would prevent access to sanitary manhole #3. The northerly mainline from this structure serves Pine View Center and must be accessible for inspection and cleaning equipment.

Water:

1. Number all hydrants and valves.
2. The tree protection plan will not be able to be completed with the installation of new utilities in the parkways.
3. Sheet #10 the existing water main on N. 5th Ave is 6" so the pressure taps will need to be 6X6 taps with increasers outside of the vaults.
4. On Sheet #10 install a hydrant at Station 4+00 on the relocated northerly water main to allow for flushing and testing of the proposed water main.

Public Works Engineering:

1. Proposed plans call for the modification of the existing detention basin "A". This detention basin is currently located within the newly mapped FEMA floodplain limits and would therefore require an Army Corp of Engineers permit, most specifically a Conditional Letter of Map Revision (CLOMR). It should also be noted that the proposed detention basin "B" would involve a similar review process through the Army Corp of Engineers prior to any formal approval. Any proposed stormwater piping system including precast structures would need to comply with accessibility and structure rim and invert design standards for being placed within a floodplain area.

2. General Note #24 - Engineer will need to confirm that the proposed insurance amounts satisfy the city's minimum requirements.
3. General Note #32 – shall be revised to conform to the City of St. Charles standard trench backfill requirements (CA-7 “Virgin Crushed Limestone” and FA-6 “Clean Brown Beach Sand/Mortar Mix”)
4. It is recommended that additional notes be provided to the Contractor specific to requirements while working in the floodway limits, and proper restoration of said areas.
5. Sanitary Sewer, Storm Sewer, Water Main Notes:
 - a. Note #4 – Shall be revised to comply with St. Charles standards.
 - b. Note #6 – Shall be revised to indicate “Non-shear Mission Bands”.
 - c. Note #19 – Engineer shall refer to City standards.
 - d. Note #20 – Remove this note.
 - e. Engineer shall revise plans to include general note for Videotaping of all sanitary and storm sewers, refer to St. Charles design manual for specific language.
6. Engineer shall provide specific language as it relates to the abandonment of existing structures. Specifically how will these items be abandoned, or will they be removed entirely?
7. Sheet 10 of 17 – Plans shall be revised to show all “public” storm sewers piping less than 15-inch in diameter shall be PVC SDR 26. Specifically for all storm sewer crossings in the roadway. All storm sewer crossings in the roadway shall have a minimum cover depth of 3-feet, if this depth cannot be obtained piping materials strengths shall be increased to accommodate load (e.g., PVC SDR 26 material to be modified to PVC SDR 21, or ductile iron).
8. Plans shall be revised to call for the use of IDOT approved CLSM (flowable fill) for all trenches within the IDOT roadway limits to prevent future settlement of the newly resurfaced roadway.
9. Plans shall note that the proposed landscape cul-de-sac island shall be privately maintained.
10. It is suggested that the placement of the water main and proposed force main be put within the roadway limits so as to allow for placement of parkway trees and future maintenance needs as well as preserve existing trees located in the parkway.

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 the applicant's design professionals of the 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.



Memo

Date: 11/29/2012

To: Russell Colby

From: Brian Byrne

Lieutenant

Project: 2005PR001 Delnor Woods

Application 2012AP017

Submittal Final Engineering Plans

1. Road shall be posted with parking on one side only. (IFC 2009 appendix D103.6.2)
2. Cul-de-sac diameter shall be a minimum of 96 feet diameter. (IFC 2009 appendix D103.4)
3. Dead-end water main shall provide a fire-flow of not less than those listed in appendix B of the 2009 edition of the International Fire Code (B105.1 and table B105.1). Please provide a water model of this new water main.

PRELIMINARY ENGINEERING PLANS FOR:
DELNOR WOODS DEVELOPMENT
 CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS
 EARTHWORK, DRAINAGE,
 UTILITIES & PAVING

RECEIVED
 St. Charles, IL
 11/19/12
 CDD
 Planning Division

OWNER/DEVELOPER

COLLINS DEVELOPMENT CORP.
 303 E. MAIN STREET
 ST. CHARLES, IL 60174

LEGEND

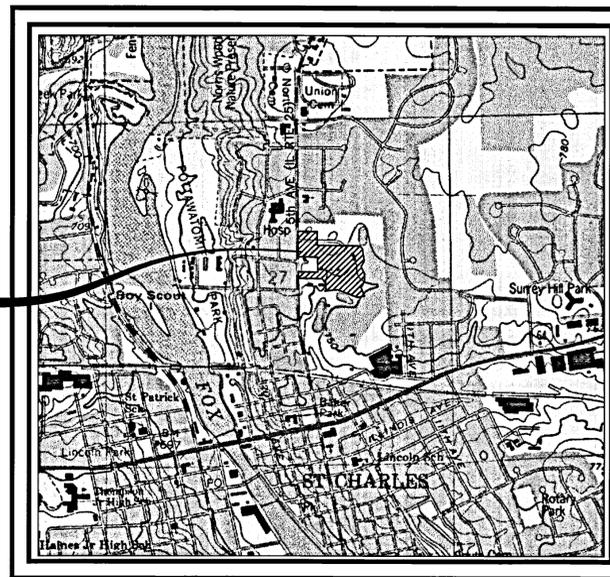
EXISTING FEATURES

- | | | | |
|-----|-------------------------------------|-------------|--|
| ⊠ | INDICATES UTILITY POLE | — T — | INDICATES UNDERGROUND TELEPHONE CABLE |
| ⊙ | INDICATES PHONE PEDESTAL | — G — | INDICATES UNDERGROUND GAS LINE |
| ⊙ | INDICATES PHONE PEDESTAL | — E — | INDICATES UNDERGROUND ELECTRIC CABLE |
| ⊙ | INDICATES ELECTRIC PEDESTAL | — W — | INDICATES UNDERGROUND WATER LINE |
| ⊙ | INDICATES CABLE TELEVISION CANISTER | — X — X — | INDICATES FENCE LINE |
| ⊙ | INDICATES FIRE HYDRANT | — W — | INDICATES OVERHEAD WIRES |
| ⊙ | INDICATES WATER SHUT OFF VALVE | — 10" PVC — | INDICATES SANITARY SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW |
| ⊙ | INDICATES WATER VALVE VAULT | — 18" RCP — | INDICATES STORM SEWER LINE, PIPE SIZE, MATERIAL AND DIRECTION OF FLOW |
| ⊙ | INDICATES SANITARY SEWER MANHOLE | — 810 — | INDICATES CONTOUR LINE |
| ⊙ | INDICATES STORM SEWER MANHOLE | * — X — * | INDICATES UTILITY TO BE REMOVED |
| ⊙ | INDICATES STORM CATCH BASIN | — — — | INDICATES CONCRETE CURB |
| ⊙ | INDICATES FLARED END SECTION | | |
| Inv | INDICATES INVERT | | |
| PVC | INDICATES POLYVINYL CHLORIDE PIPE | | |
| RCP | INDICATES REINFORCED CONCRETE PIPE | | |
| CMP | INDICATES CORRUGATED METAL PIPE | | |

PROPOSED FEATURES

- | | | | |
|---|--------------------------------|----------|-------------------------------|
| ● | INDICATES MANHOLE | — 8" W — | INDICATES WATERMAIN |
| ● | INDICATES CATCHBASIN | —) — | INDICATES SANITARY SEWER LINE |
| ■ | INDICATES CURB INLET | — FM — | INDICATES FORCE MAIN |
| ▶ | INDICATES FLARED END SECTION | —)) — | INDICATES STORM SEWER LINE |
| ⊙ | INDICATES WATER VALVE | ● | INDICATES STOP SIGN |
| ⊙ | INDICATES FIRE HYDRANT | ■ | INDICATES ASPHALT SURFACE |
| ▭ | INDICATES TRENCH BACKFILL | | |
| ➔ | INDICATES OVERLAND FLOOD ROUTE | | |

2012



SITE LOCATION

LOCATION MAP
 NOT TO SCALE

SHEET INDEX

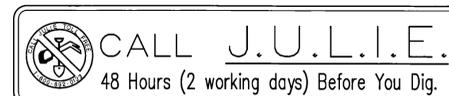
- 1.) TITLE SHEET
- 2.) PRELIMINARY OVERALL PLAN
- 3.) PRELIMINARY UTILITY PLAN
- 4.) PRELIMINARY GRADING & DRAINAGE PLAN
- 5.) PRELIMINARY DETENTION BASIN PLAN

NOTES:

1. EXISTING TOPOGRAPHIC DATA PROVIDED BY ROBERT H. ANDERSON & ASSOCIATES, INC., AND JOHNSON-WESTERN SURVEYING, LLC.
2. BOUNDARY SURVEY PREPARED BY WESTERN SURVEYING & ENGINEERING, P.C.

