

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Plan Commission/Zoning Board of Appeals Tuesday, March 15, 2022 7:00 p.m.

In response to a Disaster Declaration made by the Governor related to public health concerns, an in-person meeting or a meeting conducted under the purview of the Open Meetings Act is not practical or prudent with the number of people who have expressed interest in this meeting; therefore, remote participation is permitted. Those wishing to participate in the meeting should use the City's teleconference platform, Zoom. To do so, please visit www.zoom.us, or download the Zoom app, and click "JOIN A MEETING" at 7:00 p.m. on Tuesday, March 15, 2022 with the following login information:

Meeting ID: 860 1261 9222

Password: 217414

Anyone wishing to provide public comment should send their written comments to City Hall. Written comments may be mailed to the City of West Chicago Community Development Department, 475 Main Street, West Chicago, IL 60185 or by email to John Sterrett, City Planner, at jsterrett@westchicago.org.

A G E N D A

1. Call to Order, Roll Call and Establishment of a Quorum
2. Chairman's Comments
3. Public Comment
4. Approval of the Draft Meeting Minutes – March 1, 2022
5. Public Hearing of Case PC 21-12 (*Continued from February 15, 2022*) – Pulte Home Company, LLC – Preliminary Planned Unit Development and Plat – South side of Smith Road, between Klein Road and Illinois Route 59
6. Review and Recommendation of Case PC 21-12– Pulte Home Company, LLC – Preliminary Planned Unit Development and Plat – South side of Smith Road, between Klein Road and Illinois Route 59

7. Adjournment

cc: Plan Commission Members
Mayor
City Council
M. Guttman
T. Dabareiner
M. Patel
J. Sterrett

School Districts #25, #33, #94, #303
West Chicago Fire Protection District
West Chicago Park District
West Chicago Public Library District
DuPage County Building & Zoning
Warrenville Plan Commission
News Media

**DRAFT
MEETING MINUTES**

**PLAN COMMISSION/ZONING BOARD OF APPEALS
March 1, 2022 7:00 P.M.**

1. Call to Order, Roll Call and Establishment of a Quorum

Chairperson Laimins called the meeting to order at 7:00 p.m. Roll call found Chairperson Laimins, Commissioners Banasiak, Frantzen, Henkin, and Kasprak present. Commissioners Hale and Billingsley and ex-officio member Slattery were excused. With five members present, a quorum was established.

Staff in attendance included City Planner John Sterrett and Director Tom Dabareiner.

2. Chairman's Comments – None

3. Public Comment - None

4. Approval of the Draft Minutes of the February 15, 2022 Plan Commission Meeting

Commissioner Frantzen made a motion, seconded by Commissioner Kasprak, to approve the February 15, 2022 Plan Commission meeting minutes as presented. With a voice vote of all “ayes” the motion carried and the draft minutes of the February 15, 2022 Plan Commission meeting were approved.

5. Public Hearing of Case PC 21-22 – Special Use Permit for Stotan Industrial LLC – 348 Charles Court

Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to enter into the public hearing. With a voice vote of all “ayes” the motion carried and the Plan Commission entered into the public hearing.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that this is a request from Stotan Industrial LLC, for a special use permit to allow ancillary truck/trailer parking, considered outside storage, ancillary to the proposed permitted principal use of a 258,720 square foot cross-docked spec warehouse/distribution center at 348 Charles Court. The property is 16.68 acres, currently vacant, located in the Manufacturing District north of Washington Street, a quarter mile east of the Roosevelt Road/Washington Street Intersection.

The truck/trailer parking will be located in the rear of the building near the wet property line, with 45 truck/trailer parking stalls proposed. The parking area will be paved with a hard surface and located in a manner to not obstruct parking or fire lanes. Evergreen landscaping is proposed along the south property line to screen the truck parking from view of Washington Street. The building will act as a screen for traffic along Charles Court. Existing and proposed trees along the west property line will screen the property from the rear.

This type of proposed parking is a common ancillary use for warehousing and distribution. Staff recommends that the Plan Commission pass a motion recommending approval of the special use permit and has prepared draft findings of fact for the Plan Commission to consider and adopt with their recommendation.

Bobby Patterson from Stotan Industrial LLC was duly sworn in and provided a brief background on the project. There were no comments from the public.

With no further testimony presented and all members of the public given the opportunity to review and comment on the petition, Commissioner Frantzen made a motion, seconded by Commissioner Kasprak, to close the public hearing. With a voice vote of all “ayes”, the motion carried and the public hearing was closed.

6. Review and Recommendation of Case PC 21-12 – Special Use Permit for Stotan Industrial LLC – 348 Charles Court

The Plan Commission deliberated the proposal for Case PC 21-12. Commissioner Banasiak made a motion, seconded by Commissioner Henkin, to recommend approval of the Special Use Permit request for Stotan Industrial LLC for outside storage ancillary to a permitted principal use at 348 Charles Court with the conditions that:

1. The site shall be developed in substantial compliance with the following plans:
 - a. Site Plan, consisting of one sheet (Sheet A1.0) prepared by Harris Architects, with a final revision date of February 11, 2022, attached as Exhibit “D”.
 - b. Landscape Plan, consisting of one sheet (Sheet L1.0) prepared by Wingren Landscape, dated November 29, 2021 with a final revision date of January 12, 2022, attached as Exhibit “E”.
 - c. Building Elevations, consisting of one sheet (Sheet A2.0) prepared by Harris Architects, Inc. with a final revision date of February 11, 2022, attached as Exhibit “F”.
2. Outside storage shall be for trucks and trailers only and shall not include any equipment, machinery, or materials.
3. All truck and trailer parking shall be confined within the designated truck parking stalls as shown on the Site Plan, attached as Exhibit “D”.

And that the following Findings of Fact be incorporated into this recommendation:

- (1) Is necessary for the public convenience at that location or, the case of existing nonconforming uses, a special use permit will make the use more compatible with its surroundings:*

The proposed warehouse/distribution facility with ancillary outside truck/trailer parking is best suited for an industrial area such as the subject property. The subject property is located within one of the City’s approved industrial parks with industrial uses surrounding it. The property to the west will be affected the most by the proposed special use and contains a much more intense use – an asphalt paving plant. The proposed use of warehousing/distribution with ancillary truck/trailer parking will be consistent with the uses on surrounding properties and will complement the Washington Street industrial corridor.

(2) Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected:

The proposed use of the subject property will not adversely impact the public health, safety and welfare of the community. It is consistent with the surrounding properties and will be designed to enhance the aesthetics of the North Industrial Park. The property will be developed in conformance with all City Codes and Ordinances including the Zoning Code, the DuPage County Stormwater Ordinance, and all applicable utility codes.

(3) Will not cause substantial injury to the value of other property in the neighborhood in which it is located:

The proposed ancillary truck/trailer parking will not cause substantial injury to the value of other property in the area in which it is located. The proposed use will be compatible with the other properties in the industrial area. The ancillary use of truck/trailer parking is a common function of a warehouse/distribution facility and will be consistent with other similar uses.

(4) The proposed special use is designated by this code as a listed special use in the zoning district in which the property in question is located:

The proposed use of outside storage for ancillary truck/trailer parking to the permitted use of warehouse/distribution is a special use per Section 11.4-2(T) of the Zoning Code.

A roll call vote found Commissioners Banasiak, Henkin, Frantzen, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

7. Public Hearing of Case PC 22-05 – Amendment to the Comprehensive Plan and Future Land Use Map

Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to enter into the public hearing. With a voice vote of all “ayes” the motion carried and the Plan Commission entered into the public hearing.

Mr. Sterrett was duly sworn in. Mr. Sterrett stated that minor corrections need to be made in the Future Land Use map following the recent City Council approval. An amendment is required to make these corrections rather than staff being able to make the corrections administratively.

Attorney John Foran was duly sworn in and thanked staff for making changes that affected his client’s property. The Commission briefly discussed the changes including keeping track of the changes moving forward.

With no further testimony presented and all members of the public given the opportunity to review and comment on the amendment, Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to close the public hearing. With a voice vote of all “ayes”, the motion carried and the public hearing was closed.

8. Review and Recommendation of Case PC 22-05 – Amendment to the Comprehensive Plan and Future Land Use Map

The Commission deliberated the proposed amendment. Commissioner Frantzen made a motion, seconded by Commissioner Henkin, to recommend approval of the proposed amendment to the Comprehensive Plan. A roll call vote found Commissioners Frantzen, Henkin, Banasiak, and Kasprak, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

9. Other Business

Mr. Sterrett stated the 2022 Official Zoning Map needs to be adopted, per State statutes. Commissioner Kasprak made a motion, seconded by Commissioner Frantzen, to recommend approval of the 2022 Official Zoning Map. A roll call vote found Commissioners Kasprak, Frantzen, Banasiak, Henkin, and Chairperson Laimins voting “aye” with no one voting “no”. With a roll call vote of five (5) “ayes” and zero (0) “noes” the motion carried.

Mr. Dabareiner provided information to the Commission on the importance of weighing findings of fact when reviewing petitions.

10. Adjournment

Commissioner Frantzen made a motion, seconded by Commissioner Banasiak to adjourn the meeting. With a voice vote of all “ayes”, the motion carried and the Plan Commission, at 7:39 p.m., adjourned.

Respectfully Submitted,
John Sterrett, City Planner

COMMUNITY**DEVELOPMENT**

TOM DABAREINER, AICP
DIRECTOR

(630) 293-2200
FAX (630) 293-1257
www.westchicago.org

MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: John Sterrett, City Planner
DATE: March 10, 2022
RE: Case PC 21-12 - The Preserve at West Branch – Pulte Home Company, LLC

The public hearing for Case PC 21-12 – The Preserve at West Branch, proposed by Pulte Home Company, LLC, resumed on February 1, 2022. At the hearing, all written public comments received before the hearing were read aloud and all members of the public were given an additional opportunity to speak. At the conclusion of the public commentary, the Plan Commission began to ask questions of both the petitioner and staff. Due to time constraints, the hearing was continued to February 15, 2022. At the February 15, 2022 Plan Commission meeting, the Commission continued the hearing to March 15, 2022 at the request of Pulte to make revisions to their plans.

Revisions to the plans have been reviewed and found to have eliminated the concerns previously raised by staff and therefore staff's recommendation is for approval of the proposed development. Pulte has eliminated the variation request to increase the maximum lot coverage from 40% to 49% for 55 lots and the variation request to reduce the interior side yard setback from 10% of the lot width to a flat 7.5 feet for 29 corner lots. The proposed park site has been increased to 5.08 acres, after having been previously reduced from 5.07 acres to 4.94 acres. Outlots F and K, which staff had raised concerns with given their small size, have been eliminated completely. Public Works comments related to the proposed utilities have been addressed and found to be acceptable. Staff has revised the original staff report and findings of fact from the December 16, 2021 meeting to reflect these changes. The revised staff report, findings of fact, and plans are attached.

At the March 15, 2022 Plan Commission meeting, the Commission must vote to reopen the public hearing. The public hearing will start with the Chair reading into the record any written comments received since the February 1st meeting. The Chair will then ask if any member of the Plan Commission has questions of the petitioner or staff. At the conclusion of Plan Commission questions, the petitioner will be afforded the opportunity to provide closing remarks. Once these tasks have been performed, the Commission must vote to close the public hearing. No additional testimony will be accepted, and no further questions, other than of procedure will be allowed. The Plan Commission will deliberate on the petitioner's application, and vote on a recommendation to the City's Development Committee.

Should you have any questions, please feel free to contact John Sterrett, City Planner, at 630-293-2200, extension 158, or by email at jsterrett@westchicago.org.

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**City of West Chicago
Community Development Department
Report for the Plan Commission/Zoning Board of Appeals
March 15, 2022**



Case: PC 21-12

Petitioner: Pulte Home Company, LLC

Owner: St. Andrew's Golf and Country Club, Inc.

Location: South side of Smith Road, between Klein Road and Illinois Route 59

Zoning: R-3 Single-Family Residence District

Existing Use: Farmland

Comp Plan: Single-Family Residential

Requests: A Preliminary Planned Unit Development (PUD), in accordance with Article XV of the Zoning Code, and a Preliminary Plat of Subdivision, in accordance with Article XI of the Subdivision Regulations Code, with deviation requests from the Subdivision Regulations Code.

Summary: The proposed development of the site as a single-family detached residential subdivision is consistent with the Future Land Use map within the Comprehensive Plan, which calls for single-family residential. Furthermore, the requirements contained within the previously approved Annexation Agreement for the property have been satisfied.

The petitioner has revised its original proposal for development of the site in response to staff concerns relative to requests for variation from the zoning code. The proposal as revised does not require any variations to side yard setback or increases to maximum lot coverage as previously requested.

Recommendation: Staff recommends the Plan Commission pass a motion recommending **APPROVAL** of the revised proposed Preliminary PUD, and Preliminary Plat of Subdivision with deviations from the Subdivision Regulations Code.

Public Notice.

All public notice requirements were completed including a notice of public hearing published in the Daily Herald on Monday, November 24, 2021, notification to all property owners within 250 feet of the subject property, and placement of hearing signs on the property visible from Smith Road and Klein Road. The public hearing was opened on December 15, 2021, and was continued on January 4, 2022, February 1, 2022, and February 15, 2022.

