



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Kirk Road St. Charles Subdivision		
City Staff:	Russell Colby, Planning Division Manager		
PUBLIC HEARING		MEETING 8/18/15	X

APPLICATION: Preliminary and Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Engineering plans
Applications	Plat of Subdivision

SUMMARY:

The subject property comprises 15 acres of a 33 acre parcel of undeveloped agricultural land along the east side of Kirk Road, south of the Legacy Business Park. The entire parcel of undeveloped land was annexed into the City in 2005 along with the Legacy Business Park. The property is zoned M2 Limited Manufacturing.

The proposal is to subdivide to create a 15 acre building lot on the northern portion of the undeveloped parcel. The proposed development is a 257,920 sf. industrial building (with 180,000 s.f. to be constructed initially). The southern portion of the larger parcel extending to Division Street would not be subdivided at this time.

The Plan Commission is reviewing the subdivision only, not the actual development plans for the building on the lot. However, this information has been provided to understand the anticipated site plan in relation to the proposed subdivision lot.

SUGGESTED ACTION:

Review the proposed subdivision.

Staff has found the application materials to be complete and the combined Preliminary and Final Plat of Subdivision to be substantially in compliance with the all code requirements, subject to a detailed staff review of the Final Engineering plans.

Staff recommends approval of the combined Preliminary and Final Plat of Subdivision, contingent upon resolution of staff comments and approval from the Kane County Department of Transportation granting the proposed right-in/right-out access to Kirk Rd.

INFO / PROCEDURE – FINAL PLAT OF SUBDIVISION:

- Preliminary Plat is the approval of the layout of the subdivision lots and any associated public improvements, including street and utility improvements.
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements.
- Recommendation is based on conformance with Zoning & Subdivision Codes. Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

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

FROM: Russell Colby
 Planning Division Manager

RE: Kirk Road St. Charles Subdivision

DATE: August 14, 2015

I. APPLICATION INFORMATION:

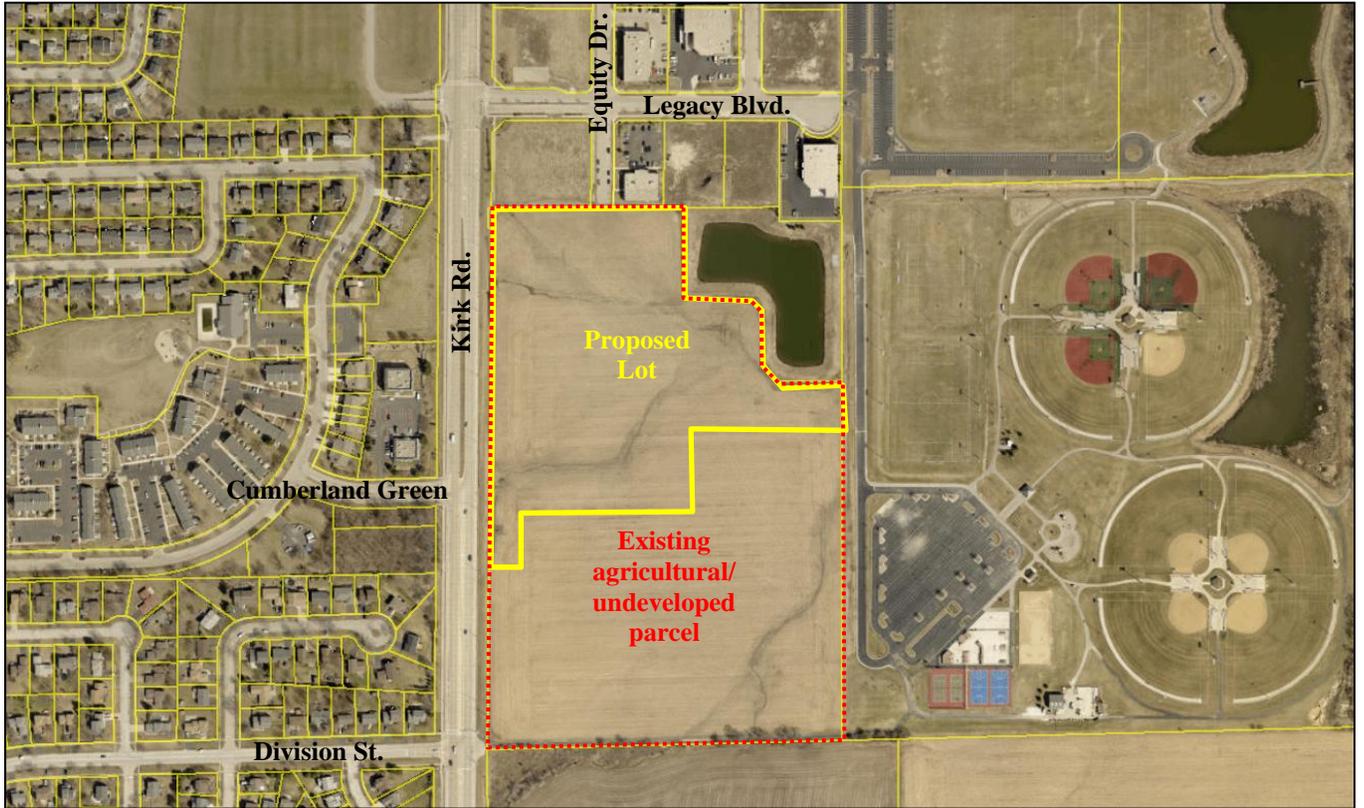
Project Name: Kirk Road St. Charles Subdivision

Applicant: Venture One Acquisitions, LLC

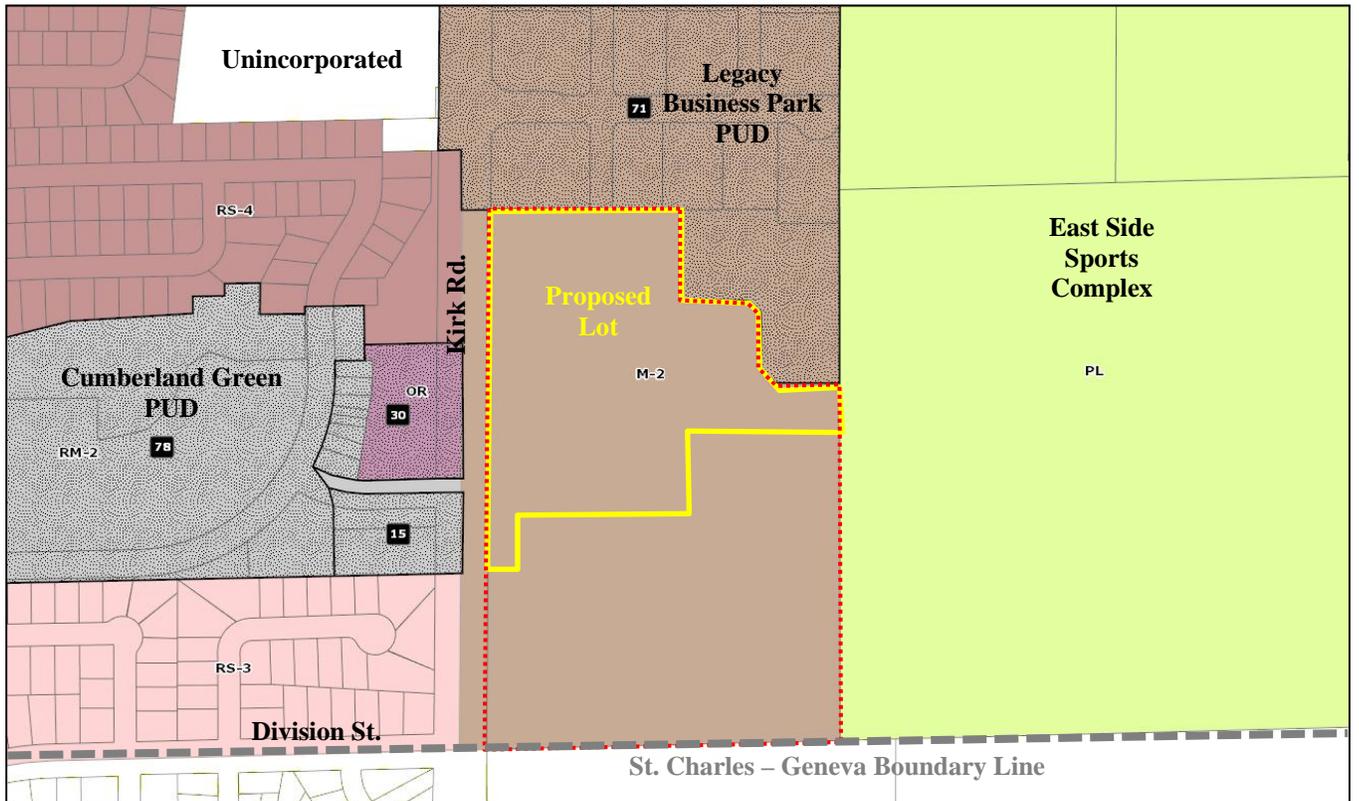
Purpose: Create lot for industrial building

General Information:	
Site Information	
Location	East of Kirk Road, south of Legacy Business Park
Acres	15 acres acres
Applications	Preliminary and Final Plat of Subdivision
Applicable Zoning Code Sections/ Ordinances	Title 16, Subdivision Code Title 17, Zoning Code, Chapter 17.16- M2 Limited Manufacturing District
Existing Conditions	
Land Use	Agricultural / Undeveloped
Zoning	M2 – Limited Manufacturing District
Zoning Summary	
North	M2 – Limited Manufacturing District
East	PL – Public Lands
South	M2 – Limited Manufacturing District
West	RS-4 Suburban Single Family OR Office Research RM-2 Medium Density Multi-Family
Current Land Uses	
	Legacy Business Park – Light Industrial uses
	St. Charles Parking District – East Side Sports Complex
	Agricultural / Undeveloped
	Single Family Residential Kensington School Cumberland Green Co-Op – Multi-Family Residential
Comprehensive Plan Designation	
Industrial/Business Park	

Aerial Photograph



Zoning Map



II. PROJECT OVERVIEW:

BACKGROUND

The subject property comprises 15 acres of a 33 acre parcel of undeveloped agricultural land along the east side of Kirk Road, south of the Legacy Business Park. The larger parcel extends south to Division Street. The south border is along the St. Charles/Geneva Township line, which is the agreed to future boundary line between St. Charles and Geneva.

The entire parcel of undeveloped land was annexed into the City in 2005 along with the Legacy Business Park. The property is zoned M2 Limited Manufacturing.

There is an annexation agreement on the property that provides for the site to be developed per the City's M2 zoning district. The agreement requires the extension of Division Street as an industrial collector street along the south border of the larger parcel. The Comprehensive Plans for both St. Charles and Geneva include the future extension of Division Street from Kirk Road to Kautz Road.

The Legacy Business Park to the north began constructed in 2005 and is partially completed, with a number of vacant lots. Most of the uses in the park are light industrial. Portions of the site that had been approved for retail/commercial and offices uses have not developed. The subdivision street network was constructed, including Legacy Boulevard, with a signalized intersection at Kirk Road. Legacy Blvd. also provides access to the East Side Sports Complex, located east of the subject property.

PROPOSAL

The proposal is to subdivide to create a 15 acre building lot on the northern portion of the larger undeveloped parcel. The proposed development is a 257,920 sf. industrial building (with 180,000 s.f. to be constructed initially). The southern portion of the larger parcel extending to Division Street would not be subdivided at this time.

III. ANALYSIS OF PLANS

ZONING COMPLIANCE

The Plan Commission is reviewing the subdivision only, not the actual development plans for the building on the lot. However, this information has been provided to understand the anticipated site plan in relation to the proposed subdivision lot. The proposed building lot meets all of the M2 zoning requirements, as shown in the table below.

	M2 Zoning Standard	Proposed
Min. Lot Area	None	14.99 acres
Min. Lot Width	None	871 ft.
Max. Building Coverage	60%	39.4%
Max. Building Height	60 ft.	TBD
Front Yard	40 ft.	40 ft. along Kirk Rd.
Interior Side Yard	Building: 20 ft., Parking 0 ft.	North Lot Line: Building: 81 ft. South Lot Line: Building: 20 ft.
Rear Yard	Building, 20 ft., Parking 0 ft.	East Lot Line: Building: 130 ft.
Landscape Buffer Yard	40 ft. adjacent to residential	40 ft. along Kirk Rd.

Required Parking	For Manufacturing, Light or Heavy, and Warehouse/Distribution 1 space per 1,000 sf of gross floor area	At full build out: 257 spaces required, 267 spaces provided.
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ACCESS

No new public streets as proposed as a part of the project. Full access to the lot will be from the existing street stub of Equity Drive on the north and from a proposed right-in/right-out access to Kirk Road at the south end of the proposed lot. All truck traffic will utilize Equity Drive.

Kirk Road is under the jurisdiction of the Kane County Department of Transportation (KDOT).

Installation of the right-in/right-out access will require approval from KDOT. If approved, KDOT will request that the City of St. Charles enter into an intergovernmental agreement regarding access to the property. The Kane County Transportation Committee will be reviewing the request for the right-in/right-out access at a meeting to occur during the day on Aug. 18. The applicant should be able to provide an update at the Plan Commission meeting.

Preliminarily, KDOT staff has recommended that cross access be provided through the site (from Equity Drive to the south lot line, to connect to future Division Street). North-south cross access through the property would provide future site traffic the option of accessing the property from a street other than Kirk Rd. Specifically, if Division Street were extended eastward to Kautz Rd., traffic could enter and exit the property without adding to congestion at Kirk Rd. intersections. At this time, the developer is not intending to provide for cross access over the proposed lot.

KDOT has also requested that the right-in/right-out be designed in a manner that is can also serve the future development to the south.

TRAFFIC STUDY

A traffic study has been provided. The study finds that the proposed access is adequate for the site to be developed as proposed. This traffic study information is also being reviewed by KDOT in connection with the proposed new right-in/right-out access point.

Traffic studies were conducted in 2005 at the time the Legacy Business Park to the north was approved. Those traffic studies assumed development of the larger undeveloped parcel to the south, which includes the proposed lot, would occur with light industrial uses and potentially some other higher traffic generating retail or service uses. It was also assumed that traffic from the undeveloped parcel would have access to Kirk Road from both the Legacy Blvd. and Division St. traffic signals. As proposed, without cross access, traffic from the undeveloped parcel would be split between the two intersections (with traffic from the proposed lot not having access to future Division St.).

Quantifying future traffic from the undeveloped portions of Legacy Business Park is difficult because the site has not developed with the land uses that were anticipated. A number of higher traffic generating land uses were contemplated on certain lots, including commercial service/restaurant uses and office buildings. The City is not aware of any of these types of businesses having an interest in this location.

Information in the traffic study regarding the Phase II development and the design of Division Street will be reviewed at the time the southern portion of the larger parcel is proposed to be subdivided.

FINAL PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted. The plat appears to comply with all code requirements. The plat may need to be revised depending on revisions to the final engineering plans for the development of the proposed lot.

The final version of the plat will need to include a table listing all easement areas to be granted to the City.

Also, the Kirk Rd. frontage should be labelled on the Final Plat as the Front Yard.

ENGINEERING REVIEW

Preliminary engineering plans are required to be submitted for a proposed subdivision that involves land improvements. In this case, because no streets are proposed, the land improvements required are relatively minimal and would be limited to constructing sidewalk and extending utilities along the frontage of Kirk Rd.

Because a building is being proposed for the property, final level engineering plans for the development of the lot have been submitted with the subdivision applications. The engineering improvements shown on the plans are mostly associated with the building itself.

Final engineering plans are subject to staff review and approval only. Plans are currently under review; however no major issues have been identified with the improvements shown on the plans.

A landscape plan has also been submitted and is under staff review. Additional calculations need to be provided on the landscape plan to determine compliance with the ordinance requirements. From a cursory review, it appears that most required landscaping has been provided.

IV. RECOMMENDATION

Review the proposed subdivision.

Staff has found the application materials to be complete and the combined Preliminary and Final Plat of Subdivision to be substantially in compliance with the all code requirements, subject to a detailed staff review of the Final Engineering plans.

Staff recommends approval of the combined Preliminary and Final Plat of Subdivision, contingent upon resolution of staff comments and approval from the Kane County Department of Transportation granting the proposed right-in/right-out access to Kirk Rd.

V. ATTACHMENTS

- Applications
- Engineering and Subdivision plat documents
- Traffic Study

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

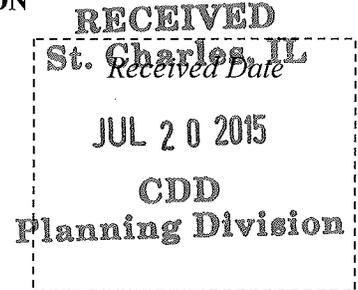


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Kirk Rd. St. Charles Subdivision</u>
Project Number:	<u>2015 -PR- 014</u>
Application No.	<u>2015 -AP- 026</u>



To request preliminary 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 any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: +/-1,000' north of the NEC of Kirk and Division	
	Parcel Number (s): 09-36-300-048	
	Proposed Subdivision Name: Kirk Road St. Charles Subdivision	
2. Applicant Information:	Name <u>VENTURE ONE ACQUISITIONS, LLC</u>	Phone <u>847-243-4306</u>
	Address <u>9500 W. BAYN MAWR AVENUE, SUITE 340</u> <u>ROSEMONT, IL 60018</u>	Fax <u>847-243-4307</u>
		Email <u>JEFFR@VENTUREONERS.COM</u>
3. Record Owner Information:	Name <u>EDWARD M. REGOLE REVOCABLE TRUST DATED 11/09/93</u>	Phone <u>630-594-7161</u>
	Address <u>P.O. Box 3411</u> <u>ST. CHARLES, IL 60174</u>	Fax <u>Same (but phone first)</u>
		Email <u>NONE</u>

Please check the type of application:

- Preliminary Plat of Subdivision** (Final Plat of Subdivision to be filed later)
- Combined Preliminary-Final Review Process** (Final Plat Application filed concurrently)

This application is not required for:

- **Minor Subdivision** – File only a Minor Subdivision - Final Plat application (Minor Subdivision per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)
- **Planned Unit Developments - PUD** (The PUD Preliminary Plan Application should be filed instead)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. Refer to attached Schedule of Application Fees.

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.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

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

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner's behalf. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions

or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

□ **LEGAL DESCRIPTION:**

For entire subject property, on 8 1/2 x 11 inch paper

□ **PLAT OF SURVEY:**

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

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

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

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

□ **ENDANGERED SPECIES REPORT:**

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

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

□ **PLANS:**

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

Copies of Plans:

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

□ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

□ **PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

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

□ **STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached).

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	Kirk Rd. St. Charles Subdivision
Project Number:	2015 -PR- 014
Application Number:	2015 -AP- 027

Received Date
RECEIVED
St. Charles, IL

JUL 20 2015

CDD
Planning Division

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

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

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location: +/-1,000' North of the NEC of Kirk and Division	
	Parcel Number (s): 09-36-300-048	
	Proposed Subdivision Name: Kirk Road St Charles Subdivision	
2. Applicant Information:	Name VENTURE ONE ACQUISITIONS, LLC	Phone 847-243-4300
	Address 7500 W. BRYAN MAWR AVENUE, SUITE 340 ROSEMONT, IL 60018	Fax 847-243-4303
		Email JEFF@VENTUREONERE.COM
3. Record Owner Information:	Name EDWARD N. REGOLE REVOCABLE TRUST DATED 11/09/97	Phone 630-584-7161
	Address P.O. BOX 3411 ST. CHARLES, IL 60174	Fax Same (but phonez first)
		Email RVA1

Please check the type of application:

- Subdivision:**
- Preliminary Subdivision Plat was previously approved by the City
 - Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- Planned Unit Development (PUD):**
- PUD Preliminary Plan was previously approved by the City
 - Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
 - PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following:

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

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

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

□ **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:

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

□ **SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the plat.

□ **FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

□ **ENGINEER'S COST ESTIMATE SPREADSHEET:**

See attached form.

□ **STORMWATER MANAGEMENT PERMIT APPLICATION** (if not already filed)

□ **STORMWATER REPORT**

□ **FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT**

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

□ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Edward M. Regole, being first duly sworn on oath depose and say that I am
Sole Trustee
Trust Officer of Edward M. Regole Revocable Trust, and that the following
dated 11/9/93
persons are all of the beneficiaries of Land Trust No. _____:
the trust

- Edward M. Regole _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

By: Edward M. Regole, Trustee
Trust Officer

Subscribed and Sworn before me this 16th day of
July, 2015.