BENCHMARKS:

1. FEMA REFERENCE MARK RM 266-3
 CHISELED SQUARE ON CONCRETE HANDRAIL
 OF BRIDGE OVER 7TH AVE CREEK ON SOUTH
 SIDE OF INDIANA AVE.
 ELEV. = 720.96 (NGVD 29)
2. SITE BENCHMARK
 NORTHEAST BOLT ON FIRE HYDRANT LOCATED
 APPROX. 115 FEET SOUTH OF IROQUOIS AVE
 ON EAST SIDE OF 5TH AVE (IL ROUTE 25).
 ELEV. = 762.99 (NGVD 29)



PROFESSIONAL ENGINEER'S CERTIFICATE

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

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

DATED THIS ____ DAY OF _____, A.D. 2012

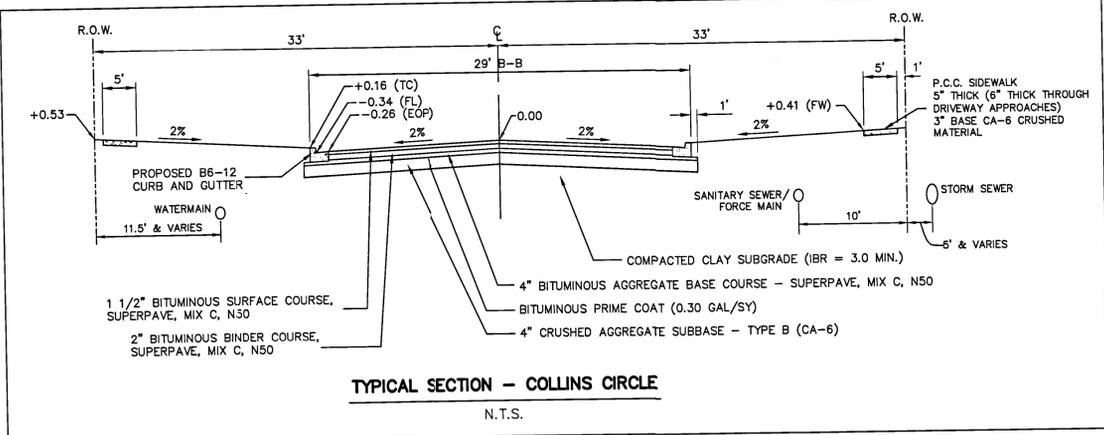
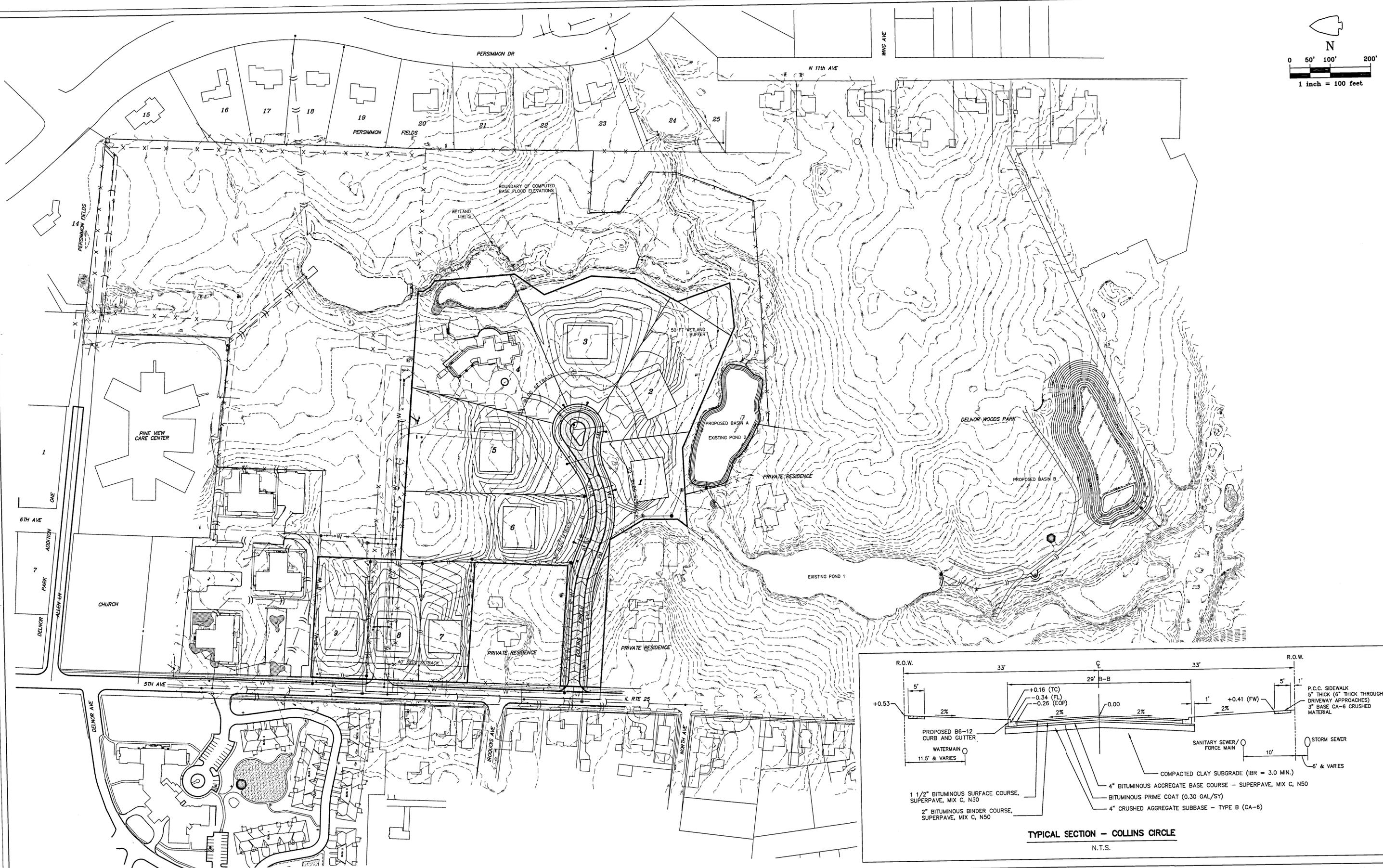
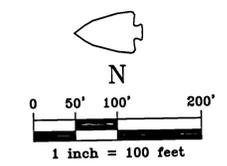
ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 062-032151
 MY LICENSE EXPIRES ON NOVEMBER 30, 2013

PREPARED FOR :
COLLINS DEVELOPMENT CORP.
 303 E. MAIN STREET
 ST. CHARLES, IL 60174
 (630) 584-2500 (630) 584-1020 (F)

		REVISIONS			
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

PREPARED BY :
SILVER EDGE CONSULTANTS, LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
 Illinois Professional Design Firm No. 184-005641
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FILE NAME: 1_TITLE
 DIRECTORY: CAD12/108001
 DRAWN BY: DWG
 DATE: 10/19/12