Adjacent Property Zoning and Land Use Information

<i>Location</i>	<i>Adjacent Zoning</i>	<i>Adjacent Land Use</i>	<i>2006 Comprehensive Plan</i>
North	R-2 Single-Family Res. (Uninc.)	Single-Family Res. (Mallard Meadows and Smythe Settlement)	Unincorporated
South	R-2 Single Family Res. R-3 Single Family Res.	Single-Family Res. (Meadowwood); St. Andrew's Golf Club	Single-Family Residential; Regional Open Space
East	R-2 Single Family Res. (Uninc.); R-3 Single-Family Res.	Single-Family Res. (St. Andrew's Trace); DuPage Co. Forest	Single-Family Residential

West	R-2 Single-Family Res. (Uninc.)	Preserve Single-Family Res. (St. Andrew's Estates and St. Andrew's Hills)	Single-Family Residential
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Existing Conditions.

The subject property contains 111.90 acres of vacant farmland located on the south side of Smith Road between Illinois Route 59 and Klein Road, immediately north of the St. Andrew's Golf Course, located in the R-3 Single-Family Residence District.

Proposal.

The petitioner is proposing a phased single-family detached residential development with 266 homes. The development will have two entrances with an entrance off Smith Road and Klein Road. The development will contain a 5.08-acre park site, four stormwater management facilities. The petitioner is proposing three different styles of homes within the development, each with various elevations.

Annexation Agreement

The City Council approved an amended Annexation Agreement for the property in 2008 with St. Andrew's Golf and Country Club, Inc. ("Agreement"). The Agreement requires a residential PUD be sought for future development of the property. Further, the Agreement requires that future lots immediately adjoining existing residential be no less than 12,000 square feet with a maximum height of no more than 36 feet. In exchange for this requirement, a density credit is provided to the remaining portion of the property to offset the loss of lots. Several public comments made during the hearing on December 15, 2021 and February 1, 2022 claim that there is an obligation by the annexation agreement that an 18-hole golf course be constructed within the proposed development. This, however, is false and the Commission should disregard this repeated comment since no requirement for such a golf course exists in the Agreement.

Density.

The proposed development meets the density requirements of the R-3 Single-Family Residence District. The proposal contains 266 lots, or 2.39 dwelling units per acre. If not for the requirement to provide 12,000 square foot lots immediately adjoining existing residential, the current layout would allow 270-9,000 square foot lots, including 48 lots immediately adjoining existing residential. Instead, a maximum of 36 lots are permitted immediately adjoining existing residential, resulting in a loss of 12 lots. As previously mentioned, these 12 lots may be incorporated into the balance of the property through the density credit provided in the Agreement. As a result of the requirement to provide 12,000 square foot lots immediately adjoining existing residential, the petitioner is granted a density credit to offset the loss of lots. The density credit in the Agreement allows the 12 lost lots to be incorporated into the balance of the development. This results in 143 lots containing an area less than the minimum required 9,000 square feet.

Subdivision Deviations.

The petitioner is requesting two deviations from the Subdivision Regulations Code, including:

- Reduction of the minimum utility easement width from 20 feet to 10 feet; and
- Reduction of the minimum centerline radius from 250 feet to 90 feet in two areas.

Staff is comfortable with the deviation request for the reduction in easement width because no easement less than 20 feet will contain both sanitary and water main, which requires a 10-foot separation between them. The petitioner has indicated, and staff concurs, that the topography of the site in certain areas creates difficulty to comply with the minimum centerline radius and staff has no objection to this request provided that parking is prohibited, with signage, at these turns.

Park Site.

A 5.08-acre park site is proposed near the center of the development. The park site will be dedicated to, and maintained by, the West Chicago Park District. The Subdivision Regulations Code requires a 10-acre park site per 1,000 population, which in this case would require a park of not less than 8.94 acres. The West Chicago Park District, however, has accepted the proposed size with a fee-in-lieu of the additional 3.86 acres of required park site. Staff has no objections to this arrangement.

Traffic Impact.

The petitioner is proposing full access off Smith Road across from Trinity Lane, the entrance to the Smyth Settlement development, and full access off Klein Road north of the Meadowwood development. The petitioner's Traffic Impact Study, prepared by KLOA, indicates that auxiliary turn lanes will not be necessary for either entrance on Smith Road or Klein Road. The study suggests the 30 mph speed limit zone on Klein Road be extended further south approximately 2,000 feet to provide adequate stopping sight distance to the north and south of the proposed access. Please see the attached summary of the study's findings.

Natural Features.

No floodplain or wetlands are present on the subject property. The Land Use Opinion of the site prepared by the Kane-DuPage Soil and Water Conservation District indicates that the site is within a low level protection category for farmland. The Illinois Department of Natural Resources (IDNR) has indicated the Yellow-Headed Blackbird is a protected resource within the vicinity of the property. IDNR has determined, however, adverse effects from the proposed development are unlikely.

Architectural Elevations

The petitioner is proposing three (3) different styles of homes, each with multiple elevation options. The petitioner has provided a total of 66 different elevations containing brick veneer with siding. Information was submitted indicating that the housing will be varied throughout the development.

Utilities and Stormwater.

Due to the topography of the site, a lift station will be required for the sanitary utilities. The lift station and all sanitary sewer within the development will be owned and maintained by the Homeowners' Association and will not be maintained by the City. The City's Public Works Department has no additional comments on the utility design. The submitted engineering plans and Stormwater Management report demonstrate that proposed stormwater design complies with the DuPage County Stormwater Ordinance.

Planned Unit Development Findings of Fact

As stated under Section 15.8 of the Zoning Code, the Zoning Board of Appeals shall set forth to the City Council the reason for the recommendation, and said recommendation shall set forth with particularity in what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

(A) In what respects the proposed plan is consistent with the comprehensive plan and the stated purpose and intent of the planned unit development regulations.

The proposed plan for a single-family detached residential development with a density of 2.39 dwelling units per acre is consistent with the City's Comprehensive Plan which indicates this area as single-family residential. Furthermore, the Annexation Agreement contemplates the development of the property as single-family residential within the R-3 District. Staff is of the opinion the petitioner has satisfied this finding.

(B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

The property is subject to an Annexation Agreement which requires that all lots adjacent to existing residential contain an area of at least 12,000 square feet and will have a height of no more than 36 feet. The petitioner has demonstrated that both of these requirements are satisfied. Furthermore, the property is subject to a density credit to offset the loss of lots resulting from the 12,000 square foot requirement. The petitioner is providing no more lots on the property than what would be allowed if not for the 12,000 square foot lot requirement. No variations from the Zoning Code are necessary for the proposal. Staff is of the opinion the petitioner has satisfied this finding.

(C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property including, but not limited to, the density, dimension, area, bulk and use and the reasons why such departures are deemed to be in the public interest.

The property is part of a previously approved Annexation Agreement which requires any lots immediately adjoining existing residential to be at least 12,000 square feet in area. This requirement creates the loss of 12 lots that could be created if not for this 12,000 square foot requirement. The Annexation Agreement allows for a density credit so that the 12 lots that are lost due to the requirement may be incorporated within the balance of the development. The lots in the balance of the property are reduced in size to include these 12 lots. The topography of the site in certain areas creates difficulty to comply with the minimum centerline radius of 250 feet. The reduced minimum centerline radii in two areas of the development are acceptable provided that parking is prohibited, with signage, at these turns. The deviation request for the reduction in easement width will not have a detrimental impact on the subject property nor the surrounding areas because no easement less than 20 feet will contain both sanitary and water main, which requires a 10-foot separation between them.

Staff is of the opinion the petitioner has satisfied this finding.

(D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space and furthers the amenities of light and air, recreation and visual enjoyment.

The proposed plan will provide a 5.08 acre park site, constructed by the petitioner, to be owned and maintained by the West Chicago Park District for enjoyment by residents. The petitioner is also providing the required 12,000 square foot lots on the perimeter of the site adjacent to existing residential areas. Furthermore, the maximum heights of homes adjacent to existing residential areas, per the Annexation Agreement, will not exceed 36 feet. The petitioner has provided a traffic study, reviewed by the City's traffic engineer consultant, demonstrating that the additional traffic generated by the development will not have a significant impact on the surrounding roadways or intersections. The petitioner's stormwater management report and plans, reviewed by the City's engineering staff,

indicate compliance with the DuPage County Stormwater Ordinance. Staff is of the opinion the petitioner has satisfied this finding.

(E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

The proposal of single-family detached residential is consistent with the surrounding properties, which are also single-family detached residential. The proposal includes all lots immediately adjoining existing residential to be at least 12,000 square feet, which is consistent with the minimum lot size of the R-2 district adjacent to the property. Staff is of the opinion the petitioner has satisfied this finding.

(F) The desirability of the proposed plan as regards physical development, tax base and economic well-being of the city.

When the property was annexed to the City it was anticipated that the property would be developed as an R-3 single-family detached residential development. The proposed use of the property as a residential development is consistent with the previously approved Agreement. The property, as a single-family residential development, will support the tax base of the City and improve the economic well-being of the City. Staff is of the opinion the petitioner has satisfied this finding.

Exhibits.

