

 ST. CHARLES <small>S I N C E 1 8 3 4</small>	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY										
	Project Title/Address:		Hillcroft Estates, 1147 Geneva Rd.								
	City Staff:		Ellen Johnson, Planner								
	PUBLIC HEARING 11/3/15	X	MEETING 11/3/15	X							
APPLICATIONS:		Special Use for PUD PUD Preliminary Plan									
ATTACHMENTS AND SUPPORTING DOCUMENTS:											
Staff Report	Plan documents										
Applications, received 10/5/15											
SUMMARY:											
<p>The subject property, 1147 Geneva Rd., is a 1.86 acre parcel that contains one single-family home.</p> <p>The applicant, Hillcroft Estates, LLC, is proposing to develop the property with single-family homes. A Special Use for PUD is requested in order to permit a building height in excess of the maximum height permitted in the RS-3 zoning district. Details of the proposal are as follows:</p> <ul style="list-style-type: none"> • Subdivide the property into four lots and construct four single-family homes. • The development will be accessed from Geneva Rd. via a private drive running through the middle of the site. • Garages will face west and will be accessed from a private road running along the west end of the property. <p>The Plan Commission reviewed a Concept Plan for this property in May 2015. At that time, four townhome buildings (12 units total) were proposed.</p>											
SUGGESTED ACTION:											
<p>Conduct the public hearing on the Special Use for PUD and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.</p> <p>Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.</p> <p>Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.</p>											
INFO / PROCEDURE ON APPLICATIONS:											
<p>SPECIAL USE FOR PUD</p> <ul style="list-style-type: none"> • Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site) • Public hearing is required, with a mailed notice to surrounding property owners. • Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment. • The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance. • The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs. 											
<i>(Continued on next page)</i>											

INFO / PROCEDURE ON APPLICATIONS:

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes site and engineering plans. (Application may also involve a subdivision of land.)
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Hillcroft Estates, 1147 Geneva Rd.

DATE: October 30, 2015

I. APPLICATION INFORMATION:

Project Name: Hillcroft Estates, 1147 Geneva Rd.

Applicant: Hillcroft Estates, LLC

Purpose: Subdivide the property into four lots and construct four single-family homes

General Information:

Site Information	
Location	1147 Geneva Rd.
Acres	80,965 sq. ft. (1.86 acres)
Applications:	Special Use (PUD) PUD Preliminary Plan
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts Title 16 Subdivisions and Land Improvement

Existing Conditions

Land Use	Single-family residential
Zoning	RS-3 Suburban Single-Family Residential District

Zoning Summary

North	RS-3 Suburban Single-Family Res.	Single-family home
East	RM-1 Mixed Medium Density Res. (PUD)	Townhome development (Willowgate)
South	RM-2 Medium Density Multi-Family Res.	Townhome development (The Oaks)
West	RS-3 Suburban Single-Family Res.	Single-family homes

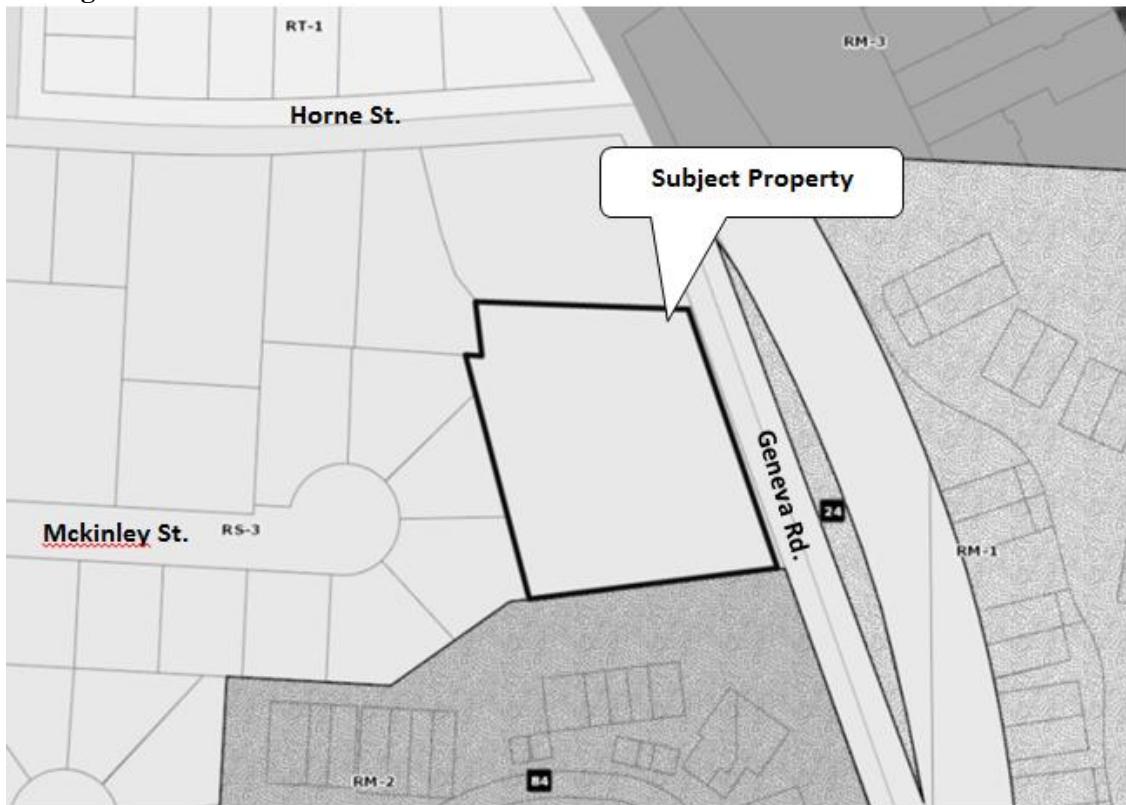
Comprehensive Plan Designation

Single Family Detached Residential

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a 1.86 acre parcel that contains a single-family home. The home was constructed in 1910 and is 2,600 sq. ft.

B. CONCEPT PLAN

In May 2015, the Plan Commission reviewed a Concept Plan submitted by Hillcroft Estates, LLC, to develop townhomes on the property. Four townhome buildings and a total of 12 units were proposed. Rezoning of the property to a multi-family zoning district was also proposed to permit the townhome use.

Feedback from the Plan Commission and Planning and Development Committee was generally favorable in terms of the land use, but the applicant was urged to move the structures closer to Geneva Rd. in order to provide a larger buffer between the subject property and the single-family homes to the west.

C. CURRENT PROPOSAL

Hillcroft Estates, LLC, applicant and property owner, is now proposing to redevelop the property with single-family homes. Details of the proposal are as follows:

- Demolish the existing home.
- Subdivide the property into four lots and construct four single-family homes.
- The homes will be accessed from Geneva Rd. via a private drive running through the middle of the site.
- Garages will face the west and will be accessed from a private road running along the west end of the property.
- Architectural elevations have not been provided as part of the proposal; the homes will be custom built.

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

1. **Special Use Application** to establish a PUD and unique development standards for the property.
2. **PUD Preliminary Plan** for approval of the site plan, preliminary engineering plans, and preliminary plat of subdivision.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site as “Single-Family Detached Residential.” The Plan states:

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods.

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies would be applicable to this project, including:

- ***Preserve the character of the City's existing single family residential neighborhoods:*** *The City's residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

Other relevant Comprehensive Plan recommendation (p. 122):

- ***Development Character and Urban Design:*** *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design.*

B. ZONING REVIEW

Use

The proposed single-family use is permitted in the RS-3 Suburban Single-Family Residential zoning district.

Development Standards

The table below compares the proposed plan to the RS-3 district zoning standards. Deviations from the RS-3 district that are required to accommodate the development as proposed are denoted in ***bold italics***:

Bulk Standard	RS-3 District	Proposed Plan
Min. Lot Area	8,400 sf	19,816 sf
Min. Lot Width	60 ft.	63.2 ft.
Max. Building Coverage	30%	17.6%
Max. Building Height	35 ft. or 2 stories, whichever is less	<i>60 ft.</i> (from existing grade)
Min. Front Yard	30 ft.	78 ft.
Min. Side Yard	Combined width of 16 ft., neither less than 6 ft.	8 ft. (combined width of 16 ft.)
Min. Rear Yard	40 ft.	82 ft.
Off-Street Parking	2 per unit	2 per unit + 6 spaces

Staff Comments

- The proposal does not meet the building height requirement in the RS-3 district, partially due to the slope of the site. Therefore, a PUD is required to accommodate the development as proposed. A building height diagram is included in the plans to illustrate how the height will appear from Geneva Rd. and from the neighboring properties to the west.

C. SITE LAYOUT

- The four lots will be accessed from a single drive off of Geneva Rd. Because Geneva Rd. (Rt. 31) is a state highway, an IDOT permit will be needed for any work done in the right-of-way.
- The private drive will run through the center of the development, with access to each lot running along the west end of the property. Garages will be rear-loaded and will be accessed from the private drive.
- Six (6) additional parking spaces are provided off of the private drive.
- Two detention ponds are proposed within the front yards of each lot.
- The site's grading will be modified and retaining walls on the west and northwest sides of the property will be used to create building sites.