PREPARED FOR:
COLLINS DEVELOPMENT CORP.
303 E. MAIN STREET
ST. CHARLES, IL 60174
(630) 584-2500 (630) 584-1020 (F)

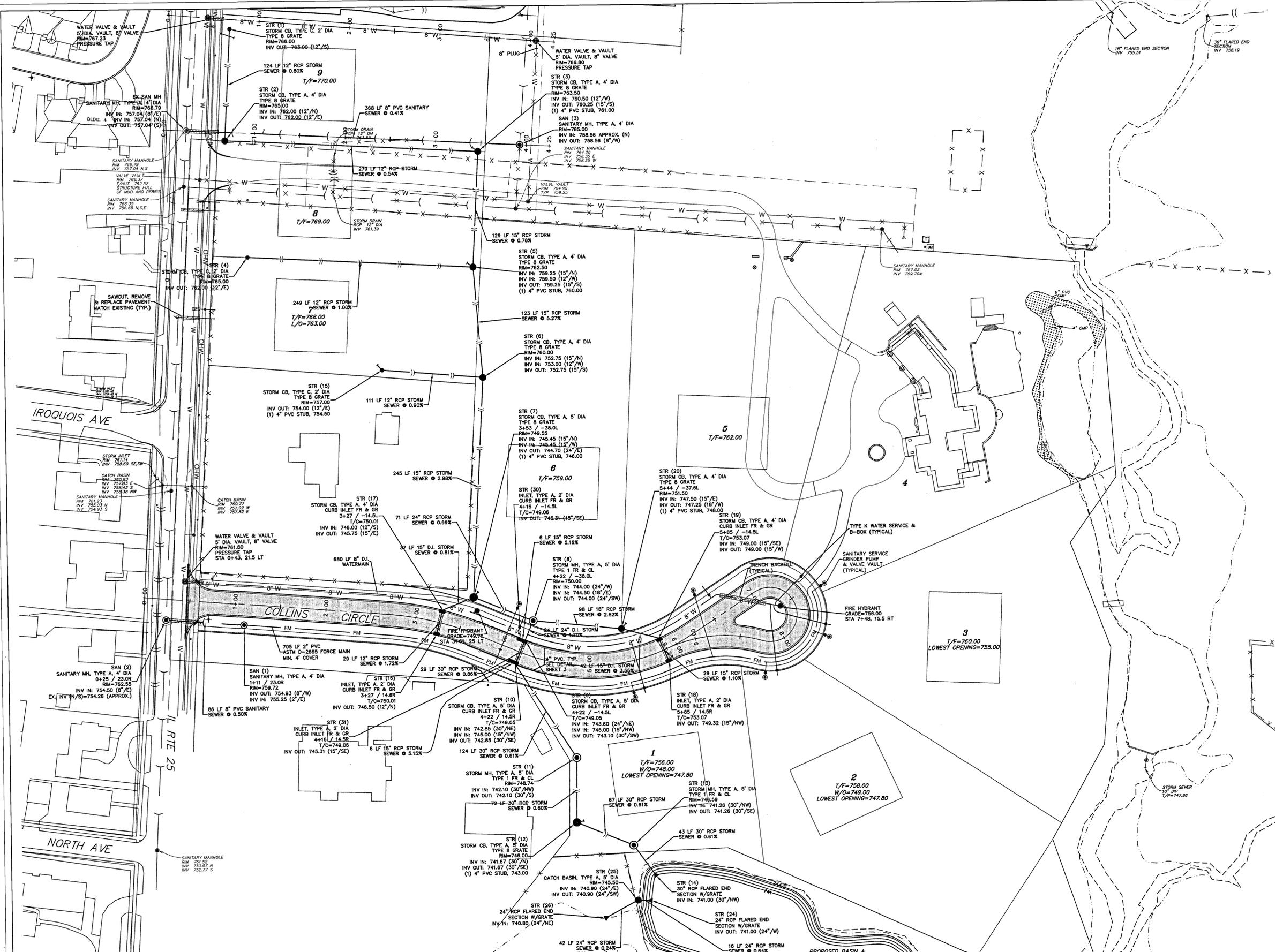
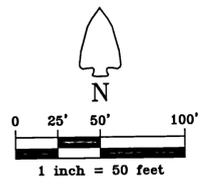
PREPARED BY:
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GENEVA, ILLINOIS 60134
(630) 800-4801
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REVISIONS		REVISIONS		REVISIONS	
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

DELNOR WOODS DEVELOPMENT - OVERALL PRELIMINARY ENGINEERING PLAN
ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG OVERALL	DESIGN BY: JBS	JOB. NO.: 108.001	XREF: OVERALL
DIRECTORY: CAD12/108001	DRAWN BY: DGW	DATE: 10/19/12	SCALE: 1" = 100'

SHEET 2 OF 5



UTILITY NOTES

- 1.) TRENCH BACKFILL IS SHOWN FOR MAINLINE SANITARY, STORM, AND WATER ONLY. TRENCH BACKFILL IS REQUIRED FOR SANITARY AND WATER SERVICES AND ALL OTHER CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
- 2.) ALL EXISTING STRUCTURE RIMS SHALL BE ADJUSTED TO MATCH PROPOSED GRADES.
- 3.) SANITARY SERVICES TO BE 6" PVC SDR-26 AT A MINIMUM 1% SLOPE.
- 4.) RCP STORM SEWER SHALL BE CLASS 4 CONFORMING TO ASTM C76 UNLESS OTHERWISE NOTED.
- 5.) DUCTILE IRON STORM SEWER SHALL BE CLASS 50, AND SHALL BE USED WHERE STORM SEWER CROSSES ABOVE WATERMAIN.
- 6.) SUMP PUMP SERVICES SHALL BE 4 IN. PVC SDR-26.
- 7.) ALL UTILITY LINES SHALL BE A MINIMUM 5 FT. FROM B-BOXES AND FIRE HYDRANTS.

STORM SEWER FRAMES & GRATES (UNLESS NOTED OTHERWISE)
 (SEE DETAILS FOR WATER & SANITARY FRAMES & GRATES)
 TYPE 1 FRAME & CLOSED LID: NEENAH R-1580 IMPRINTED "STORM" OR EQUAL
 TYPE B GRATE: NEENAH R-4340 OR EQUAL
 CURB INLET FRAME & GRATE: NEENAH R-3170 OR EQUAL

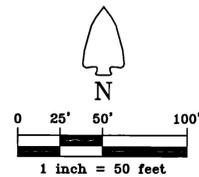
PREPARED FOR:
COLLINS DEVELOPMENT CORP.
 303 E. MAIN STREET
 ST. CHARLES, IL 60174
 (630) 584-2500 (630) 584-1020 (F)

PREPARED BY:
SILVER EDGE CONSULTANTS, LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
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REVISIONS			DESCRIPTION		
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

DELNOR WOODS DEVELOPMENT - PRELIMINARY UTILITY PLAN
ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG UTILITY	DESIGN BY: JES	JOB NO.: 108.001	XREF: OVERALL	SHEET 3 OF 5
DIRECTORY: CAD12/108001	DRAWN BY: DGW	DATE: 10/19/12	SCALE: 1" = 50'	



GRADING NOTES

1. PROPOSED GARAGE FLOOR ELEVATIONS ASSUMED TO BE 0.5 FT. BELOW TOP OF FOUNDATION ELEVATIONS.
2. FINISHED GRADE SHALL BE A MIN. 0.5 FT. BELOW TOP OF FOUNDATION.

BASE FLOOD ELEVATIONS, "BFE", HAVE BEEN COMPUTED USING HEC-RAS, BASED ON HEC2 DATA PROVIDED BY ROBERT H. ANDERSON & ASSOCIATES, INC.