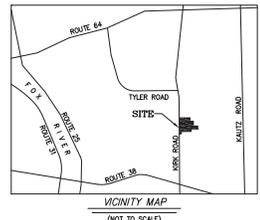
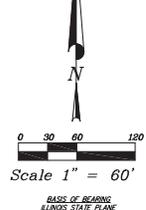
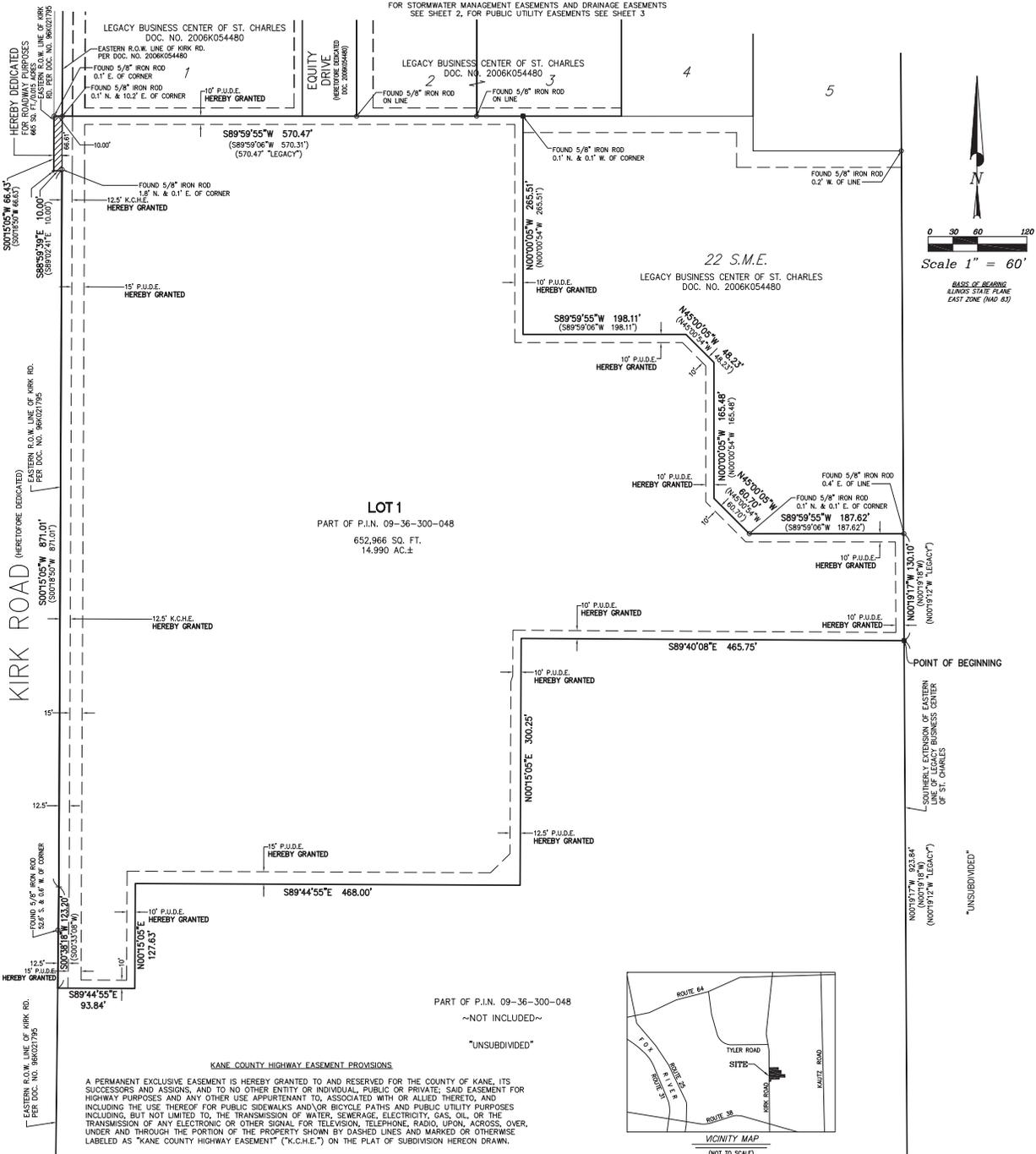
Dawn M. Wexell
Notary Public



KIRK ROAD ST. CHARLES SUBDIVISION

P.I.N. NUMBER:
PART OF 09-36-300-048

OF
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



KANE COUNTY HIGHWAY EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY GRANTED TO AND RESERVED FOR THE COUNTY OF KANE, ITS SUCCESSORS AND ASSIGNS, AND TO NO OTHER ENTITY OR INDIVIDUAL, PUBLIC OR PRIVATE; SAID EASEMENT FOR HIGHWAY PURPOSES AND ANY OTHER USE APPROPRIATE TO, ASSOCIATED WITH OR ALLIED THERETO, AND INCLUDING THE USE THEREOF FOR PUBLIC SIDEWALKS AND/OR BICYCLE PATHS AND PUBLIC UTILITY PURPOSES INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION OF WATER, SEWERAGE, ELECTRICITY, GAS, OIL, OR THE TRANSMISSION OF ANY ELECTRIC OR OTHER SIGNAL, FOR TELEVISION, TELEPHONE, RADIO, UPRON, ACROSS, OVER, UNDER AND THROUGH THE PORTION OF THE PROPERTY SHOWN BY DASHED LINES AND MARKED OR OTHERWISE LABELED AS "KANE COUNTY HIGHWAY EASEMENT" ("K.C.H.E.") ON THE PLAT OF SUBDIVISION HEREON DRAWN.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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

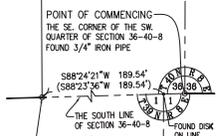
NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PARKING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER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

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

- LEGEND**
- CONCRETE MONUMENT TO BE SET
 - F.I.R. FOUND IRON ROD
 - K.C.H.E. KANE COUNTY HIGHWAY EASEMENT
 - S.M.E. STORMWATER MANAGEMENT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT

- NOTES:**
- 1) IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 2) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - 3) THE SUBJECT SITE IS CURRENTLY ZONED M-2 "LIMITED MANUFACTURING" PER THE PER THE CITY OF ST. CHARLES 2015 ZONING MAP PUBLISHED MARCH 1, 2015.

AREA TABLE	
LOT 1	652,966 SQ. FT. / 14,990 AC.
R.O.W. TO BE DEDICATED	665 SQ. FT. / 0.015 AC.
TOTAL	653,631 SQ. FT. / 15,005 AC.



Survey No.:	D524J
Ordered By:	VENTURE ONE REAL ESTATE
Description:	PLAT OF SUBDIVISION
Date Prepared:	JULY 17, 2015
Scale:	1" = 60'

Field Work: NV/SU/XJ
Prepared By: REV SHEET 1 OF 4

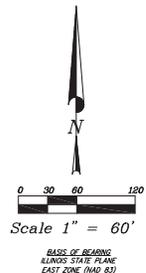
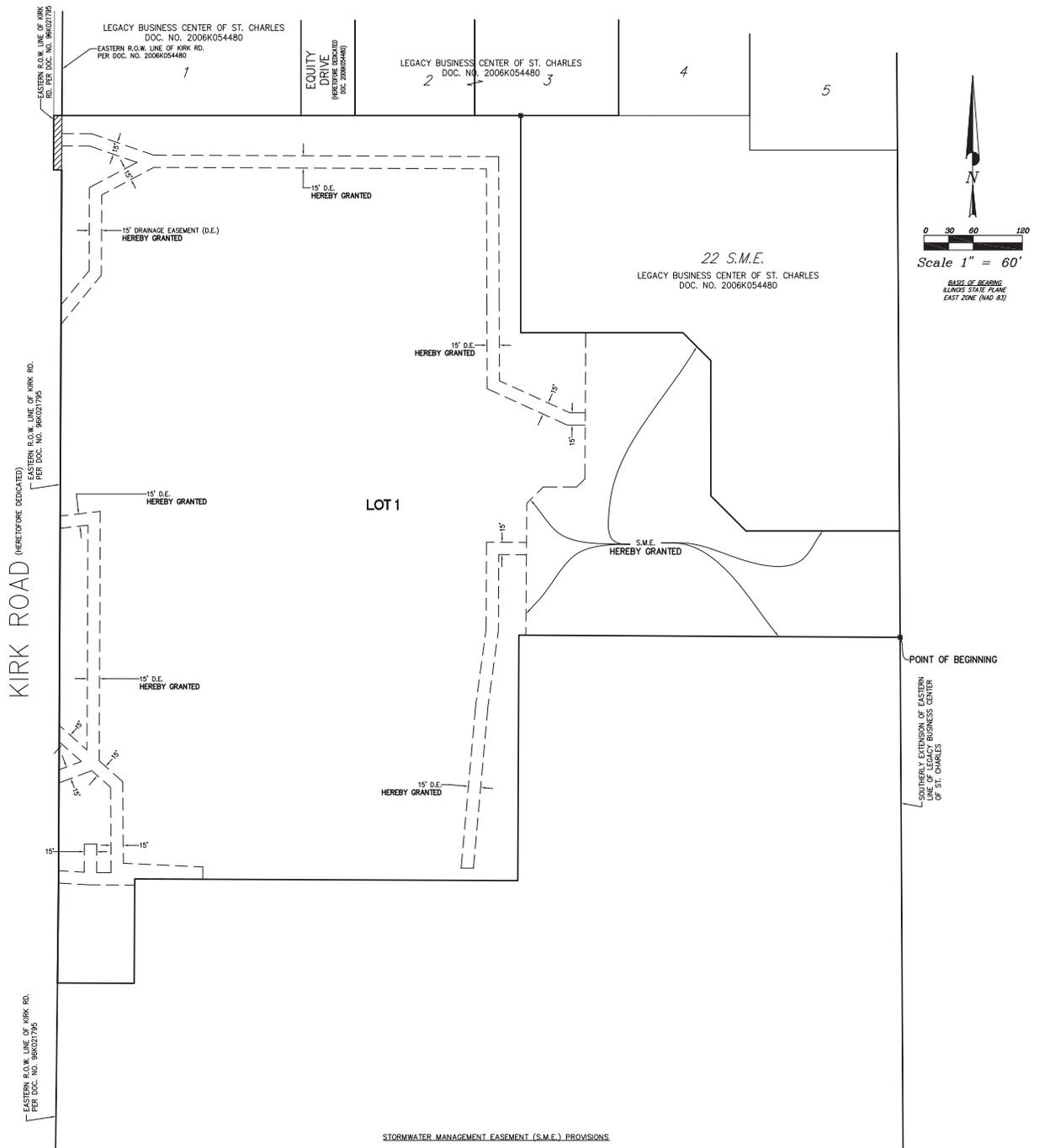
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1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6608, FAX: (630) 652-6601
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Illinois Professional Design Firm
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P.I.N. NUMBER:
PART OF 09-36-300-048

KIRK ROAD ST. CHARLES SUBDIVISION

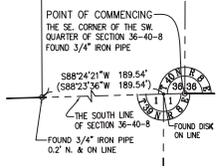
OF

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



STORMWATER MANAGEMENT EASEMENT (S.M.E.) PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER MANAGEMENT EASEMENT" (S.M.E.) ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER MANAGEMENT. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK; NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE STORMWATER MANAGEMENT EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE STORMWATER MANAGEMENT EASEMENT WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY STORMWATER MANAGEMENT EASEMENT AREA DISTURBED BY UNAUTHORIZED ACTIVITIES.



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Field Work:	NW/SW/NO
Prepared By:	REV

SHEET 2 OF 4

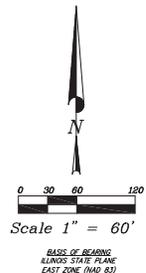
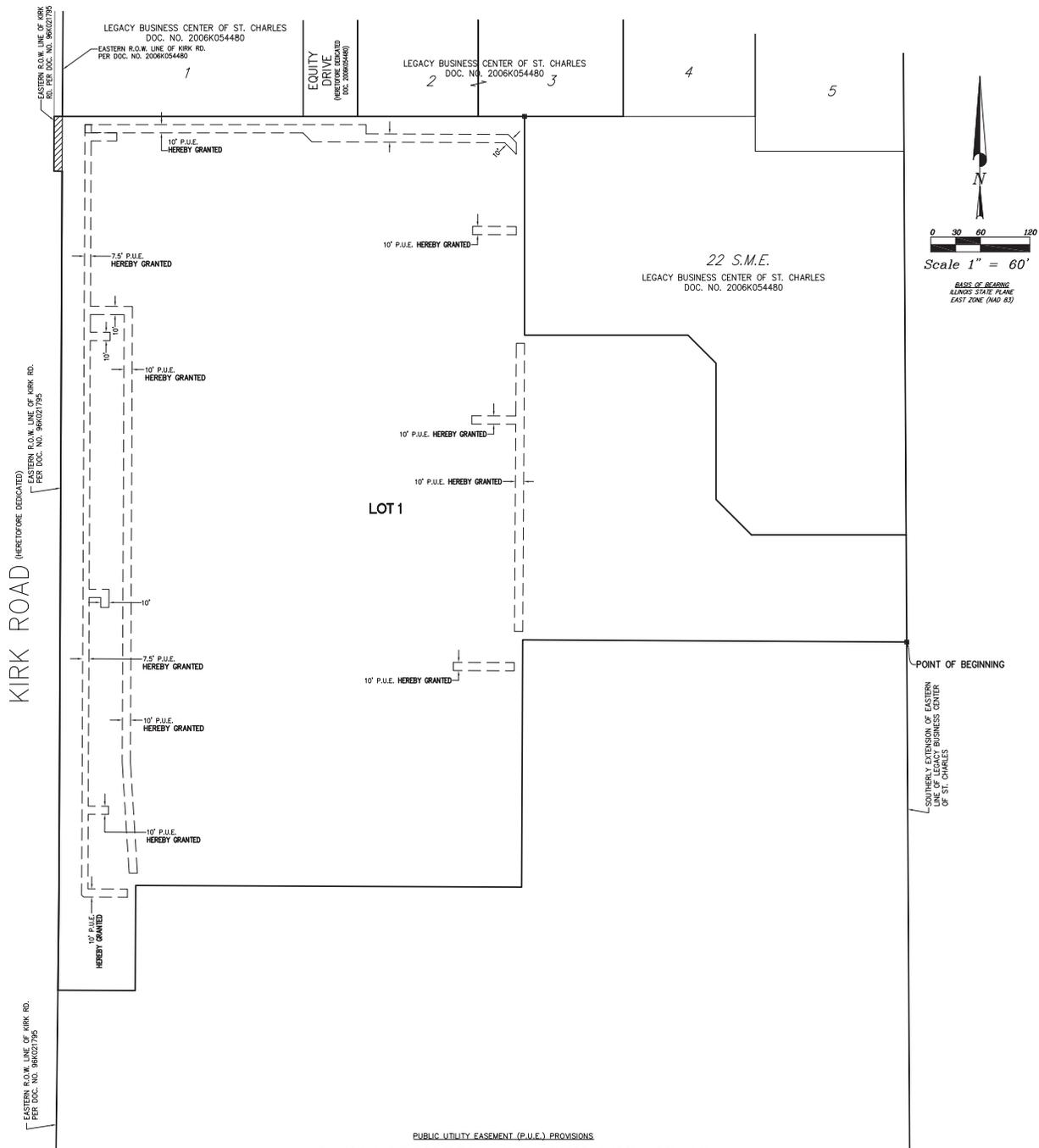
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 PHONE: (630) 652-6608, FAX: (630) 652-6601
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KIRK ROAD ST. CHARLES SUBDIVISION

P.I.N. NUMBER:
PART OF 09-36-300-048

OF

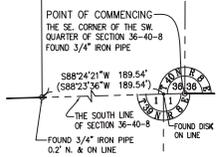
PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



LOT 1

PUBLIC UTILITY EASEMENT (P.U.E.) PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERTECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT (P.U.E.) ON THE PLAT OF SUBDIVISION HERON DRAINED FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY 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 GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RESTAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.



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Survey No.:	D524J
Ordered By.:	VENTURE ONE REAL ESTATE
Description:	PLAT OF SUBDIVISION
Date Prepared:	JULY 17, 2015
Scale:	1" = 60'
Drawn By:	NW/SW/KO
Prepared By:	REB

SHEET 3 OF 4

JACOB & HEFNER ASSOCIATES
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 PHONE: (630) 652-6608, FAX: (630) 652-6601
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P.I.N. NUMBER:
PART OF 09-36-300-048

KIRK ROAD ST. CHARLES SUBDIVISION

OF

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE NOTARIZED STATEMENT CONCERNING THE SCHOOL DISTRICT STATEMENT TO BE SUBMITTED SIMULTANEOUSLY WITH THE FINAL PLAT OF KIRK ROAD ST. CHARLES SUBDIVISION, IN KANE COUNTY, ILLINOIS.

TO THE BEST OF THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT(S) IN WHICH THE TRACT OF LAND LIES, IS IN THE FOLLOWING DISTRICT(S):

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303.

DATED THIS ____ DAY OF _____, 2015.

(OWNER NAME/ADDRESS)

BY: _____

ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE

AFORSAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2015.

BY: _____
NOTARY PUBLIC COMMISSION EXPIRES

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS ____ DAY OF _____ IN THE YEAR 2015 A.D.

BY: _____
COUNTY CLERK

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO ROADWAY ACCESS TO _____ PURSUANT TO ILCS CHAPTER 765 PARAGRAPH 205/2.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 2015.

COUNTY ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT, OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT THE CITY OF ST. CHARLES, THIS ____ DAY OF _____, A.D. 2015.

BY: _____
COLLECTOR OF SPECIAL ASSESSMENTS

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ DO HEREBY CLARIFY 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 THE CITY OF ST. CHARLES,

THIS ____ DAY OF _____, A.D. 2015.

DIRECTOR OF COMMUNITY DEVELOPMENT

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED THIS ____ DAY OF _____, 2015 A.D.

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 2015.
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS,

BY: _____
MAYOR

ATTEST _____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 24 MINUTES 21 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES - EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION 189.54 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF LEGACY BUSINESS CENTER OF ST. CHARLES RECORDED MAY 18, 2006, AS DOCUMENT NUMBER 20060054480 IN THE OFFICE OF THE RECORDER, KANE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION 923.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST ALONG SAID SOUTHERLY EXTENSION 130.10 FEET TO THE SOUTHEASTERN CORNER OF SAID LEGACY BUSINESS CENTER OF ST. CHARLES (THE FOLLOWING SEVEN (7) COURSES ARE ALONG THE SOUTHERN LINE OF SAID LEGACY BUSINESS CENTER OF ST. CHARLES SUBDIVISION; 1) THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 187.62 FEET; 2) THENCE NORTH 45 DEGREES 00 MINUTES 05 SECONDS WEST 60.70 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 165.49 FEET; 4) THENCE NORTH 45 DEGREES 00 MINUTES 05 SECONDS WEST 48.23 FEET; 5) THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 198.11 FEET; 6) THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST 265.51 FEET; 7) THENCE SOUTH 89 DEGREES 59 MINUTES 55 SECONDS WEST 570.47 FEET TO THE SOUTHWEST CORNER OF SAID LEGACY BUSINESS CENTER OF ST. CHARLES, SAID POINT ALSO BEING ON THE EASTERN LINE OF KIRK ROAD AS CONVEYED TO THE COUNTY OF KANE BY A TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 96K021795 IN THE OFFICE OF THE RECORDER, KANE COUNTY, ILLINOIS (THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID EASTERN LINE OF KIRK ROAD); 1) THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS WEST 66.43 FEET; 2) THENCE SOUTH 89 DEGREES 59 MINUTES 39 SECONDS EAST 10.00 FEET; 3) THENCE SOUTH 00 DEGREES 15 MINUTES 05 SECONDS WEST 871.01 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE; 4) THENCE SOUTH 00 DEGREES 38 MINUTES 18 SECONDS WEST 123.20 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST 93.84 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 05 SECONDS EAST 127.63 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS EAST 468.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 05 SECONDS EAST 300.25 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 08 SECONDS EAST 465.75 FEET TO THE POINT OF BEGINNING IN KANE COUNTY, ILLINOIS, CONTAINING 15.005 ACRES, MORE OR LESS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND ACCURATELY DEPICTS SAID PROPERTY, DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX HAVING A MAP NUMBER OF 17089C0270H FOR KANE COUNTY, ILLINOIS, AND INCORPORATED AREAS, THE SUBJECT TRACT FALLS WITHIN PANEL NUMBER 17089C0270H. ACCORDING TO THIS MAP INDEX SHEET WHICH HAS A MAP REVISION DATE OF JULY 17, 2012, PANEL NUMBER 17089C0270H WAS NOT PRINTED, NO SPECIAL FLOOD HAZARD AREAS EXIST.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2015.

TIMOTHY G. WOLFE
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
MY LICENSE EXPIRES NOVEMBER 30, 2016



JACOB & HEFNER ASSOCIATES
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17089C0270H (17089C0270H) Subdivision (2012) Subdivision.dwg

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Description:	PLAT OF SUBDIVISION
Date Prepared:	JULY 17, 2015
Scale:	1" = 60'
Field Work:	NW/2M/20
Prepared By:	REW



SITE IMPROVEMENT PLANS

FOR

180,000 SF BUILD-TO-SUIT

ST. CHARLES, ILLINOIS
VENTURE ONE REAL ESTATE, LLC.