Staff Comments

- The applicant should clarify whether the six additional parking spaces are to be shared among the property owners in the development, or whether utilization will be limited to the owner of the lot on which the spaces are located.
- PUD Final Plan approval will be necessary. As part of that review, the developer will be required to supply agreements, provisions, and/or covenants which will govern the use and maintenance of the common areas in the PUD, including the detention ponds, private drive, and landscape island.

D. BUILDING DESIGN

Architectural elevations have not been submitted as part of the PUD. The four homes will be custom built. The homes will have up to three stories, including a walk-out basement. Garages will be accessed from the rear. The Zoning Ordinance does not contain Design Standards and Guidelines for single-family homes in RS Suburban Residential zoning districts.

The site's grading will be modified to accommodate the development. As shown on the building height diagram (found attached), the homes will be up to 60 ft. tall as measured from the front setback line. The house on Lot 1 will be 33 ft. above the common property line with the neighboring property to the west. The applicant has been asked to provide information regarding the height of the buildings at the property lines of Lots 2-4.

E. TREE PRESERVATION PLAN

A Tree Preservation Plan has been submitted. As required, the plan identifies which trees will be removed and which will be preserved, and identifies a Tree Conservation Zone within which construction activity will not be permitted in order to protect the remaining trees. The plan also includes off-site trees located on adjacent properties to the west and lists measures that will be taken to protect those off-site trees.

A document describing Tree Preservation Plan requirements can be found attached.

Staff Comments

- During Concept Plan review, there was discussion regarding the tree line along the west property line of Lots 3 and 4. According to the Tree Preservation Plan, only one of the on-site trees in this area will be kept. The plan indicates the condition of most of these trees as “fair”. It may be beneficial to keep some of these trees to retain this landscape buffer along the property line.
- It appears that the Tree Conservation Zone may interfere with the retaining wall on Lots 1, 2, and 3.

F. ENGINEERING REVIEW

The applicant has been provided with detailed technical engineering comments. One of the comments which may impact the site design is that the Fire Code requires access roads to have an unobstructed width of 20 ft. The access drive will need to be modified to accommodate a 20 ft. road width, meaning that the landscape island will likely need to be removed.

G. SUBDIVISION PLAT

Subdivision of the property into four lots is proposed. Comments have been provided to the applicant, which are technical in nature. These comments will need to be addressed on the Final Plat of Subdivision, which will be reviewed as a separate application.

H. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance is currently suspended based on the City’s last determination of St. Charles’ affordable housing share. Therefore, no affordable units or fee in-lieu of providing units are required at this time. The City is in the process of reviewing revisions to the Inclusionary Housing Ordinance, which may result in reactivation of the requirements.

I. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. Full cash donation to the park and school districts is proposed, with credit given for the existing three-bedroom home on the property. Copies of the worksheets and plans have been forwarded to the school and park districts for comment.

IV. SUGGESTED ACTION

Conduct the public hearing on the Special Use application and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Special Use; received 10/5/15
- Application for PUD Preliminary Plan; received 10/5/15
- Plan documents
- Tree Preservation Plan Requirements

CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

SPECIAL USE APPLICATION

CITYVIEW	
Project Name:	Hillcroft
Project Number:	2015 -PR- 007
Application Number:	2015 -AP- 035

RECEIVED
Received Date
St. Charles, IL

OCT 05 2015
CDD
Planning Division

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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

1. Property Information:	Parcel Number (s): 09-34-404-013		
	Street Address (or common location if no address is assigned): 1147 Geneva Road St. Charles, Illinois 60174		
2. Applicant Information:	Name	Hillcroft Estates, LLC	Phone 630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
	Email	mauricemcnally @msn.com	
3. Record Owner Information:	Name	Maurice McNally	Phone 630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
	Email	mauricemcnally @msn.com	
4. Billing: <i>To whom should costs for this application be billed?</i>	Name	Hillcroft Estates, LLC	Phone 630.584.7106
	Address	36W442 Hunters' Gate Road St. Charles, Illinois 60175	Fax 630.584.7393
	Email	mauricemcnally @msn.com	

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: _____ PUD

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

What is the property's current zoning? RS - Suburban Family Pud

What is the property currently used for? _____ owner occupied

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

PUD

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

Four - Single Family

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- 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.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

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

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

☒ PLAT OF SURVEY:

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

☒ SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

☒ ENDANGERED SPECIES REPORT:

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

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

☒ PLANS:

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

Copies of Plans:

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

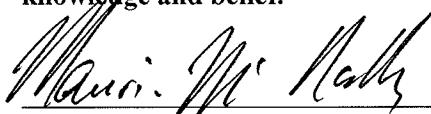
☒ SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)

A plan or plans showing the following information:

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

17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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



Record Owner

Oct 1-15 .

Date

Applicant or Authorized Agent

Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.



As the applicant, the “burden of proof” is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The topography of the subject premises presents many challenges for redevelopment to be in compliance with current engineering standards. With the existing infrastructure surrounding the premises, the “infill” site also provides many opportunities. Detention basins required to manage impact of storm water onto Route 31 will also provide decorative water features where none presently exist. The old dilapidated residence existing on the site will be removed and extensive grading will be done to provide vehicular and pedestrian access to the 4 proposed single-family dwelling units. The common access from Route 31 will tie all units together to create a harmonious community of 4 distinctly different custom homes. Communication with neighbors and consultants has produced a strategy for preservation of existing interior vegetation and to satisfactorily maintain a fresher streetscape along Route 31.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
 3. The PUD will provide superior landscaping, buffering or screening.
 4. The buildings within the PUD offer high quality architectural design.
 5. The PUD provides for energy efficient building and site design.
 6. The PUD provides for the use of innovative stormwater management techniques.
 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
 9. The PUD preserves historic buildings, sites or neighborhoods.

With 30 feet of grade change, onsite excavation is minimized through installation of decorative retaining walls to lessen impact on existing trees and other vegetation as well as provide suitable building sites. An existing driveway will be eliminated and provide greater open space separation between neighbors and new homes. New access to all Units will be provided over a private roadway and sidewalk, including a landscaped island near the detention basins and entrance from Route 31. Six guest parking spaces (including one handicap space) will be provided. The existing lilac hedge along Route 31 will be preserved, and trimmed to improve the appearance of the longstanding hereditament of the premises. The hedge also softens, and screens, the appearance of the roof ridgeline of the prestigious homes to be constructed.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The existing dwelling has fallen into disrepair and needs to be demolished. The Special Use will allow for the style and design of the proposed homes to be constructed, appropriate for the subject premises.

- B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Since the redevelopment of the subject premises is considered "infill", all offsite utilities and access to the subject premises already exist; required onsite infrastructure will be provided as depicted on the final engineering plans.

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The upscale nature of residences proposed for the subject premises will raise property values in the immediate area. With infill, the only impact on adjacent properties will be the connection to existing facilities across public rights of way. Use of adjacent properties will not be diminished nor impaired because of the proposed redevelopment.

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Because adjacent properties have already been developed for their intended use and are occupied, additional development is unlikely, but would not be impeded.

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

As infill, the Special Use to allow redevelopment of the subject premises with the existing zoning classification will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The redevelopment of the subject premises will conform to all regulations except those pertaining to building height restrictions, which are depicted on the Preliminary Engineering Plans.

iv. **The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The PUD will enable improvement of infill property near the entrance to the city that needs redevelopment; it will be compatible with adjacent land uses, and will raise the tax base with little additional burden to city infrastructure.

v. **The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

As infill, the PUD is consistent with the Comprehensive Plan.

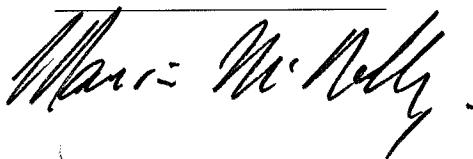
**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
)
) SS.
KANE COUNTY)

I, Maurice McNally, being first duly sworn on oath depose and say that I am
Manager of Hillcroft Estates, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

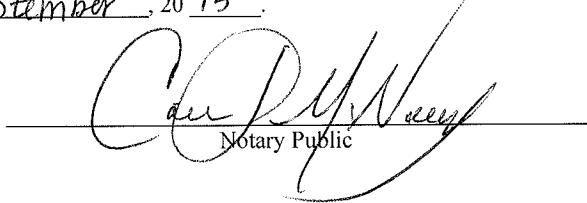
<u>Maurice McNally</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____

By: Maurice McNally, Manager

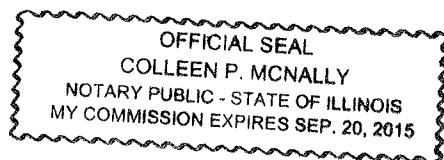


Subscribed and Sworn before me this 19th day of

September, 20 15.