Exhibit A – Location Map

Exhibit B – Zoning Map

Exhibit C – Aerial Photo

Exhibit D – ALTA Survey

Exhibit E – Preliminary Plat of Subdivision

Exhibit F – Preliminary Engineering

Exhibit G – Preliminary Landscape Plan

Exhibit H – Housing Layout Plans

Exhibit I – Traffic Study Conclusions

Exhibit J – Land Use Opinion Summary

Exhibit K – IDNR Consultation Termination

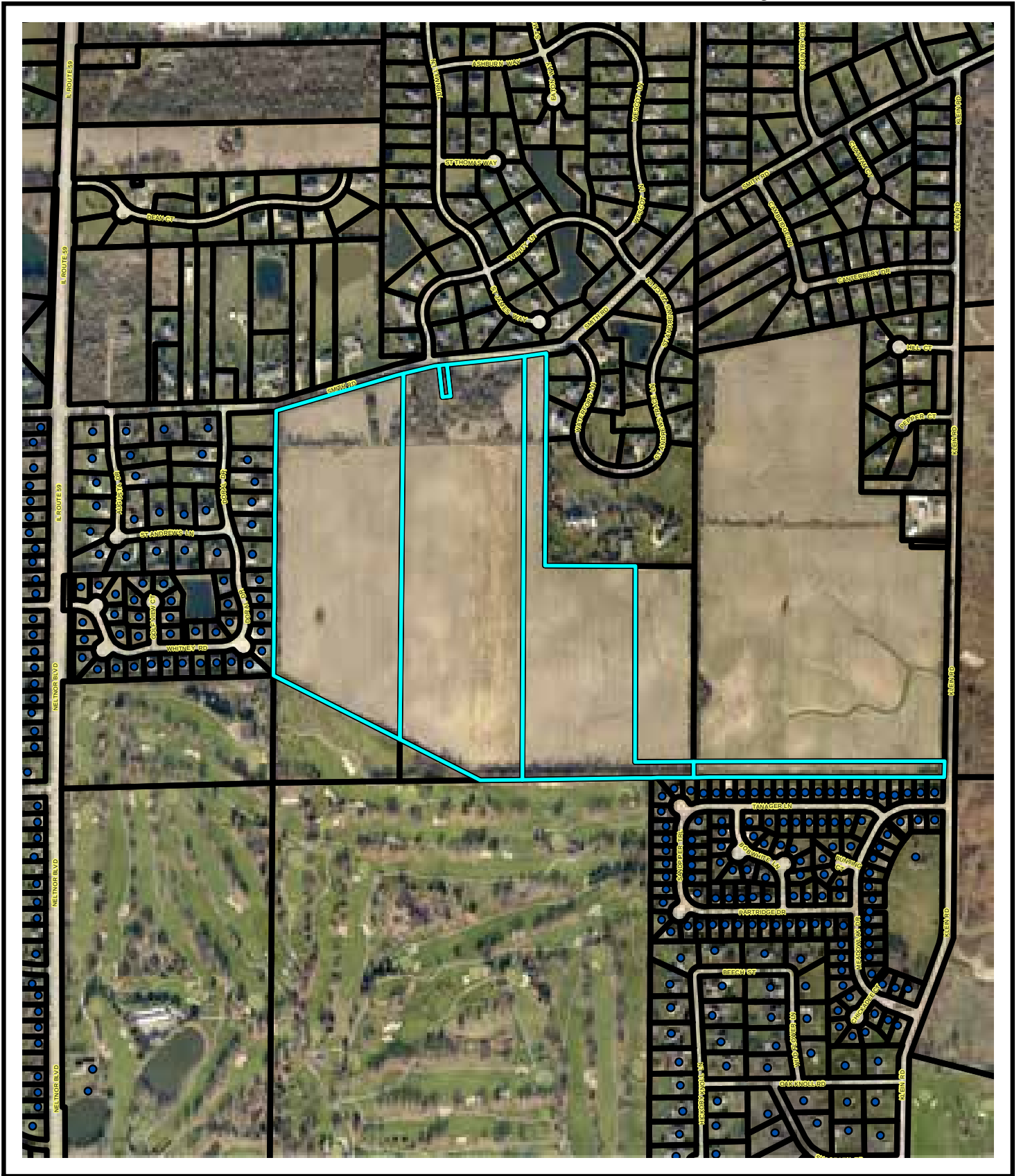


EXHIBIT "A" - LOCATION MAP



1 inch = 833 feet

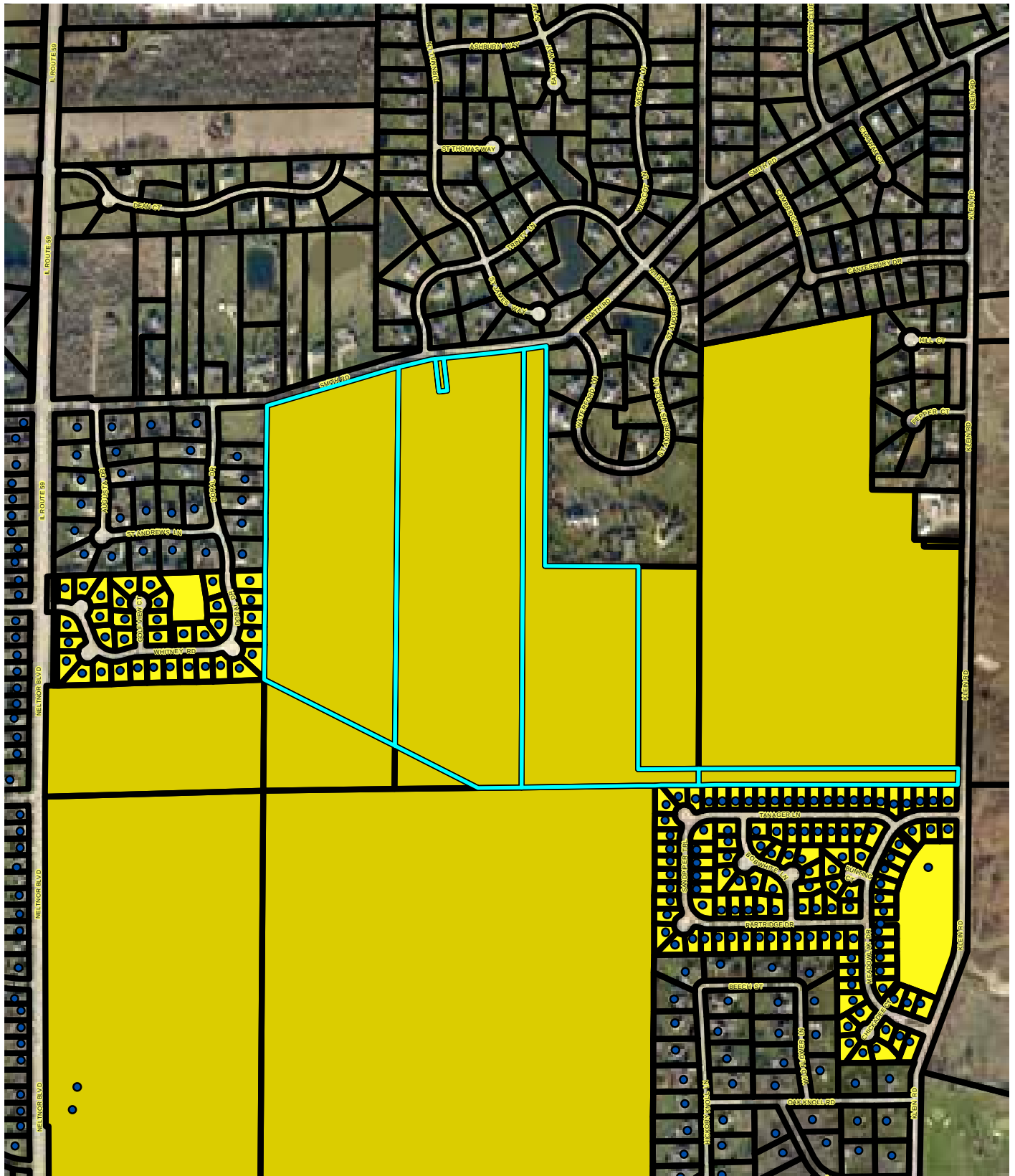


EXHIBIT "B" - ZONING MAP



1 inch = 833 feet

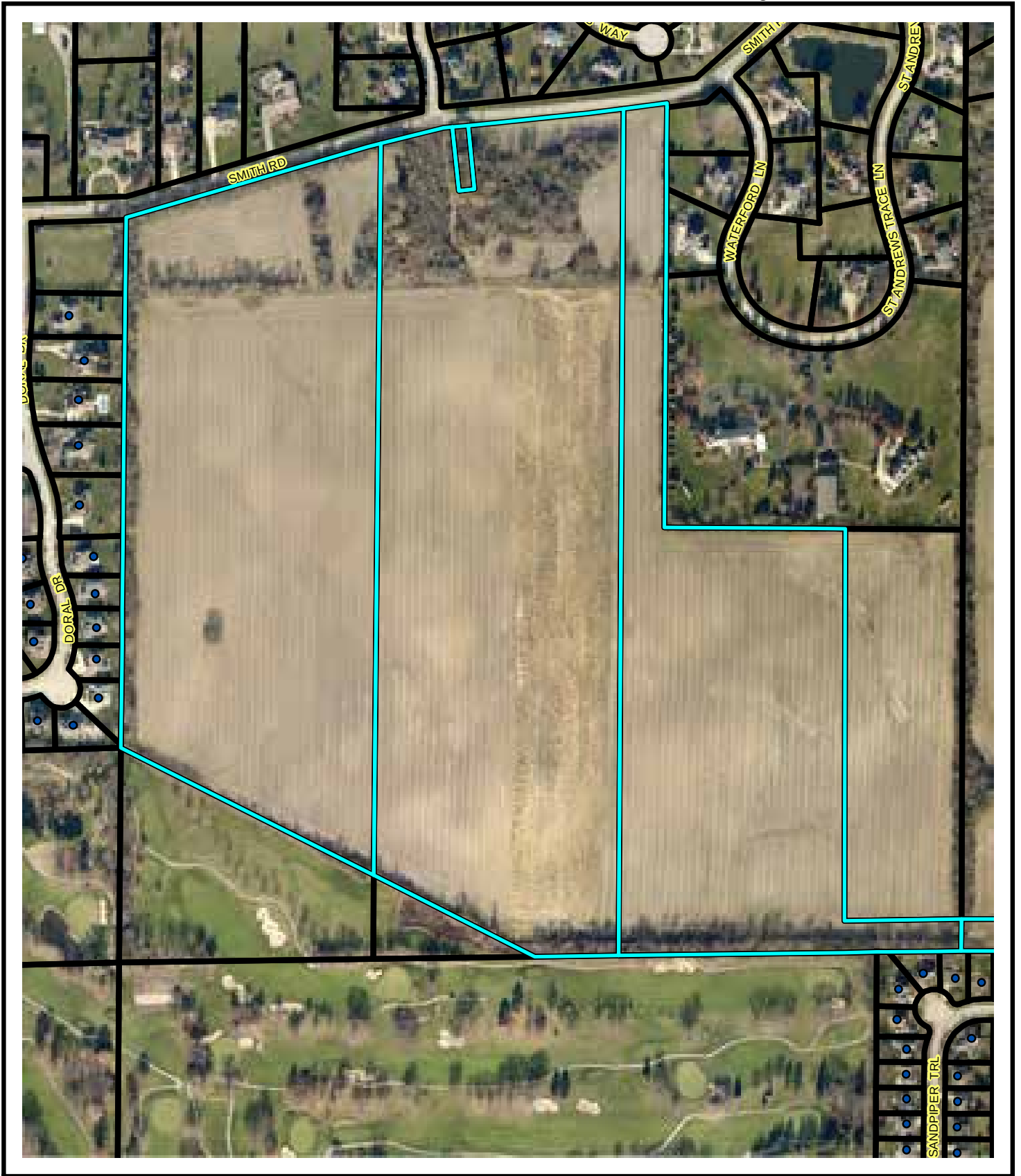


EXHIBIT "C" - AERIAL PHOTO (1 of 2)