D524j
180,000 SF BUILD-TO-SUIT
7/17/15

DRAWING INDEX

SHEET	TITLE
C1.0	COVER
C2.0	GENERAL NOTES & TYPICAL SECTIONS
C3.0	OVERALL EXISTING CONDITIONS & DEMOLITION PLAN
C3.1	EXISTING CONDITIONS & DEMOLITION PLAN – NORTH SECTION
C3.2	EXISTING CONDITIONS & DEMOLITION PLAN – SOUTH SECTION
C4.0	OVERALL DIMENSIONAL CONTROL & PAVING PLAN
C4.1	DIMENSIONAL CONTROL, SIGNAGE, STRIPING & PAVING PLAN – NORTH
C4.2	DIMENSIONAL CONTROL, SIGNAGE, STRIPING & PAVING PLAN – SOUTH
C5.0	OVERALL GRADING PLAN
C5.1	GRADING PLAN – NORTH SECTION
C5.2	GRADING PLAN – SOUTH SECTION
C5.3	DETAILED GRADING PLAN
C5.4	PUBLIC SIDEWALK DETAILED GRADING PLAN
C5.5	PUBLIC SIDEWALK DETAILED GRADING PLAN
C6.0	OVERALL UTILITY PLAN
C6.1	UTILITY PLAN – NORTH SECTION
C6.2	UTILITY PLAN – SOUTH SECTION
C6.3	SANITARY SEWER PLAN AND PROFILE SHEET 1
C6.4	SANITARY SEWER PLAN AND PROFILE SHEET 2
C6.5	UNDERDRAIN PLAN
C7.0	OVERALL EROSION CONTROL PLAN
C8.0	STORMWATER POLLUTION PREVENTION PLAN
C8.1	EROSION CONTROL DETAILS
C9.0	SPECIFICATIONS
C10.0–C10.3	DETAILS



LOCATION MAP
 NOT TO SCALE

BENCHMARK & LOCATIONS:
 REFERENCE BENCHMARK:
 KANE COUNTY 3D ROD MONUMENT DESIGNATED 36-40-8, A BULLET-HEAD MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF KIRK ROAD AND SWENSON AVENUE AND IS LOCATED 54.50 FEET EAST OF THE NORTHBOUND KIRK ROAD CENTERLINE AND 121.50 FEET SOUTH OF SWENSON AVENUE CENTERLINE AT 2.20 FEET EAST OF CONCRETE SIDEWALK.
 ELEVATION = 779.20 FEET (KANE COUNTY DATUM – NAVD88)

SITE BENCHMARKS:
 BM 1:
 CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF THE FIRST LIGHT STANDARD LYING SOUTH OF LEGACY BOULEVARD IN THE EAST RIGHT OF WAY OF KIRK ROAD.
 ELEVATION = 786.18
 BM 2:
 CUT SQUARE ON THE EAST SIDE OF CONCRETE BASE OF THE FIRST LIGHT STANDARD LYING NORTH OF DIVISION STREET IN THE EAST RIGHT OF WAY OF KIRK ROAD.
 ELEVATION = 800.74

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	842 SPOT GRADE	
	701 SANITARY MANHOLE	
	STORM STRUCTURE	
	STORM INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/WAULT	
	STREET LIGHT	
	STREET LIGHT W/WAIST	
	OVERFLOW DIRECTION	
	CURB & GUTTER	
	SILT FENCE	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	GARAGE FLOOR, AT REAR OF GARAGE	
	TOP OF CURB, DEPRESSED	
	TOP OF RETAINING WALL	
	RLM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	
	FENCE LINE	
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	GAS LINE	



Municipality: St. Charles
 County: Kane
 Township: 40N
 Range: 8E
 Section: 36

No.	Description	Date
1	ORIGINAL PLAN DATE	7/17/15
REVISIONS		

ENGINEER: _____ DATE: _____
 MATTHEW J. KRAMER
 MKRAMER@JACOBANDHEFNER.COM
 ILLINOIS REGISTRATION NO. 062-064896
 EXPIRES 11/30/2015
 ENGINEER ONLY CERTIFIES SHEETS
 THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPROVED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

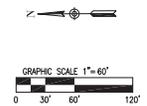
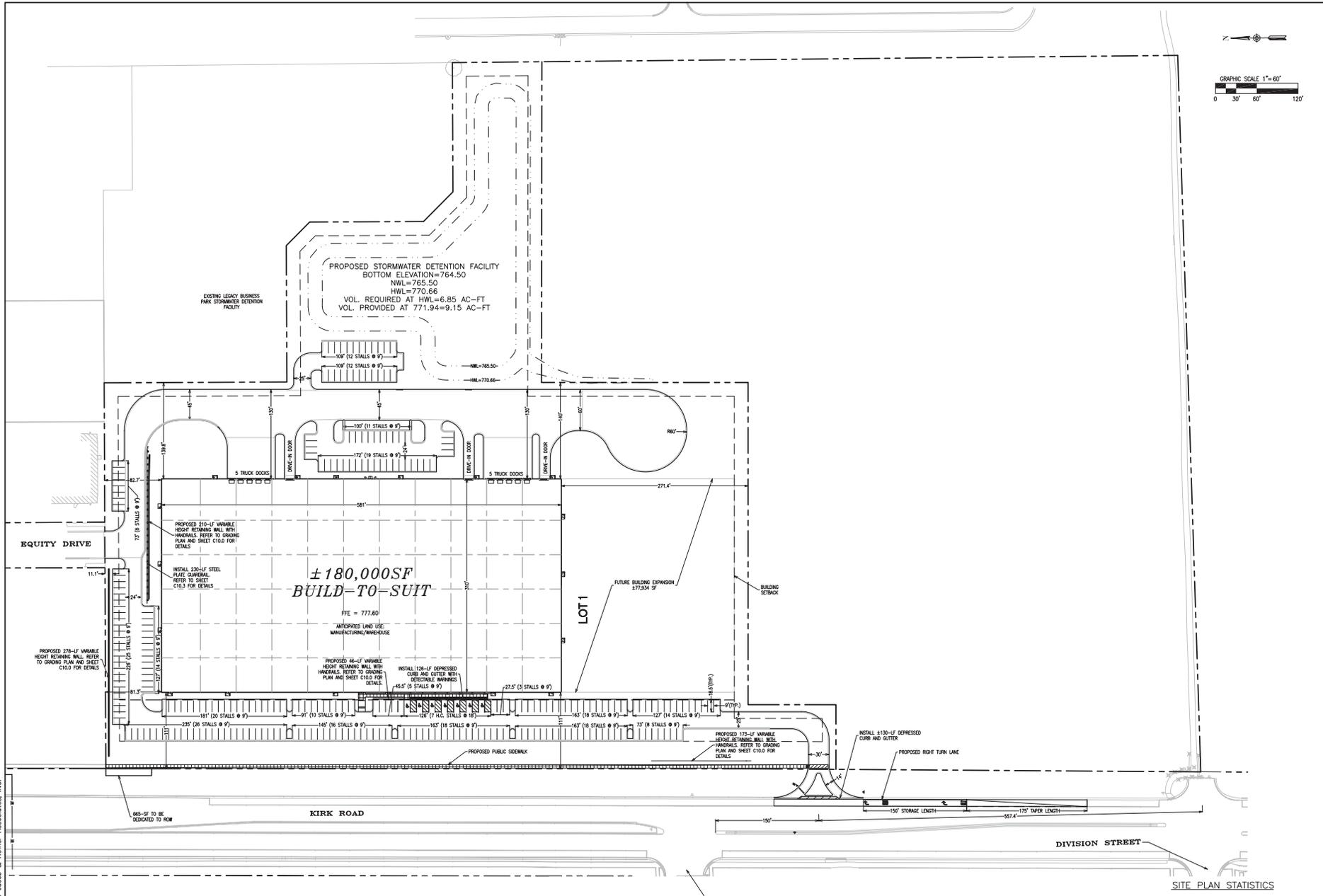


JACOB & HEFNER
 ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

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No.	Description	Date
1	ORIGINAL PLAN DATE	7/17/15

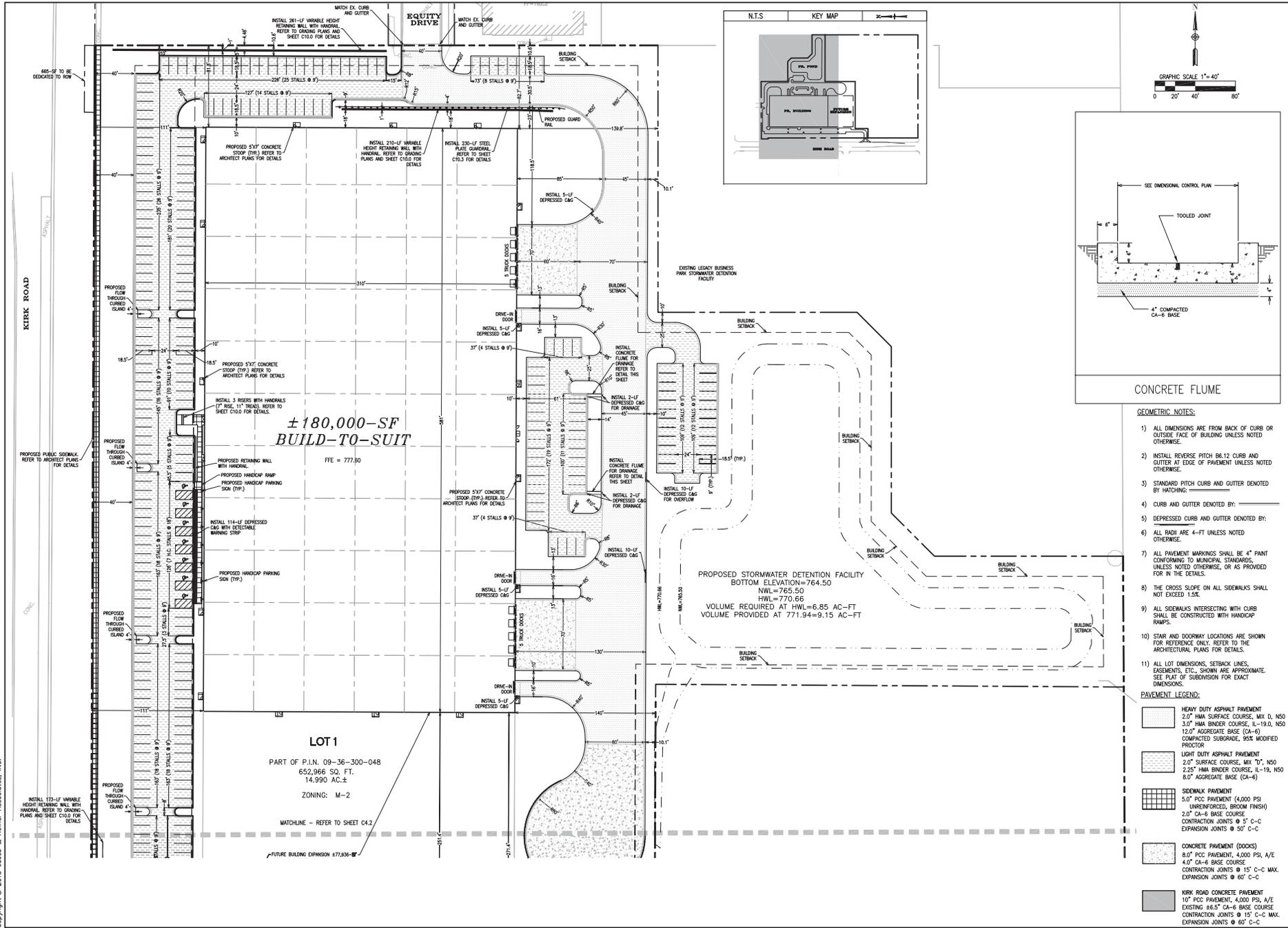
OVERALL DIMENSIONAL CONTROL & PAVING PLAN
180,000 SF BUILD-TO-SUIT
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
 1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
 PHONE: (630) 652-4600, FAX: (630) 652-4601
 www.jacobandhefner.com



PROPOSED PARKING STALLS PROVIDED	272	STALLS
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D524j
 1" = 60'
 C4.0



- GEOMETRIC NOTES:**
- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - 2) INSTALL REVERSE PITCH B6.12 CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 - 3) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING:
 - 4) CURB AND GUTTER DENOTED BY:
 - 5) DEPRESSED CURB AND GUTTER DENOTED BY:
 - 6) ALL RADII ARE 4'-FT UNLESS NOTED OTHERWISE.
 - 7) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
 - 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 - 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HURDLE RAMP.
 - 10) STAR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
 - 11) ALL LOT DIMENSIONS, SETBACK LINES, BASEMENTS, ETC. SHOWN ARE APPROXIMATE. SEE PLAN OF SUBDIVISION FOR EXACT DIMENSIONS.

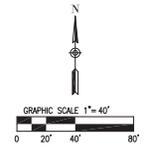
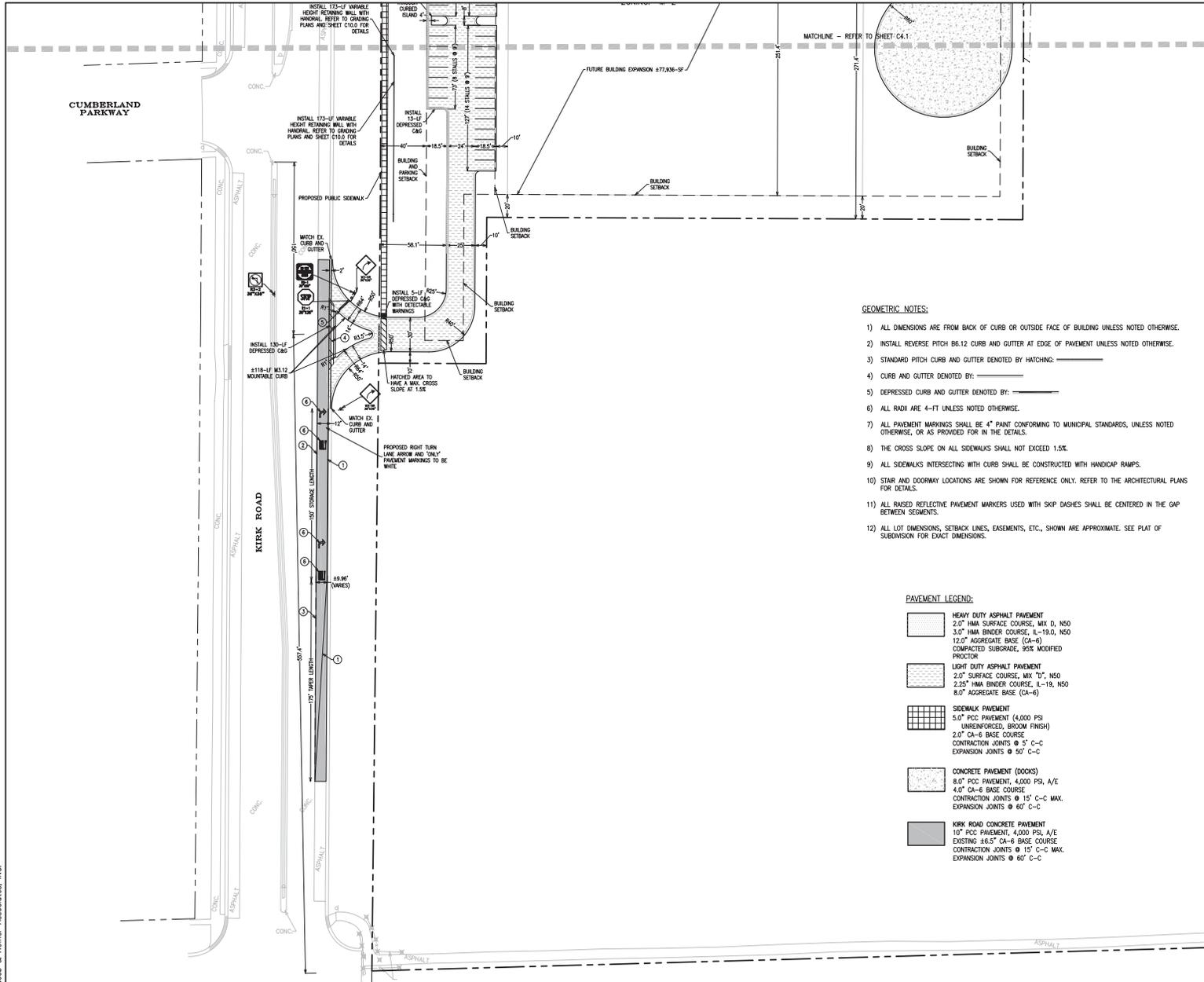
- PAVEMENT LEGEND:**
- HEAVY DUTY ASPHALT PAVEMENT
2.0" HMA SURFACE COURSE, MIX D, NS0
3.0" HMA BINDER COURSE, L-19.0, NS0
12.0" AGGREGATE BASE (CA-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - LIGHT DUTY ASPHALT PAVEMENT
2.0" SURFACE COURSE, MIX D, NS0
2.25" HMA BINDER COURSE, L-19, NS0
8.0" AGGREGATE BASE (CA-6)
 - SIDEWALK PAVEMENT
5.0" PCC PAVEMENT (4,000 PSI UNREINFORCED, BROOM FINISH)
2.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 5' C-C
EXPANSION JOINTS @ 50' C-C
 - CONCRETE PAVEMENT (DOCKS)
8.0" PCC PAVEMENT, 4,000 PSI, A/E
4.0" CA-6 BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C
 - KIRK ROAD CONCRETE PAVEMENT
10" PCC PAVEMENT, 4,000 PSI, A/E
EXISTING #6.5" CA-6 BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

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D524j
1" = 40'
C4.1

1	ORIGINAL PLAN DATE	7/17/15	Date
1	Description		

DIMENSIONAL CONTROL, SIGNAGE, STRIPING & PAVING PLAN - NORTH
180,000 SF BUILD-TO-SUIT
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS



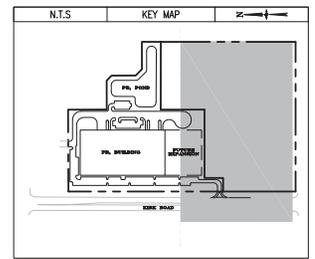
GEOMETRIC NOTES:

- 1) ALL DIMENSIONS ARE FROM BACK OF CURB OR OUTSIDE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 2) INSTALL REVERSE PITCH CURB AND GUTTER AT EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 3) STANDARD PITCH CURB AND GUTTER DENOTED BY HATCHING: _____
- 4) CURB AND GUTTER DENOTED BY: _____
- 5) DEPRESSED CURB AND GUTTER DENOTED BY: _____
- 6) ALL RADII ARE 4-FT UNLESS NOTED OTHERWISE.
- 7) ALL PAVEMENT MARKINGS SHALL BE 4" PAINT CONFORMING TO MUNICIPAL STANDARDS, UNLESS NOTED OTHERWISE, OR AS PROVIDED FOR IN THE DETAILS.
- 8) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 9) ALL SIDEWALKS INTERSECTING WITH CURB SHALL BE CONSTRUCTED WITH HANDICAP RAMPS.
- 10) STAR AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.
- 11) ALL RAISED REFLECTIVE PAVEMENT MARKERS USED WITH SKIP DASHES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
- 12) ALL LOT DIMENSIONS, SETBACK LINES, EASEMENTS, ETC., SHOWN ARE APPROXIMATE. SEE PLAT OF SUBDIVISION FOR EXACT DIMENSIONS.