PREPARED FOR:
COLLINS DEVELOPMENT CORP.
 303 E. MAIN STREET
 ST. CHARLES, IL 60174
 (630) 584-2500 (630) 584-1020 (F)

PREPARED BY:
SILVER EDGE CONSULTANTS, LLC
 215 FULTON STREET
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 (630) 800-4801
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NUMBER	DATE	DESCRIPTION	REVISIONS	
			NUMBER	DATE

DELNOR WOODS DEVELOPMENT – PRELIMINARY GRADING & DRAINAGE PLAN

ST. CHARLES, KANE COUNTY, ILLINOIS

FILE NAME: PREENG GRADING	DESIGN BY: JBS	JOB NO.: 108.001	XREF: OVERALL
DIRECTORY: CAD12/108001	DRAWN BY: DGW	DATE: 10/19/12	SCALE: 1" = 50'

SHEET 4 OF 5

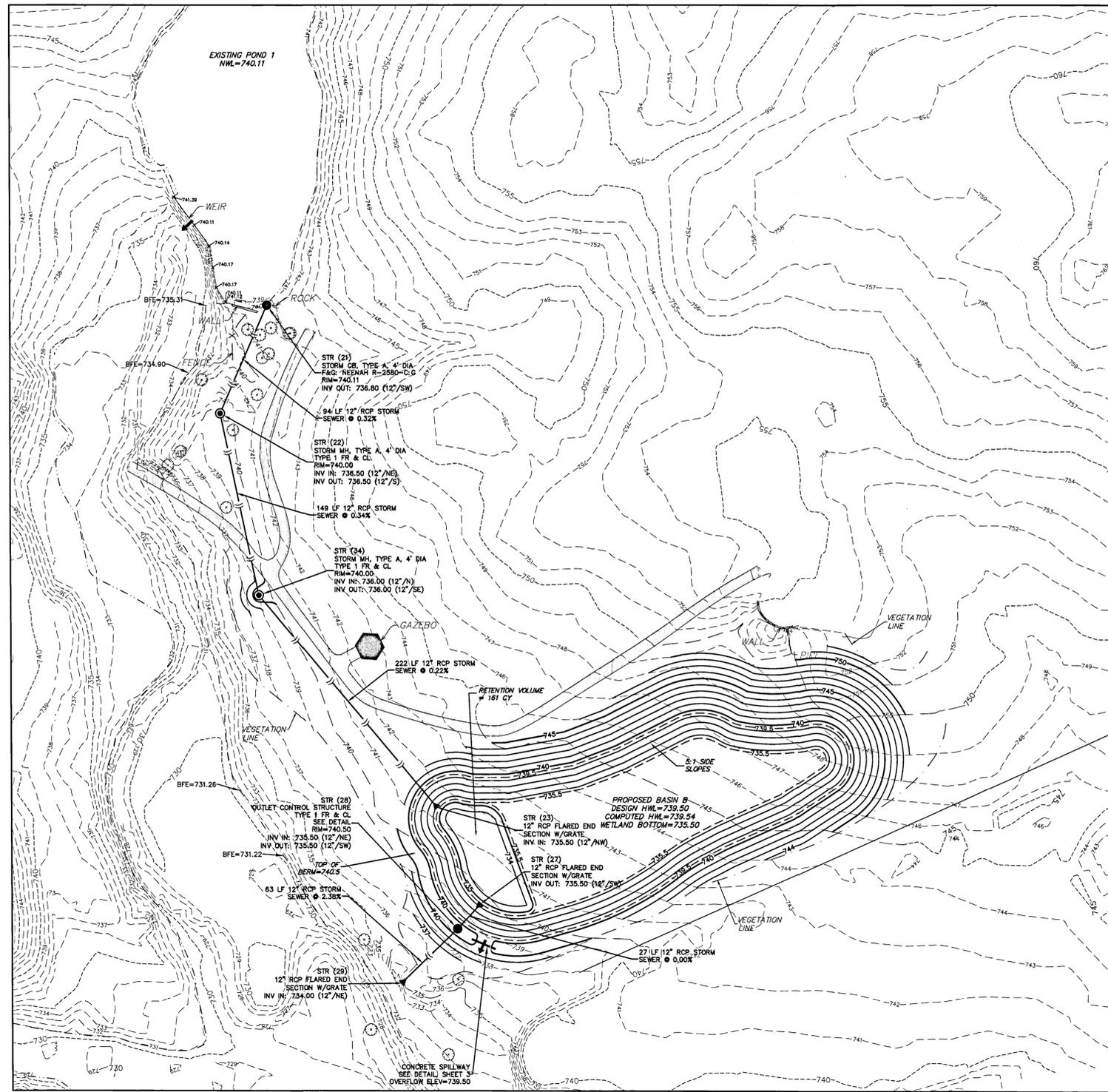
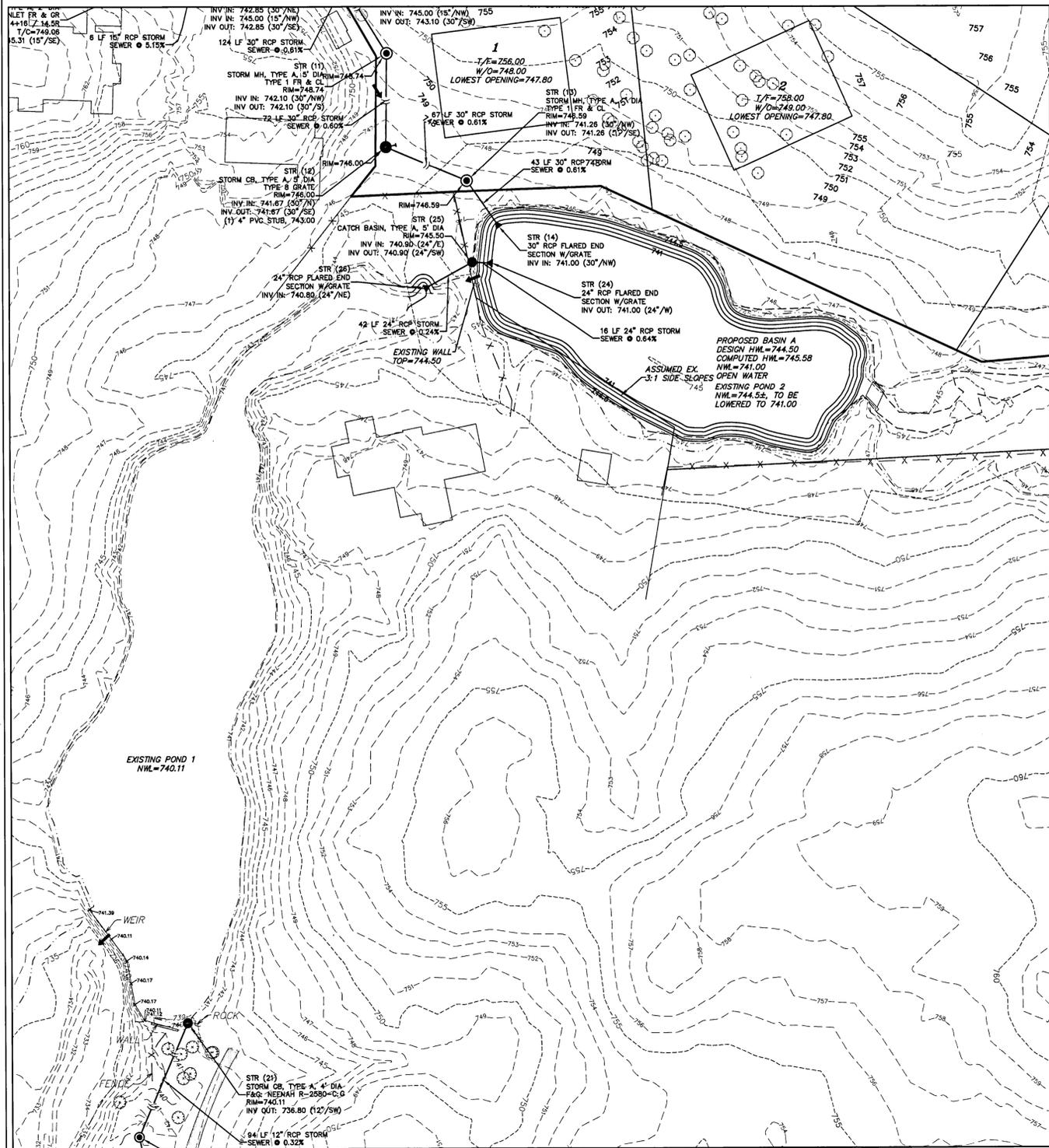
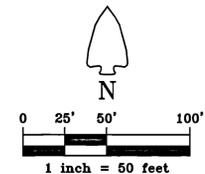
GRADING NOTES