1 inch = 417 feet

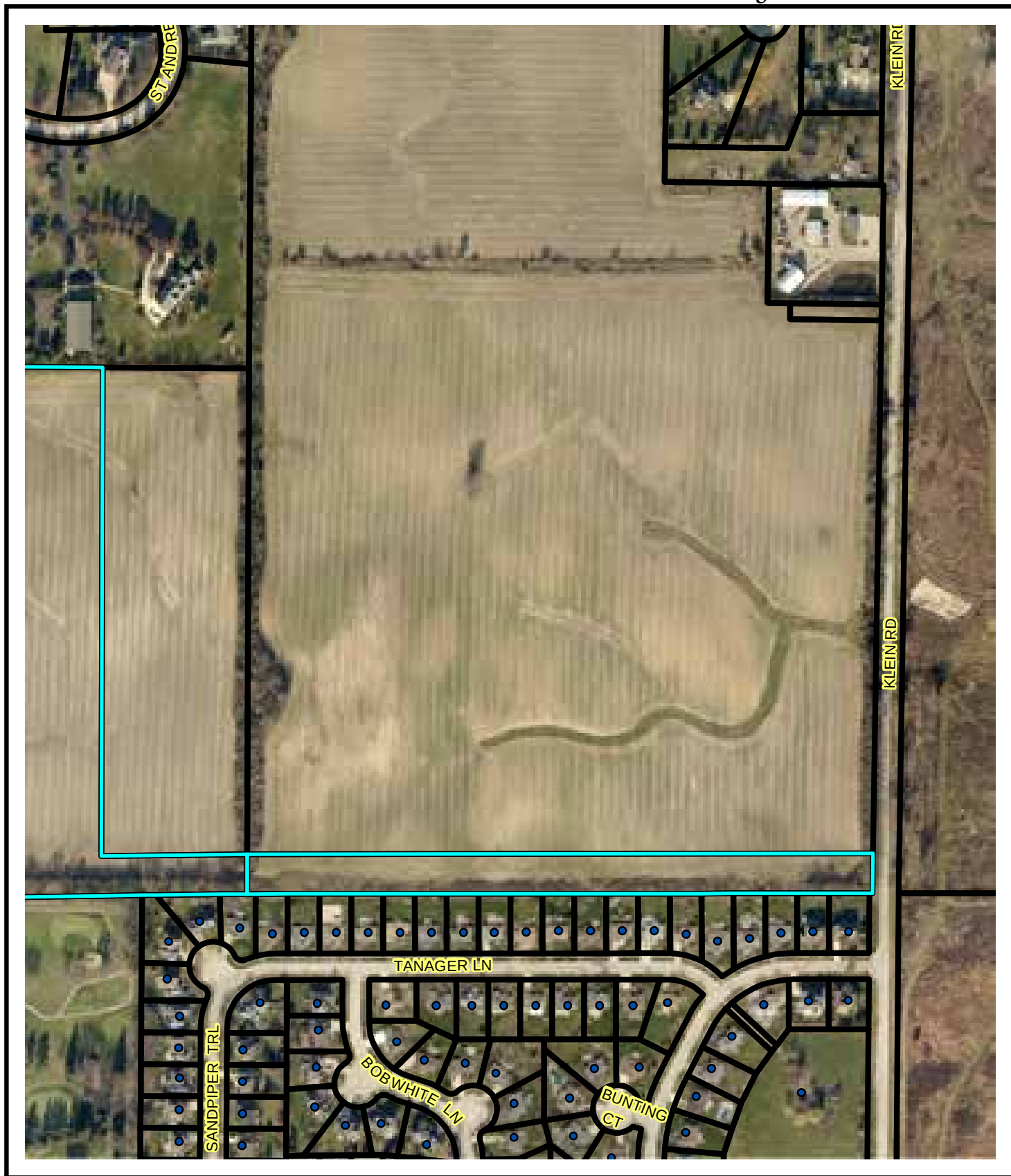
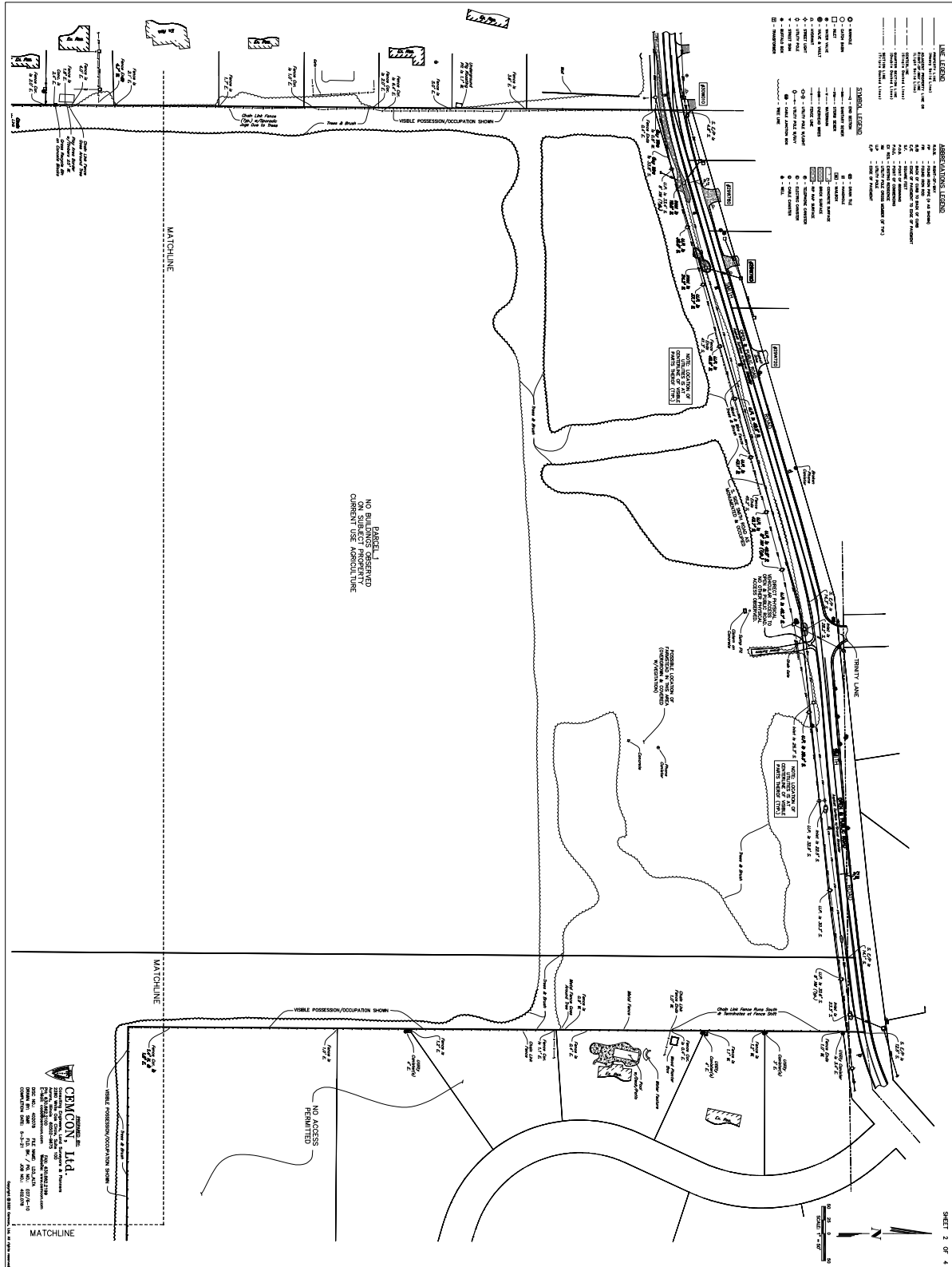
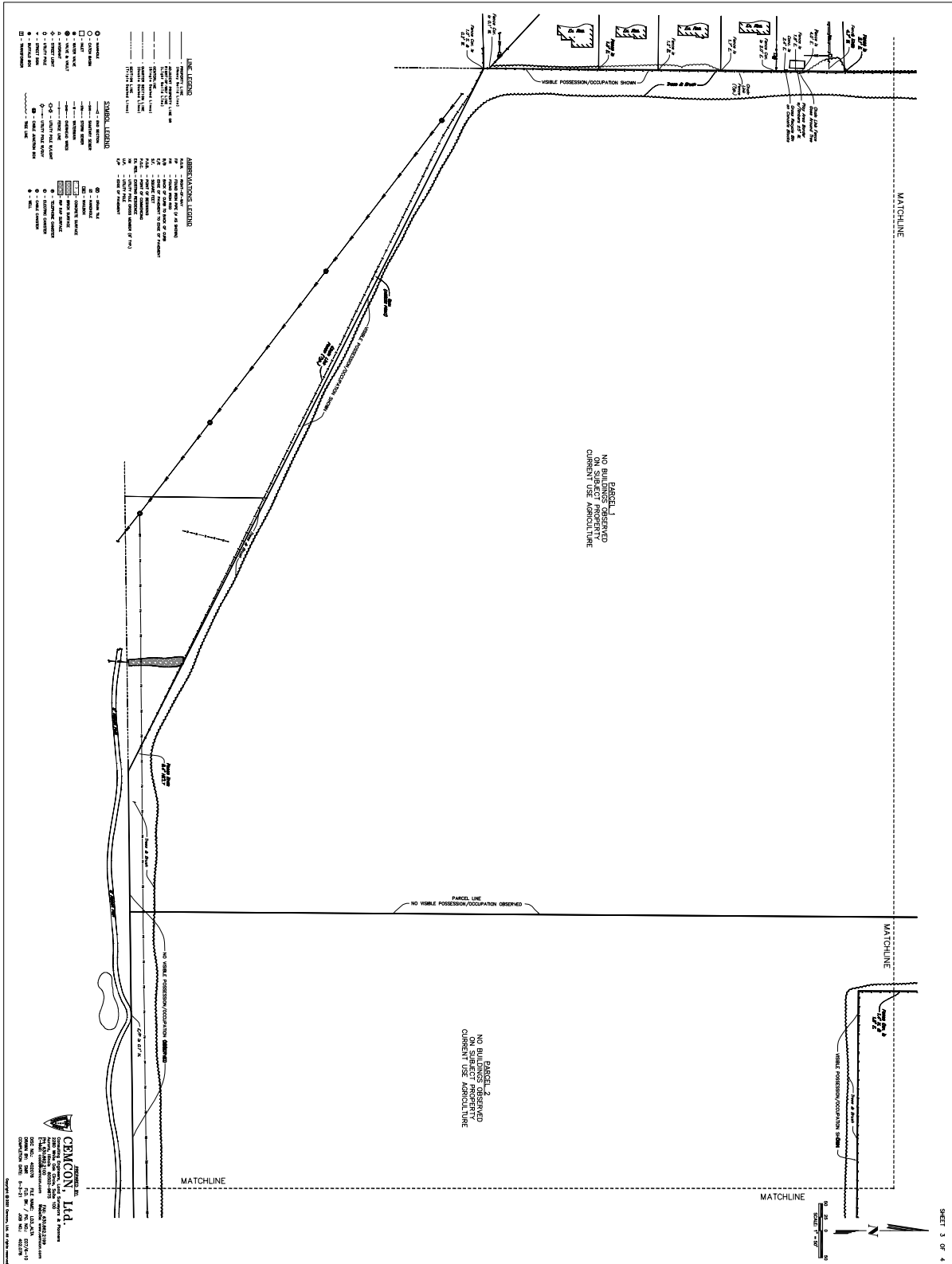


EXHIBIT "C" - AERIAL PHOTO (2 of 2)



1 inch = 333 feet





SHEET 2 OF 5
PRELIMINARY SUBDIVISION PLAN
AND P.U.D. FOR
THE PRESERVE AT WEST BRANCH

PROPOSED LEFT TURN LANE
TO BE CONSTRUCTED
(SEE PRELIMINARY ENGINEERING PLAN
FOR DETAILS)

SMYTHE SETTLEMENT PHASE 1
PER DOC. R87-51335

PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)

PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)

PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)

PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)

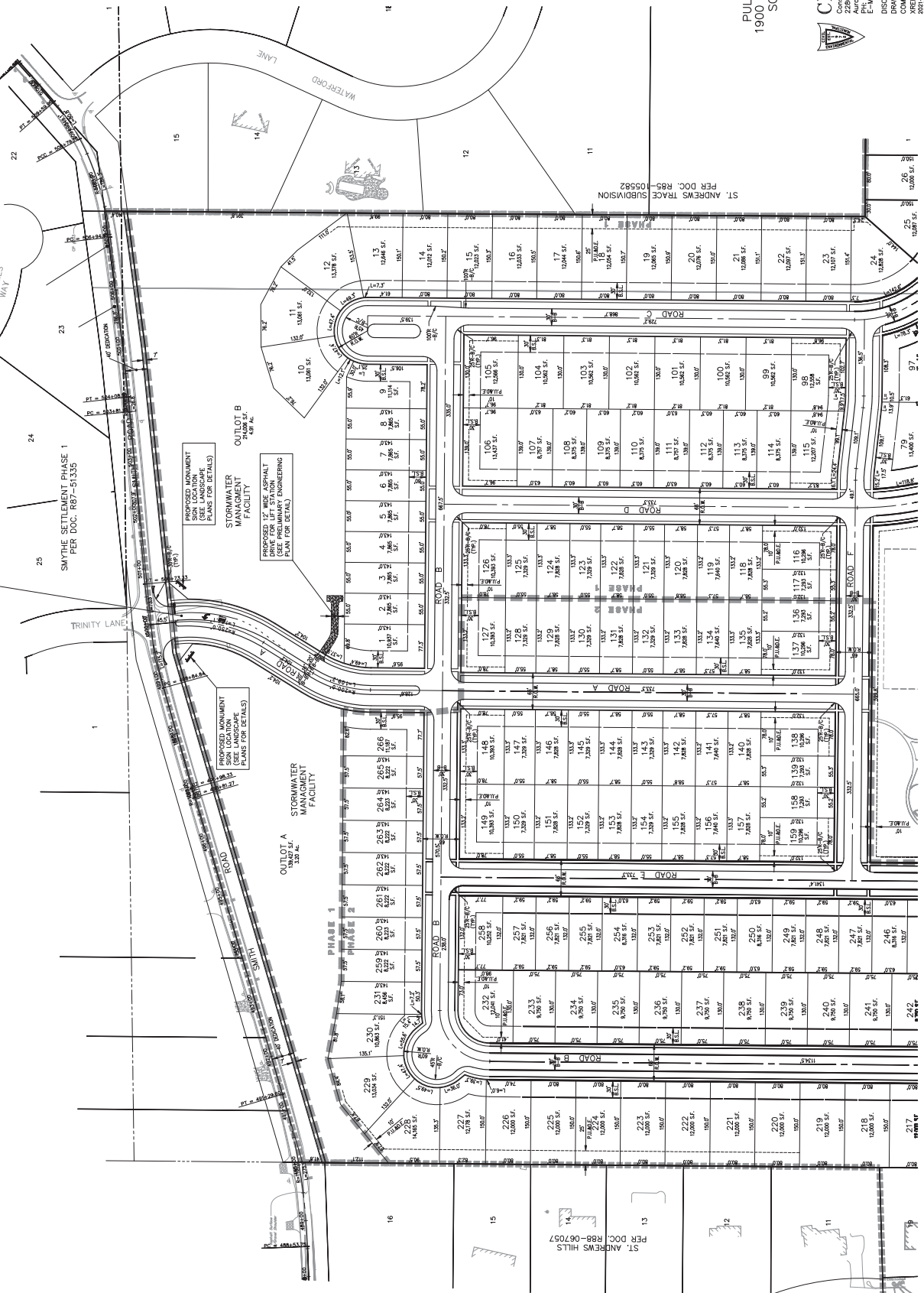
PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)

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PLANS FOR DETAILS)

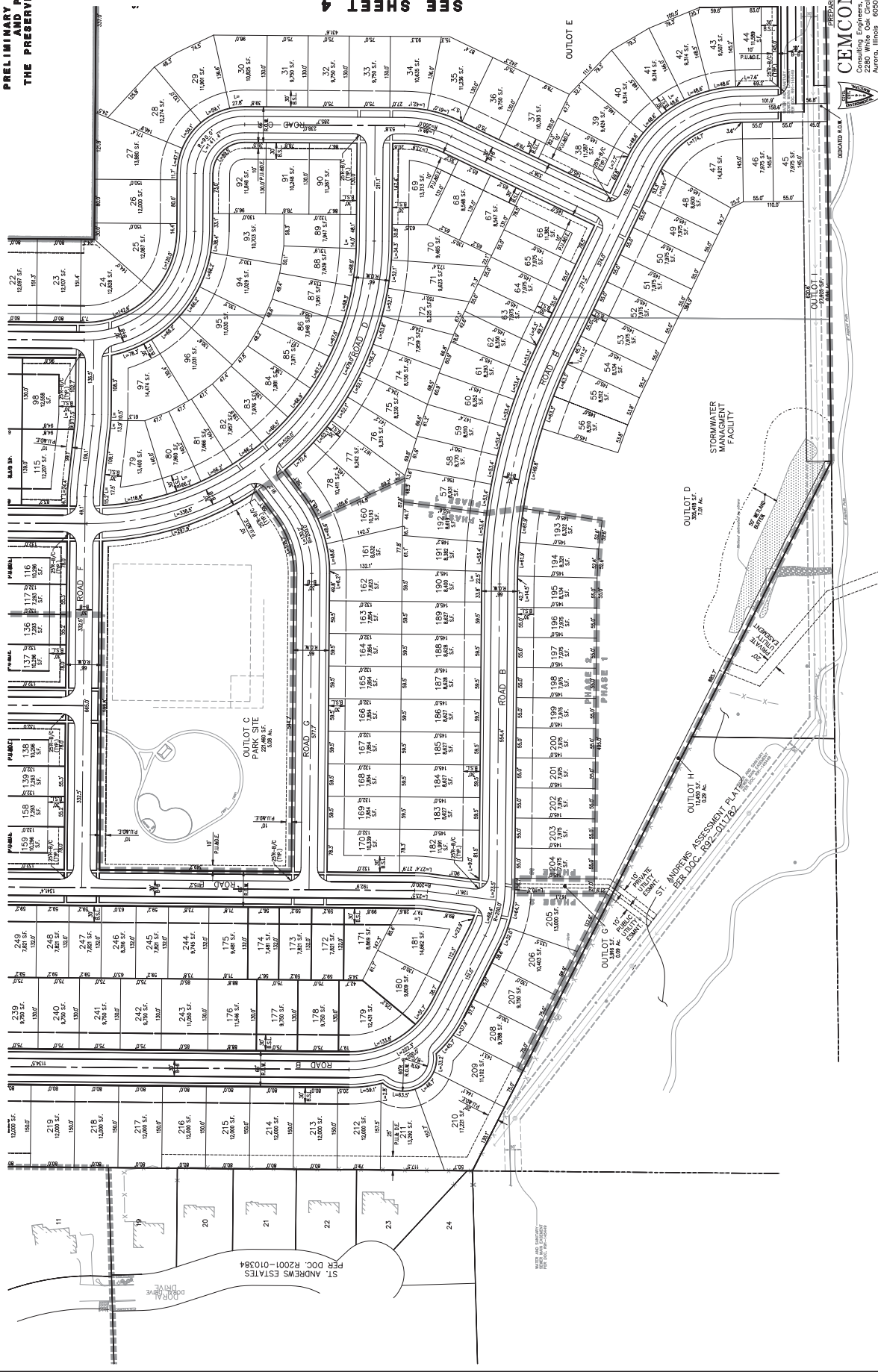
PROPOSED MONUMENT
(SEE LANDSCAPE
PLANS FOR DETAILS)



SEE SHEET 3

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAMBERG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60002-9875
E-Mail: info@cemcon.com Website: www.cemcon.com
FAX: 312.862.2199
DISC NO: 402078 FILE NAME: PREVR
DRAWN BY: UL FLD BK: / PC: NO: 07/07/08
DATE: 07/07/08 PROJECT NUMBER: 07/07/08
2007-07-07-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300



PREPARED FOR:
PULTE HOME COMPANY, LLC
900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.