PAVEMENT LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT**
2.0" HMA SURFACE COURSE, MIX D, N50
3.0" HMA BINDER COURSE, IL-19.0, N50
12.0" AGGREGATE BASE (2A-4)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- LIGHT DUTY ASPHALT PAVEMENT**
2.0" SURFACE COURSE, MIX D, N50
2.25" HMA BINDER COURSE, IL-19, N50
8.0" AGGREGATE BASE (2A-4)
- SIDEWALK PAVEMENT**
8.0" PCC PAVEMENT (4,000 PSI UNREINFORCED, BROOM FINISH)
2.0" CA-B BASE COURSE
CONTRACTION JOINTS @ 15' C-C
EXPANSION JOINTS @ 60' C-C
- CONCRETE PAVEMENT (DOCKS)**
8.0" PCC PAVEMENT, 4,000 PSI, A/E
4.0" CA-B BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C
- KIRK ROAD CONCRETE PAVEMENT**
10" PCC PAVEMENT, 4,000 PSI, A/E
EXISTING 4.6-5" CA-B BASE COURSE
CONTRACTION JOINTS @ 15' C-C MAX.
EXPANSION JOINTS @ 60' C-C

KIRK ROAD PAVEMENT MARKING LEGEND	
4" SOLID LINE - WHITE	
6" SOLID LINE - WHITE	
6" DOTTED LINE - WHITE (2" DASH, 6" SKIP)	
12" SOLID LINE - WHITE	
24" STOP BAR - WHITE	
LETTERS AND SYMBOLS - WHITE	
NOTE: ALL PAVEMENT MARKINGS WITHIN KIRK ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC	



1	ORIGINAL PLAN DATE	7/17/15	Date
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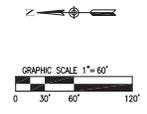
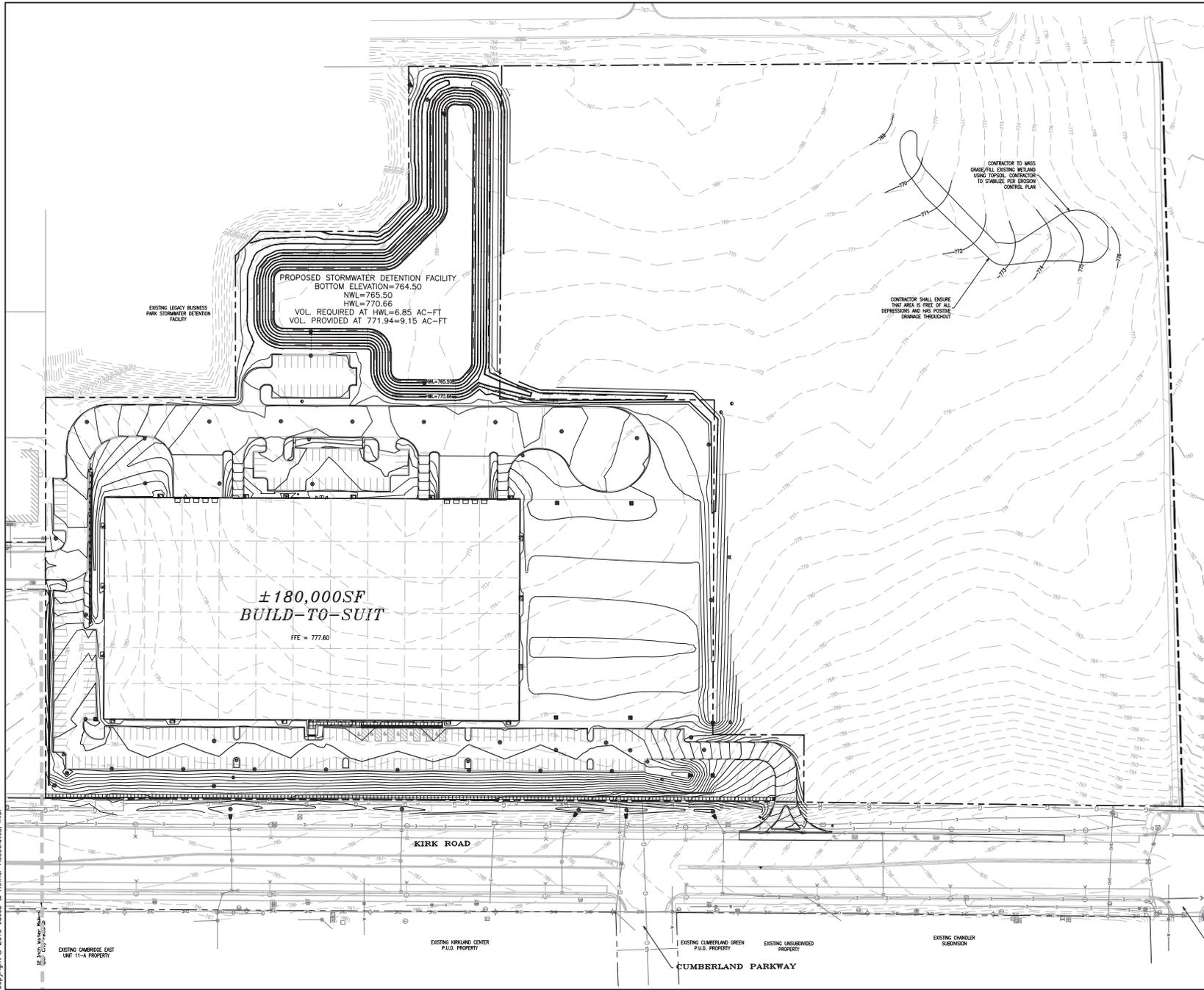
**DIMENSIONAL CONTROL, SIGNAGE,
STRIPING & PAVING PLAN - SOUTH**
180,000 SF BUILD-TO-SUIT
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS

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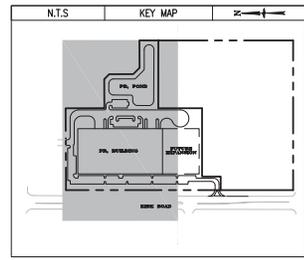
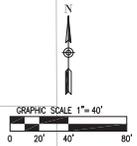
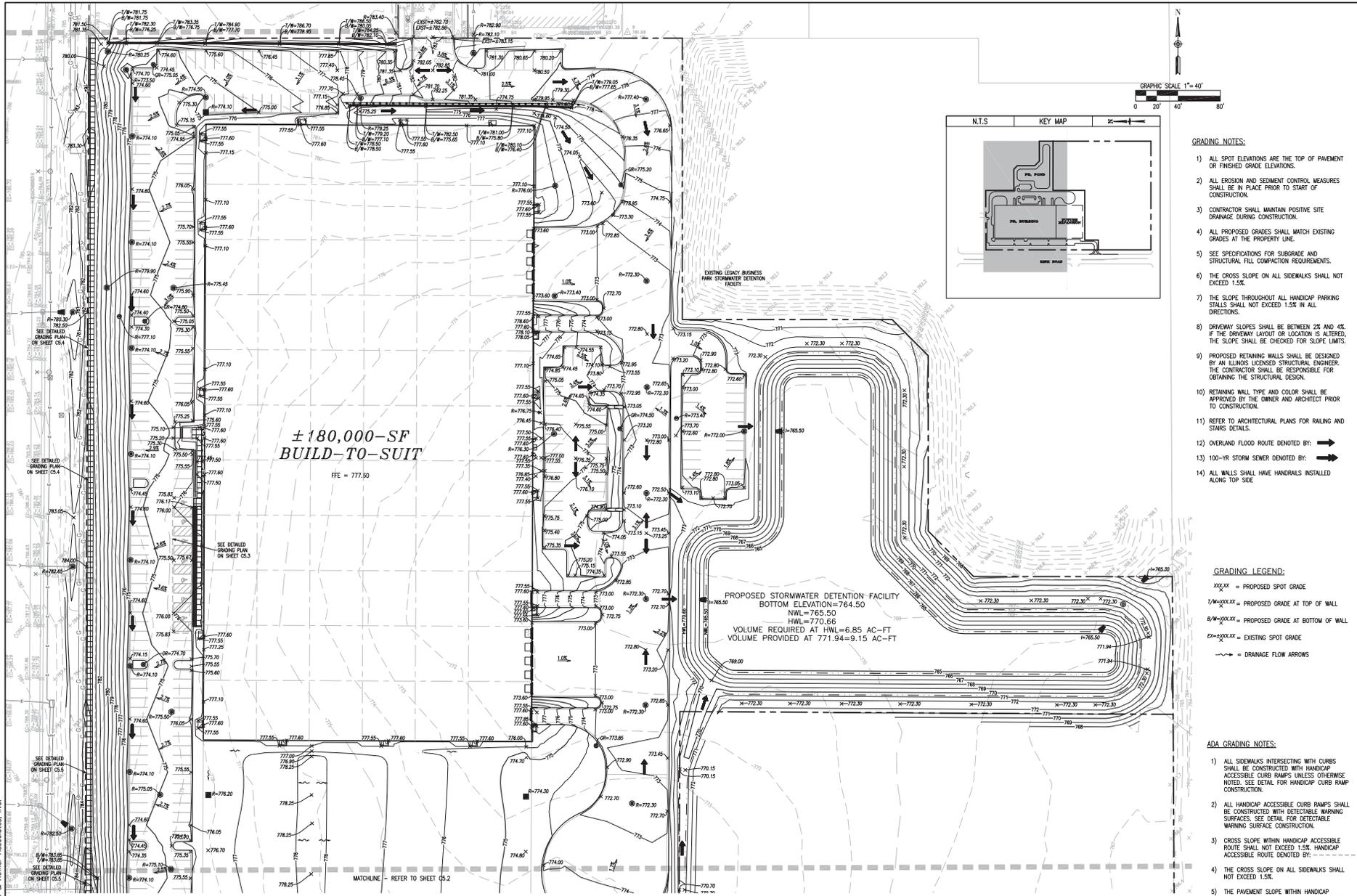
D524j
1" = 40'
C4.2

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OVERALL GRADING PLAN		7/17/15
180,000 SF BUILD-TO-SUIT		Date
VENTURE ONE REAL ESTATE, LLC.		No.
ST. CHARLES, ILLINOIS		Description
JACOB & HEFNER ASSOCIATES		1 ORIGINAL PLAN DATE
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C5.0		

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- GRADING NOTES:**
- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
 - 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
 - 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
 - 4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
 - 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
 - 6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 - 7) THE SLOPE THROUGHOUT ALL HANDICAP PARKING STALLS SHALL NOT EXCEED 1.5% IN ALL DIRECTIONS.
 - 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
 - 9) PROPOSED RETAINING WALLS SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.
 - 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
 - 11) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIRS DETAILS.
 - 12) OVERLAND FLOOD ROUTE DENOTED BY: →
 - 13) 100-YR STORM SEWER DENOTED BY: →
 - 14) ALL WALLS SHALL HAVE HANDRAILS INSTALLED ALONG TOP SIDE

- GRADING LEGEND:**
- xxx.xx = PROPOSED SPOT GRADE
 - 1/4=xxx.xx = PROPOSED GRADE AT TOP OF WALL
 - 8/4=xxx.xx = PROPOSED GRADE AT BOTTOM OF WALL
 - Ex=xxx.xx = EXISTING SPOT GRADE
 - = DRAINAGE FLOW ARROWS

- ADA GRADING NOTES:**
- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
 - 2) ALL HANDICAP ACCESSIBLE CURB RAMP SURFACES SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
 - 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5%. HANDICAP ACCESSIBLE ROUTE DENOTED BY: ---
 - 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
 - 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

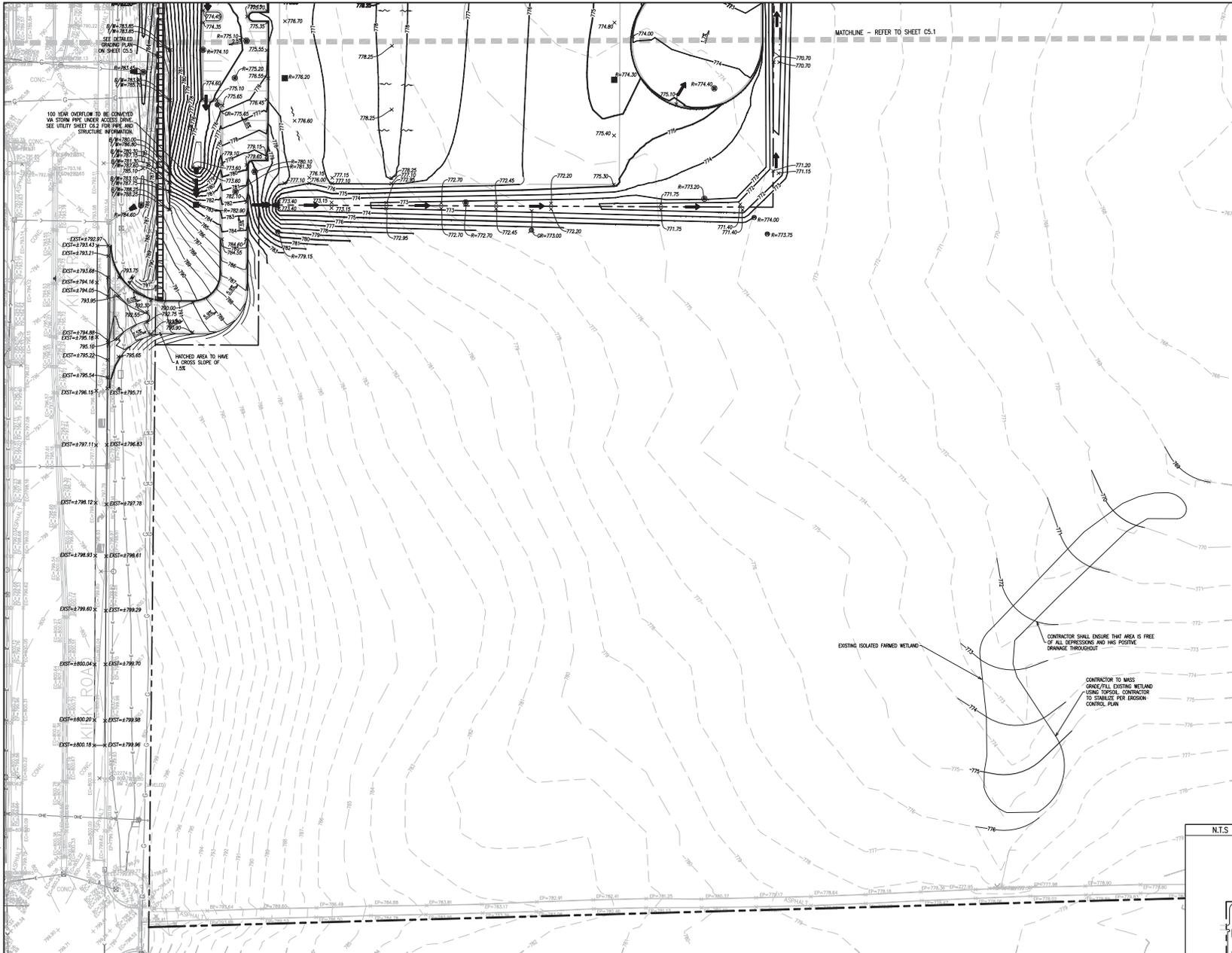
No.	Description	Date
1	ORIGINAL PLAN DATE	7/17/15

GRADING PLAN - NORTH SECTION
 180,000 SF BUILD-TO-SUIT
 VENTURE ONE REAL ESTATE, LLC.
 ST. CHARLES, ILLINOIS

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D524j
 1" = 40'
 C5.1



GRAPHIC SCALE 1" = 40'

0 20' 40' 80'

GRADING NOTES:

- 1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
- 3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
- 4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
- 5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
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- 8) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
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- 10) RETAINING WALL TYPE AND COLOR SHALL BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- 11) REFER TO ARCHITECTURAL PLANS FOR RAILING AND STAIRS DETAILS.
- 12) OVERLAND FLOOD ROUTE DENOTED BY:
- 13) 100-YR STORM SEWER DENOTED BY:
- 14) ALL WALLS SHALL HAVE HANDRAILS INSTALLED ALONG TOP SIDE

GRADING LEGEND:

$\times \times \times \times$ = PROPOSED SPOT GRADE

$1/2 \times \times \times \times$ = PROPOSED GRADE AT TOP OF WALL

$0/2 \times \times \times \times$ = PROPOSED GRADE AT BOTTOM OF WALL

$0 \times \times \times \times$ = EXISTING SPOT GRADE

= DRAINAGE FLOW ARROWS

ADA GRADING NOTES:

- 1) ALL SIDEWALKS INTERSECTING WITH CURBS SHALL BE CONSTRUCTED WITH HANDICAP ACCESSIBLE CURB RAMP UNLESS OTHERWISE NOTED. SEE DETAIL FOR HANDICAP CURB RAMP CONSTRUCTION.
- 2) ALL HANDICAP ACCESSIBLE CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES. SEE DETAIL FOR DETECTABLE WARNING SURFACE CONSTRUCTION.
- 3) CROSS SLOPE WITHIN HANDICAP ACCESSIBLE ROUTE SHALL NOT EXCEED 1.5%. HANDICAP ACCESSIBLE ROUTE DENOTED BY:
- 4) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
- 5) THE PAVEMENT SLOPE WITHIN HANDICAP ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL NOT EXCEED 1.5% IN ANY DIRECTION.

N.T.S. KEY MAP

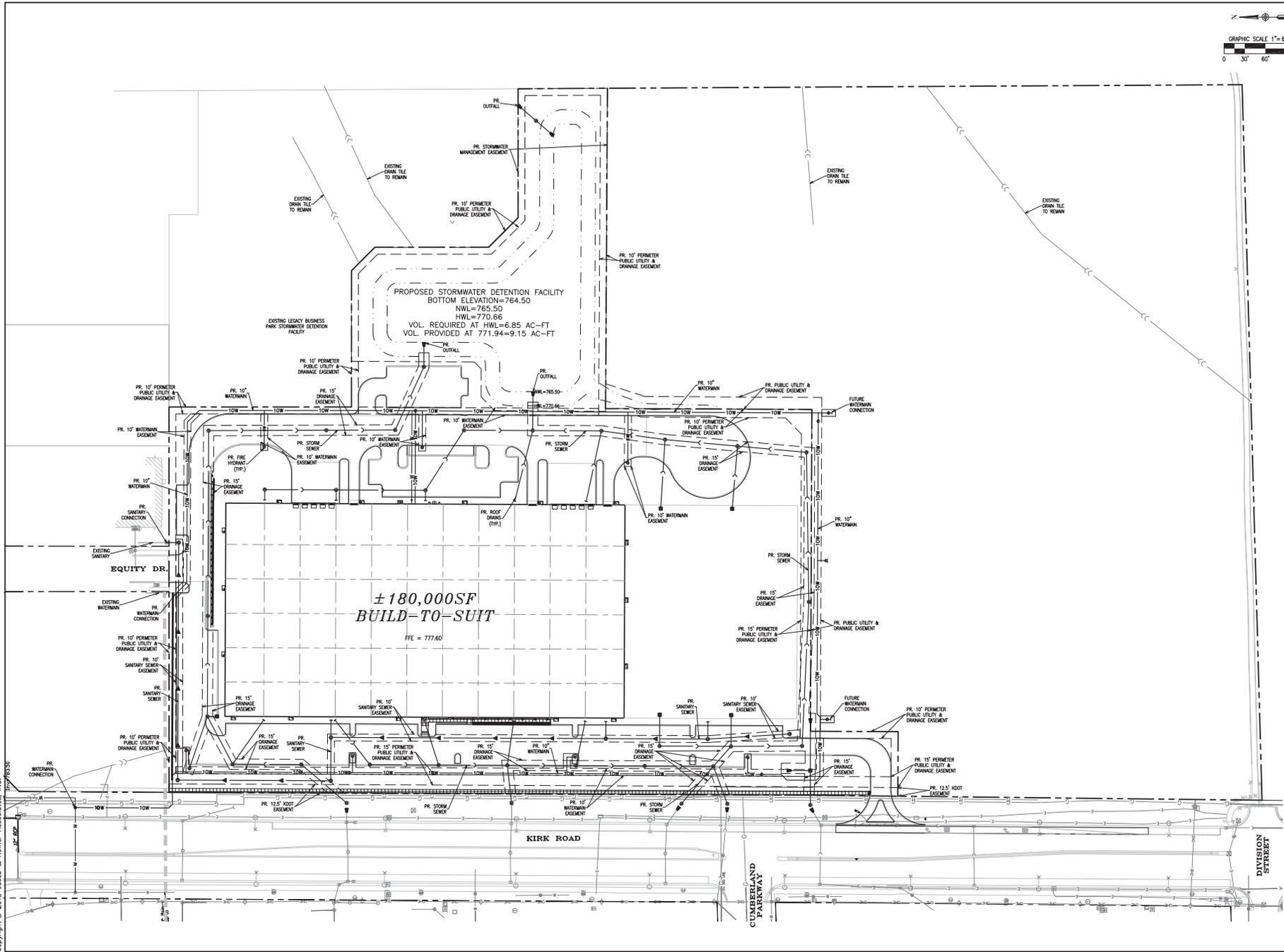
No.	Description	Date
1	ORIGINAL PLAN DATE	7/17/15

GRADING PLAN - SOUTH SECTION
180,000 SF BUILD-TO-SUIT
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS

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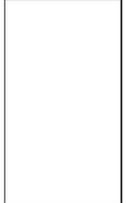
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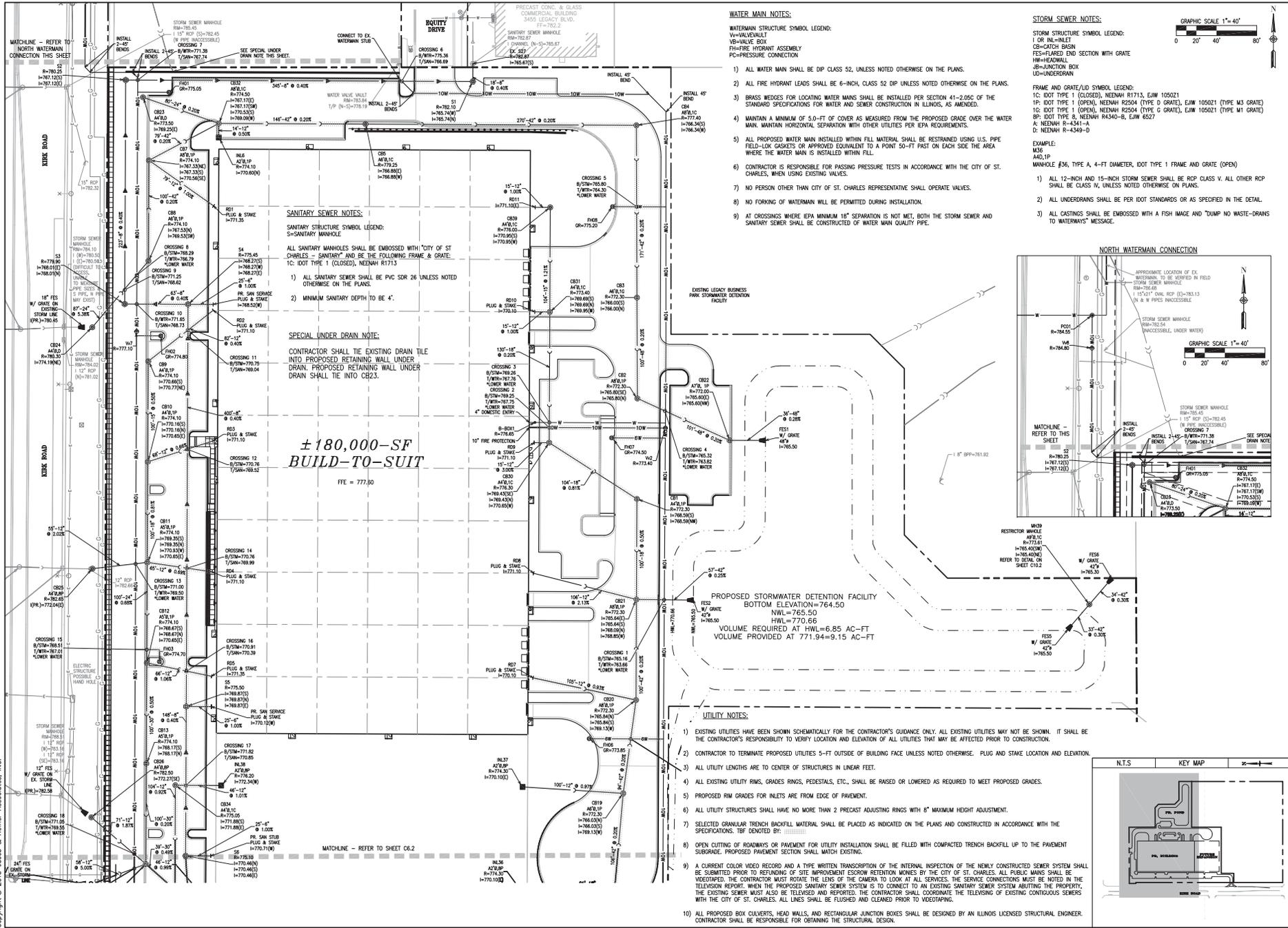
No.	Description	Date
1	ORIGINAL PLAN	7/17/15