1. REFER TO LANDSCAPE PLANS BY THE LANNERT GROUP FOR BASIN SEEDING & STABILIZATION.

TOTAL SITE DETENTION VOLUME REQUIRED: 4.61 AC-FT
 TOTAL SITE DETENTION VOLUME PROVIDED: 4.99 AC-FT

DETENTION BASIN A ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (Ac-Ft)
741	0
742	0.60
743	1.25
744	1.95
744.5 (HWL)	2.32

DETENTION BASIN B ADDED INCREMENTAL STORAGE VOLUME	
Elevation	Volume (Ac-Ft)
735.5	0
736	0.26
737	0.83
738	1.50
739	2.26
739.5 (HWL)	2.67



PREPARED FOR:
COLLINS DEVELOPMENT CORP.
 303 E. MAIN STREET
 ST. CHARLES, IL 60174
 (630) 584-2500 (630) 584-1020 (F)

PREPARED BY:
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 215 FULTON STREET
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 (630) 800-4801
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REVISIONS					
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

DELNOR WOODS DEVELOPMENT -- PRELIMINARY DETENTION BASIN PLAN
ST. CHARLES, KANE COUNTY, ILLINOIS

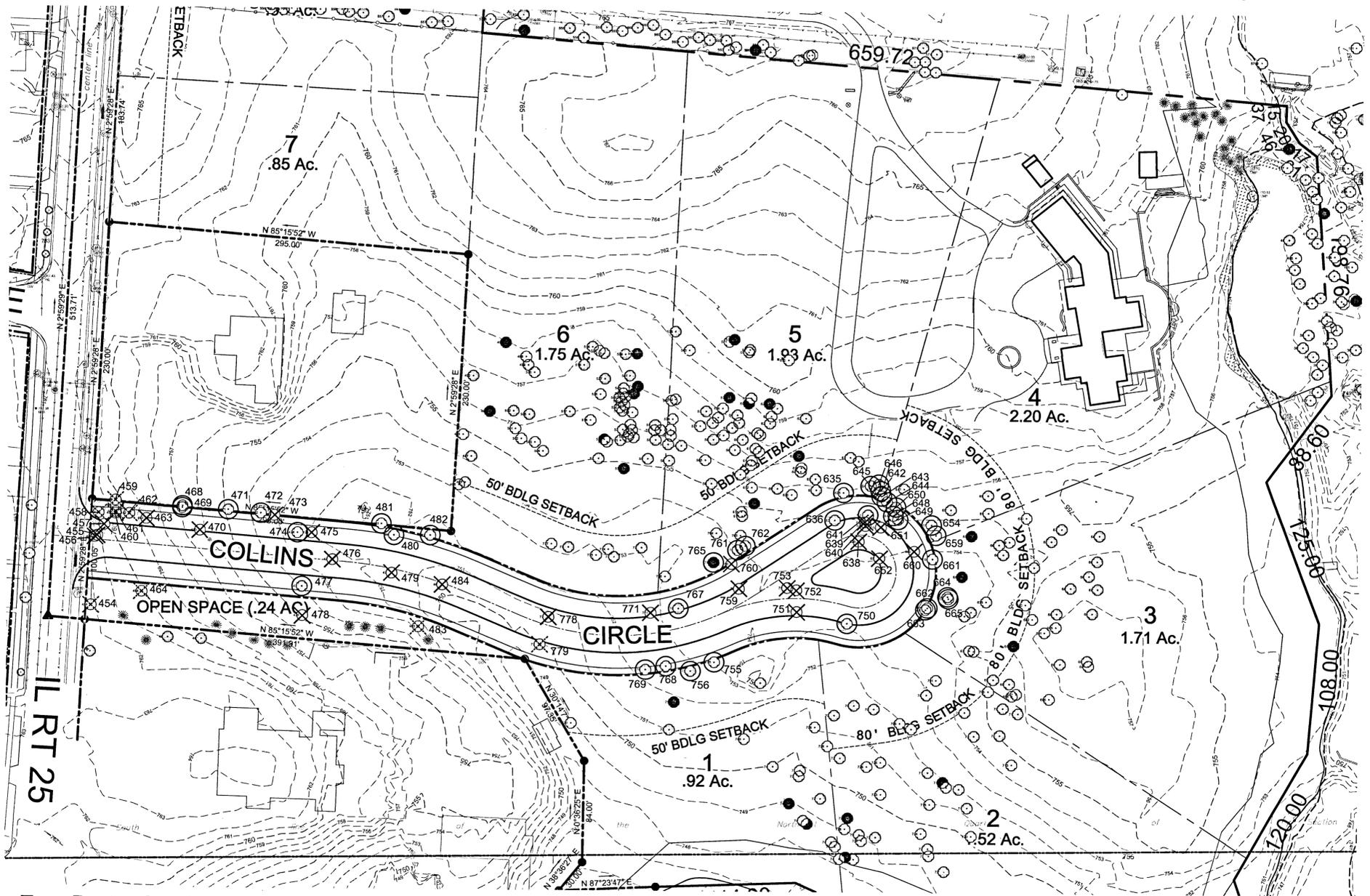
FILE NAME: PREENG OFFSITE	DESIGN BY: JBS	JOB NO.: 108.001	XREF: OVERALL	SHEET 5 OF 5
DIRECTORY: CAD12/108001	DRAWN BY: DSJ	DATE: 10/19/12	SCALE: 1" = 50'	

DELNOR WOODS

ST. CHARLES, ILLINOIS

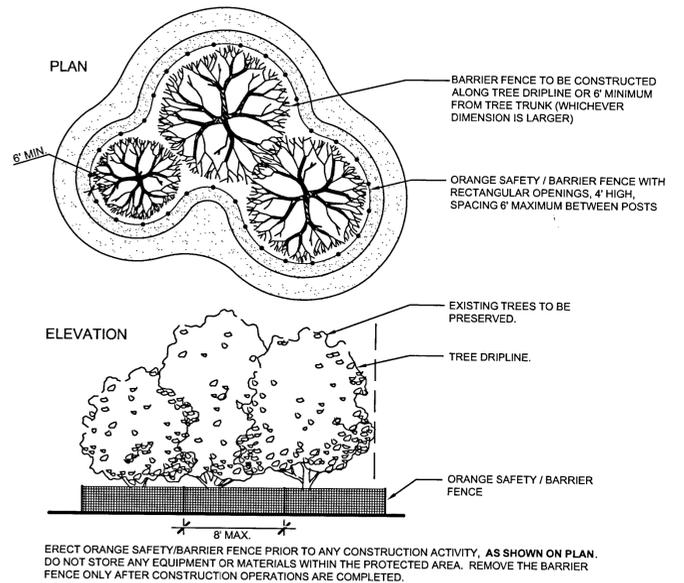
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St. Charles, IL