Colleen P. McNally
Notary Public



PARCEL ONE:

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P. U. D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:; BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185.0 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 48 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.69 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P. U. D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORtherly LINE OF SAID LOT 97, 279.69 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1, FOX GLADE P. U. D. SUBDIVISION, UNIT NO. 1; THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 8 DEGREES, 10 MINUTES, 26 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORtherly OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PLAT OF SURVEY

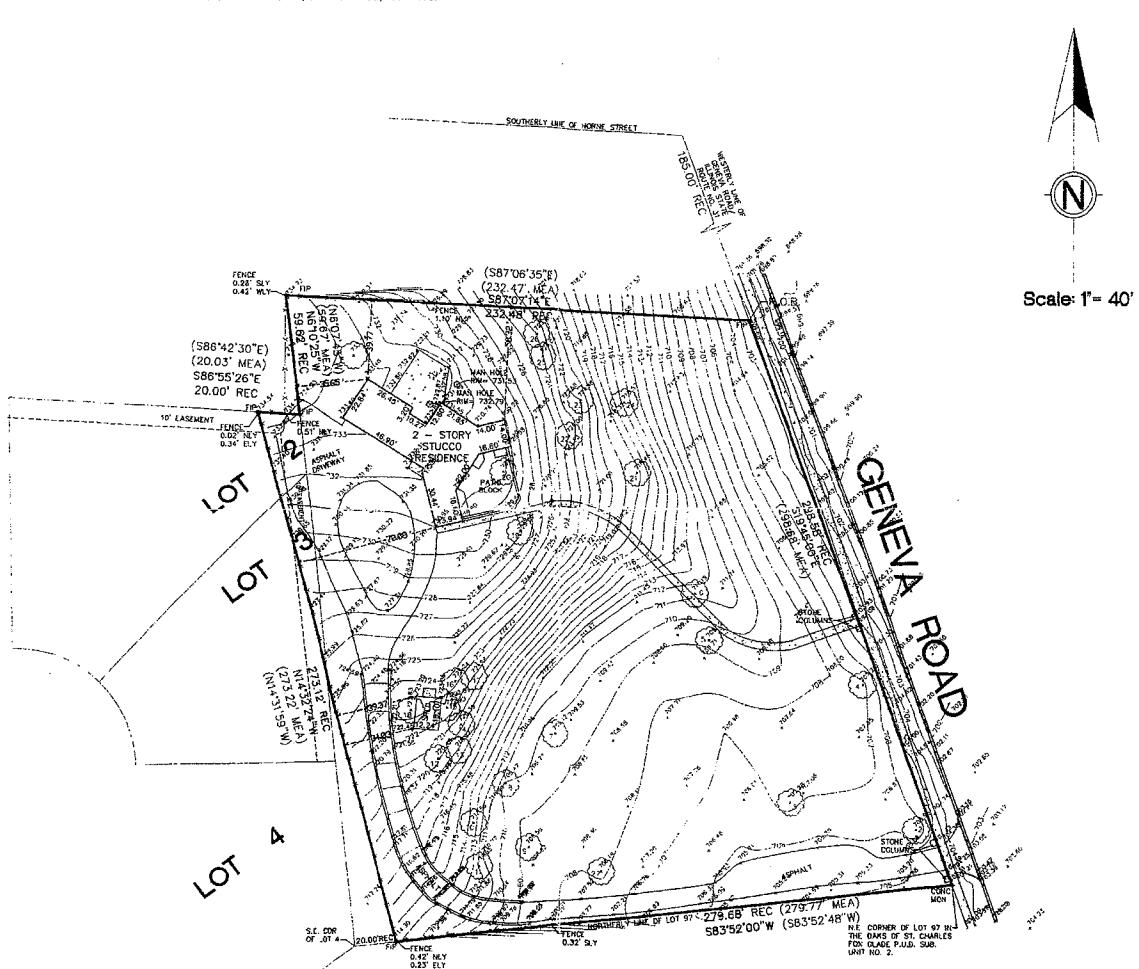
DALE FLOYD LAND SURVEYING

2600 Keslinger Road, Suite 15

Geneva, Illinois 60134

Phone:(630)232-7705 Fax:(630)232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 186 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE); THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.50 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 82 DEGREES, .52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97 279.68 FEET TO A POINT ON THE NORTHERN LINE OF LOT 2 IN SAID BLOCK 1; THENCE NORTH 14 DEGREES, 51 MINUTES, 8 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 51 MINUTES, 8 SECONDS WEST TO A POINT ON THE NORTHERN LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 4; THENCE NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTHERN LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 07 MINUTES, 14 SECONDS WEST ALONG THE EASTERLY LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before
building by survey and at
once report any difference.

Structure located 8-9-2003

Dale Floyd
Illinois Professional Land Surveyor No. 035-002876
Job No. 000603-1

License expiration date 11-30-2004

State of Illinois SB
County of Kane

I, DALE A. FLOYD, Do hereby certify that the above described property has been surveyed under my direction, in the manner represented on the plat herein shown.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9 - 23 AD. 2003

Dale Floyd
Illinois Professional Land Surveyor No. 035-002876

CITY OF ST. CHARLES

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

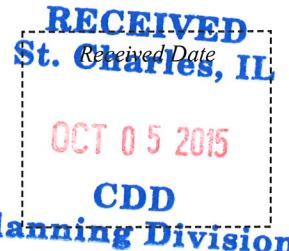


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	Hillcroft
Project Name:	
Project Number:	2015 -PR- 007
Application Number:	2015 -AP- 036



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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

1. Property Information:	Location:	1147 Geneva Road St. Charles, Illinois 60174
	Parcel Number (s):	09-34-404-013
	Proposed PUD Name:	Hillcroft
2. Applicant Information:	Name	Phone 630.584.7106
	Address	Fax 630.584.7393
		Email mauricemcnally @msn.com
3. Record Owner Information:	Name	Phone 630.584.7106
	Address	Fax 630.584.7393
		Email mauricemcnally @msn.com

Please check the type of application:

- New proposed PUD- Planned Unit Development (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

X **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

X **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.

X **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.

X **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.

X **PLANS:**

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

X **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

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

SKETCH PLAN FOR LATER PHASES OF PUD:

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

ARCHITECTURAL PLANS:

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

TREE PRESERVATION PLAN:

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

LANDSCAPE PLAN:

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

STORMWATER MANAGEMENT:

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

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

PARK AND SCHOOL LAND/CASH WORKSHEETS

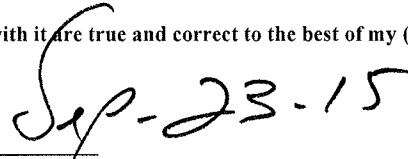
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

INCLUSIONARY HOUSING SUMMARY & WORKSHEET:

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

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

 
Record Owner Date

Applicant or Authorized Agent

Date

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Hillcroft

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	8,400 sf.		19,816 sf.
Minimum Lot Width	60 ft.		61.40 ft.
Maximum Building Coverage	30%		30%
Maximum Building Height	35 ft. or 2 stories, whichever is less.		65' above T/C Rte. 31
Minimum Front Yard	30ft.		30ft.
Interior Side Yard	Combined width of 16ft. neither less than 16ft.		8 ft. each side
Exterior Side Yard	25ft.		N/A
Minimum Rear Yard	40ft.		40ft.
% Overall Landscape Area	N/A		TBD
Building Foundation Landscaping	N/A		TBD
% Interior Parking Lot Landscape	N/A		TBD
Landscape Buffer Yards ¹	N/A		N/A
# of Parking spaces	N/A		2 per unit + 4

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

HILLCROFT

- Public Benefits, Departures from code:
 - Departure: Height
 - Reason: Topography

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Hillcroft
Date Submitted:
09/23/15
Prepared by:
Avondale Custom Homes



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➢ 3 Bedroom	3	DU x .369	=	1.107	DU x .173	=	0.519
➢ 4 Bedroom		DU x .530	=		DU x .298	=	DU x .360
➢ 5 Bedroom		DU x .345	=		DU x .248	=	DU x .300
Attached Single Family							
➢ 1 Bedroom		DU x .000	=		DU x .000	=	DU x .000
➢ 2 Bedroom		DU x .088	=		DU x .048	=	DU x .038
➢ 3 Bedroom		DU x .234	=		DU x .058	=	DU x .059
➢ 4 Bedroom		DU x .322	=		DU x .154	=	DU x .173
Apartments							
➢ Efficiency		DU x .000	=		DU x .000	=	DU x .000
➢ 1 Bedroom		DU x .002	=		DU x .001	=	DU x .001
➢ 2 Bedroom		DU x .086	=		DU x .042	=	DU x .046
➢ 3 Bedroom		DU x .234	=		DU x .123	=	DU x .118
Totals	3	TDU		1.107 TE		0.519 TM	
							0.552 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	1.107	x .025	= 0.028
Middle (TM)	0.519	x .0389	= 0.020
High (TH)	0.552	x .072	= 0.040
Total Site Acres			0.088

Cash in lieu of requirements -

$$0.088 \text{ (Total Site Acres)} \times \$240,500 \text{ (Fair Market Value per Improved Land)} = \$21,164$$

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Hillcroft
Date Submitted:
09/23/15
Prepared by:
Avondale Custom Homes



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom	3	DU x 2.899	= 8.697
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=
Totals	<u>3</u>		<u>8.697</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 8.697 x .010 Acres per capita = 0.08697 Acres

Cash in lieu of requirements -

Total Site Acres 0.08697 x \$240,500 (Fair Market Value per Improved Land) = \$ \$20,916.29

PRELIMINARY ENGINEERING PLANS

HILLCROFT ESTATES

CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

SITE, GRADING, DRAINAGE,
PAVING & UTILITIES

2015

OWNER/DEVELOPER

AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(830) 584-7106

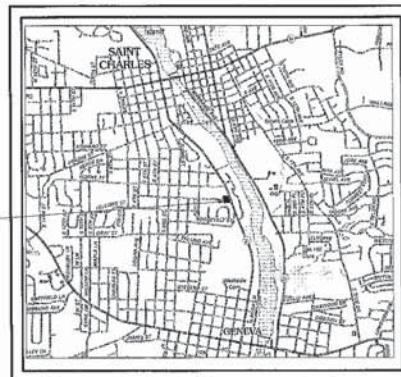
NOTES:

EXISTING BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY
CRAIG R. KNOCH & ASSOCIATES CIVIL ENGINEERS, P.C.