OVERALL UTILITY PLAN
 180,000 SF BUILD-TO-SUIT
 VENTURE ONE REAL ESTATE, LLC.
 ST. CHARLES, ILLINOIS

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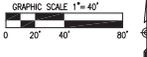


WATER MAIN NOTES:

- WATERMAIN STRUCTURE SYMBOL LEGEND:**
 W=VALVE BOX
 FH=FIRE HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION
- 1) ALL WATER MAIN SHALL BE DIP CLASS S2, UNLESS NOTED OTHERWISE ON THE PLANS.
 - 2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS S2 DIP UNLESS NOTED OTHERWISE ON THE PLANS.
 - 3) BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
 - 4) MAINTAIN A MINIMUM OF 5.0'-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IAPA REQUIREMENTS.
 - 5) ALL PROPOSED WATER MAIN INSTALLED WITH FILL MATERIAL SHALL BE RESTRAINED USING U.S. PIPE FIELD-LOCK CASSETS OR APPROVED EQUIVALENT TO A POINT 50'-FT PAST ON EACH SIDE THE AREA WHERE THE WATER MAIN IS INSTALLED WITHIN FILL.
 - 6) CONTRACTOR IS RESPONSIBLE FOR PASSING PRESSURE TESTS IN ACCORDANCE WITH THE CITY OF ST. CHARLES, WHEN USING EXISTING VALVES.
 - 7) NO PERSON OTHER THAN CITY OF ST. CHARLES REPRESENTATIVE SHALL OPERATE VALVES.
 - 8) NO FORKING OF WATERMAIN WILL BE PERMITTED DURING INSTALLATION.
 - 9) AT CROSSINGS WHERE IAPA MINIMUM 18" SEPARATION IS NOT MET, BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.

STORM SEWER NOTES:

- STORM STRUCTURE SYMBOL LEGEND:**
 I=INLET
 CB=GRATE BASKET
 FES=FLARED END SECTION WITH GRATE
 HW=HEADWALL
 JB=JUNCTION BOX
 UD=UNDERDRAIN
- FRAME AND GRATE/LID SYMBOL LEGEND:**
 1C: IDOT TYPE 1 (CLOSED), NEENAH R1713, EJM 105021
 1P: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE G GRATE), EJM 105021 (TYPE M3 GRATE)
 1O: IDOT TYPE 1 (OPEN), NEENAH R2504 (TYPE G GRATE), EJM 105021 (TYPE M1 GRATE)
 8P: IDOT TYPE 8, NEENAH R4340-R, EJM 6527
 A: NEENAH R-4341-A
 D: NEENAH R-4349-D
- EXAMPLE:**
 M36
 A40.1P
 MANHOLE #36, TYPE A, 4-FT DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)
- 1) ALL 12-INCH AND 15-INCH STORM SEWER SHALL BE RCP CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON THE PLANS.
 - 2) ALL UNDERDRAINS SHALL BE PER IDOT STANDARDS OR AS SPECIFIED IN THE DETAIL.
 - 3) ALL CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE-DRAINS TO WATERWAYS" MESSAGE.



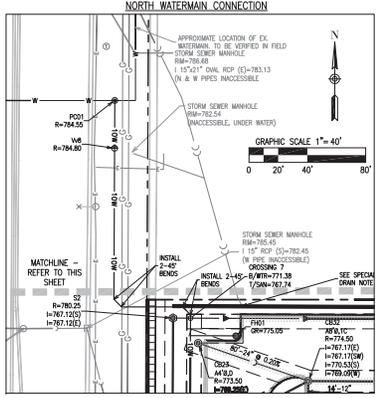
SANITARY SEWER NOTES:

- SANITARY STRUCTURE SYMBOL LEGEND:**
 S=SANITARY MANHOLE
- ALL SANITARY MANHOLES SHALL BE EMBOSSED WITH "CITY OF ST CHARLES - SANITARY" AND BE THE FOLLOWING FRAME & GRATE:
 1C: IDOT TYPE 1 (CLOSED), NEENAH R1713
 2) MINIMUM SANITARY DEPTH TO BE 4'.

SPECIAL UNDER DRAIN NOTE:

CONTRACTOR SHALL TIE THE EXISTING DRAIN TILE INTO PROPOSED RETAINING WALL UNDER DRAIN. PROPOSED RETAINING WALL UNDER DRAIN SHALL TIE INTO CB23.

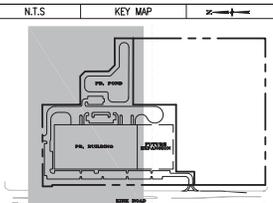
± 180,000-SF BUILD-TO-SUIT
 FFE = 777.50



PROPOSED STORMWATER DETENTION FACILITY
 BOTTOM ELEVATION=764.50
 NWL=765.50
 HWL=770.66
 VOLUME REQUIRED AT HWL=6.85 AC-FT
 VOLUME PROVIDED AT 771.94=9.15 AC-FT

UTILITY NOTES:

- 1) EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION AND ELEVATION OF ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO CONSTRUCTION.
- 2) CONTRACTOR TO TERMINATE PROPOSED UTILITIES 5'-FT OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE. PLUG AND STAKE LOCATION AND ELEVATION.
- 3) ALL UTILITY LENGTHS ARE TO CENTER OF STRUCTURES IN LINEAR FEET.
- 4) ALL EXISTING UTILITY RIMS, GRADES RIMS, PEDESTALS, ETC., SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED GRADES.
- 5) PROPOSED RIM GRADES FOR INLETS ARE FROM EDGE OF PAVEMENT.
- 6) ALL UTILITY STRUCTURES SHALL HAVE NO MORE THAN 2 PRECAST ADJUSTING RINGS WITH 8" MAXIMUM HEIGHT ADJUSTMENT.
- 7) SELECTED GRANULAR TRENCH BACKFILL MATERIAL SHALL BE PLACED AS INDICATED ON THE PLANS AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS. TBF DENOTED BY: [Symbol]
- 8) OPEN CUTTING OF ROADWAYS OR PAVEMENT FOR UTILITY INSTALLATION SHALL BE FILLED WITH COMPACTED TRENCH BACKFILL UP TO THE PAVEMENT SUBGRADE. PROPOSED PAVEMENT SECTION SHALL MATCH EXISTING.
- 9) A CURRENT COLOR VIDEO RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SEWER SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST. CHARLES. ALL PUBLIC MAINS SHALL BE INSPECTED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SANITARY SEWER SYSTEM IS TO CONNECT TO AN EXISTING SANITARY SEWER SYSTEM ABUTTING THE PROPERTY, THE EXISTING SEWER MUST ALSO BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST. CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEO TAPING.
- 10) ALL PROPOSED BOX CURBS, HEAD WALLS, AND RECTANGULAR JUNCTION BOXES SHALL BE DESIGNED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE STRUCTURAL DESIGN.



1	ORIGINAL PLAN DATE	7/17/15	Date
1	Description		
UTILITY PLAN - NORTH SECTION			
180,000 SF BUILD-TO-SUIT			
VENTURE ONE REAL ESTATE, LLC.			
ST. CHARLES, ILLINOIS			
JACOB & HEFNER ASSOCIATES			
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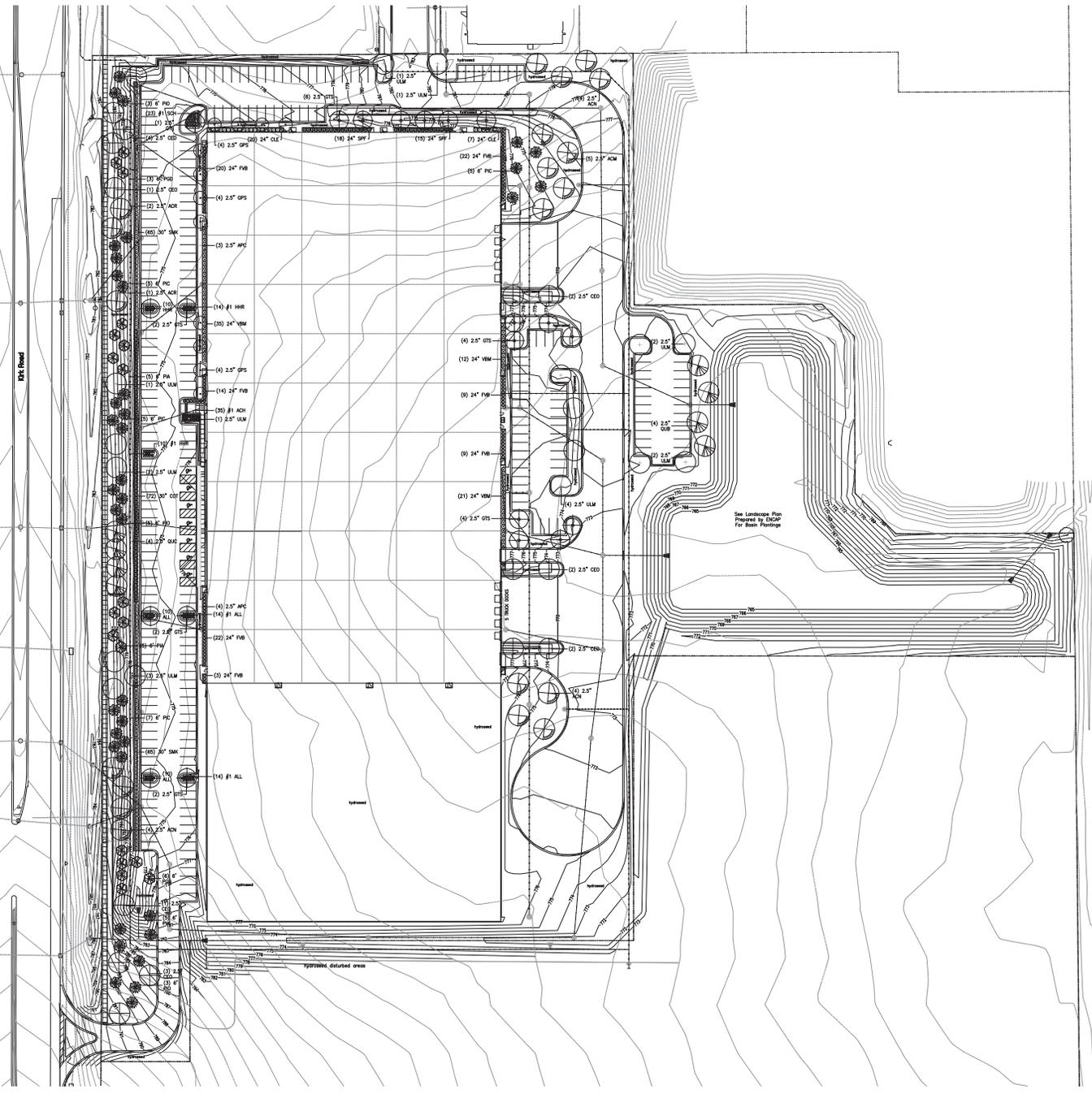
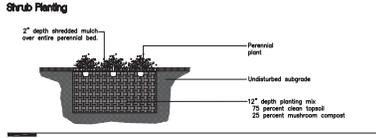
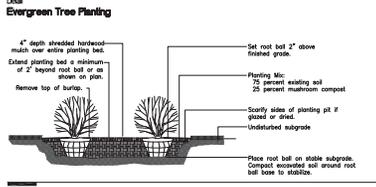
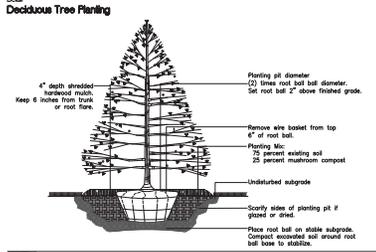
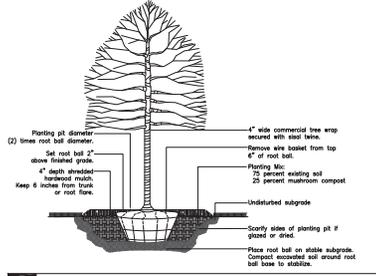
Plant List

Shade Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACM	5	2.5"	Acer mizaloni 'Morton'	State Street Maple	EB
ACR	3	2.5"	Acer Freemanii 'Ailam Blaise'	Ailam Blaise Freeman Maple	EB
ACN	12	2.5"	Acer argutum	Black Maple	EB
APC	12	2.5"	Acer glabrum 'Columbian'	Black Norway Maple	EB
CEJ	14	2.5"	Cela occidentalis 'Prairie Pride'	Prairie Pride Common Hackberry	EB
GPS	12	2.5"	Gleditsia triacanthos 'Windstorm Sentry'	Windstorm Sentry Gleditsia	EB
GT5	21	2.5"	Gleditsia triacanthos var. 'inermis 'Skyline'	Skyline Thornless Honeylocust	EB
QUB	4	2.5"	Quercus bicolor	Sawing White Oak	EB
QUC	4	2.5"	Quercus muhlenbergii	Chinquapin Oak	EB
ULM	16	2.5"	Ulmus x Morton Glisley	Trumpf Elm	EB

Evergreen Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
PGD	6	6"	Picea glauca 'Demota'	Black Hills Spruce	EB
PH	15	6"	Picea abies	Norway Spruce	EB
PG	22	6"	Picea pungens	Colorado Green Spruce	EB
PG	11	6"	Picea omorika	Siberian Spruce	EB

Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
CLE	27	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	EB
CO	72	30"	Cotoneaster acutifolius	Peking Cotoneaster	EB
FDB	30	24"	Forsythia viridissima 'Strawberry'	Brown Dwarf Forsythia	EB
SP	24	24"	Spiraea x humilis 'Froebel'	Froebel Spiraea	EB
SMK	130	30"	Sparganium angustifolium	Blue Kim Dwarf Liliac	EB
VSM	68	24"	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	EB

Perennials and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	35	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	48	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
HR	24	#1	Hemerocallis 'Happy Returns'	Happy Returns Daylily	Container
SCN	23	#1	Schizanthus scaberrimus	Utah Bluebell	Container



**180,000 S.F.
Build-To-Suit**
Kirk Road
St. Charles, Illinois

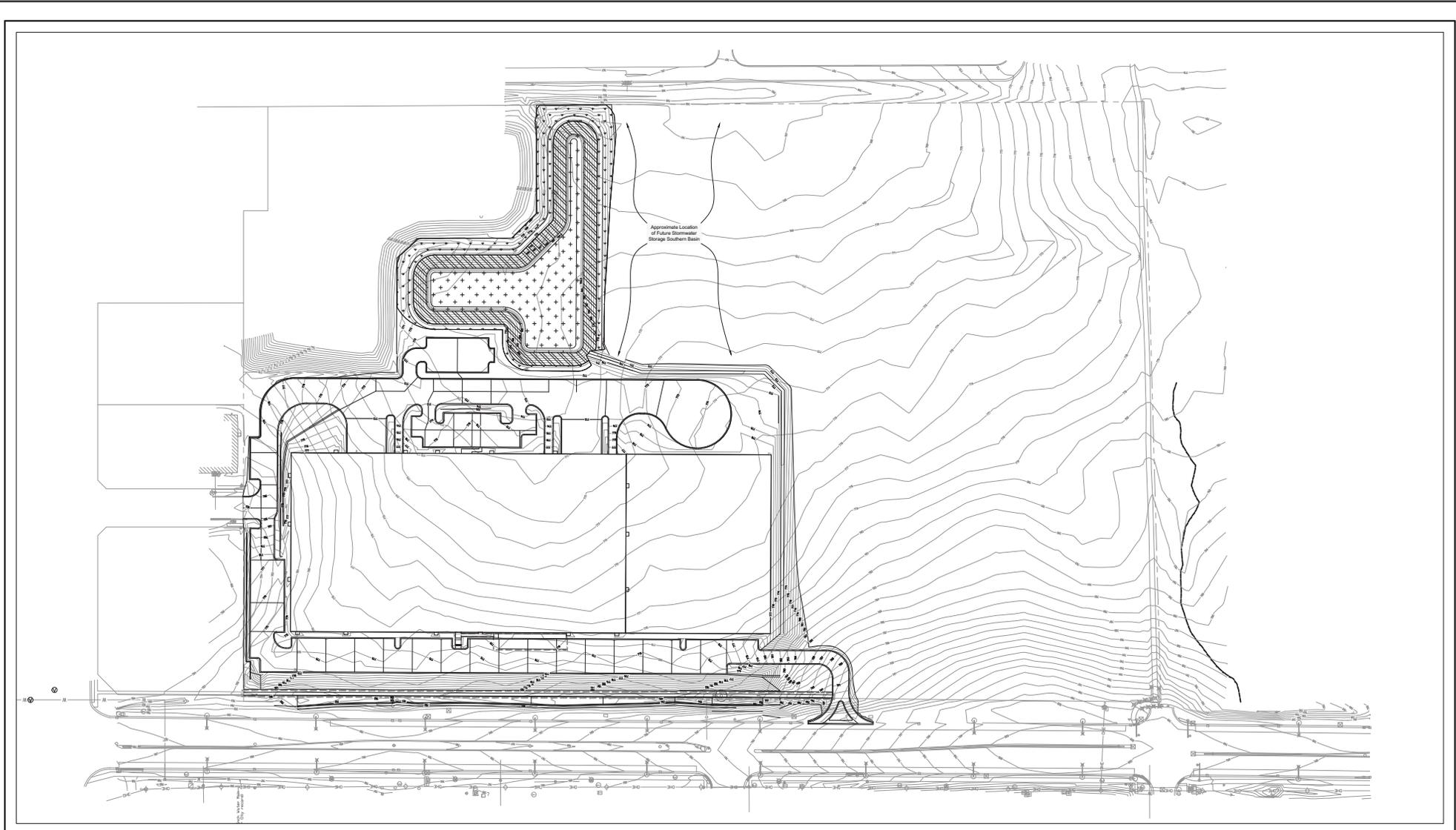
DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
30 N. Main Street, Suite 1000
St. Charles, IL 60154
T 618.326.0200 | F 618.326.0204

McCALLUM
ASSOCIATES

JACOB & FERNER
ARBORETALES

Landscape Plan

1	Original Plan Date	07/21/16
Mark	Description	Date
Issuance		
Number	438216	
Scale	1" = 40'	
File	438216.PIA	
Sheet	L10	



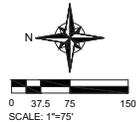
NATIVE LANDSCAPE PLAN KIRK ROAD BUSINESS PARK

ENCAP PROJECT NUMBER: 15-0123C
July 16, 2015

CLIENT:
Venture One Real Estate
9500 Bryn Mawr, Suite 340
Rosemont, Illinois 60018

ENGINEER:
Jacob & Heffner Associates, Inc.
1910 S. Highland Avenue, Suite 100
Lombard, Illinois 60148