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Planning Division



Tree Protection Schedule

#	Common Name	Botanical Name	DBH	Condition	Action	Replacement Value
454	Norway Maple	Acer platanoides	22	Poor	Do not remove, but do not protect	N/A- Invasive and poor condition
455	Black Locust	Robinia pseudoacacia	20,7,19	Poor	Remove due to construction	N/A- Invasive and poor condition
456	Norway Maple	Acer platanoides	10	Poor	Remove due to construction	N/A- Invasive and poor condition
457	Black Locust	Robinia pseudoacacia	7,19	Poor	Remove due to construction	N/A- Invasive and poor condition
458	Green Ash	Fraxinus pennsylvanica subintegerrima	9	Fair	Do not remove, but do not protect	N/A- prone to Ash Borer
459	Green Ash	Fraxinus pennsylvanica subintegerrima	17	Fair	Do not remove, but do not protect	N/A- prone to Ash Borer
460	Black Locust	Robinia pseudoacacia	15	Fair	Do not remove, but do not protect	N/A- Invasive
461	Green Ash	Fraxinus pennsylvanica subintegerrima	7	Fair	Do not remove, but do not protect	N/A- prone to Ash Borer
462	Norway Maple	Acer platanoides	8	Fair	Do not remove, but do not protect	N/A- Invasive
463	White Mulberry	Morus alba	22	Poor	Remove- Invasive	N/A- Invasive and poor condition
464	Downy Hawthorn	Crataegus mollis	12,9	Poor	Do not remove, but do not protect	N/A- poor condition
468	Norway Maple	Acer platanoides	9	Fair	Protect, See Details	
469	Norway Maple	Acer platanoides	10	Fair	Protect, See Details	
470	Green Ash	Fraxinus pennsylvanica subintegerrima	16	Poor	Remove due to construction	N/A- prone to Ash Borer
471	Norway Maple	Acer platanoides	11	Fair	Protect, See Details	
472	Norway Maple	Acer platanoides	9,5	Fair	Protect, See Details	
473	White Mulberry	Morus alba	7	Poor	Remove- Invasive	N/A- Invasive and poor condition
474	Red Oak	Quercus rubra	30	Poor	Protect, See Details	
475	Box Elder	Acer negundo	13	Poor	Remove due to construction	N/A- Invasive and poor condition
476	American Basswood	Tilia americana	7,4	Fair	Remove due to construction	3
477	Norway Maple	Acer platanoides	14,13	Fair	Protect, See Details	
478	Common Buckthorn	Rhamnus cathartica	7,5,4	Poor	Remove- Invasive	N/A- Invasive and poor condition
479	Silver Maple	Acer saccharinum	27	Fair	Remove due to construction	9
480	Green Ash	Fraxinus pennsylvanica subintegerrima	20	Fair	Protect, See Details	
481	Black Walnut	Juglans nigra	17,8,7	Poor	Protect, See Details	
482	Black Walnut	Juglans nigra	20	Fair	Protect, See Details	
483	Norway Maple	Acer platanoides	13	Poor	Do not remove, but do not protect	N/A- Invasive and poor condition
484	Ohio Buckeye	Aesculus glabra	11,9	Fair	Remove due to construction	6
635	Bur Oak	Quercus macrocarpa	29	Poor	Protect, See Details	
636	American Elm	Ulmus americana	7	Fair	Protect, See Details	
638	Box Elder	Acer negundo	9	Poor	Remove due to construction	N/A- Invasive and poor condition
639	Eastern Cottonwood	Populus deltoides	22	Fair	Remove due to construction	N/A- Invasive
640	Eastern Cottonwood	Populus deltoides	10	Poor	Remove due to construction	N/A- Invasive and poor condition
641	Black Walnut	Juglans nigra	8	Fair	Protect, See Details	
642	Eastern Cottonwood	Populus deltoides	13	Fair	Protect, See Details	
643	Eastern Cottonwood	Populus deltoides	19	Fair	Protect, See Details	
644	Eastern Cottonwood	Populus deltoides	22	Fair	Protect, See Details	
645	American Elm	Ulmus americana	8	Fair	Protect, See Details	
646	Green Ash	Fraxinus pennsylvanica subintegerrima	10	Fair	Protect, See Details	
648	American Elm	Ulmus americana	7	Fair	Protect, See Details	
649	American Elm	Ulmus americana	8	Fair	Protect, See Details	
650	Eastern Cottonwood	Populus deltoides	14	Fair	Protect, See Details	
651	Black Walnut	Juglans nigra	9	Fair	Remove due to construction	3
652	Shagbark Hickory	Carya ovata	6	Fair	Remove due to construction	3
654	White Oak	Quercus alba	13	Fair	Protect, See Details	
659	White Oak	Quercus alba	6	Fair	Protect, See Details	
660	Common Buckthorn	Rhamnus cathartica	6,7	Poor	Remove- Invasive	N/A- Invasive and poor condition
661	Slippery Elm	Ulmus rubra	19,9	Fair	Protect, See Details	
662	Bur Oak	Quercus macrocarpa	10	Fair	Protect, See Details	
663	Bur Oak	Quercus macrocarpa	13	Fair	Protect, See Details	
664	Green Ash	Fraxinus pennsylvanica subintegerrima	8	Fair	Protect, See Details	
665	Green Ash	Fraxinus pennsylvanica subintegerrima	6	Fair	Protect, See Details	
750	Bur Oak	Quercus macrocarpa	40	Fair	Protect, See Details	
751	Bur Oak	Quercus macrocarpa	23	Fair	Remove due to construction	7
752	American Elm	Ulmus americana	16	Fair	Remove due to construction	5
753	Green Ash	Fraxinus pennsylvanica subintegerrima	16	Fair	Remove due to construction	5
755	White Oak	Quercus alba	28	Poor	Protect, See Details	
756	White Oak	Quercus alba	33	Fair	Protect, See Details	
759	Black Cherry	Prunus serotina	15	Fair	Remove due to construction	N/A- Undesirable Species
760	Black Cherry	Prunus serotina	8	Poor	Remove due to construction	N/A- Undesirable Species
761	White Oak	Quercus alba	13	Fair	Protect, See Details	
762	Green Ash	Fraxinus pennsylvanica subintegerrima	6	Poor	Protect, See Details	
765	White Oak	Quercus alba	22	Good	Protect, See Details	
767	Red Oak	Quercus rubra	31	Fair	Protect, See Details	
768	Green Ash	Fraxinus pennsylvanica subintegerrima	31	Fair	Protect, See Details	
769	Red Oak	Quercus rubra	27	Fair	Protect, See Details	
771	Green Ash	Fraxinus pennsylvanica subintegerrima	31	Poor	Remove due to construction	N/A- prone to Ash Borer & poor
772	Norway Maple	Acer platanoides	28	Fair	Remove due to construction	N/A- Invasive
779	Green Ash	Fraxinus pennsylvanica subintegerrima	27	Fair	Do not remove, but do not protect	N/A- prone to Ash Borer



TREE PROTECTION PLAN

LEGEND

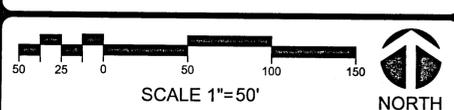
- Protect, See Details
- ✕ Remove
- ✕ Do not remove, but do not protect

Total Replacement Trees = 41



LOCATION MAP
NOT TO SCALE

TREE PRESERVATION PLAN



Lannert Group

Landscape Architecture • Planning • Community Consulting
215 Fulton Street
Geneva, Illinois 60134

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(630) 208-8088
Fax (630) 208-8050
http://www.lannert.com
tlg@lannert.com

COLLINS DEVELOPMENT CORP.

303 E. MAIN STREET
ST. CHARLES, IL 60174
(630) 584-2500
(630) 584-1020 (f)

DRAWN BY: MM	DATE: 04/18/2012	JOB NO.:
REVISIONS:		0421

Plat of
Part of the East Half of Section 27-40-8
St. Charles Kane County Illinois



1" = 100'

Remaining Area = 14.716 Acres

Note:
 "Collins Family Trusts" means the Joann N. Collins Trusts created under the Will of Dellora Norris Art IV (B) 2 (B) for the benefit of Chase Collins, Connor Collins, Hailee Collins, Jordan Collins, Philip Collins, James Collins, John Collins, William Collins and Jodee DeBates by title derived through a certain Trustee's Deed recorded October 1, 2009 as document 2009K074143.