BENCHMARKS:

BENCHMARKS - (NAVD88)
BM#1 - CONCRETE FLOOR OF PICNIC SHELTER,
ELEVATION = 703.75
NOTE: DATUM HAS BEEN LOWERED 4.08 FT. TO MATCH THE
GEMS OF ST. CHARLES.

SITE LOCATION



LOCATION MAP

NOT TO SCALE

SHEET INDEX

- 1.) TITLE SHEET
- 2.) EXISTING CONDITIONS MAP
- 3.) PRELIMINARY SITE PLAN
- 4.) PRELIMINARY UTILITY PLAN
- 5.) PRELIMINARY GRADING & DRAINAGE PLAN
- 6.) PRELIMINARY ROADWAY PLAN & PROFILE

PROFESSIONAL ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } 8.S.
COUNTY OF KANE }
I, JOHN B. SPENNAKER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY
CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF AVONDALE
CUSTOM HOMES, INC. BY SILVER EDGE CONSULTANTS LLC UNDER MY PERSONAL
DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL
PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT
DOCUMENTS.

DATED THIS ____ DAY OF _____ A.D. 2015

ILLINOIS LICENSED PROFESSIONAL ENGINEER No. 092-032151
MY LICENSE EXPIRES ON NOVEMBER 30, 2015

AVONDALE CUSTOM HOMES, INC
P.O. BOX 3700
ST. CHARLES, IL 60174
(830) 584-7106

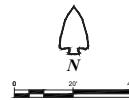
NUMBER	DATE	DESCRIPTION	NUMBER	DATE	DESCRIPTION

SILVER EDGE CONSULTANTS LLC

215 FULTON STREET
GENEVA, ILLINOIS 60134
(830) 600-4601
Illinois Professional Design Firm No. 184-005641
COPYRIGHT © 2015, SILVER EDGE CONSULTANTS LLC