EROSION CONTROL MATTING		
S-75	Basin & Slopes	8860
C-125	NVL	3173



DATE	REVISIONS	BY

CREATED BY: JHM
DRAWN BY: JHM
REVIEWED BY: JHM

**SHEET
1 OF 2**

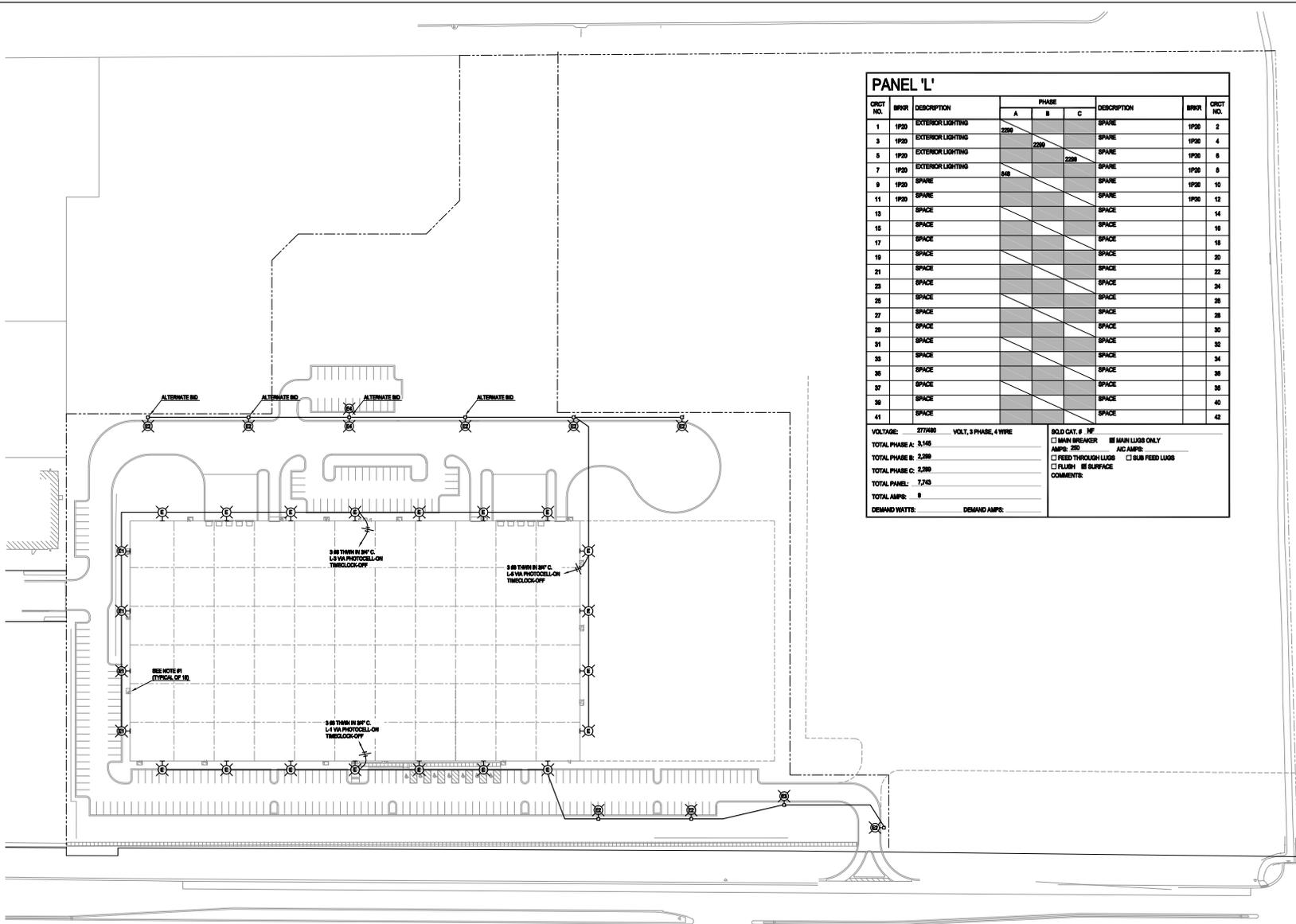


2585 Wagner Court, DeKalb, IL 60115
(O) 815.748.4500 (F) 815.748.4258
www.encapinc.net

- LEGEND:**
- UPLAND PRAIRIE SEED MIX
(0.75 Acres Total)
 - WET TO MESIC SEED MIX
(0.68 Acres Total)
 - EMERGENT PLUGS
(0.86 Acres Total)

*Acreages corrected for slope as appropriate

Base Drawing Provided by Jacob & Heffner Associates, Inc.



CRCT NO.		BWR	DESCRIPTION	PHASE			DESCRIPTION	BWR	CRCT NO.
				A	B	C			
1	1P20		EXTERIOR LIGHTING	2200			SPARE	1P20	2
3	1P20		EXTERIOR LIGHTING		2200		SPARE	1P20	4
5	1P20		EXTERIOR LIGHTING			2200	SPARE	1P20	6
7	1P20		EXTERIOR LIGHTING	540			SPARE	1P20	8
9	1P20		SPARE				SPARE	1P20	10
11	1P20		SPARE				SPARE	1P20	12
13			SPACE				SPACE		14
15			SPACE				SPACE		16
17			SPACE				SPACE		18
19			SPACE				SPACE		20
21			SPACE				SPACE		22
23			SPACE				SPACE		24
25			SPACE				SPACE		26
27			SPACE				SPACE		28
29			SPACE				SPACE		30
31			SPACE				SPACE		32
33			SPACE				SPACE		34
35			SPACE				SPACE		36
37			SPACE				SPACE		38
39			SPACE				SPACE		40
41			SPACE				SPACE		42

VOLTAGE: 277/480 VOLT, 3 PHASE, 4 WIRE
 TOTAL PHASE A: 3,145
 TOTAL PHASE B: 2,200
 TOTAL PHASE C: 2,200
 TOTAL PANEL: 7,543
 TOTAL AMP: 0
 DEMAND WATTS: DEMAND AMP:

BOLD CAT. # MF
 MAIN BREAKER MAIN LI00B ONLY
 AMP: 200 40 AMP
 FEED THROUGH LI00B SUB FEED LI00B
 FLUSH SURFACE
 COMMENTS:

ELECTRICAL SITE PLAN
SCALE 1"=8'-0"

NOTE:
1. E.C. TO FURNISH AND INSTALL FIXTURE TYPE EF AT EACH MAIN DOOR. WIRE TO PANEL 'L', CIRCUIT 7 VIA PHOTOCELL-ON/OFF.



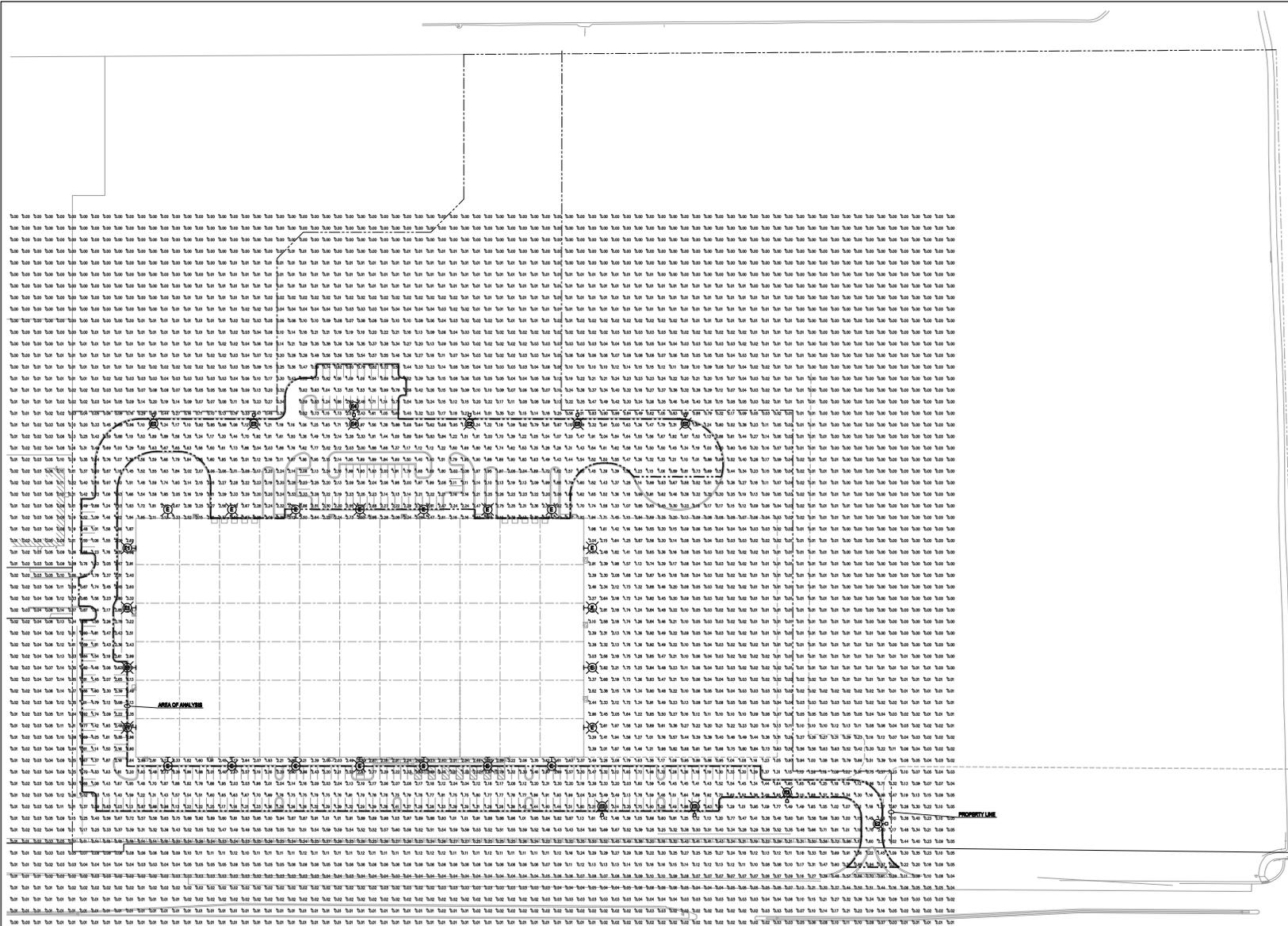
KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
940 SOUTH WESTBROOK DRIVE
NEW BURN, IL 61103
(815) 781-3323 FAX (815) 781-3014

ELECTRICAL SITE PLAN
2015 SITE IMPROVEMENT PLANS
VENTURE ONE REAL ESTATE, LLC.
ST. CHARLES, ILLINOIS

JACOB & HEFFNER ASSOCIATES
1910 S. Highland Avenue, Suite 200, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandheffner.com

AS NOTED
15060
E1

No.	Description	Date
1	ISSUED FOR PERMIT & BID	7/16/15



AREA OF ANALYSIS

PROPERTY LINE

PHOTOMETRIC SITE PLAN

SCALE 1/8" = 1'-0"

- LIGHTING ANALYSIS NOTES:**
(PAVED AREAS ONLY)
1. AVERAGE FOOTCANDLES: 1.78
 2. MINIMUM FOOTCANDLES: 0.85
 3. MAXIMUM FOOTCANDLES: 3.82
 4. AVERAGE/MINIMUM RATIO: 2.01
 5. MAXIMUM/MINIMUM RATIO: 4.51
 6. MAXIMUM AT PROPERTY LINE IS LESS THAN 2 F.C.

- IT, CHARLES REQUIREMENTS:**
(ON ALL PAVED AREAS)
1. AVERAGE FOOTCANDLES: NA
 2. MINIMUM FOOTCANDLES: NA
 3. MAXIMUM FOOTCANDLES: NA
 4. AVERAGE/MINIMUM RATIO: LESS THAN 4:1
 5. MAXIMUM/MINIMUM RATIO: NA
 6. MAXIMUM AT PROPERTY LINE: LESS THAN 2 F.C.



Corporation Registration #184205371

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS

9425 SOUTH WENTWORTH DRIVE
NEW BERN, IL 62451
(618) 784-3323 FAX (618) 784-3014

No.	Description	Date
1	ISSUED FOR PERMIT & BID	7/16/15

PHOTOMETRIC SITE PLAN

2015 SITE IMPROVEMENT PLANS

VENTURE ONE REAL ESTATE, LLC.

ST. CHARLES, ILLINOIS

JACOB & HEFFNER ASSOCIATES

1918 S. Highland Avenue, Suite B10, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
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AS NOTED

15060

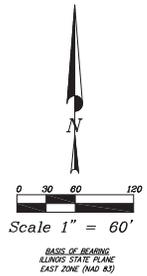
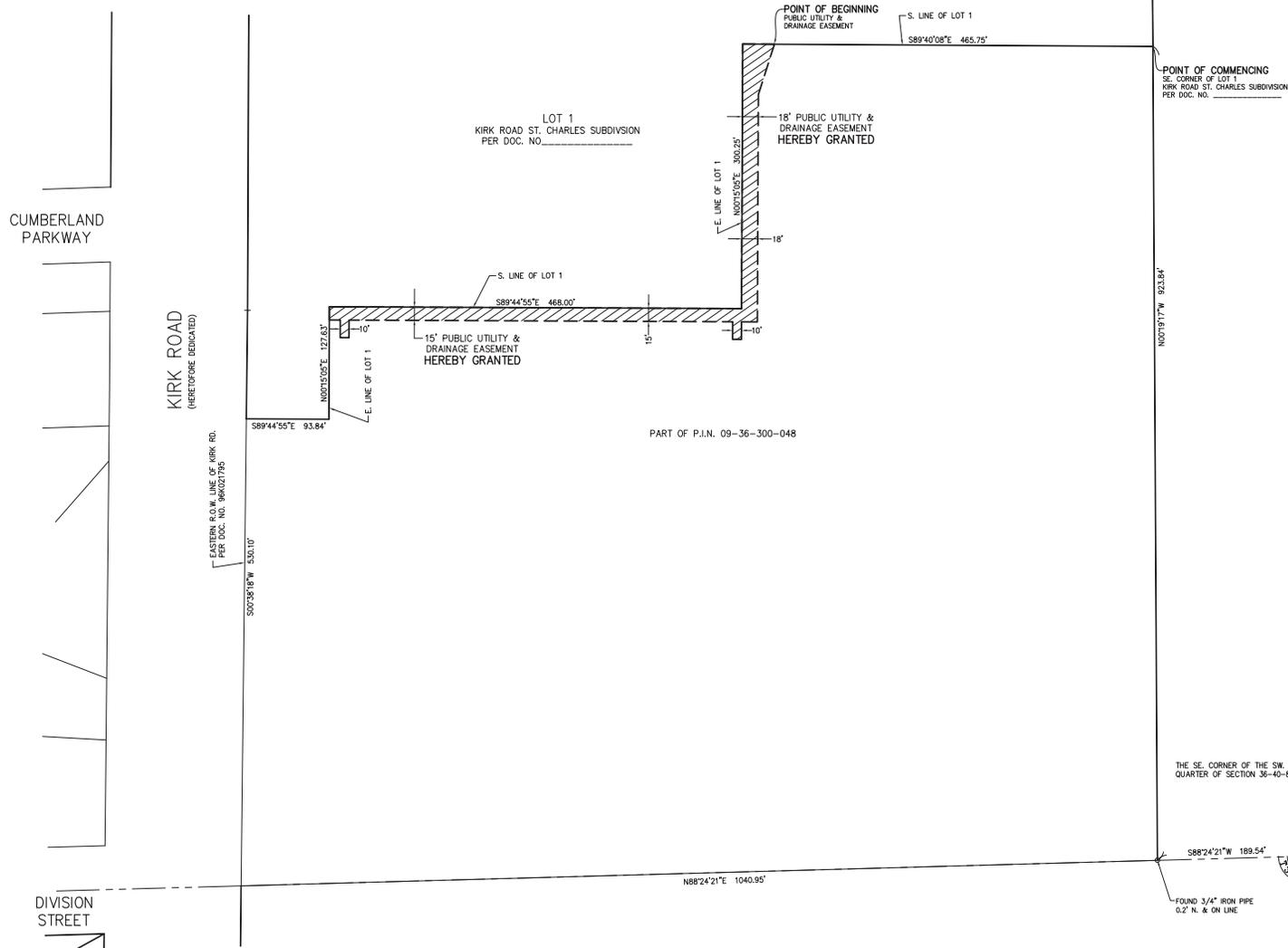
E2

P.L.N. NUMBER:
PART OF 09-36-300-048

PLAT OF EASEMENT

OF

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



JACOB & HEFNER ASSOCIATES
1918 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 154903073 Exp. 4/30/17

Survey No.:	DS24J
Ordered By:	VENTURE ONE REAL ESTATE
Description:	PLAT OF EASEMENT
Date Prepared:	JULY 16, 2015
Scale:	1" = 60'
Field Note:	KW/SW/RP
Prepared By:	RHW

H:\2015\20150716\09-36-300-048\09-36-300-048.plt

P.L.N. NUMBER:
PART OF 09-36-300-048

PLAT OF EASEMENT

OF

PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS ____ DAY OF _____, 2015.

(OWNER NAME/ADDRESS)

BY: _____

ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE

OF SAID COUNTY, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND DELIVERED TO ME THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2015.

BY: _____ NOTARY PUBLIC COMMISSION EXPIRES _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT, OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT THE CITY OF ST. CHARLES, THIS ____ DAY OF _____, A.D. 2015.

BY _____ COLLECTOR OF SPECIAL ASSESSMENTS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D. 2015.
CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS.

BY _____ MAYOR

ATTEST _____ CITY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR KANE COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, A.D. 2015 AT ____ O'CLOCK ____ M.

RECORDED BY _____

PLEASE TYPE/PRINT NAME

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID FORFEITED TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS ____ DAY OF _____ IN THE YEAR 2015 A.D.

BY _____ COUNTY CLERK

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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

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

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ABOVE PLAT FOR THE PURPOSE OF GRANTING EASEMENTS.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2015.

TIMOTHY G. WOLFE
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
MY LICENSE EXPIRES NOVEMBER 30, 2016



Survey No.:	D524J
Ordered By:	VENTURE ONE REAL ESTATE
Description:	PLAT OF EASEMENT
Date Prepared:	JULY 16, 2015
Scale:	1" = 60'
Field Work:	KW/SW/JP
Prepared By:	RHW



JACOB & HEFNER
ASSOCIATES
1918 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 154983973 Exp. 4/30/17

Sam
Schwartz
Engineering
D.P.C.

Industrial Development
Kirk Road
Traffic Impact Study - **DRAFT**
St. Charles, Illinois
July 2015



INTRODUCTION

Sam Schwartz Engineering, D.P.C (SSE) was retained by Jacob & Hefner Associates, Inc. to conduct a traffic impact analysis for the proposed industrial development located on the east side of Kirk Road, between Legacy Boulevard and Division Street in St. Charles, Illinois. The site location is illustrated on **Figure 1**.

As proposed, the site will be developed in two separate phases with the first phase (Building 1) consisting of an initial 180,000 square-foot building with a potential expansion area of 77,920 square feet. The occupant of this building will be relocating from their existing space on Swenson Avenue. The second phase of the site is proposed as a 255,440 square-foot building (Building 2). Access is initially proposed via a connection with Equity Drive and a right-in/right-out drive on Kirk Road south of Cumberland Parkway. The second phase will include the construction of a private drive aligned with Division Street with two site access driveways on the private drive.

The following report presents and documents SSE's methodology, data collection, analyses, and identifies improvements, as necessary, to mitigate impacts the development's traffic may have on the adjacent roadway network.



Not to Scale



Figure 1
Site Location

EXISTING CONDITIONS

SSE conducted field visits to collect relevant information pertaining to existing land uses in the area, the surrounding roadway network, existing traffic volumes, traffic controls, and roadway lane usage at all critical intersections. This section of the report provides a description of these existing characteristics.

Site Location

The site is located on the east side of Kirk Road, between Legacy Boulevard and Division Street in St. Charles, Illinois and immediately adjacent to Geneva. The site currently agricultural land. Adjacent land uses consist of residential use to the west, industrial use to the north, recreational use to the east, and agriculture to the south of the site.

Existing Street Characteristics

Kirk Road is a north/south principal arterial that extends along the west side of the site. It is identified by Kane County as a County Freeway and by IDOT as a Strategic Regional Arterial. At its signalized intersection with Legacy Boulevard, Kirk Road provides a left-turn lane, two through lanes, and a right turn lane in the northbound direction, and a left-turn and two through lanes in the southbound direction. At its unsignalized intersection with Cumberland Parkway, Kirk Road provides a left-turn and two through lanes in the northbound direction and two through lanes and a right-turn lane in the southbound direction. At its signalized intersection with Division Street, Kirk Road provides two through lanes and a left-turn lane in the northbound direction, and two through lanes and a right-turn lane in the southbound direction. Kirk Road is under the jurisdiction of Kane County with a posted speed limit of 45 miles per hour in the vicinity of the site.

Legacy Boulevard is an east/west local roadway serving the Legacy business park and connecting the East Side Sport Complex. At its signalized intersection with Kirk Road, Legacy Boulevard provides a left-turn lane, a through lane, and a right-turn lane in the westbound direction, and a left-turn lane and a shared through/right-turn lane in the eastbound direction. At the Legacy Drive and Equity Drive intersection, eastbound traffic is free flow and the other three approaches are under stop sign control.

Equity Drive is a north/south local roadway serving a number of industrial buildings north of the proposed site. At its unsignalized intersection with Legacy Boulevard, Equity Drive provides a wide paved travel lane in both directions under STOP sign control.

Cumberland Parkway is an east/west local roadway serving the Cumberland residential development. At its unsignalized intersection with Kirk Road, Cumberland Parkway provides a wide paved travel lane, operating as a left-turn and right-turn lane under STOP sign control.

Division Street is an east/west major collector with a posted speed limit of 25 miles per hour. At its signalized intersection with Kirk Road, Division Street provides a separate left-turn and right-turn lane.