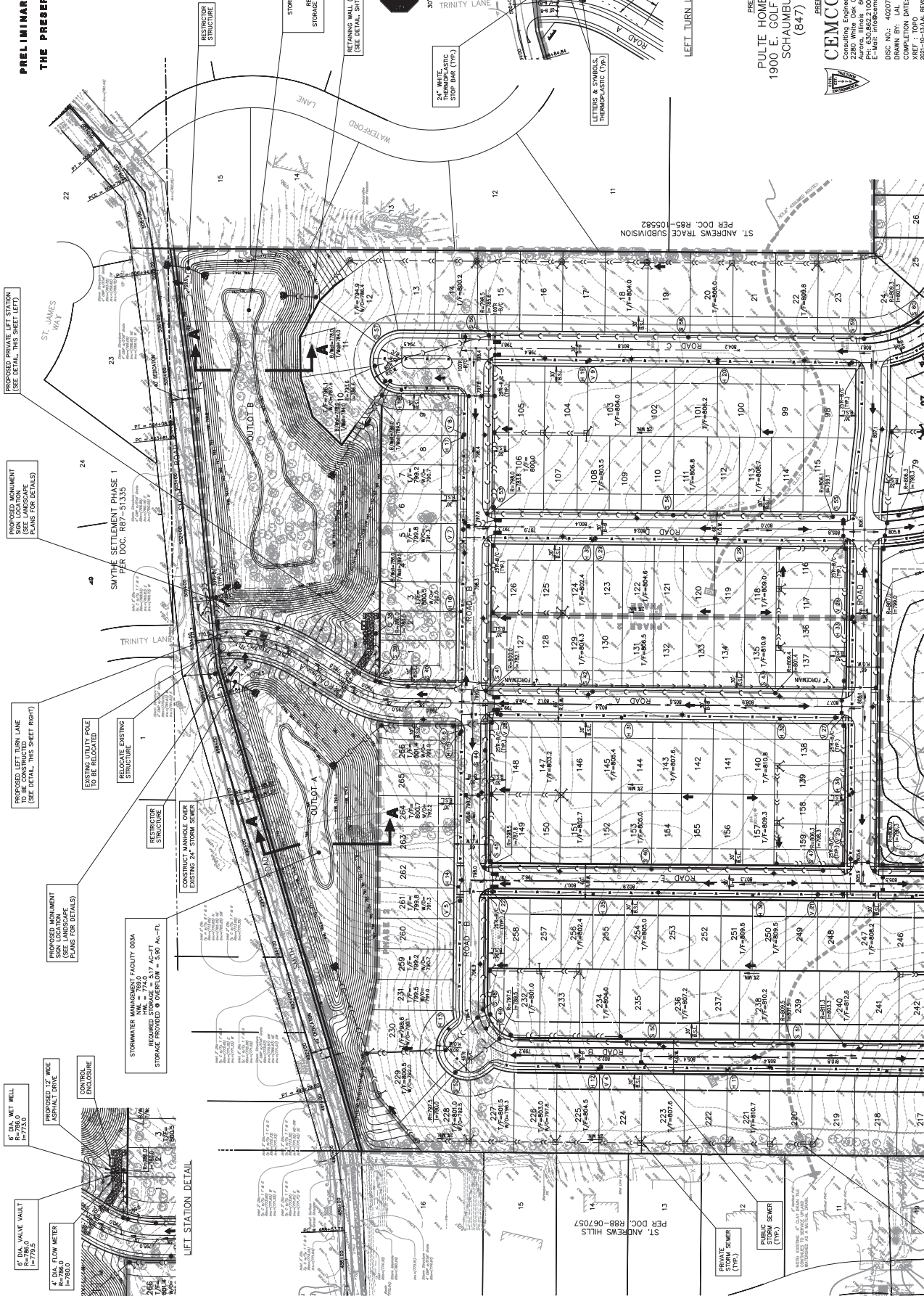
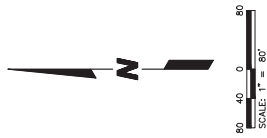
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100
E-Mail: info@cemcon.com
FAX: 630.862.2198
Website: www.cemcon.com

DISC NO.: 402078 FILE NAME: PREVR
 COMPLETION BY: LAL FLD. BK. / PG. NO.: BK/PG. 007/6-10
 DRAWING DATE: 07-21-21 JOB NO.: 402.078
 XREF: TO PROJECT MANAGER: CSM
 2021-10-13/LAL REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
 2022-02-14/LAL REVISED PER LAND PLAN REVISED PER CLIENT
 2022-02-15/LAL REVISED PER LAND PLAN REVISED PER CLIENT
 2022-03-09/LAL REVISED PER CITY REVIEW COMMENTS DATED 3/7/22
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**PRELIMINARY ENGINEERING PLAN
FOR
THE PRESERVE AT WEST BRANCH**

SHEET 2 OF 5



SEE SHEET 3

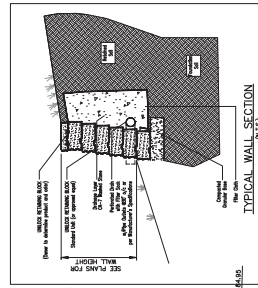
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Creek, Suite 100
P.O. Box 600, Schaumburg, IL 60196
E-Mail: info@cemcon.com
Website: www.cemcon.com

FILE NAME: PRELIM
PROJECT: PULTE PRESERVE AT WEST BRANCH
COMPLETION DATE: 07-21-21
JOB NO.: 402078
PROJECT MANAGER: CRM
XREF: TOPO
REVISIONS: 1.0
2021-07-21: PRELIMINARY ENGINEERING PLAN
2021-07-21: PRELIMINARY ENGINEERING PLAN
2021-07-21: PRELIMINARY ENGINEERING PLAN
2021-07-21: PRELIMINARY ENGINEERING PLAN

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STORMWATER MANAGEMENT FACILITY 002A
DESIGNED TO PROVIDE ADDITIONAL STORM
WATER STORAGE AND OVER RESTRICT
RUNOFF TO MEET ALLOWABLE RELEASE

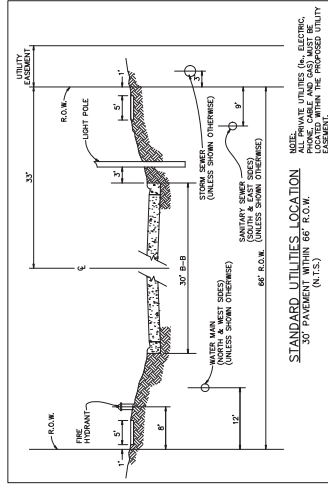
PREPARED FOR:
PULTE HOME COMPANY, LLC
900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY: CON. Ltd.

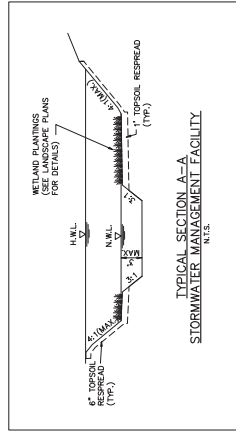
CEMCON, Inc.
Consulting Engineers, Land Surveyors & Planners
2280 West Oak Creek, Suite 100
Phoenix, AZ 85027-9075
PH: 630.862.2199 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO: 4020708 FILE NAME: PREWR
DRAWN BY: LAL FLD: BK. / PC: 96/P. 007/E-6-10
COMPL BY: LAL 07-21-21 JOB NO: 96/P. 007/E-6-10
CREATION DATE: 07-21-21 PROJECT MANAGER: CRM
XREF: 1 TOPO
10-13-14 REVISED PER CITY REVIEW COMMENTS DATED 9/24/21
10-13-14 REVISED PER LAND PLAN REVIEWED PER CLIENT
10-13-14 REVISED PER LAND PLAN REVIEWED PER CLIENT
10-13-14 REVISED PER CITY COMMENTS DATED 3/1/22

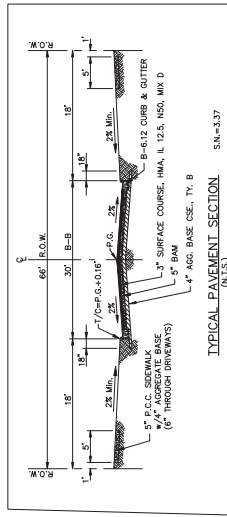
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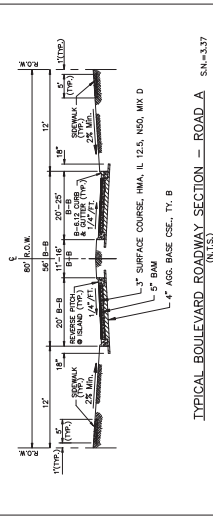
STANDARD UTILITIES LOCATION
30' PAVEMENT WITHIN 66' R.O.W.
(N.T.S.)



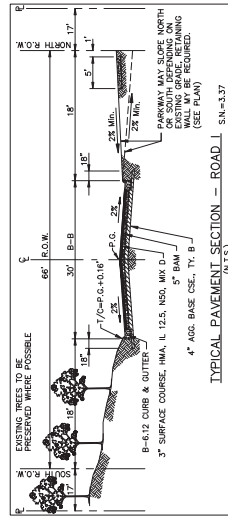
TYPICAL SECTION A-A
STORMWATER MANAGEMENT FACILITY



TYPICAL PAVEMENT SECTION



TYPICAL BOULEVARD ROADWAY SECTION - ROAD A



TYPICAL PAVEMENT SECTION - ROAD 1 (SEE PLAN)



46	47	48
MEADOWOOD SUBDIVISION UNIT 1		

RETAINING WALL (TYP.)
SEE DETAIL THIS

STORMWATER MANAGEMENT FACILITY 002C
 NWL = 792.2
 HWL = 795.8
 REQUIRED STORAGE = 0.71 AC-FT
 ORAGE PROVIDED @ OVERFLOW = 0.76 AC.-FT.

RESTRICTOR
STRUCTURE

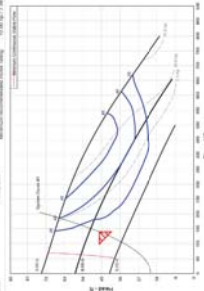
SEE SHEET 3

PL01 FILE CREATED: 3/9/2022 BY: LESUE LUNDBERG DRAWING PATH: P:\402078\DMO\KIMOS\PERMANENT\PERCH2.DWG

SHEET 5 OF 5
PRELIMINARY ENGINEERING PLAN
FOR
THE PRESERVE AT WEST BRANCH

PENTAIR
Pump Performance Data Sheet

Model	Flow (GPM)	Head (ft)	Efficiency (%)	Power (HP)
1000	1000	100	75	10
1500	1500	150	75	15
2000	2000	200	75	20
2500	2500	250	75	25
3000	3000	300	75	30
3500	3500	350	75	35
4000	4000	400	75	40
4500	4500	450	75	45
5000	5000	500	75	50
5500	5500	550	75	55
6000	6000	600	75	60
6500	6500	650	75	65
7000	7000	700	75	70
7500	7500	750	75	75
8000	8000	800	75	80
8500	8500	850	75	85
9000	9000	900	75	90
9500	9500	950	75	95
10000	10000	1000	75	100



PENTAIR

NOTE:
SEE SEPARATE PRELIMINARY LIFT STATION SPECIFICATIONS
FOR MORE DETAIL

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400



PREPARED BY:

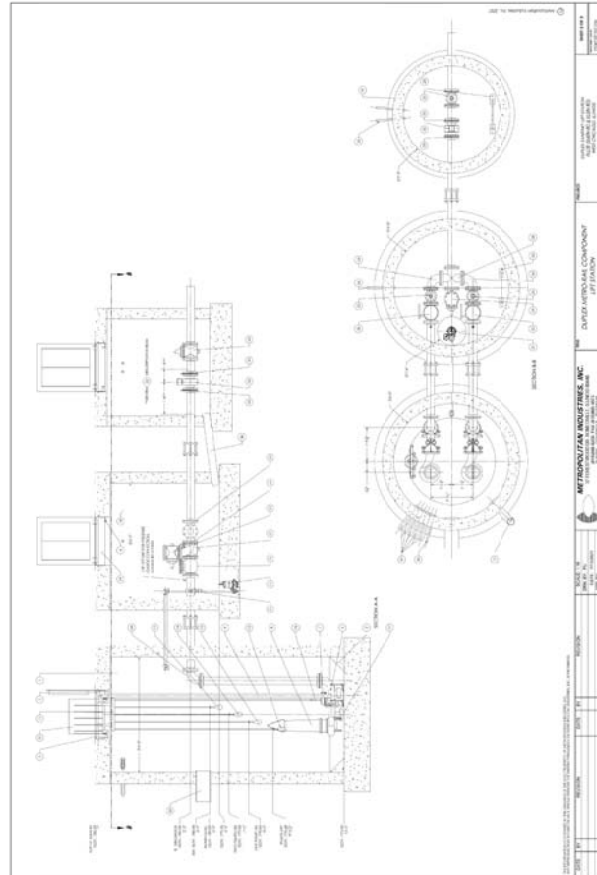
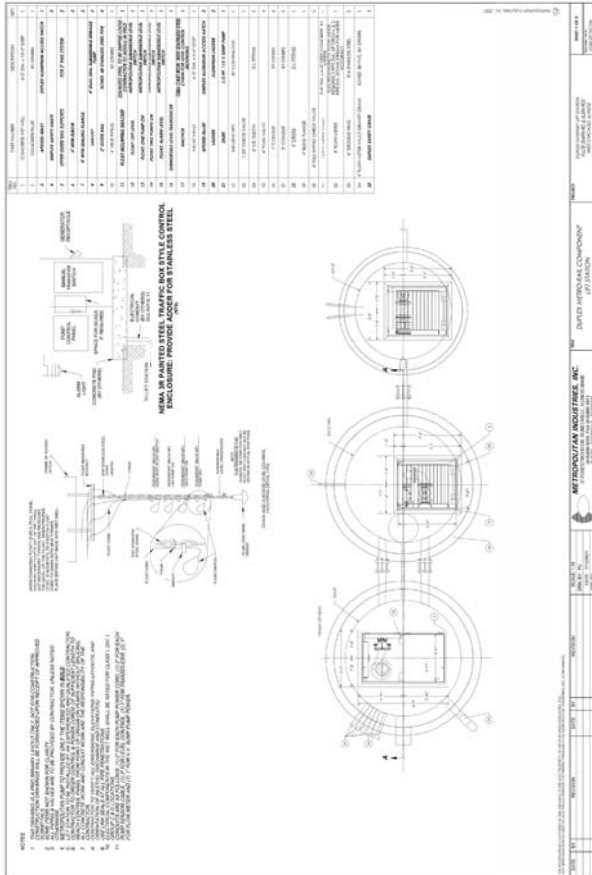
CEMCON, Ltd.

Consulting Engineers, Architects, Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60002-9675
Tel: 630-430-2100
Fax: 630-430-2100
E-Mail: info@cemcon.com
Website: www.cemcon.com

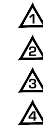
DISC NO.: 402078 FILE NAME: PRECON
DRAWN BY: LAL FLD. BK. / PC. NO.: BK/PC. 07/6-10
COMPLETION DATE: 07-21-21 JOB NO.: 402078
XREF: 1000 PROJECT MANAGER: CHM

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PRECON



Preliminary Landscape Development Plans



10.12.2021 - Per City Review Comments
dated 9.24.2021
1.14.2022 - Per City Review Comments
2.16.2022 - Per Revised Site Plan
3.4.2022 - Per Revised Site Plan

THE PRESERVE at WEST BRANCH

WEST CHICAGO, ILLINOIS

DEVELOPER :



1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
Project Manager : Matt Brolley, PE
Entitlement Manager : Irwing Gama

ENGINEER :

CEMCON, Ltd.
2280 White Oak Circle
Aurora, IL 60502
(630) 862.2100 voice
Project Manager : Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 voice
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
- L.101 Landscape Plan - North
- L.102 Landscape Plan - Southeast
- L.103 Neighborhood Park Plan
- L.104 Plant Material Legend, Notes & Planting Details
- L.105 Parkway Tree Exhibit & Turf Establishment Exhibit
- L.106 Sign Details
- TS.101 Existing Tree Survey & Preservation Plan
- TS.102 Existing Tree Survey & Preservation Plan
- TS.103 Existing Tree Survey & Preservation Plan



Land Planning
Landscape Architecture
Environmental Site Design

102 N. WASHINGTON ST. NAPERVILLE, IL 60563-3500 TEL 630.353.3900 FAX 630.353.3901

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Overall Preliminary Landscape Plan

owner:



scale: 1" = 125' 0"



1	3.4.2022	Per Revised Site Plan
2	2.16.2022	Per Revised Site Plan
3	1.14.2022	Per City Review Comments

revisions:

original issue date: 21 July 2021

drawn by:

checked by:

project no.: 21018

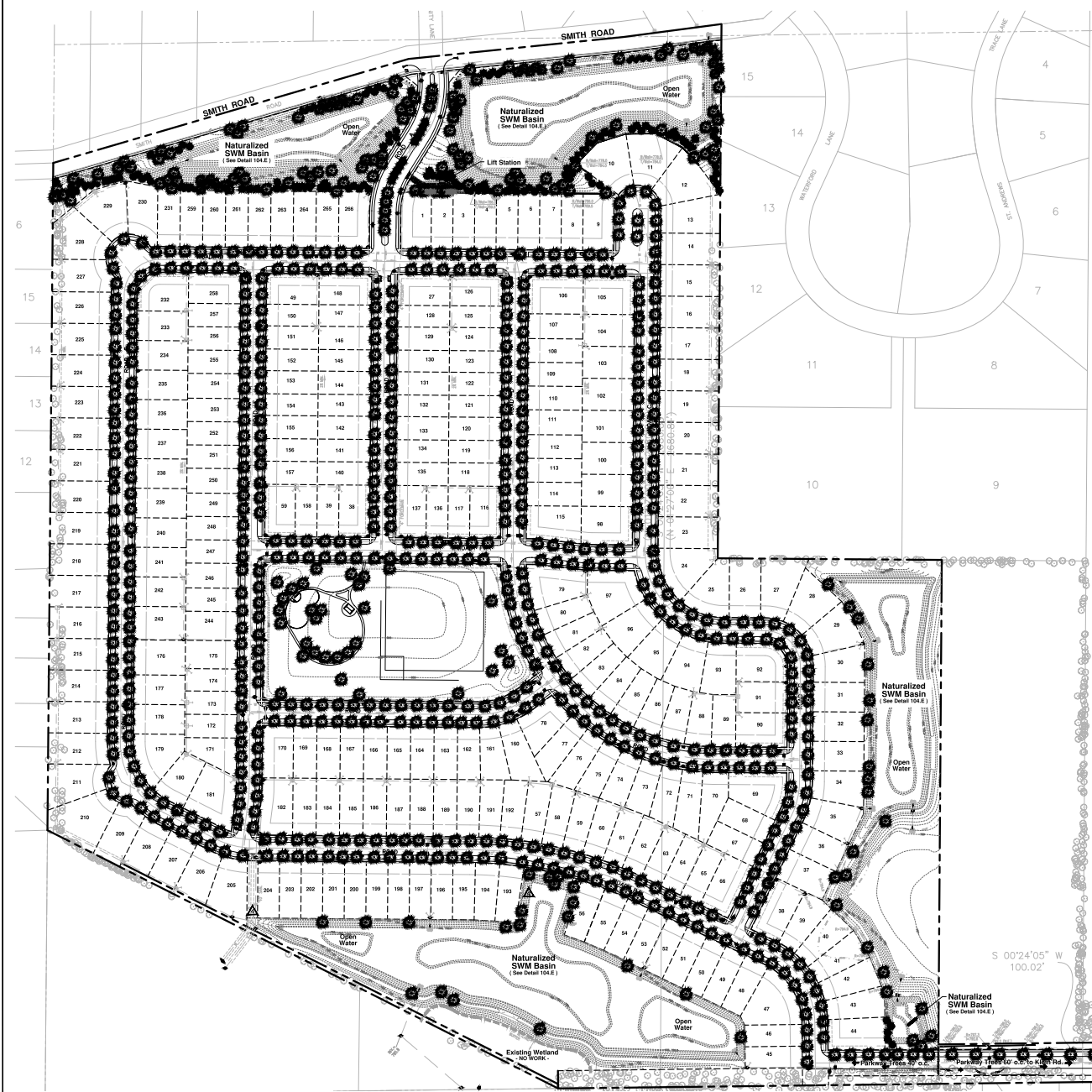
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Preliminary Plant Material Legend : (Sheet L.101 - L.103)

- Parkway Trees, 2.5" Caliper
See Sheet L.105
- Shade Trees, 2.5" - 3" Caliper
Aldum Blaze Maple
State Street Maple
Shawnee Brave Baldcypress
Redwood Linden
Acadade Elm
Skyline Locust
- River Birch Trees, 8" - 12" m/s
Sweepy White Oak
Chicago Hackberry
Kentucky Coffeetree
Exclamation London Planetree
Bur Oak
Triumph Elm
- Ornamental Trees, 6' - 8' m/s
Blackhaw Viburnum
Apple Serviceberry
Redbud
Sargent Crab
- Evergreen Trees, 6' - 8' tall
Norway Spruce
Colorado Spruce
White Pine
Black Hills Spruce
- Evergreen Shrubs, 18" - 24" wide
Hughes Juniper
Killey Compact Juniper
- Deciduous Shrubs, 18" - 36" tall
American Filbert
Black Chokeberry
Dogwood Var.
Panicke Hydrangea
Texas Scarlet Quince
Annabelle Hydrangea
- Perennials, Orn'l Grasses & Groundcovers, 1gal.
Feather Reed Grass
Prairie Dropseed
Switchgrass
Lilyturf
Aut. Moor Grass
Sedum sp.
- Fairview Juniper
Wintergreen Arborvitae
Mission Arborvitae
Canari Juniper
- Ginkgo Biloba
Miss Kim Lilac
Viburnum Var.
Shrub Rose Var.
Spring Var.
Elderberry
- Daylily sp.
Blue Wonder Catmint
Black Eye Susan
Russian Sage
Allium sp.
Anemone sp.

NOTES :

- See Sheet L.103 for Park Enlargement Plan
- See Sheet L.104 for Plant Material Legend
- See Sheet L.105 for Parkway Trees & Turf Establishment Plan
- See Sheet L.106 for Monument Sign Details
- See Sheet TS.101 - 103 for Existing Tree Removal & Preservation





Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. NAPERVILLE, IL 60563-0000 TEL 630.300.3000

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Smith Road Frontage Enlargement Plan

owner:



scale: 1" = 60' 0"



1	3.4.2022	No Revision This Sheet
2	12.16.2022	Per Revised Site Plan
3	11.14.2022	Per City Review Comments
4	10.12.2021	Per City Review Comments dated 9/24/2021

original issue date: 21 July 2021

drawn by:
checked by:
project no.: 21018
sheet no.: L101

Preliminary Plant Material Legend :

	Parkway Trees, 2.5" Caliper See Sheet L.105
	Shade Trees, 2.5" - 3" Caliper Autumn Birch Maple State Street Maple Shawnee River Baldcypress Redmond Linden Accolade Elm Skyline Locust
	River Birch Trees, 8" - 12" m/s Shawnee White Oak Chocomaund Hackberry Kankakee Cuckoo Exclamation London Planetree But Oak Trumpet Elm
	Ornamental Trees, 6" - 8" m/s Blackhaw Viburnum Apple Serviceberry Redbud Sargent Crab
	Evergreen Trees, 6" - 8" tall Norway Spruce Colorado Spruce White Pine Spruce Black Hills Spruce
	Evergreen Shrubs, 18" - 24" wide Hogpen Juniper Kalm's Compact Juniper
	Deciduous Shrubs, 18" - 36" tall American Filbert Black Chokeberry Dogwood Var. Parrot Hydrangea Texas Scarlet Quince Annabelle Hydrangea
	Perennials, Orn'l Grasses & Groundcovers, 1gal. Heather Reed Grass Prairie Dropseed Switchgrass Lilyturf Aster Sedum sp.
	Perennials, Orn'l Grasses & Groundcovers, 1gal. Daisy sp. Blue Wonder Centaurea Black Eye Susan Russian Sage Aster sp. Aster sp.