FILE NAME: Prelim Title Map
PROJECT: CAG1071001
DRAWN BY: DOW
DATE: 9/14/2015

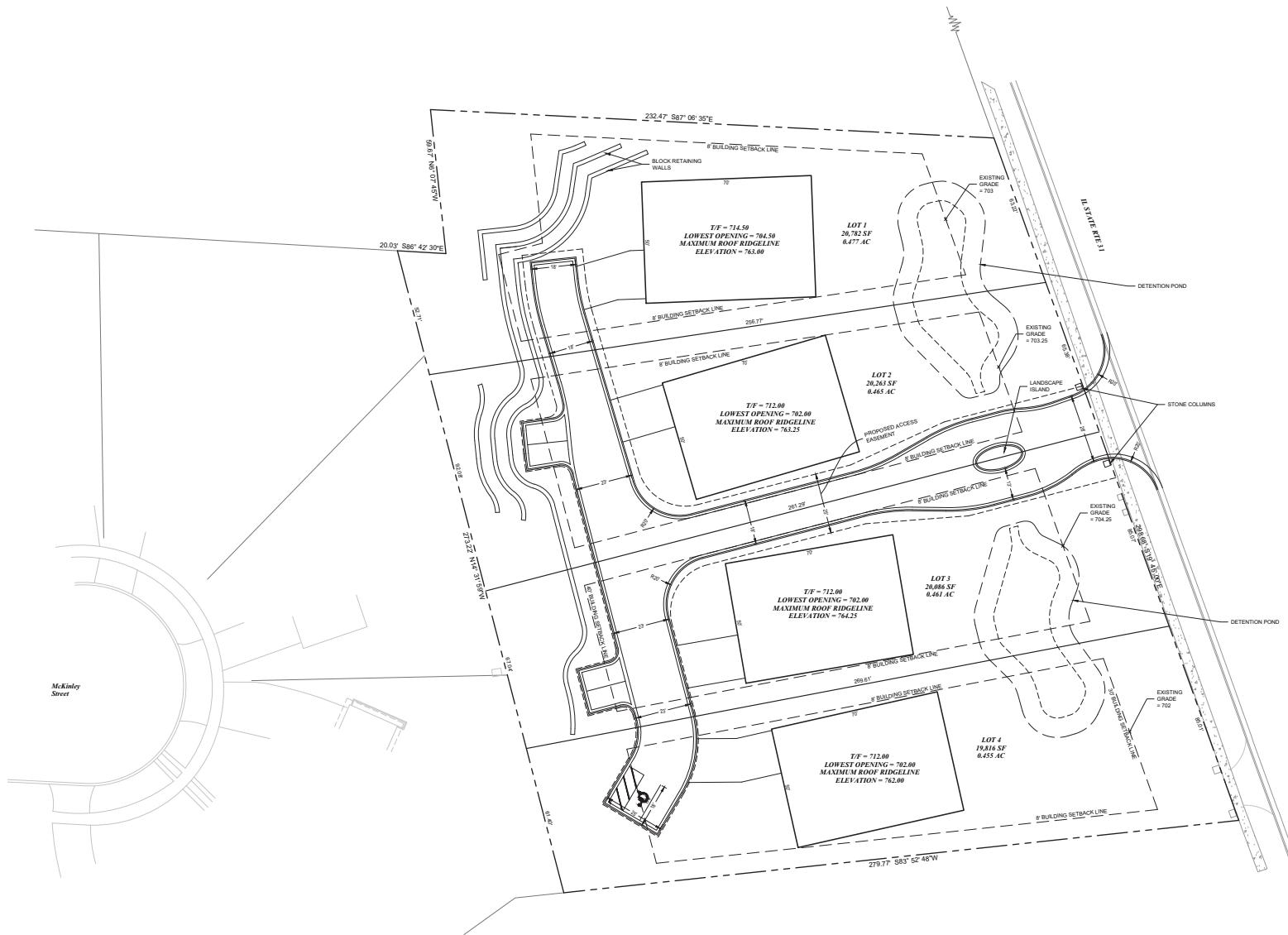


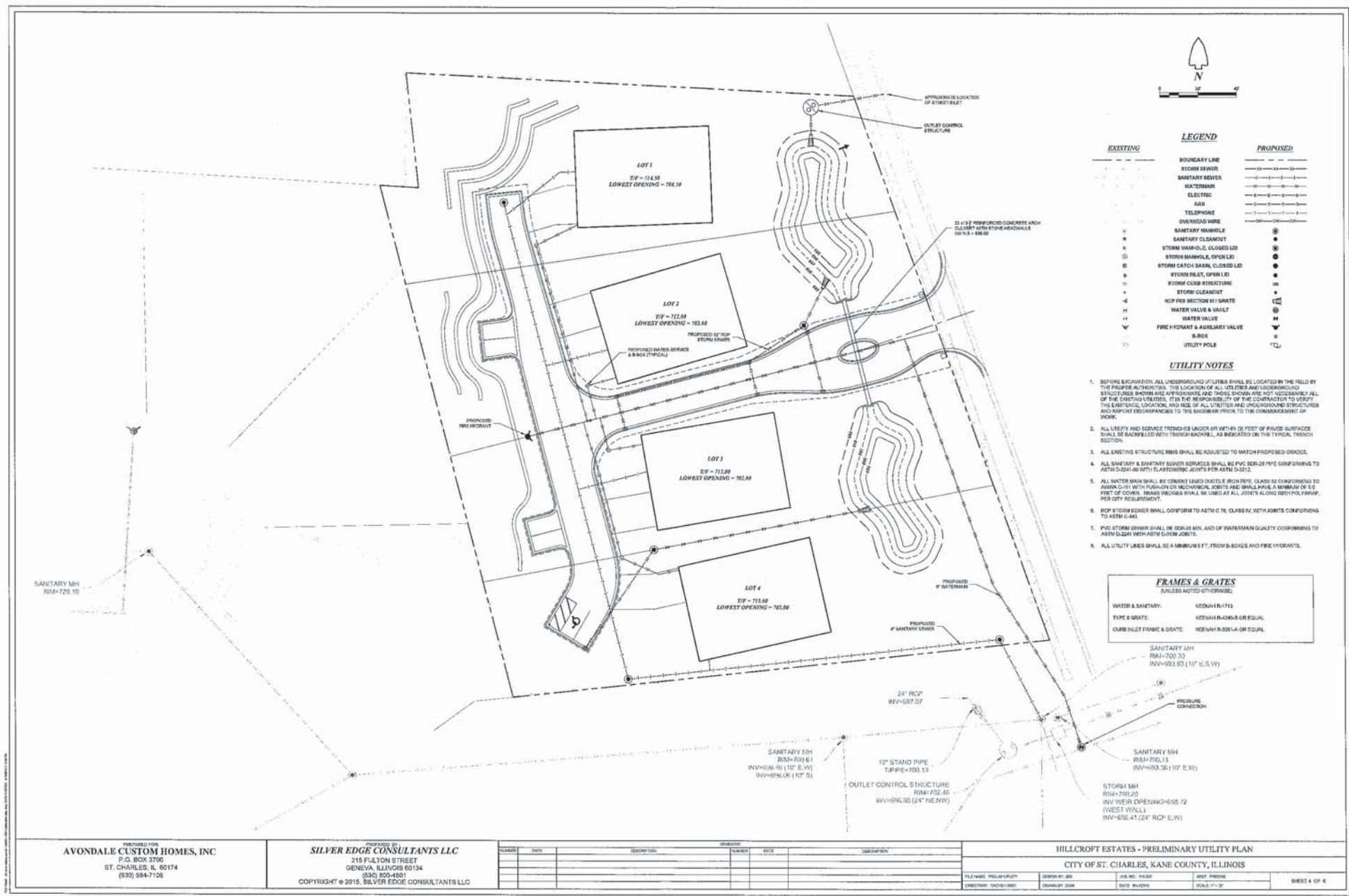


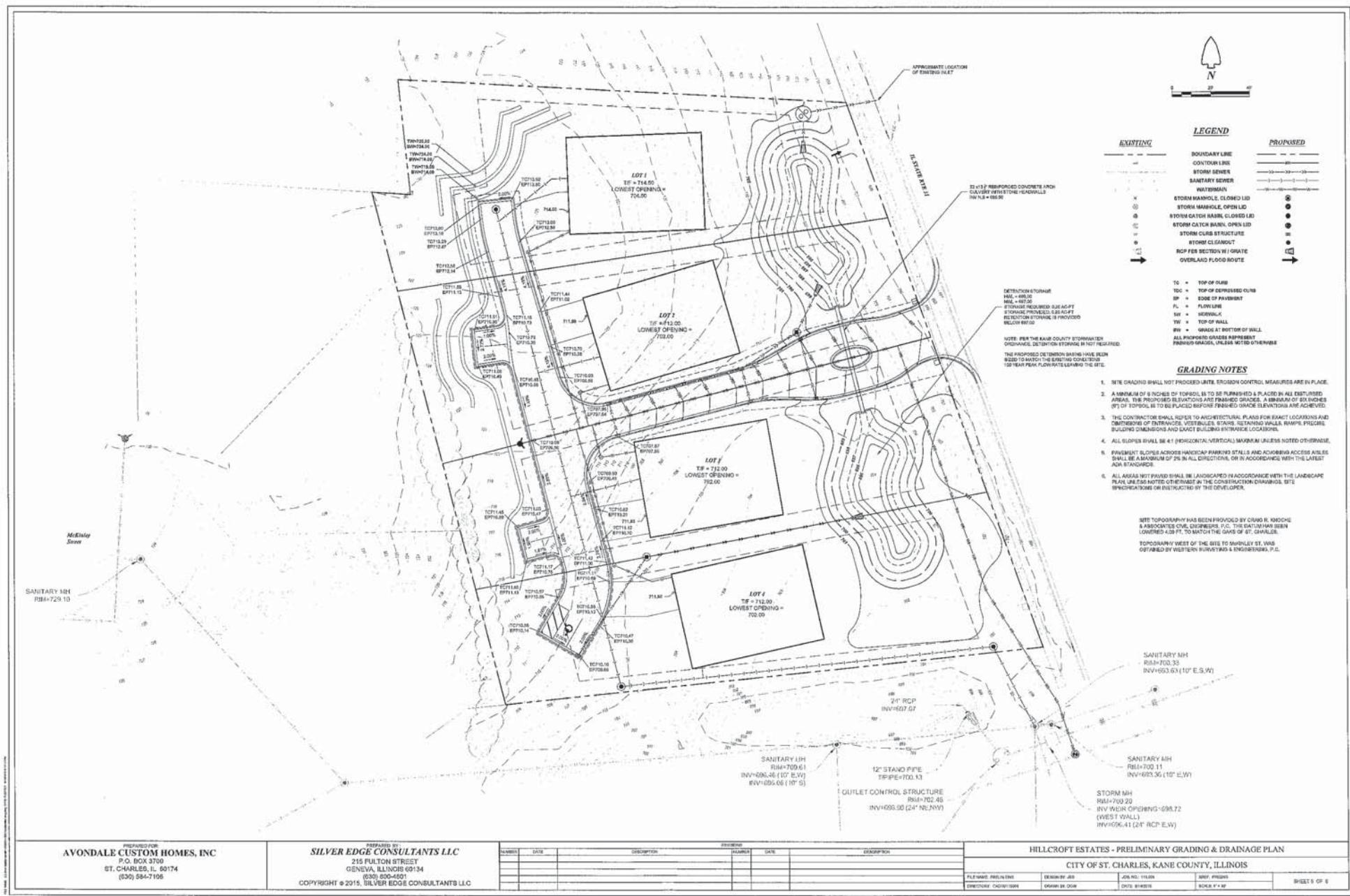
LEGEND

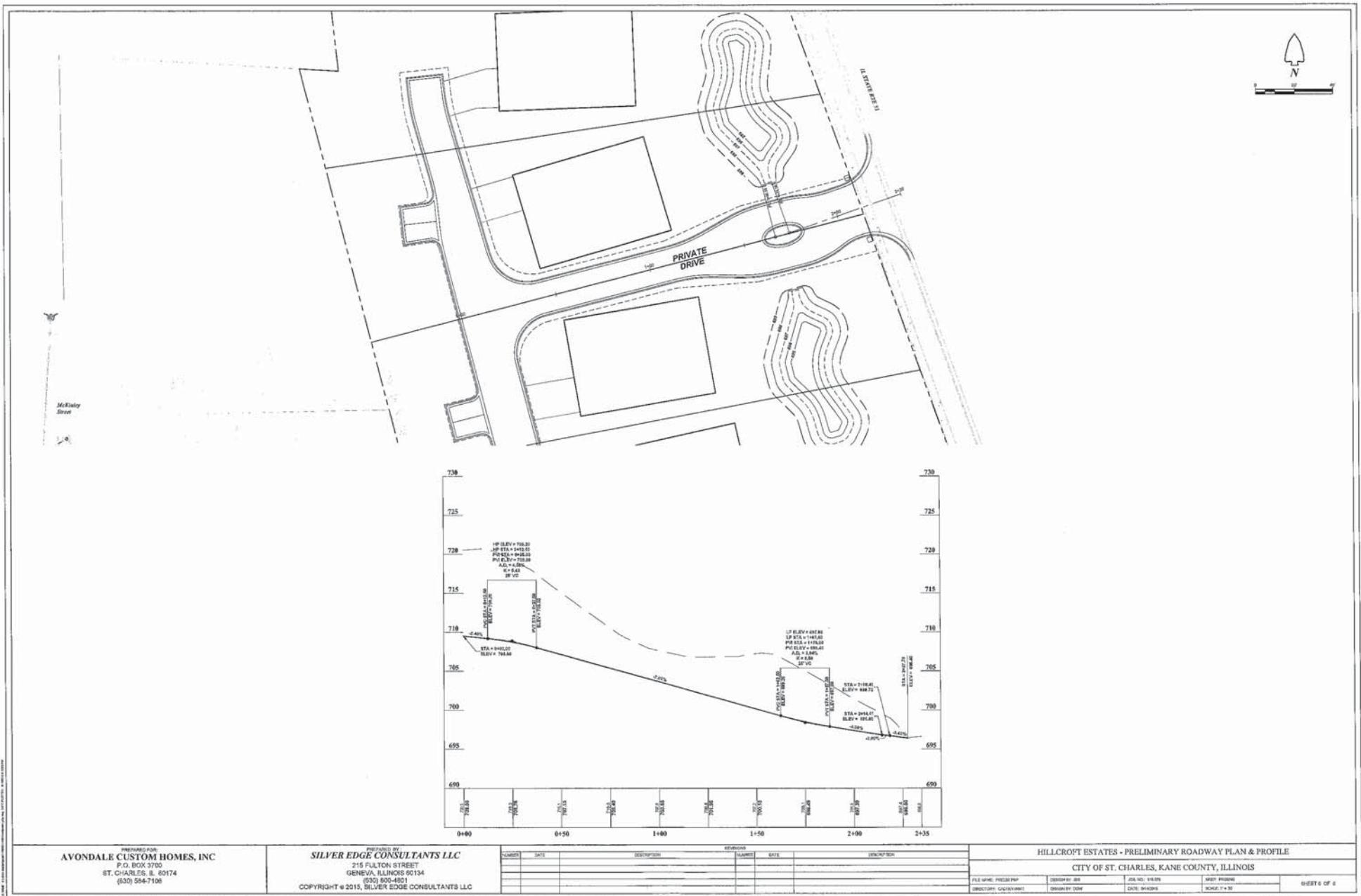
	BOUNDARY LINE
	EASEMENT LINE
	PARKING / BUILDING SETBACK LINE
	PROPOSED FENCE
	PROPOSED SIGN
	TRAFFIC FLOW ARROW