Existing Traffic Volumes

Existing traffic volumes were determined by manual traffic counts conducted in June 2015 during weekday morning (6:00 to 9:00 AM) and weekday evening (3:00 to 6:00 PM) at the following intersections:

- Kirk Road and Legacy Boulevard
- Legacy Boulevard and Equity Drive
- Kirk Road and Cumberland Parkway
- Kirk Road and Division Street

These peak periods were chosen since they coincide with the typical peak traffic periods of the proposed development and the adjacent street traffic.

Based on traffic count data retrieved from the Illinois Department of Transportation website, the average daily traffic on Kirk Road in the vicinity of the development is 27,300 vehicles (year 2014). The average daily traffic on Division Street by Kirk Road is 2,200 vehicles (year 2014).

The existing peak hour volumes are illustrated on **Figure 2**. Summaries of the traffic count data are contained in the Appendix of this report.

Existing Operations

The effectiveness of an intersection's operation is measured in terms of Level of Service ("LOS"), which is assigned a letter from A to F based on the average total delay experienced by each vehicle passing through an intersection. Level of Service A is the highest (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions, and Level of Service F is the lowest (oversaturated conditions). The minimum intersection LOS that is generally accepted by industry standards is LOS "D."

An intersection capacity analysis was utilized to analyze the study intersection for the weekday morning and weekday evening peak hours using the methodologies outlined in the *Highway Capacity Manual (HCM)*¹. The results in **Table 1** show that all overall, each intersection operates at a LOS A or B with some individual movements on the minor approaches operating at LOS D or E. The worksheets containing the intersection analyses are provided in the Appendix.

¹Highway Capacity Manual, Transportation Research Board, National Research Council, Washington, D.C., 2010.

Table 1: Existing Intersection Level-of-Service

Intersection/Peak Hour/Lane	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay ^A	LOS ^B	Delay	LOS
Kirk Rd at Legacy Blvd				
Legacy Blvd EB	8.8	A	41.3	D
Legacy Blvd WB	11.6	B	36.1	D
Kirk Rd NB	3.3	A	5.2	A
Kirk Rd SB	2.7	A	4.8	A
Overall Intersection	3.1	A	6.6	A
Legacy Blvd at Equity Dr Overall Intersection	7.4	A	8.4	A
Kirk Rd at Cumberland Pkwy				
Cumberland Pkwy EB	28.9	D	45.5	E
Kirk Rd NBL	11.4	B	14.5	B
Kirk Rd at Division St				
Division St EB	42.4	D	56.0	E
Kirk Rd NB	5.4	A	3.3	A
Kirk Rd SB	7.9	A	4.8	A
Overall Intersection	10.4	B	5.6	A

^A Average control delay in seconds per vehicle.

^B Level of service.

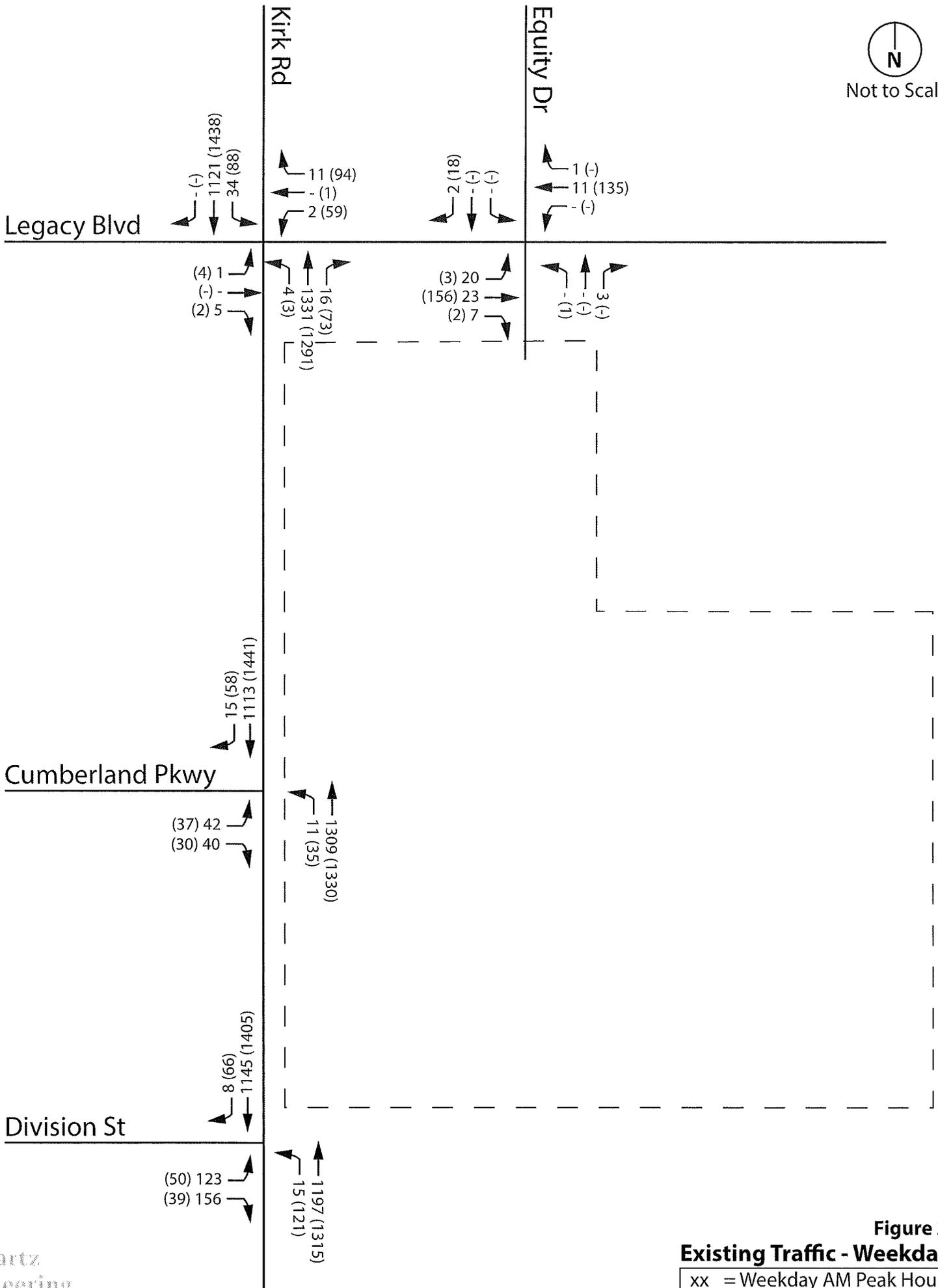


Figure 2
Existing Traffic - Weekday
 xx = Weekday AM Peak Hour
 (xx) = Weekday PM Peak Hour

FUTURE TRAFFIC CHARACTERISTICS

This section of the report presents the traffic characteristics associated with the proposed development and evaluates the impact of future traffic on the area street system. This includes discussions regarding site development plans, site-generated traffic volumes and their distributions on the surrounding roadway network. Site access, site traffic assignment, and future traffic volumes and horizon years are also discussed.

Development Plans

As proposed, the site will ultimately be developed with 513,360 square feet of light industrial or distribution uses. Currently, there are only plans to construct 180,000 square feet to be occupied by AJR Filtration, a manufacturing company relocating to the site from Swenson Avenue. Construction is expected to occur in 2015 and occupancy is expected to occur in 2016. The 180,000 square-foot AJR building, as well as a potential future expansion area of 77,920 square feet, will make up the first phase of the project for the purpose of this study and is referred to as Phase I. The remaining 255,400 square feet (Phase II) is speculative and construction timing has yet to be determined.

Access to Phase I is proposed via a full access drive on Equity Drive, and a right-in/right-out (RIRO) access drive on Kirk Road, located 557 feet north of Division and 150 feet south of Cumberland. The RIRO will provide cross access between Phase I and Phase II of the site and will only be used by automobiles. All truck traffic will use Equity Drive and Legacy Boulevard. Access to Phase II is proposed via a private drive aligned intersecting Kirk Road opposite Division Street and providing two access drives on the north side of the drive. All truck traffic associated with Phase II will use the private drive.

Future Roadway Plans

No capacity improvements are currently programmed in the County's TIP in the study area. According to the City of Geneva, its future long-range land use and transportation plans indicate both Division Street and Geneva Street will be extended east to provide a connection with Kautz Road.

Trip Generation

The estimates of traffic to be generated by the site are based upon the proposed land use and size. Trip generation rates determined from a survey of the existing site were used to estimate the volume of traffic generated by the proposed development. The total trips to be generated for the proposed development are detailed in **Table 2**, broken down by phase. The trip generation rate calculation is contained in the Appendix.

Table 2: Estimated Site Trip Generation

Land Use / Size	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Proposed Site (513,360 SF)							
Phase I – 257,920 SF	35	5	40	9	47	56	1,131
Phase II – 255,440 SF	34	5	39	9	47	56	1,120
Total	69	10	79	18	94	112	2,251

Directional Distribution

The anticipated directional distribution of site traffic is dependent upon various factors including the proposed land use and development layout, the adjacent roadway network, access locations, population. Trucks and automobile traffic were given separate distributions since truck traffic will be oriented on the major roadway system and automobiles/employees will utilize the local roadway system to the west. The anticipated directional distribution of the expected generated site traffic is shown in on **Figure 3**.

Site Traffic Assignment

The site-generated traffic volumes were assigned to the external roadway system and proposed site access system based on the directional distribution as identified above. Since the site will be developed in two separate phases, two site-generated assignments are provided **Figure 4** illustrates the site traffic assignment to and from the proposed development upon completion of Phase I of the project only. **Figure 5** illustrates the site traffic assignment upon completion of both Phase I and Phase II.

Traffic Growth

In order to account for non-site background growth in traffic, the following two considerations were included in the traffic analysis:

- In accordance with KDOT requirements, future traffic volume conditions were developed for a ten-year growth horizon. For the purpose of this study and based on discussions with KDOT, traffic volumes along Kirk Road are assumed to experience an overall annual, compounded growth rate of one (1) percent per year. Thus, for a 2025 condition, a total 10.4% growth factor was applied to existing traffic.
- In addition, the area south of the site in Geneva is comprised of 130 acres of agricultural land that will potentially be developed in the future. Based on discussions with the City of Geneva, the area is zoned Light Industrial, Office and Research. There are currently no plans for development of the area. However, as requested by KDOT, traffic associated with the potential development within Geneva was also quantified generally assuming a business park type of use that would be served by the extension of the drive opposite Division Street, as well as other access points. Trip generation calculations for the 130 acres is included in the Appendix.

Total Traffic Development Conditions

Three different future development conditions were developed to represent the total traffic assignments at various phases of the project and area development.

- Existing plus Phase I Site Traffic – This condition, shown in **Figure 6**, represents traffic volumes when Phase I of the site is built and was determined by combining Figure 2 with Figure 4.
- 2025 Build traffic volumes – This condition, shown in **Figure 7**, represents full construction of the project (Phase I and Phase II) and ten years (10.4%) of general ambient growth in traffic.
- 2025 Build plus Background – This condition, shown in **Figure 8**, represents 2025 Build traffic from Figure 7 combined with additional traffic upon construction of 130 acres of Business Park to the south.

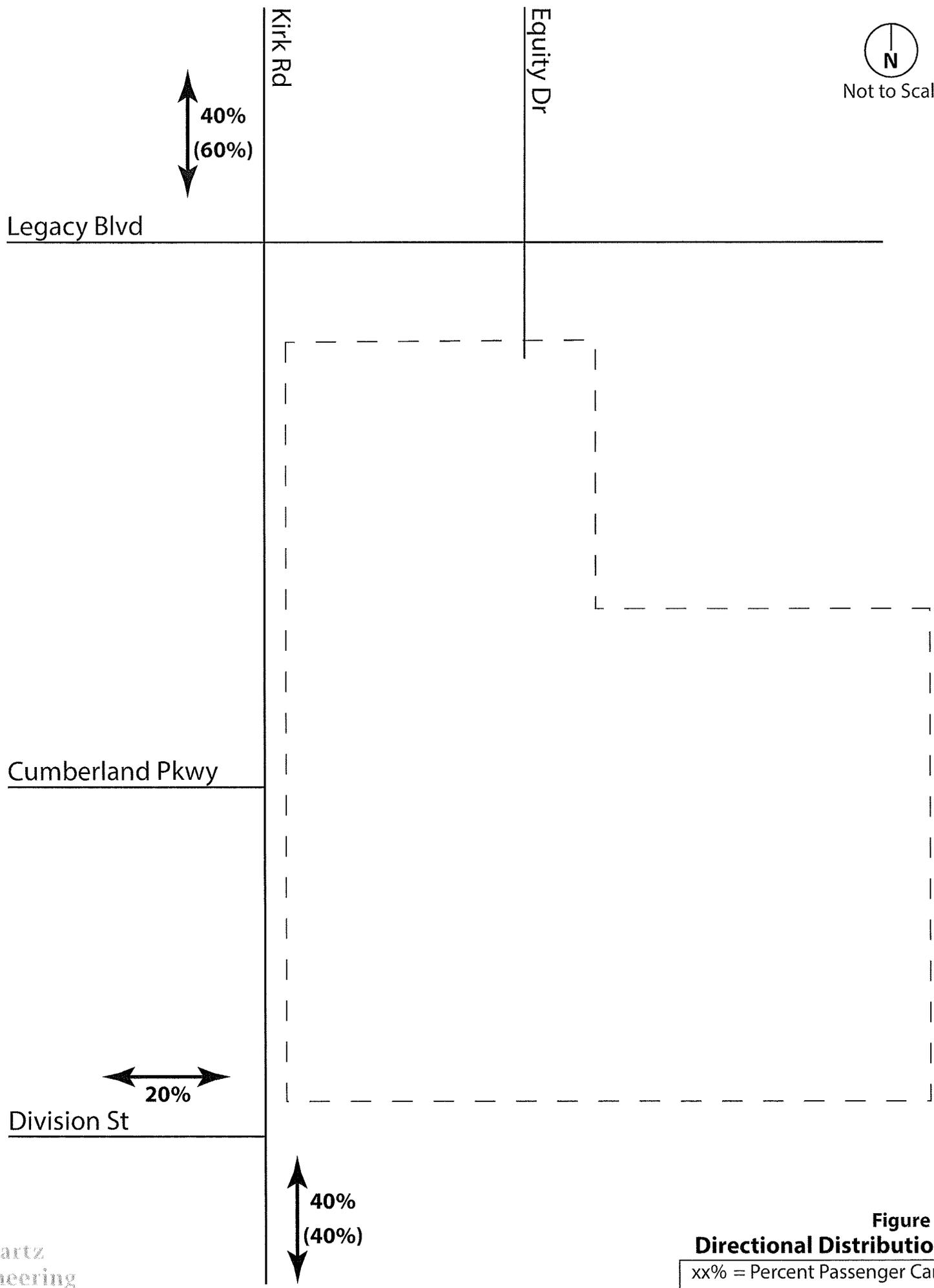


Figure 3
Directional Distribution
xx% = Percent Passenger Car
(xx%) = Percent Truck