Prepared by:
Johnson-Western Surveying, L.L.C.
 A Measure Above the Rest
 1 Chain = 66 Feet
 825 West State Street, Suite 207
 Geneva, Illinois 60134
 (630) 845-3166
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June 2, 2011

Delnor Woods

St. Charles

Kane County

Illinois

RECEIVED
St. Charles, IL
CDD
Planning Division

State of Illinois)
County of Kane)

This is to certify that the Joann N. Collins Trusts created under the Will of Dellora Norris Art IV (B) 2 (B) for the benefit of Chase Collins, Connor Collins, Hailee Collins, Jordan Collins, Phillip Collins, James Collins, John Collins, William Collins and Jadee DeBates, acting through its Co-Trustees Jadee C. DeBates, John R. Collins and Harris, N.A., are the owners, by title derived through a certain Trustee's Deed recorded October 1, 2009 as document 2009K074143, of part of the land described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "UNIT NO. 1, DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS" and they hereby acknowledge and adopt the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2012.

Harris, N.A. executes this instrument not personally but as Co-Trustee as aforesaid and is not held liable in its individual capacity in any way by reason of the same. Any recourse hereunder is only to be held against the trust estate only.

Jadee C. DeBates, Co-Trustee

Harris, N.A., Co-Trustee

John R. Collins, Co-Trustee

By: _____
Connie Wright, Trust Officer

Attest:

State of Illinois)
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that Connie Wright, Trust Officer of Harris, N.A., Jadee C. DeBates and John R. Collins, as Co-Trustees of Joann N. Collins Trust, who are personally known to me to be the same persons whose names are subscribed to the accompanying instrument, appeared before me this day in person and acknowledged the execution of said instrument as their free and voluntary act and as the free and voluntary act of said Joann N. Collins Trust.

Given under my hand and Notarial Seal, this _____ day of _____, 2012.

Notary Public

State of Illinois)
County of Kane)

This is to certify that I, Joann N. Collins, am the owner of part of the land described in the foregoing surveyor's certificate and have caused the same to be surveyed, subdivided and platted as shown by the annexed plat for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS", and I hereby acknowledge and adopt the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2012.

Joann N. Collins

State of Illinois)
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that Joann N. Collins, who is personally known to me to be the same person whose name is subscribed to the foregoing owner's certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as her free and voluntary act.

Given under my hand and Notarial Seal, this _____ day of _____, 2012.

Notary Public

State of Illinois)
County of Kane)

This is to certify that North Star Trust Company, successor to Harris N.A., successor to Harris Bank St. Charles, as Trustee under Trust Agreement dated November 21, 1997 and known as Trust No. LT-2527, is the owner of part of the land described in the foregoing surveyor's certificate and has caused the same to be surveyed, subdivided and platted as shown by the annexed plat, for the uses and purposes therein set forth as allowed and provided by statute, the subdivision to be known as "DELNOR WOODS, ST. CHARLES, KANE COUNTY, ILLINOIS" and it hereby acknowledges and adopts the same under the style and title aforesaid.

Dated at St. Charles, Illinois, this _____ day of _____, 2012.

By: _____ Attest: _____

State of Illinois)
County of Kane)

I, _____, a Notary Public in and for the County and State aforesaid hereby certify that _____, and _____ of North Star Trust Company, who are personally known to me to be the same persons whose names are subscribed to the accompanying instrument, appeared before me this day in person and acknowledged the execution of said instrument as their free and voluntary act and as the free and voluntary act of said North Star Trust Company.

Given under my hand and Notarial Seal, this _____ day of _____, 2012.

Notary Public

State of Illinois)
County of Kane) Accepted and approved by the City Council of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2012.

By: _____ Mayor Attest: _____ City Clerk

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

Dated at Geneva, Illinois, _____, 2012.

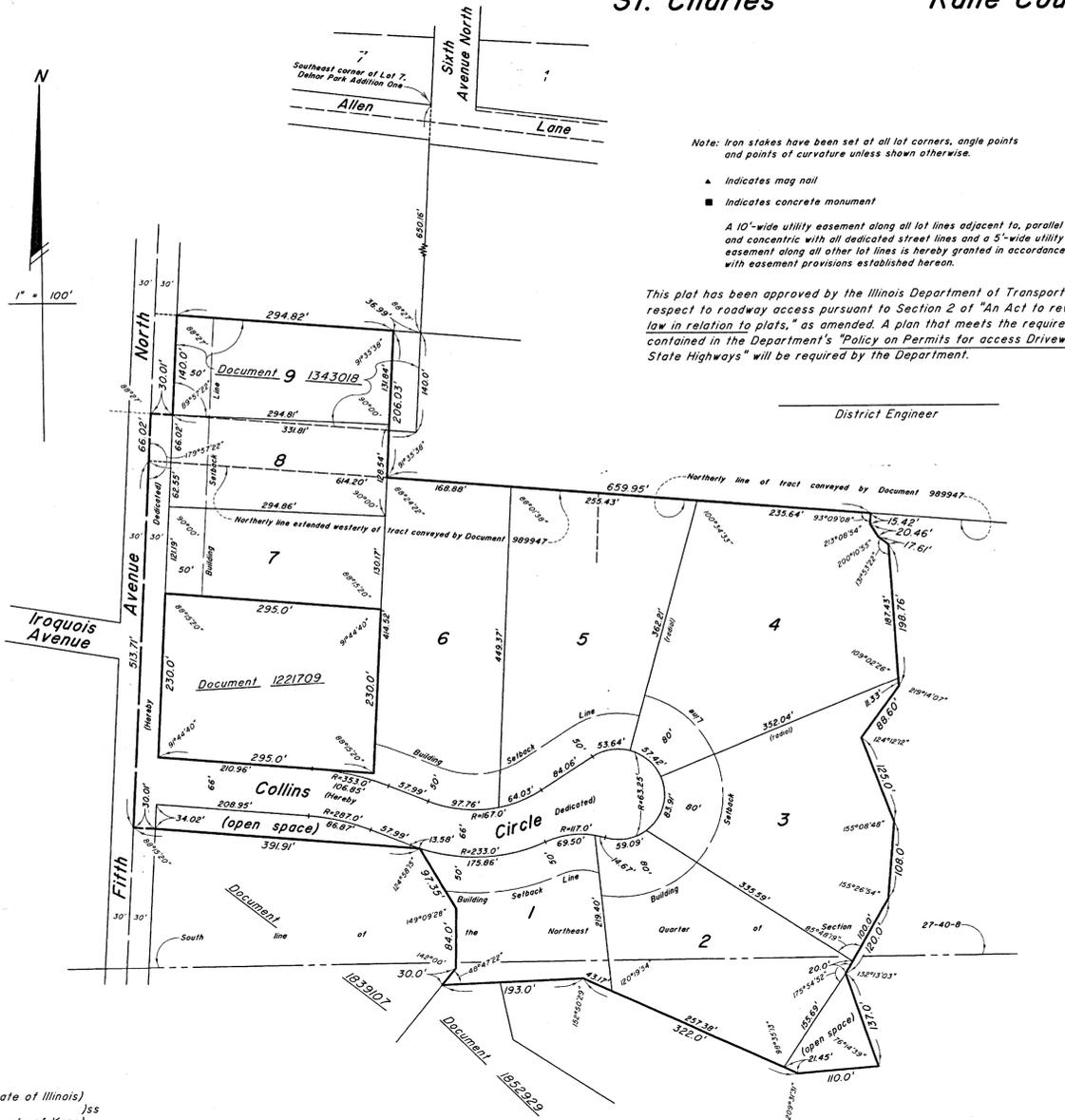
County Clerk

State of Illinois)
County of Kane) This instrument No. _____, was filed for record in the Recorder's Office of Kane County, Illinois, on the _____ day of _____, 2012, at _____ o'clock _____ M, and was recorded in Plat Envelope No. _____

County Recorder

Prepared by:
Johnson-Western Surveying, L.L.C.