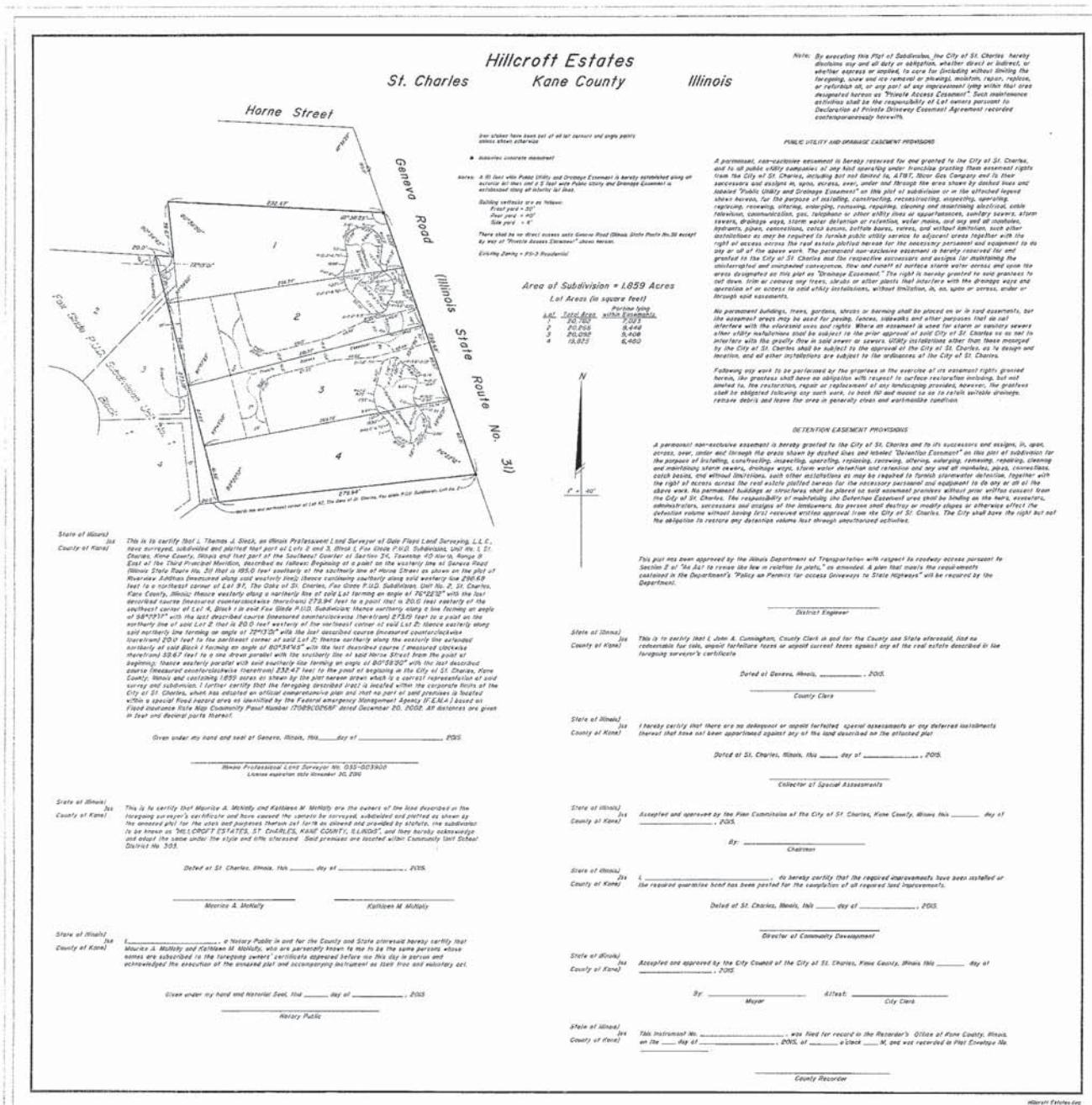
- NOTE:
1. DIMENSIONS ARE SHOWN TO FACE OF CURB.
 2. ALL SIGNING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE LATEST EDITION OF THE STATE OF ILLINOIS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 3. TYPICAL DRAINAGE & UTILITY EASEMENTS 5' ON INTERIOR SIDE LOT LINES, 10' FOR NORTH AND SOUTH EXTERIOR SIDE LOT LINES.

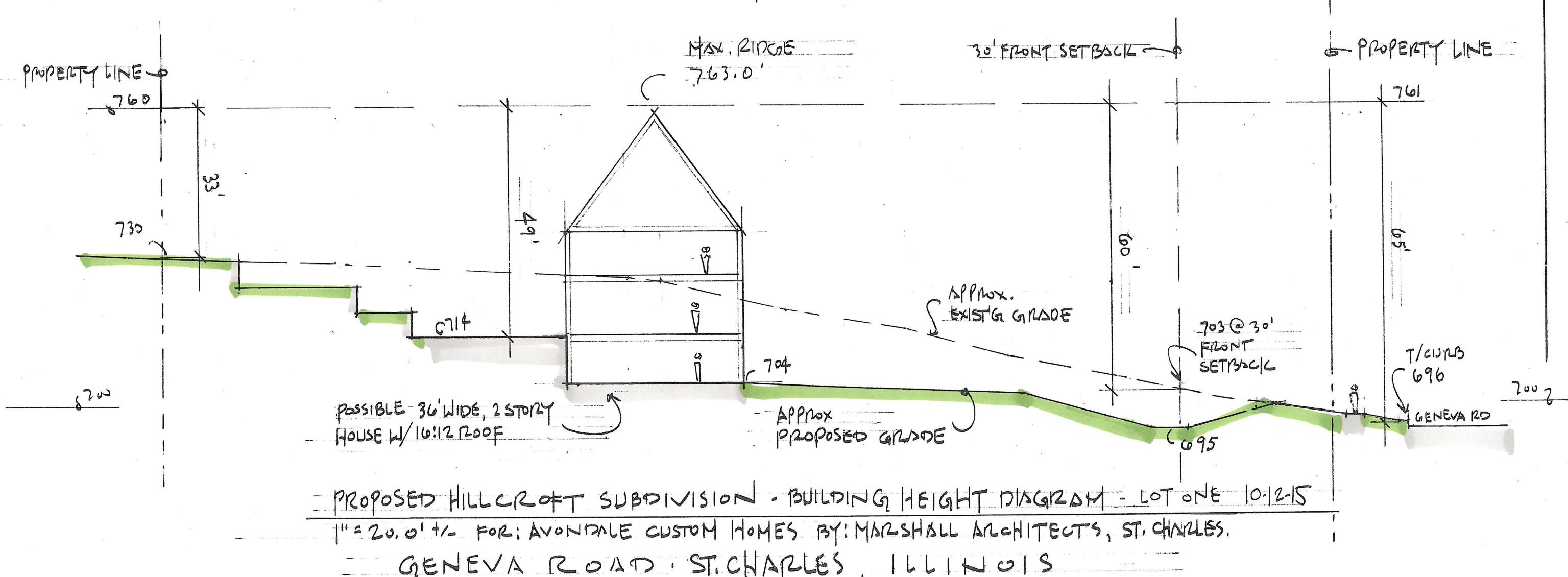


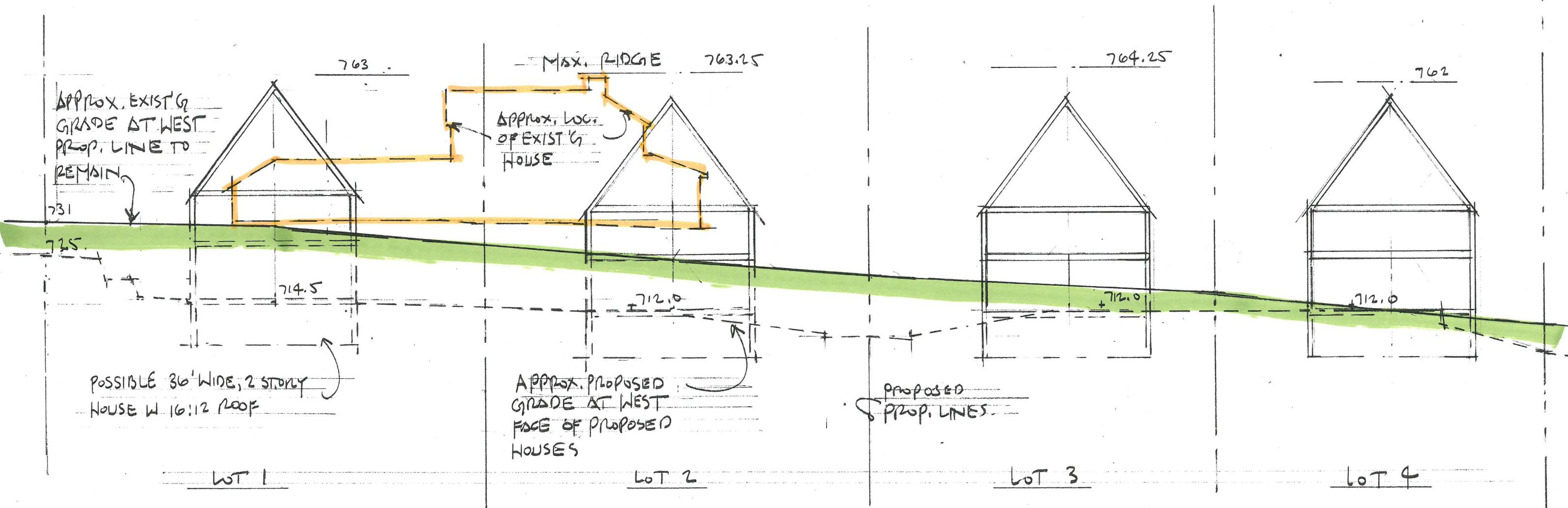












PROPOSED HILL CRAFT SUBDIVISION. BUILDING HEIGHT DIAGRAM LOOKING EAST 10-29-15

THE 2010 +/- FOR: MONOLOLE CUSTOM HOMES BY: MARSHALL ARCHITECTS, ST. CHARLES, IL.