Not to Scale

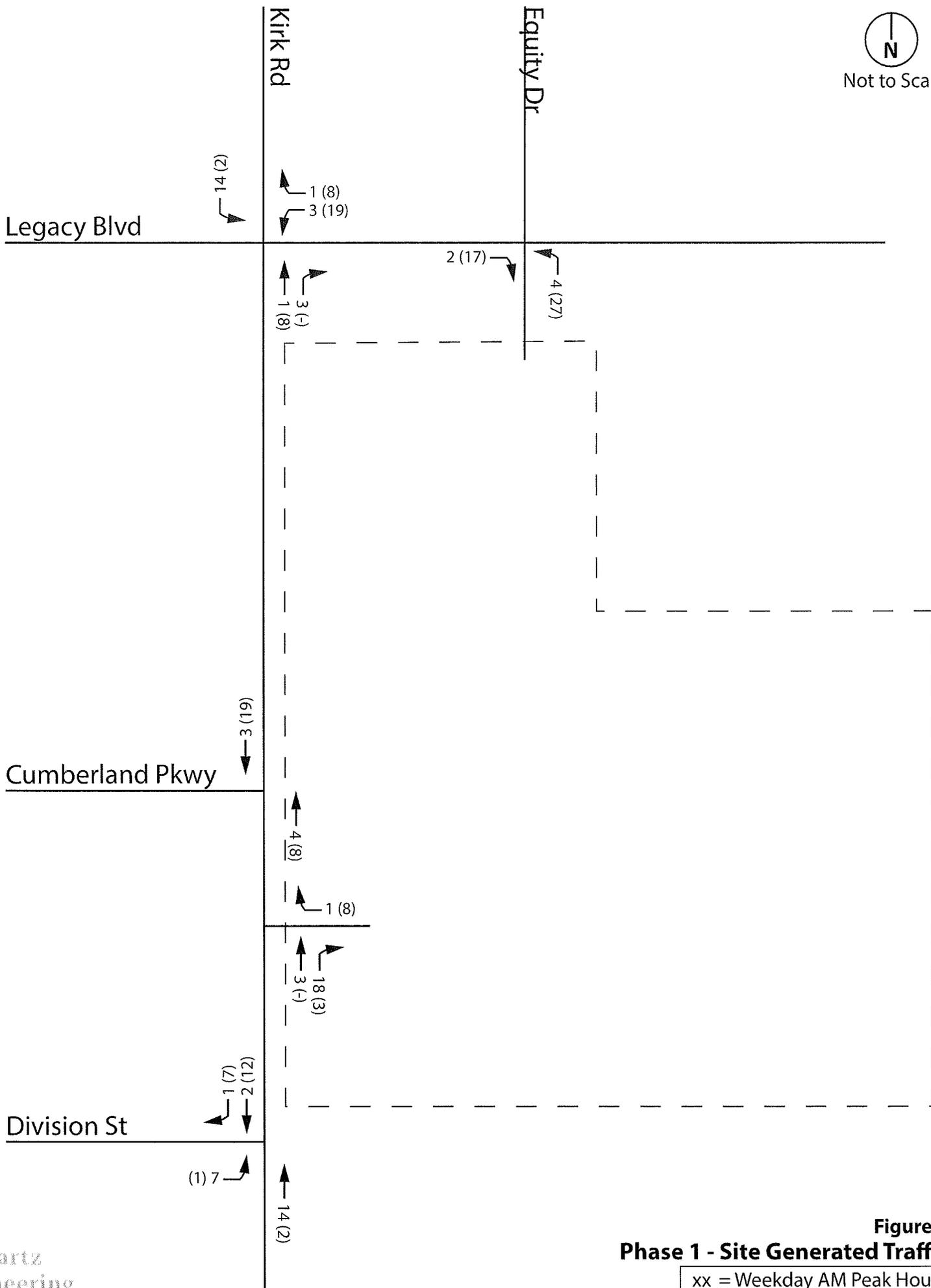


Figure 4
Phase 1 - Site Generated Traffic

xx = Weekday AM Peak Hour
(xx) = Weekday PM Peak Hour

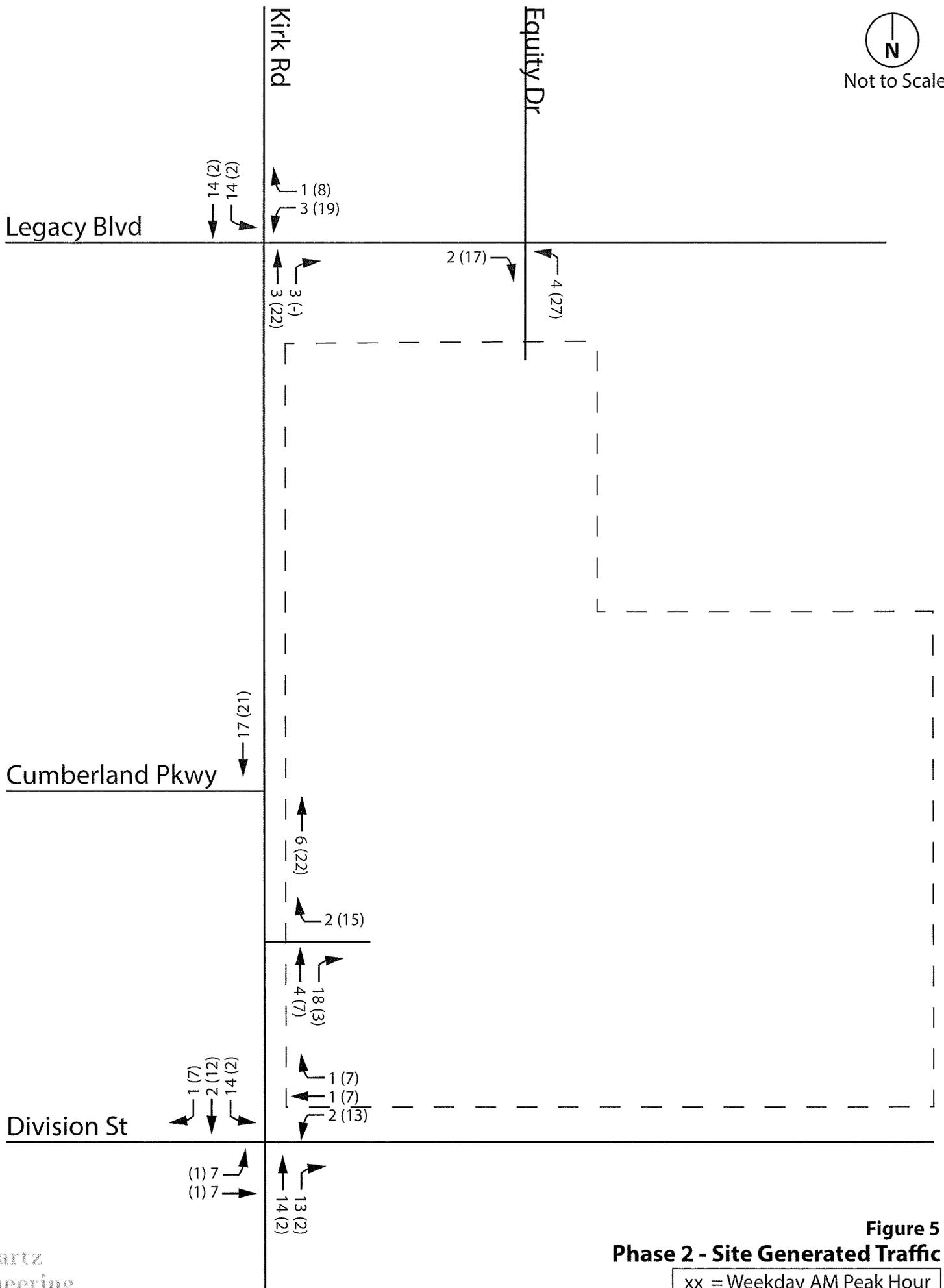


Figure 5
Phase 2 - Site Generated Traffic

xx = Weekday AM Peak Hour
 (xx) = Weekday PM Peak Hour

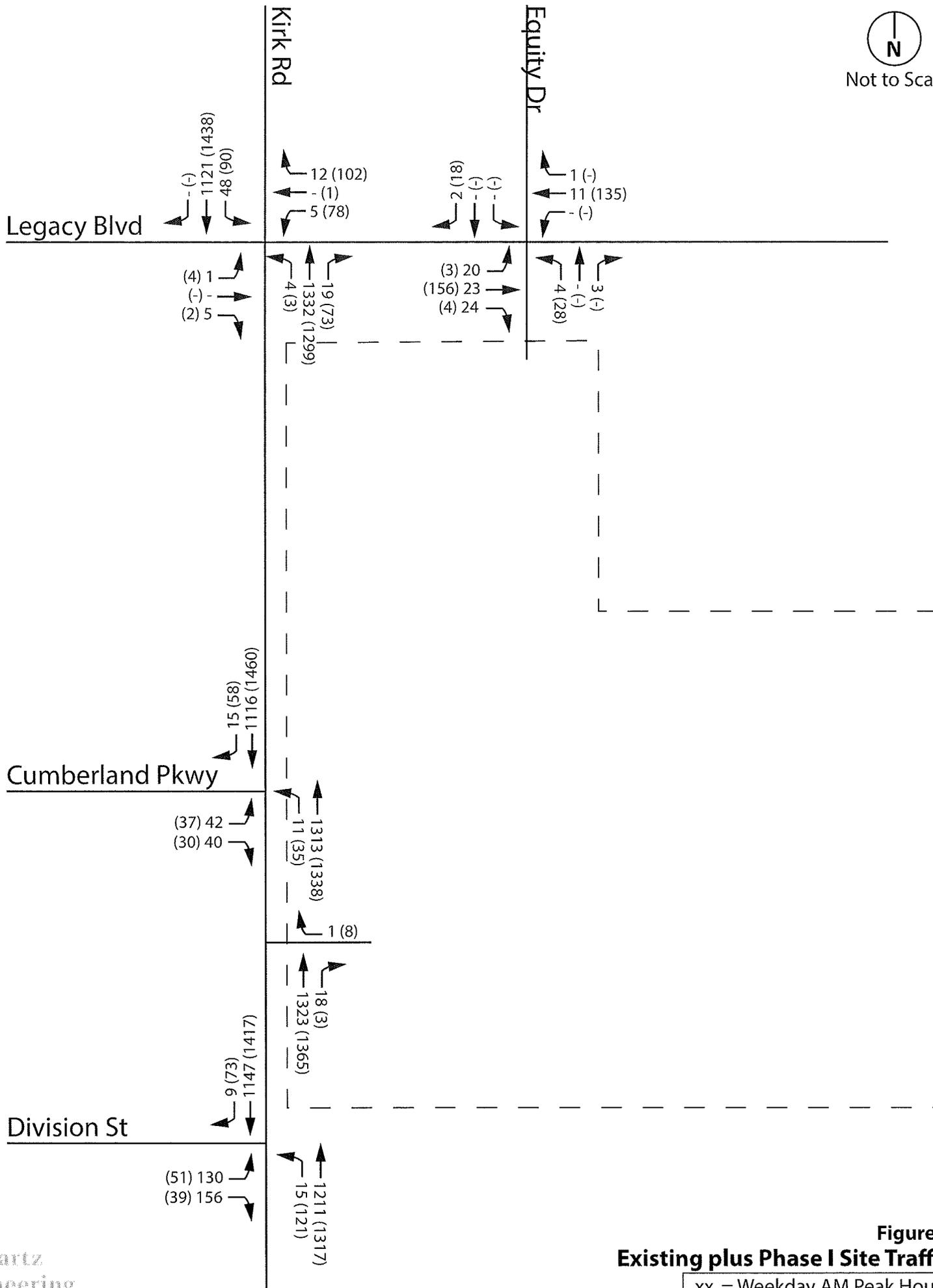


Figure 6
Existing plus Phase I Site Traffic

xx = Weekday AM Peak Hour
 (xx) = Weekday PM Peak Hour



Not to Scale

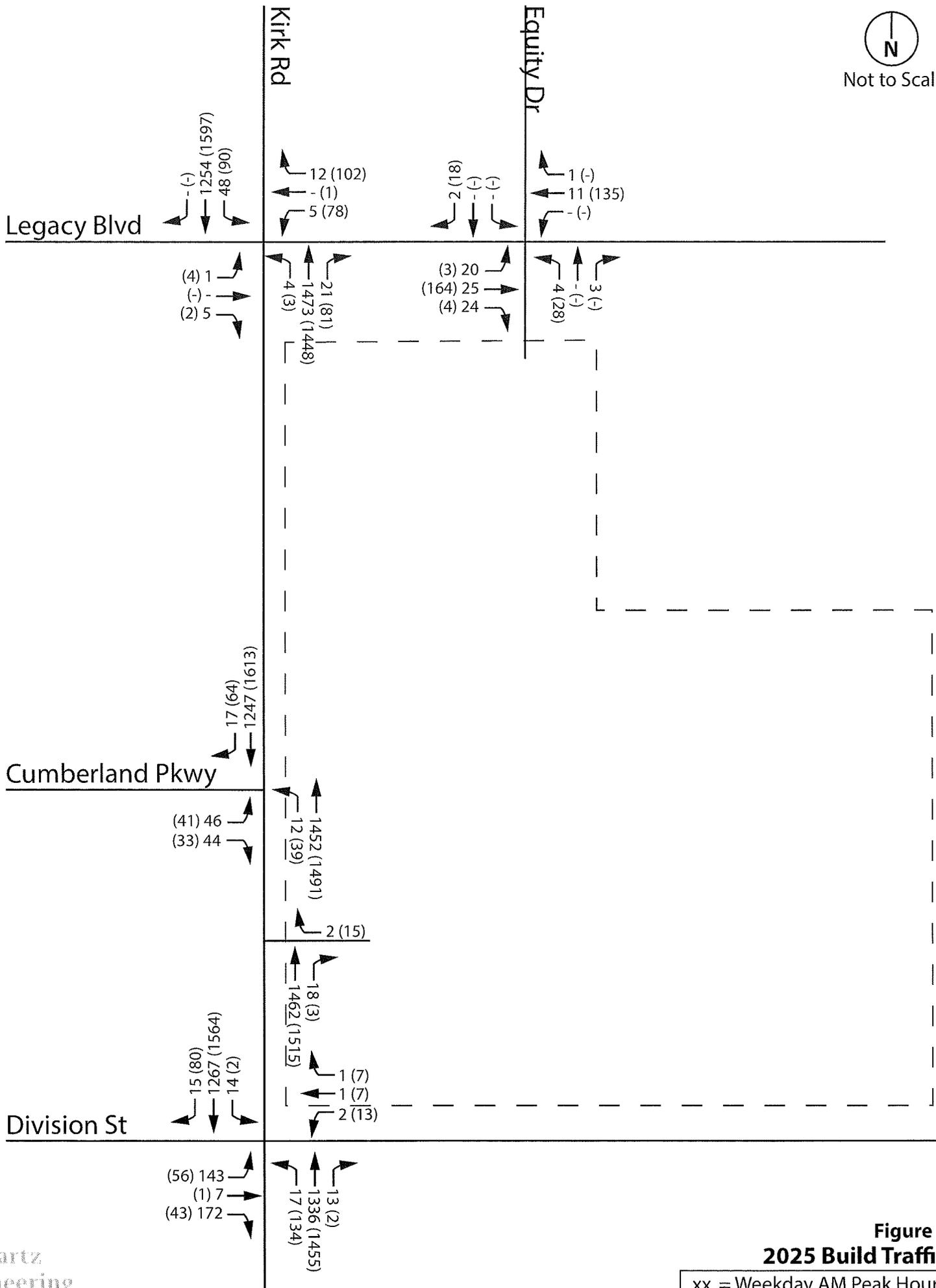


Figure 7
2025 Build Traffic

xx = Weekday AM Peak Hour
(xx) = Weekday PM Peak Hour



Not to Scale

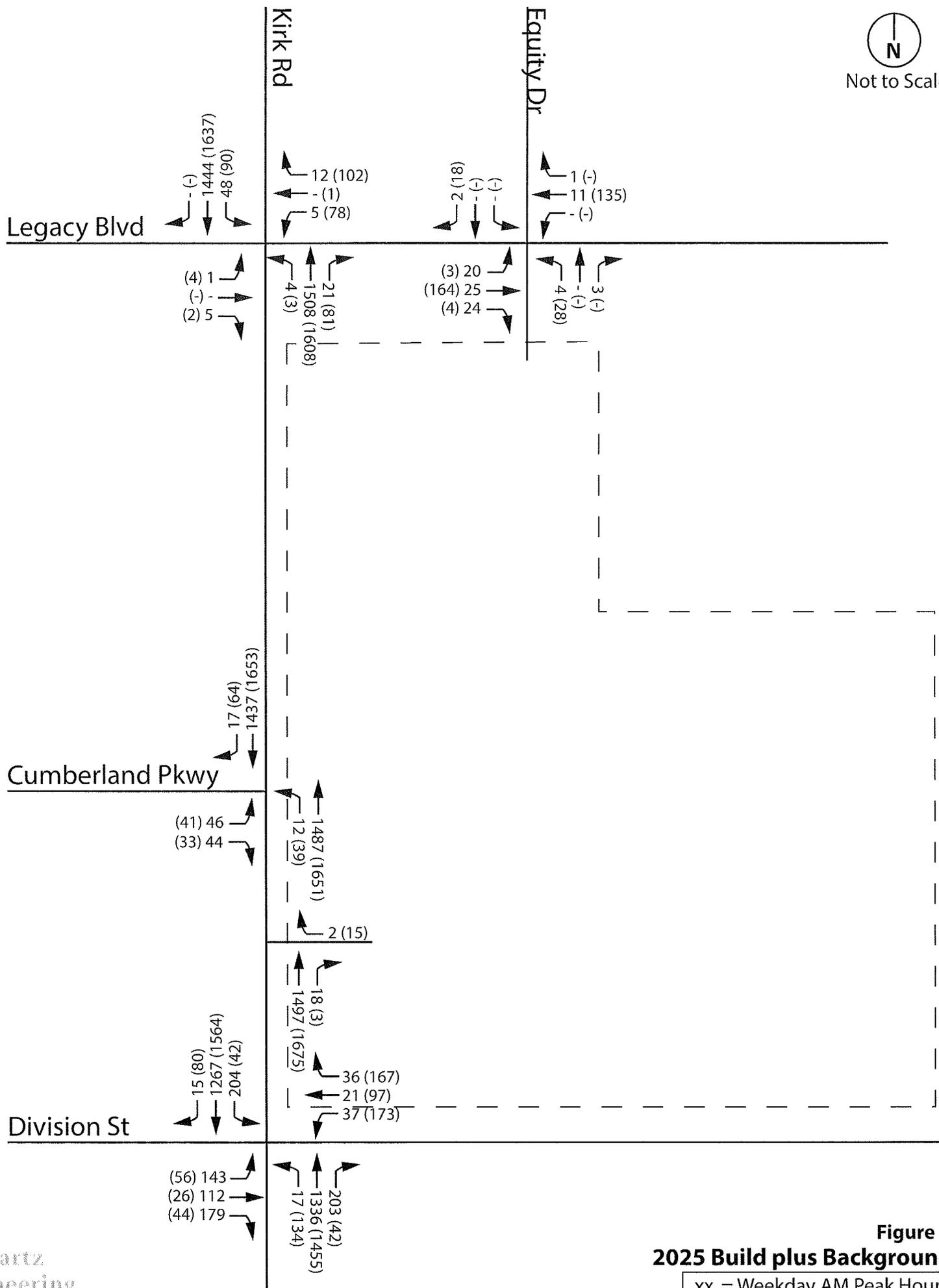


Figure 8
2025 Build plus Background

xx = Weekday AM Peak Hour
(xx) = Weekday PM Peak Hour

ANALYSIS

Analyses were conducted to determine whether the adjacent roadway network would be able to accommodate the needs of the proposed development. The analyses conducted include capacity analyses for future traffic conditions at the study intersections and the examination of turn lane needs.

Capacity Analysis

Capacity analyses were conducted for assessing the various future traffic conditions using Synchro 8. Summaries of the capacity analysis results indicating the LOS for all study intersections are presented in **Table 3** for Existing plus Phase I Site. The 2025 Build development capacity results are summarized in **Table 4**. The 2025 Build and Background development capacity results are summarized in **Table 5**. All output worksheets used for these analyses are contained in the Appendix.

Table 3: Future Intersection Level-of-Service – Existing plus Phase I Site Traffic

Intersection/Peak Hour/Lane	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay ^A	LOS ^B	Delay	LOS
Kirk Rd at Legacy Blvd				
Legacy Blvd EB	8.8	A	41.3	D
Legacy Blvd WB	17.5	B	41.2	D
Kirk Rd NB	4.3	A	5.4	A
Kirk Rd SB	3.1	A	4.9	A
Overall Intersection	3.9	A	7.3	A
Legacy Blvd at Equity Dr				
Overall Intersection	7.3	A	8.5	A
Kirk Rd at Cumberland Pkwy				
Cumberland Pkwy EB	29.2	D	47.3	E
Kirk Rd NBL	11.4	B	14.7	B
Kirk Blvd at RIRO				
RIRO WB	14.7	B	15.3	C
Kirk Rd at Division St				
Division St EB	43.1	D	56.1	E
Kirk Rd NB	5.7	A	3.4	A
Kirk Rd SB	7.9	A	5.0	A
Overall Intersection	10.6	B	5.7	A

^A Average control delay in seconds per vehicle.

^B Level of service.

Table 4: Future Intersection Level-of-Service – 2025 Build

Intersection/Peak Hour/Lane	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay ^A	LOS ^B	Delay	LOS
Kirk Rd at Legacy Blvd				
Legacy Blvd EB	9.2	A	41.3	D
Legacy Blvd WB	17.6	B	40.8	D
Kirk Rd NB	3.7	A	5.9	A
Kirk Rd SB	3.2	A	5.5	A
Overall Intersection	3.5	A	7.6	A
Legacy Blvd at Equity Dr Overall Intersection	7.3	A	8.5	A
Kirk Rd at Cumberland Pkwy				
Cumberland Pkwy EB	38.5	E	72.9	F
Kirk Rd NBL	12.3	B	16.6	C
Kirk Blvd at RIRO				
RIRO WB	16.0	C	17.0	C
Kirk Rd at Division St				
Division St EB	51.1	D	48.0	D
Private Dr WB	49.0	D	54.2	D
Kirk Rd NB	7.1	A	6.7	A
Kirk Rd SB	5.3	A	9.0	A
Overall Intersection	11.1	B	9.5	B

^A Average control delay in seconds per vehicle.

^B Level of service.

Table 5: Future Intersection Level-of-Service – 2025 Build with Background Development

Intersection/Peak Hour/Lane	Weekday AM Peak Hour		Weekday PM Peak Hour	
	Delay ^A	LOS ^B	Delay	LOS
Kirk Rd at Legacy Blvd				
Legacy Blvd EB	9.2	A	40.8	D
Legacy Blvd WB	17.6	B	38.5	D
Kirk Rd NB	3.2	A	4.2	A
Kirk Rd SB	3.6	A	6.3	A
Overall Intersection	3.5	A	7.0	A
Legacy Blvd at Equity Dr Overall Intersection	7.3	A	8.5	A
Kirk Rd at Cumberland Pkwy				
Cumberland Pkwy EB	53.8	F	82.8	F
Kirk Rd NBL	13.9	B	17.1	C
Kirk Blvd at RIRO				
RIRO WB	16.3	C	18.8	C
Kirk Rd at Division St				
Division St EB	48.1	D	44.3	D
Private Dr WB	32.1	C	57.1	E
Kirk Rd NB	18.6	B	15.8	B
Kirk Rd SB	14.0	B	16.2	B
Overall Intersection	20.6	C	21.6	C

^A Average control delay in seconds per vehicle.

^B Level of service.

Findings

Kirk Road and Legacy Boulevard

Comparison of existing and future build condition capacity analyses at the intersection of Kirk Road and Legacy Boulevard show the intersection approaches will continue to operate at an overall LOS A under all total traffic development conditions. The development described herein will have minimal effect upon the operations of this intersection. The existing roadway geometry is adequate to accommodate future and site traffic.

Legacy Boulevard and Kirk Road and RIRO

As part of Building I of the site development plan, a RIRO access drive is proposed located approximately 557 feet north of the traffic signal at Division Street and approximately 150 feet south of Cumberland Parkway. This conforms to Access Level 2 guidelines of KDOT's access regulations. The access drive will provide cross access within the site and will serve automobile traffic only. The site plan shows truck traffic will not use the RIRO. A northbound separate right-turn lane should be installed on Kirk Road serving the RIRO which will require a full depth removal of replacement of the existing shoulder. Capacity analyses indicate the RIRO will operate at LOS C or better during any peak hour.

Kirk Road and Division Street/Private Drive

Under existing plus Building I site traffic, this intersection is expected to continue to operate at LOS B or better as very little new traffic will be added to the intersection. No roadway improvements are necessary under this condition.

Under the 2025 Build condition, a fourth leg of the intersection will be provided under traffic signal control as a private drive will be extended east of Kirk Road aligned with Division Street to serve Phase II/Building 2 of the site. Future analyses under this condition considered providing two outbound lanes on both approaches of Division Street striped as a separate left-turn and a shared through/right-turn lane. It also considered providing a separate southbound left-turn lane and a northbound right-turn lane on Kirk Road. With these improvements, as well as modified signal phasing, the intersection will operate at an overall LOS B during the weekday morning and evening peak hours.

Under the 2025 Build plus Background condition, capacity analyses indicate the additional traffic related to the 130 acres of development may require that the drive and Division Street be widened to three outbound lanes providing a separate left-turn, through and right-turn lane on both approaches. With additional signal phasing modifications (right-turn overlap) and the additional lane, the intersection is projected to operate at LOS C with minimal additional green time given to east-west movements. This intersection should be reexamined as development occurs and additional access is provided along the private drive.

CONCLUSION

A traffic impact study was conducted for the proposed industrial development on Kirk Road in St. Charles, Illinois. Based on the conducted analyses, the following conclusions were developed:

- The proposed development will be constructed in two different phases and both phases will generate limited trips during the peak hours of the adjacent streets. Each building/phase is expected to individually generate approximately 40-56 bi-directional weekday peak hour trips, for a total of 80-112 bi-directional trips when both buildings are complete.
- Analyses were conducted for several future development conditions to determine what roadway improvements are needed as a result of the site and when they are required. The following summarizes the improvements required for each Phase I and Phase II of site development.
 - Phase I:
 - Provide RIRO access on Kirk Road at 150 feet south of Cumberland Parkway and 557 feet north of Division Street.
 - Provide a northbound separate right-turn lane on Kirk Road at the RIRO. Based on discussions with KDOT and the results of the capacity analyses, the turn lane should provide a storage length of 150' with a 175' taper length.
 - Phase II:
 - Extend roadway east to form the fourth leg of the Kirk Road/Division Street signalized intersection. Intersection geometric improvements should include a separate westbound left-turn lane, a westbound shared through/right-turn lane, a southbound left-turn lane, and a northbound right-turn lane. The existing eastbound right-turn lane on Division Street will need to be restriped as a shared through/right-turn lane.
 - The improvements will also require new signal phasing to include a southbound left-turn protected phase (arrow) and east/west left-turn protected phases (arrow). As a result, KDOT requires that all traffic signal equipment will need to be upgraded.
 - It should be noted that there is an existing bike path that extends east of Kirk Road from Division Street that would need to be relocated.
- It is recommended that the intersection of Kirk Road and Division Street be reexamined as the agricultural land south of the intersection develops to determine the need for additional geometric improvements beyond those listed about serving the proposed site. Traffic impacts from the development described herein will be mitigated with the proposed improvements.