Sheet Key:



NOTES :

- See Sheet L.103 for Park Enlargement Plan
- See Sheet L.104 for Plant Material Legend
- See Sheet L.105 for Parkway Trees & Turf Establishment Plan
- See Sheet L.106 for Monument Sign Details
- See Sheet TS.101 - 103 for Existing Tree Removal & Preservation

L101



Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. NAPERVILLE, IL 60563-0000 TEL 630.335.3300 FAX 630.335.3301

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Southeast Corner Enlargement Plan

owner:



0 40 80 120 160 200 240

scale: 1" = 80' 0"



3.4.2022	Per Revised Site Plan
2.16.2022	Per Revised Site Plan
1.14.2022	Per City Review Comments
10.12.2021	Per City Review Comments dated 9/24/2021

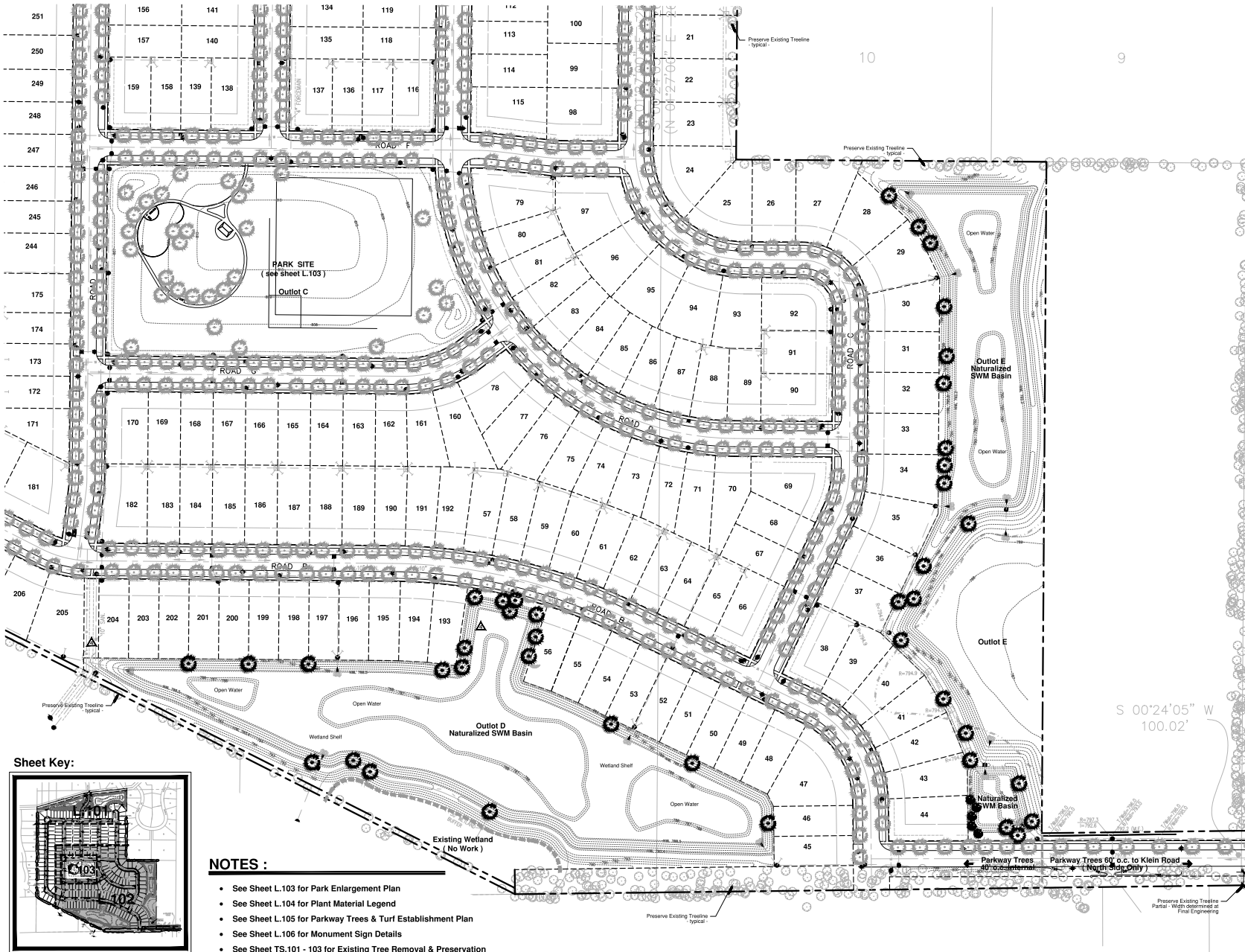
original issue date: 21 July 2021

drawn by:

checked by:

project no.: 21018

sheet no.: L.102





Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. NAPERVILLE, IL 60563-0001 TEL: 630.335.3300 FAX: 630.335.3309

project:

**The Preserve
at West Branch**

Smith Road
West Chicago, Illinois

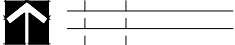
sheet description:

**Preliminary Park
Enlargement
Plan**

owner:



north: scale: 1" = 30' 0"



1	3.4.2022	No Revision This Sheet
2	2.16.2022	Per Revised Site Plan
3	1.14.2022	Per City Review Comments
4	10.1.2021	Per City & Park District Review Comments

revisions:

original issue date: 21 July 2021

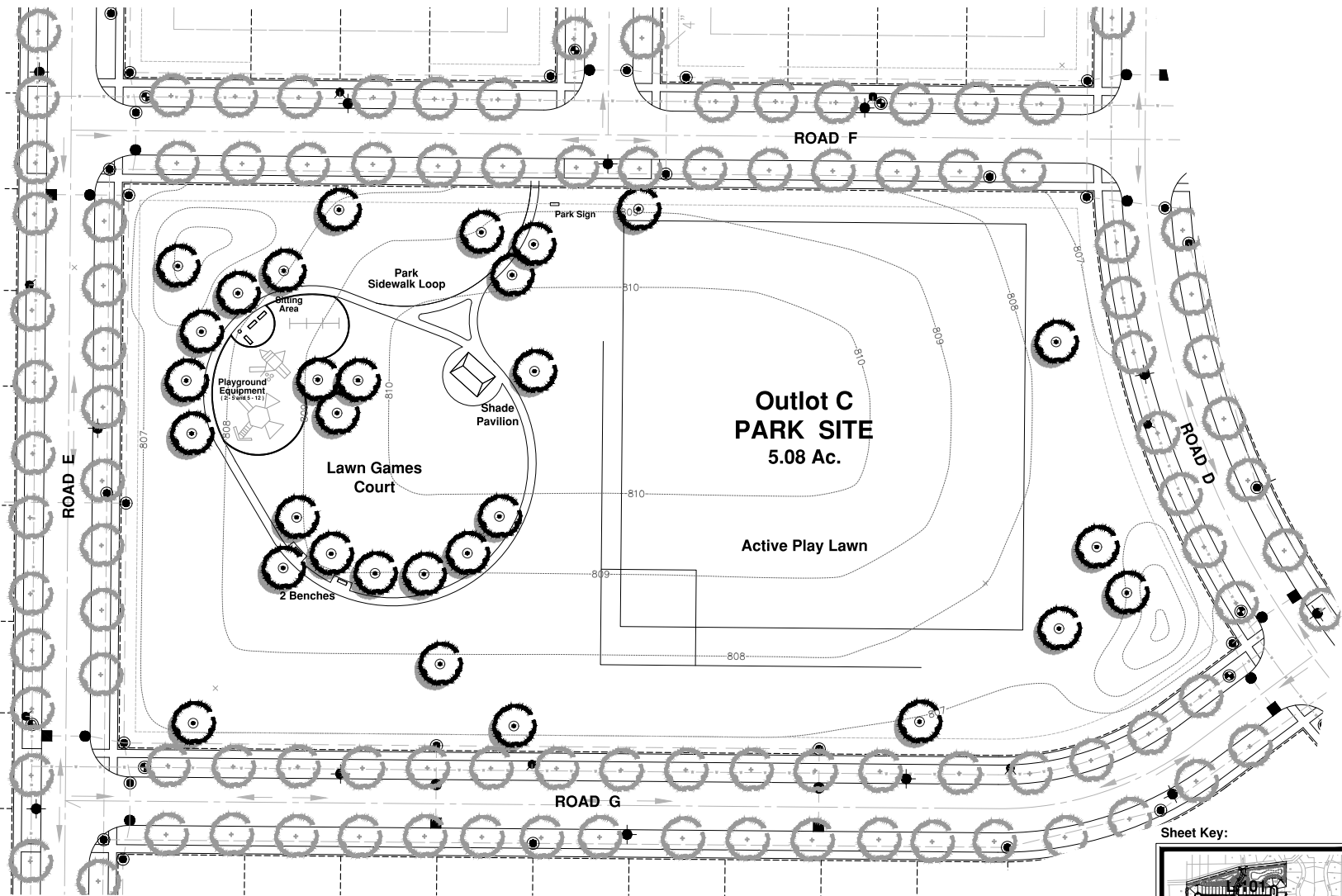
drawn by:

checked by:

project no.: 21018

sheet no.:

L.103



Proposed Park Improvements & Site Layout
"in-progress" and subject to change per
discussions with West Chicago Park District.

Sheet Key:



project:

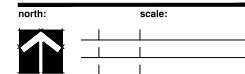
The Preserve at West Branch

 Smith Road
West Chicago, Illinois

sheet description:

Plant Legend, Notes & Planting Details

owner:



revisions:	date	description
1	3.4.2022	No Revision This Sheet
2	2.16.2022	Per Revised Site Plan
3	1.14.2022	Per City Review Comments
4	10.12.2021	Per City Review Comments dated 9.24.2021

original issue date: **21 July 2021**

drawn by:

checked by:

project no.: **21018**

sheet no.:

L.104

Preliminary Plant Material Legend : (Sheet L.101 - L.103)


Parkway Trees, 2.5" Caliper
See Sheet L.105

Shade Trees, 2.5" - 3" Caliper
 Autumn Blaze Maple Swamp White Oak
 State Street Maple Chicago/Gold Hackberry
 Shawnee Brave Baldcypress Kentucky Coffeetree
 Redmond Linden Exclamation London Planetree
 Accolade Elm Bur Oak
 Skyline Locust Triumph Elm

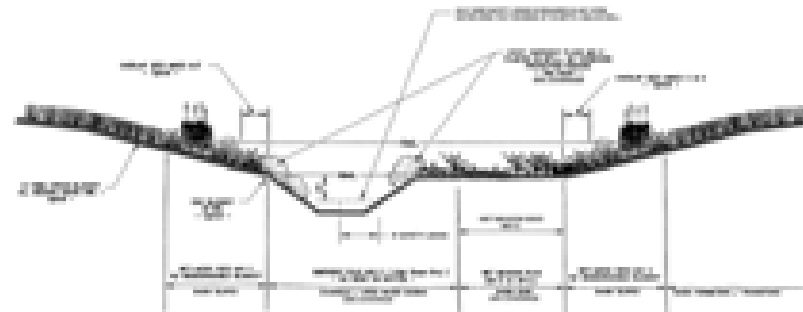
River Birch Trees, 8' - 12' m/s

Ornamental Trees, 6' - 8' m/s
 Blackhaw Viburnum Prairie Fire Crab
 Apple Serviceberry Ivory Silk Tree Lilac
 Redbud Thornless Cockspur Hawthorne
 Sargent Crab Common Witchhazel

Evergreen Trees, 6' - 8' tall
 Norway Spruce Fairview Juniper
 Colorado Spruce Wintergreen Arborvitae
 White Pine Mission Arborvitae
 Black Hills Spruce Canaert Juniper

Evergreen Shrubs, 18" - 24" wide
 Hughes Juniper Green Sargent Juniper
 Kalley Compact Juniper

Deciduous Shrubs, 18" - 36" tall
 American Filbert Grolo Sumac
 Black Chokeberry Miss Kim Lilac
 Dogwood Var. Viburnum Var.
 Panicle Hydrangea Shrub Rose Var.
 Texas Scarlet Quince Spirea Var.
 Annabelle Hydrangea Elderberry

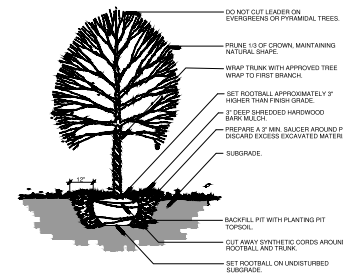
Perennials, Orn Grasses & Groundcovers, 1gal.
 Feather Reed Grass Daylily sp.
 Prairie Dropseed Blue Wonder Catmint
 Switchgrass Black Eye Susan
 Lillyturf Russian Sage
 Aut. Moor Grass Allium sp.
 Sedum sp. Anemone sp.


Naturalized SWM Basin - Typical Section

Note: Subject to Revision at Final Design & Permitting

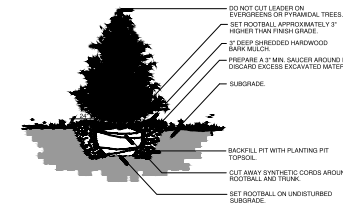
N.T.S.