GENEVA ROAD, ST. CHARLES, ILLINOIS

Tree Inventory and Preservation Plan

1147 Geneva Road
St. Charles, Illinois

Prepared By

Andrew Lueck

Registered Consulting Arborist #560
ISA Certified Arborist # IL-4641A



PLAT OF SURVEY

DALE FLOYD LAND SURVEYING

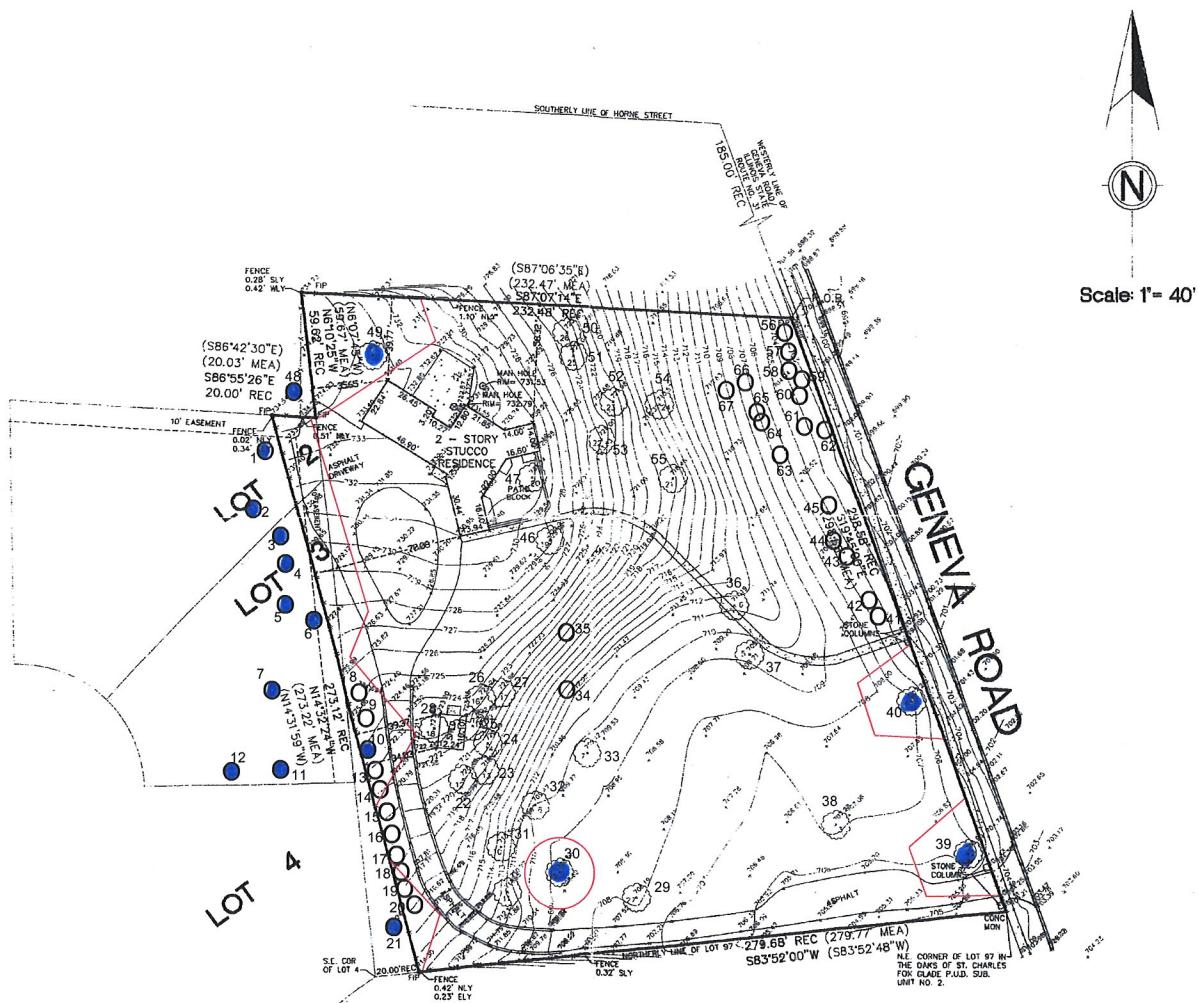
2600 Keslinger Road, Suite 15

Geneva, Illinois 60134

Phone: (630) 232-7705 Fax: (630) 232-7725

THAT PART OF LOTS 2 AND 3 IN BLOCK 1, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, ST. CHARLES, KANE COUNTY, ILLINOIS, AND PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF GENEVA ROAD (ILLINOIS STATE ROUTE NO. 31) THAT IS 185 FEET SOUTHERLY OF THE SOUTHERLY LINE OF HORNE STREET, AS SHOWN ON THE PLAT OF RIVERVIEW ADDITION (MEASURED ALONG SAID WESTERLY LINE), THENCE SOUTH 19 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID WESTERLY LINE 298.58 FEET TO A NORTHEAST CORNER OF LOT 97 IN THE OAKS OF ST. CHARLES, FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 2, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 83 DEGREES, 52 MINUTES, 0 SECONDS WEST ALONG A NORTHERLY LINE OF SAID LOT 97, 279.68 FEET TO A POINT THAT IS 20.0 FEET NORTH 83 DEGREES, 52 MINUTES, 0 SECONDS EAST OF THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 1 IN FOX GLADE P.U.D. SUBDIVISION, UNIT NO. 1, THENCE NORTH 14 DEGREES, 32 MINUTES, 24 SECONDS WEST 273.12 FEET TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID BLOCK 1 THAT IS 20.0 FEET NORTH 86 DEGREES, 55 MINUTES, 26 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 86 DEGREES, 55 MINUTES, 26 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, 20.0 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 6 DEGREES, 10 MINUTES, 25 SECONDS WEST ALONG THE EASTERN LINE EXTENDED NORTHERLY OF SAID BLOCK 1, 59.62 FEET TO A LINE DRAWN NORTH 87 DEGREES, 07 MINUTES, 14 SECONDS WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID HORNE STREET FROM THE POINT OF BEGINNING, THENCE SOUTH 87 DEGREES, 07 MINUTES, 14 SECONDS EAST PARALLEL WITH SAID SOUTHERLY LINE 232.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1147 GENEVA ROAD, ST. CHARLES, ILLINOIS.



UPDATE: 9-17-2003 ADDED TOPOGRAPHY

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference.

Structure located 8-9-2003

Dale Floyd
Illinois Professional Land Surveyor No. 035-002876
Job No. 000603-1

License expiration date 11-30-2004

State of Illinois SS.
County of Kane

I, DALE A. FLOYD, do hereby certify that the above described property has been surveyed under my supervision, in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

Geneva, Illinois 9-23 AD. 2003

Dale Floyd
Illinois Professional Land Surveyor No. 035-002876

• = Tree to remain

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
1	6		Hackberry	<i>Celtis occidentalis</i>	Good		x	x	x	x	x	Lean over drive
2	14		Bur oak	<i>Quercus macrocarpa</i>	Good	x	x	x	x	x	x	5' lean over fence
3	22		White oak	<i>Quercus alba</i>	Good	x	x	x	x	x	x	15' lean over drive.
4	12		Red oak	<i>Quercus rubra</i>	Fair	x	x	x	x	x	x	Joined at base with #3
5	20		Linden	<i>Tilia americana</i>	Good	x	x	x	x	x	x	
6	30		Red oak	<i>Quercus rubra</i>	Good	x	x	x	x	x	x	Crown to middle of circle. 12' drive clearance
7	24		Red oak	<i>Quercus rubra</i>	Fair	x	x	x	x	x	x	Not over drive
8	8		Redcedar	<i>Juniperus virginiana</i>	Fair	x						
9	7		Redcedar	<i>Juniperus virginiana</i>	Fair	x						
10	32		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	Slight lean away from drive. 14' over fence
11	10		White pine	<i>Pinus strobus</i>	Good							
12	16		Norway maple	<i>Acer platanoides</i>	Good							
13	6	4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
14	7	4,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
15	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
16	8	5,4,4	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
17	7	6,4,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
18	7	6	Redcedar	<i>Juniperus virginiana</i>	Poor	x						
19	7	6,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
20	6	5,3	Redcedar	<i>Juniperus virginiana</i>	Fair	x						
21	26		Red Oak	<i>Quercus rubra</i>	Good		x	x	x	x	x	25' over fence. 15' height over fence
22	15		Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
23	12	9	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
24	14	12	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						Bad junction
25	8	6	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
26	13	8,7,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
27	7	6,4,4	Arborvitae	<i>Thuja occidentalis</i>	Fair	x						
28	18		Red oak	<i>Quercus rubra</i>	Poor	x						Large wound/decay at base
29	10		Norway maple	<i>Acer platanoides</i>	Fair	x						Wound/decay in stem
30	17		Norway spruce	<i>Picea abies</i>	Good		x	x	x	x	x	
31	13		White spruce	<i>Picea glauca</i>	Fair	x						
32	17		Norway spruce	<i>Picea abies</i>	Fair	x						Large girdling root
33	16		Norway spruce	<i>Picea abies</i>	Good	x						