A Measure Above the Rest
1 Chain = 66 Feet
825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166
Copyright © 2011, Johnson-Western Surveying, L.L.C.



Note: Iron stakes have been set at all lot corners, angle points and points of curvature unless shown otherwise.

▲ Indicates mag nail
■ Indicates concrete monument

A 10'-wide utility easement along all lot lines adjacent to, parallel and concentric with all dedicated street lines and a 5'-wide utility easement along all other lot lines is hereby granted in accordance with easement provisions established hereon.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will be required by the Department.

District Engineer

State of Illinois)
County of Kane)

This is to certify that I, Carol A. Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518) at the request of the owners thereof, have surveyed, subdivided and platted the following described property:

That part of the East Half of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the southeast corner of Lot 7, Delnor Park, Addition One, St. Charles, Kane County, Illinois; thence southerly along the easterly line extended of said Lot 7 650.16 feet to the northeast corner of a tract of land conveyed to James H. and Joann N. Collins by Document 1343018; thence westerly along the northerly line of said Collins tract forming an angle of 88°27' with the last described course (measured counterclockwise therefrom) 36.99 feet to the easterly line extended northerly of a tract of land described in Document 1221709 for a point of beginning; thence southerly along the easterly line extended of said tract described in Document 1221709 forming an angle of 91°35'38" with the prolongation of the last described course (measured counterclockwise therefrom) 206.03 feet to the northerly line extended westerly of a tract of land conveyed by Document 989947; thence easterly along the northerly line extended and northerly line of said tract conveyed by Document 989947 forming an angle of 91°35'38" with the last described course (measured clockwise therefrom) 659.95 feet; thence southerly along a line forming an angle of 93°09'08" with the last described course (measured counterclockwise therefrom) 15.42 feet; thence southeasterly along a line forming an angle of 146°51'06" with the last described course (measured clockwise therefrom) 20.46 feet; thence southeasterly along a line forming an angle of 159°49'05" with the last described course (measured clockwise therefrom) 17.61 feet; thence southerly along a line forming an angle of 131°53'22" with the last described course (measured counterclockwise therefrom) 198.76 feet; thence southwesterly along a line forming an angle of 219°14'07" with the last described course (measured clockwise therefrom) 88.60 feet; thence southerly along a line forming an angle of 124°12'12" with the last described course (measured clockwise therefrom) 108.0 feet; thence southwesterly along a line forming an angle of 155°26'54" with the last described course (measured counterclockwise therefrom) 120.0 feet; thence southerly along a line forming an angle of 132°13'03" with the last described course (measured clockwise therefrom) 137.0 feet; thence westerly along a line forming an angle of 76°14'39" with the last described course (measured counterclockwise therefrom) 110.0 feet; thence northwesterly along a line forming an angle of 209°31'31" with the last described course (measured clockwise therefrom) 322.0 feet; thence westerly along a line forming an angle of 152°50'29" with the last described course (measured clockwise therefrom) 193.0 feet to a southeasterly line of a tract of land conveyed by Document 1839107; thence northeasterly along said southeasterly line forming an angle of 48°47'22" with the last described course (measured counterclockwise therefrom) 30.0 feet to an angle in said southeasterly line; thence northerly along an easterly line of said tract conveyed by Document 1839107 forming an angle of 142°00' with the last described course (measured clockwise therefrom) 84.0 feet to an angle in said easterly line; thence northwesterly along a northeasterly line of said tract conveyed by Document 1839107 forming an angle of 149°08'28" with the last described course (measured clockwise therefrom) 97.35 feet to an angle in said northeasterly line; thence westerly along the northerly line of said tract conveyed by Document 1839107 forming an angle of 124°58'15" with the last described course (measured clockwise therefrom) 391.91 feet to the center line of Fifth Avenue North; thence northerly along said center line forming an angle of 88°15'20" with the prolongation of the last described course (measured clockwise therefrom) 513.71 feet to the northerly line extended westerly of said Collins tract; thence easterly along said southerly line extended 30.01 feet to the easterly line of said Fifth Avenue North, said easterly line being 30.0 feet easterly of said center line (measured at right angles thereto); thence northerly along said easterly line 140.0 feet to the northwest corner of said Collins tract; thence easterly along the northerly line of said Collins tract forming an angle of 88°27' with the last described course (measured counterclockwise therefrom) 294.82 feet to the point of beginning, excepting therefrom that part thereof lying within said tract conveyed by Document 1221709, in the City of St. Charles, Kane County, Illinois and containing 14.716 acres.

I further certify that the plat hereon drawn is a correct and accurate representation of said survey and subdivision. All distances are shown in feet and decimal parts thereof.

I further certify that no part of the above described property is located within a special flood hazard area as identified by the Federal Emergency Management Agency (F.E.M.A.) based on flood insurance map community Panel Number 17089C0266F dated December 20, 2002.

I further certify that the property shown on the plat hereon drawn is situated within the corporate limits of the City of St. Charles, Illinois which has adopted an official comprehensive plan and that said premises are located within Community Unit School District No. 303.

Given under my hand and seal of Geneva, Illinois, this _____ day of _____, 2012.

Illinois Professional Land Surveyor No. 035-003342
License expiration date November 30, 2012

State of Illinois)
County of Kane)

I, Mark W. Koenen, Director of Public Works of the City of St. Charles, Illinois do hereby certify that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements.

Dated at St. Charles, Illinois, this _____ day of _____, 2012.

Director of Public Works

State of Illinois)
County of Kane)

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

Dated at St. Charles, Illinois, this _____ day of _____, 2012.

Collector of Special Assessments

State of Illinois)
County of Kane)

Accepted and approved by the Plan Commission of the City of St. Charles, Kane County, Illinois this _____ day of _____, 2012.

By: _____ Chairman

UTILITY EASEMENT PROVISIONS
A permanent, non-exclusive easement is hereby reserved for and granted to the City of St. Charles, and to all public utility companies of any kind operating under franchise granting them easement rights from the City of St. Charles, including but not limited to, AT&T, Nicor Gas Company and to their successors and assigns in, upon, across, over, under and through the areas noted in the legend shown hereon, for the purpose of installing, constructing, reconstructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining electrical, cable television, communication, gas, telephone or other utility lines or appurtenances, sanitary sewers, storm sewers, drainage ways, storm water detention or retention, water mains, and any and all manholes, hydrants, pipes, connections, catch basins, Buffalo boxes, valves, and without limitation, such other installations as may be required to furnish public utility services to the subdivided area, and such appurtenances and additions thereto as said City and Utilities may deem reasonably necessary, together with the right of access thereto for the necessary personnel and equipment to do any or all of the above work. In the event utility installation or maintenance is performed within the utility easement, the City of St. Charles will have no obligation with respect to surface restoration including, but not limited to, the restoration, repair, or replacement of any landscaping provided; however, the grantees shall be obligated following any such work, to back fill and mound so as to retain suitable drainage, remove debris, and leave the area in a generally clean and workmanlike condition. The right is also hereby granted to said City and Utility companies to cut down, trim, or remove any trees, shrubs or other plants and objects that interfere with the operation of or access to said utility installations, in, on, upon, across, under or through said easement. Said easement may be used for planting of shrubs and landscaping and other purposes in accordance with final plan approval by said City of St. Charles, and provided such planting, landscaping or other purposes do not then or later interfere with the aforesaid uses and rights. Where said easement is used for storm or sanitary sewers, other utility installations shall be subject to the prior approval of said City of St. Charles, so as not to interfere with the gravity flow in said sewer or sewers.