ID	DBH	Other Stems	Common	Scientific	Cond.	R	RP	CP	PF	M	I	Notes
35	6	5,5,4,4,3	Redbud	<i>Cercis canadensis</i>	Fair	x						
36	15		Linden	<i>Tilia americana</i>	Fair	x						
37	14		Austrian pine	<i>Pinus nigra</i>	Fair	x						Moderate diplodia
38	26		Norway maple	<i>Acer platanoides</i>	Poor	x						Poor structure. Dead limbs. Stem crack
39	37		Red oak	<i>Quercus rubra</i>	Fair		x	x	x	x	x	
40	35		White oak	<i>Quercus alba</i>	Fair		x	x	x	x	x	
41	7		Mulberry	<i>Morus sp.</i>	Fair	x						
42	7		Black cherry	<i>Prunus serotina</i>	Fair	x						
43	8		Boxelder	<i>Acer negundo</i>	Fair	x						
44	10		Black cherry	<i>Prunus serotina</i>	Fair	x						
45	10		American elm	<i>Ulmus americana</i>	Fair	x						
46	12	10	Redbud	<i>Cercis canadensis</i>	Fair	x						
47	37		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
48	12		Hackberry	<i>Celtis occidentalis</i>	Good		x	x	x	x	x	Crown 8' over fence
49	27		White oak	<i>Quercus alba</i>	Good		x	x	x	x	x	
50	31		Bur oak	<i>Quercus macrocarpa</i>	Poor	x						Mostly dead
51	28		White oak	<i>Quercus alba</i>	Fair	x						1-sided to south
52	12		White pine	<i>Pinus strobus</i>	Good	x						Overtopped by oak
53	13		White pine	<i>Pinus strobus</i>	Good	x						
54	18		White pine	<i>Pinus strobus</i>	Good	x						
55	33		Norway spruce	<i>Picea abies</i>	Good	x						
56	8		Boxelder	<i>Acer negundo</i>	Fair	x						
57	9		Green ash	<i>Fraxinus pennsylvanica</i>	Dead	x						
58	15		Black cherry	<i>Prunus serotina</i>	Fair	x						
59	7		American elm	<i>Ulmus americana</i>	Fair	x						
60	9		Black cherry	<i>Prunus serotina</i>	Fair	x						
61	7		Green ash	<i>Fraxinus pennsylvanica</i>	Poor	x						50% Dead
62	13		Boxelder	<i>Acer negundo</i>	Fair	x						
63	12	8	Hemlock	<i>Tsuga canadensis</i>	Fair	x						
64	12		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
65	6		American elm	<i>Ulmus americana</i>	Fair	x						
66	6		Hemlock	<i>Tsuga canadensis</i>	Fair	x						
67	11		Hemlock	<i>Tsuga canadensis</i>	Fair	x						

Poor - The tree appears unhealthy and may have significant structural defects.

Fair - The tree has structural or health issues that could decrease likelihood of survival during construction

Good - Overall, the tree is healthy and satisfactory in condition and form. The tree has no major structural problems.

Actions:

R - Remove

M - Mulch

RP - Root Prune

I - Irrigate

P - Crown Prune

PF - Protection Fence

Recommendations

Tree protection zone - Defined for all trees within and adjacent to the construction zone as a radial distance of 1 foot per inch in tree diameter. **Temporary fencing** (4 feet high) shall be installed at the edge of all tree protection zones. Fence shall completely encircle the tree.

Activities prohibited within the Tree Protection Zone include:

- Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
- The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost or other similar function.
- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the project arborist
- Soil disturbance, drainage or grade change.
- No machinery or equipment shall be used within the protection fence. Work within the protection zone shall be done manually.

The following actions will be performed on an as-needed basis to help ensure tree health prior to construction. All work should be done in accordance with applicable ANSI A300 Standards.

Removal: Trees will be removed if they cannot reasonably be expected to survive construction due to either poor health or proximity to construction activities.

Crown pruning - Trees will be pruned to promote health and proper structure and to provide clearance for construction activities. Tree crowns should be raised to allow clearance for construction activities. Dead limbs larger than 1 inch should be removed. Oak trees should be pruned from the months of October - March only to reduce risk of oak wilt transmission.

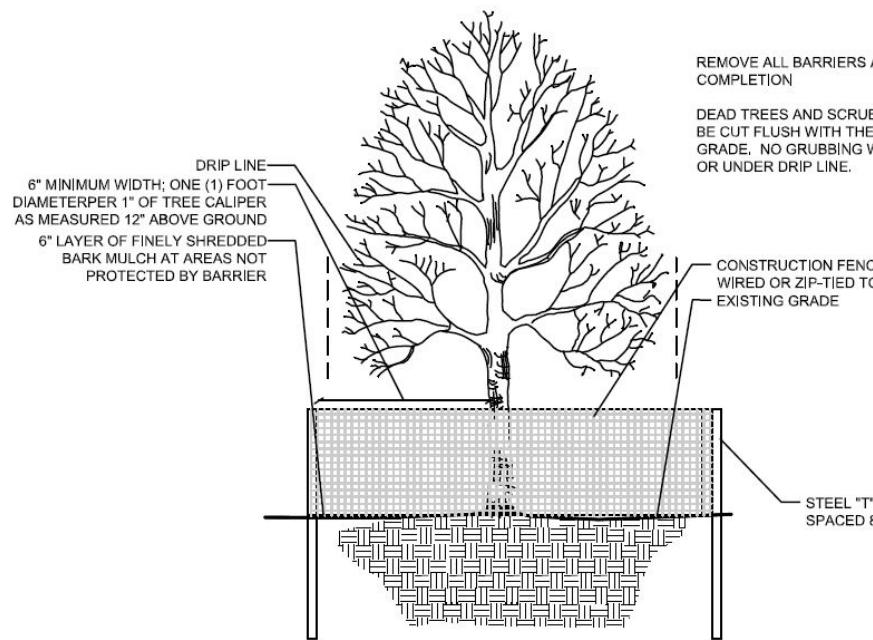
Root Pruning - Trees whose roots extend into the construction zone will have their roots pruned at the edge of the zone to prevent root damage during construction. Root should be pruned to 18-24 inches below grade.

Irrigation - Trees will be irrigated before and during construction to aid plant health.

Mulch - Shredded hardwood, free of deleterious materials. Mulch should be spread within the TPZ prior to construction to a four to six inch depth, leaving the trunk clear of mulch. This will aid in inadvertent soil compaction and moisture loss.

Fertilization - Fertilization and other soil needs should be determined at a later date based on soil sampling and actual construction impacts.

Signage - Signs stating "No Entry, Tree Preservation Area" shall be placed along temporary fencing.



Sample specification for tree protection fencing.



Sample of tree preservation signage

TREE PRESERVATION REQUIREMENTS FOR PRELIMINARY PLANS



When is a Tree Preservation Plan required:

- Where trees six inches (6") or more DBH exist on the property to be developed or redeveloped, a Tree Preservation Plan shall be submitted with the preliminary plan of subdivision or planned unit development. If the preliminary plan stage is omitted or is combined with final engineering plans, the Tree Preservation Plan shall be submitted with the final engineering plans.
- The requirement to provide a Tree Preservation Plan as a part of an initial preliminary plan submittal may be waived by the City Administrator or their designee where:
 - 1) Existing vegetation on the parcel is comprised primarily of undesirable species and/or low quality specimens that do not warrant preservation, or
 - 2) the area of the parcel identified for land development will be substantially modified such that any existing vegetation is unlikely to be successfully preserved.

The City Administrator or their designee may require information demonstrating that a parcel meets the criteria prior to waiving the requirement. Notwithstanding the waiver of the requirement, the Plan Commission or City Council may require a Tree Preservation Plan prior to approval of a preliminary plan.

8.30.070 Requirements for Tree Preservation Plans

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

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

2. Standards: Removal of trees shall be authorized by Tree Preservation Plans only when one or more of the following conditions exist, as determined by the City:

- 2.1 The tree is diseased, dead or dying.
- 2.2 The tree is damaged or injured to the extent that it is likely to die or become diseased, or such that it becomes a hazard.
- 2.3 Removal of the tree is consistent with good forestry practices, that is, consideration is given to the species of the tree, location, conditions, age, safety, and the historic and aesthetic value of the tree to be removed.
- 2.4 Removal of the tree will enhance the health of remaining trees within the immediate vicinity.
- 2.5 Removal of the tree is required to repair a sewer line or water main, or excavation for such repair will damage the tree to the extent that it is likely to die or become diseased.
- 2.6 All reasonable efforts have been undertaken in the land planning, architectural and engineering design of the proposed building, building addition, development or site improvement to minimize tree damage and/or removal, and the tree or trees must be removed to provide adequate space for the permitted construction.