E



Typical Tree Planting Detail

NTS

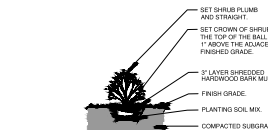


Typical Evergreen Planting Detail

NTS

A

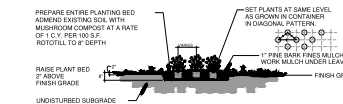
B



Typical Shrub Planting Detail

NTS

C



Typical Perennial Planting Detail

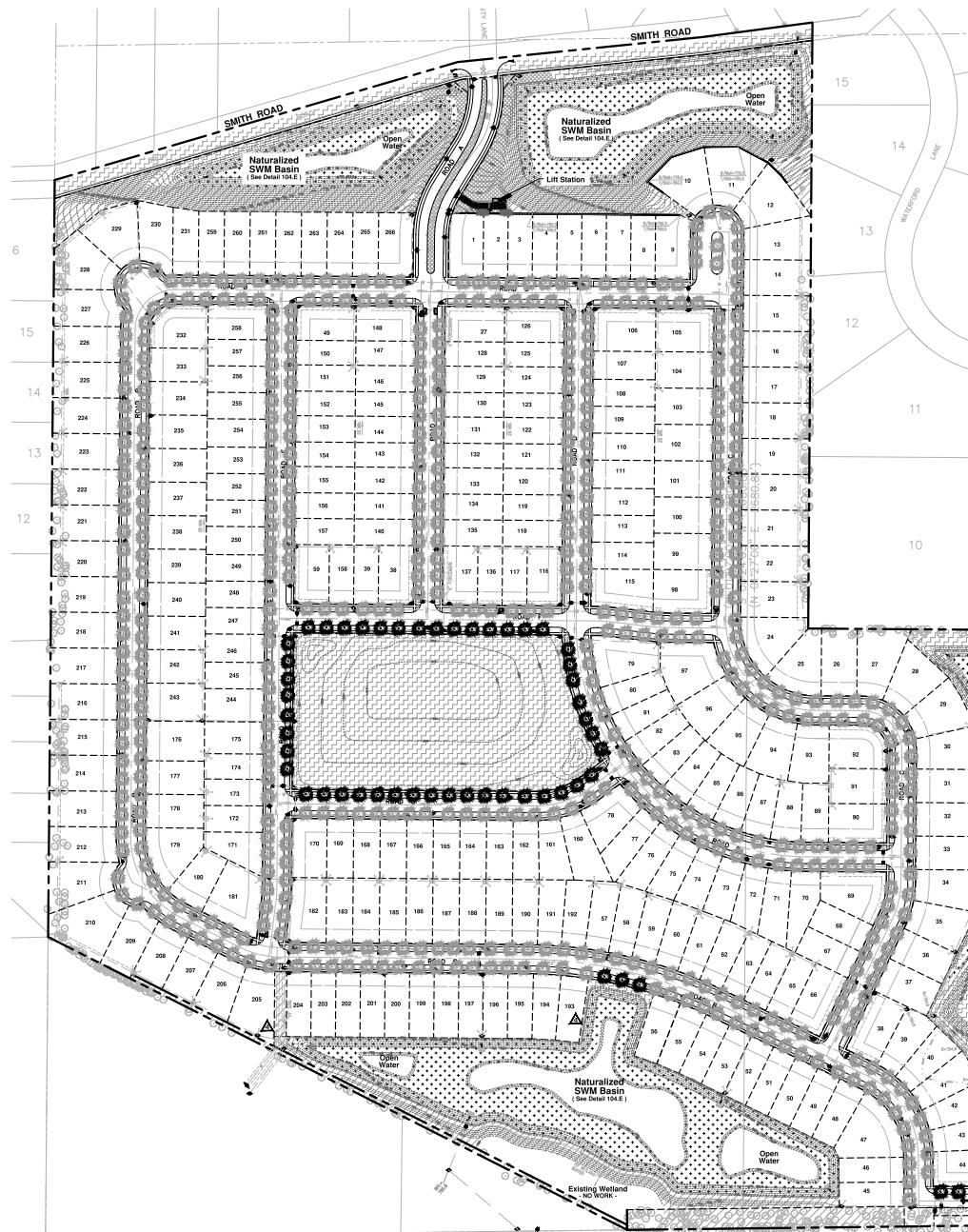
NTS

D

CONSTRUCTION NOTES :

- Soil all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil base.
- Drill seed all remaining turf areas as noted and cover with a 5-75 Straw Erosion Control Blanket and staple in place.
- Final grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 15-15-15 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF, rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, in required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractor work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of West Chicago.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Where possible, trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.



Parkway Tree Legend : (Sheet L.105 Only)

Proposed Common Area Parkway Trees, 2.5" Caliper
Planted at approx. 40' o.c. during Site Development

Species :

Chicagoland Hackberry	Redmond Linden
Magyar Gingko	Swamp White Oak
Skyline Locust	Kentucky Coffeetree
Exclamation Planetree	Accolade Elm
Triumph Elm	Autumn Blaze Maple

Proposed Individual Lot Parkway Trees, 2.5" Caliper at approx. 40' o.c.
To be Planted by Builder at the time of individual house construction

Species :

Chicagoland Hackberry	Redmond Linden
Magyar Gingko	Swamp White Oak
Skyline Locust	Kentucky Coffeetree
Exclamation Planetree	Accolade Elm
Triumph Elm	Autumn Blaze Maple
Red Oak	Greenspire Linden

Turf Legend :

	General Turf Mix A	SY
	Low Maintenance Turf Mix B	SY
	Naturalized SWM Basin Plantings	SY
	SOD (All ROW's & Main Entrance Area)	SY

Note: Turf Mix A & B will be drill-seeded and covered with a S-75 Erosion Blanket



Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.355.3300 Fax 630.355.3399

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Parkway Tree & Turf Establishment Exhibit

owner:



north: scale: 1" = 125' 0"



revisions:	3.4.2022	Per Revised Site Plan
	2.16.2022	Per Revised Site Plan
	1.14.2022	Per City Review Comments
	10.12.2021	Per City Review Comments dated 9.24.2021
original issue date:	21 July 2021	

drawn by:

checked by:

project no.: 21018

sheet no.:

L.105



Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. | NAPERVILLE, IL 60563 | 630.335.3300 | Fax 630.335.3349

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Monument Sign Details

owner:



north:



scale:

1	3.4.2022	No Revision This Sheet
2	2.16.2022	Per Revised Site Plan
3	1.14.2022	Per City Review Comments
4	10.12.2021	Per City Review Comments dated 9.24.2021

original issue date: 21 July 2021

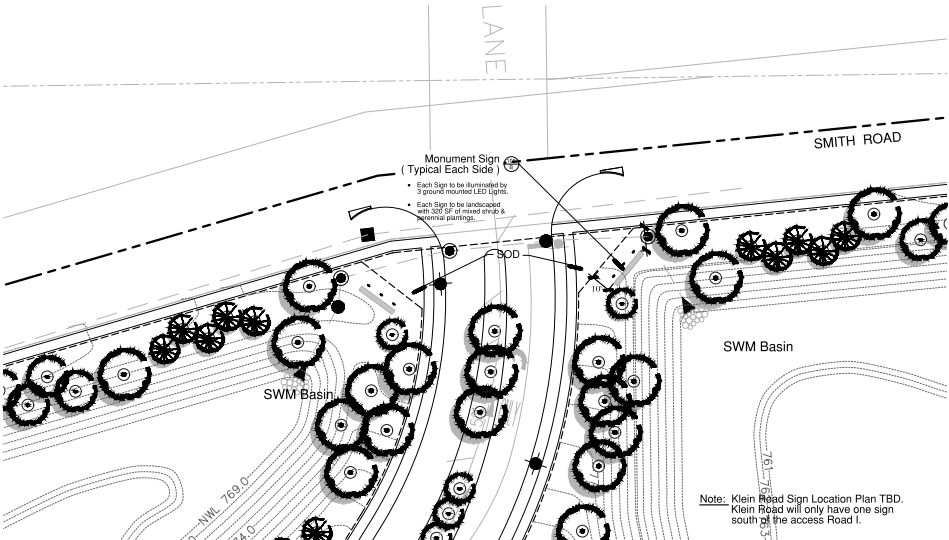
drawn by:

checked by:

project no.: 21018

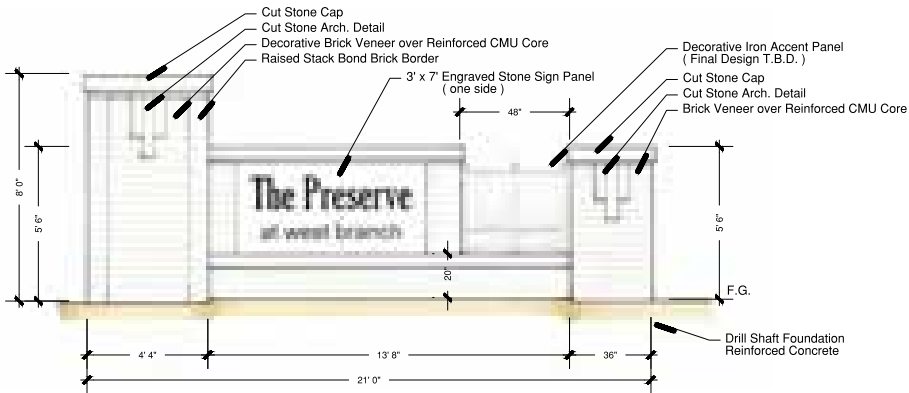
sheet no.:

L.106



Monument Sign Location Plan - Smith Road

scale: 1" = 30'0"



Monument Sign - Elevation

scale: N.T.S.

This Preliminary Elevation is intended to show overall dimensions, materials and massing. These plans may be modified, or revised, in the Final Design Phase.



Land Planning
Landscape Architecture
Environmental Site Design

100 N. WASHINGTON ST. NAPERVILLE, IL 60563-3000 TEL 630.333.3300

project:

The Preserve at West Branch

Smith Road
West Chicago, Illinois

sheet description:

Existing Tree Survey & Preservation Plan

owner:



north: scale: 1" = 80' 0"



1	3.4.2022	No Revision This Sheet
2	2.16.2022	No Revision This Sheet
3	1.14.2022	Per City Review Comments

revisions:

original issue date: 21 July 2021

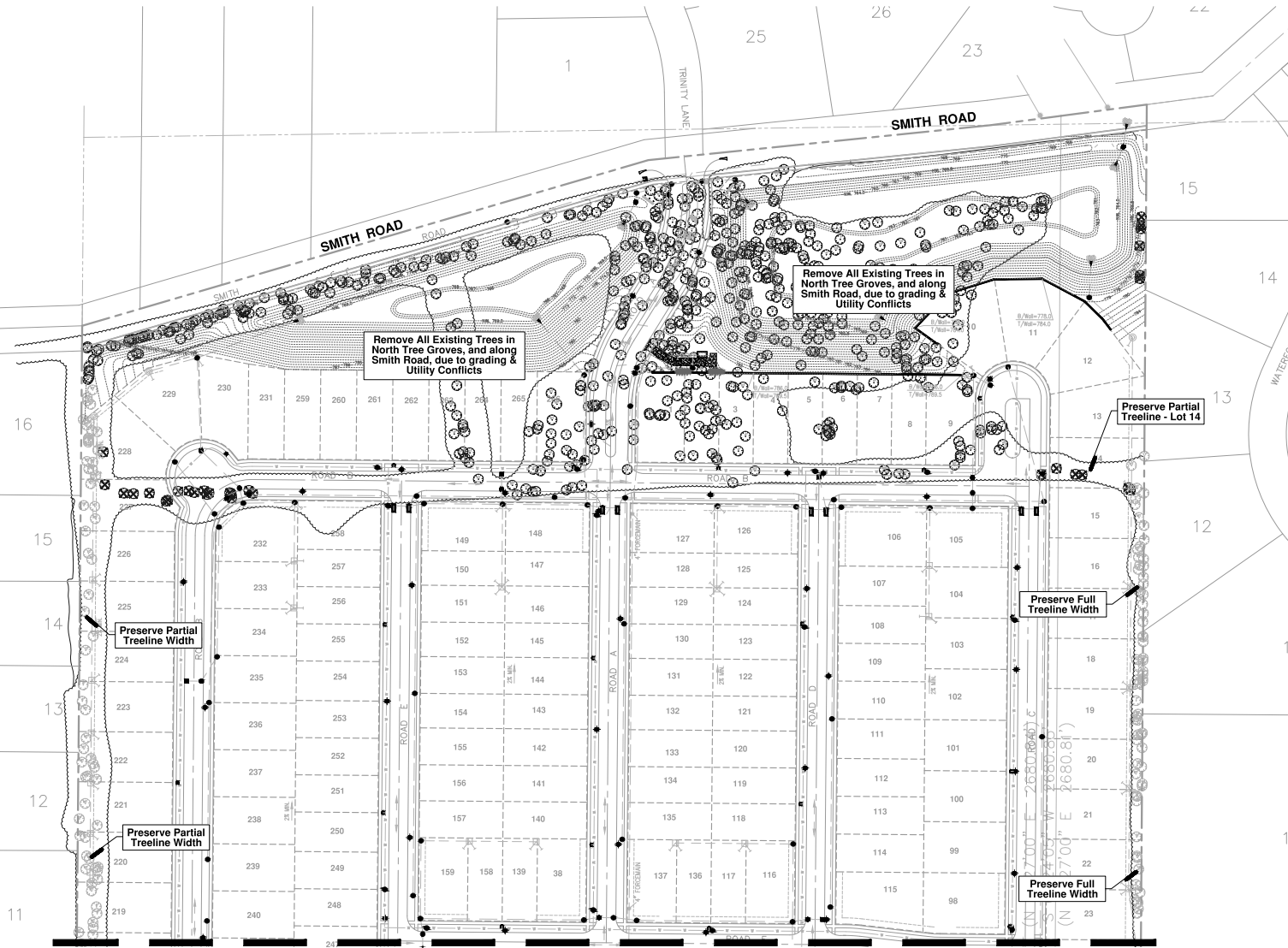
drawn by:

checked by:

project no.: 21018

sheet no.:

TS.101



- See Sheet TS.102 -

- See Sheet TS.102 -

Land Planning
Landscape Architecture
Environmental Site Design

AND M. INDEPENDENT OF MATTHEW L. H. EGAN, 870 508 5000, FAX 870 508 5004

project:

The Preserve at West Branch

**Smith Road
West Chicago, Illinois**

sheet description:

Existing Tree Survey & Preservation Plan

owner:



north: scale: 1" = 80' 0

		
	3.4.2022	Per Revised Site Plan
	2.16.2022	No Revision This Sheet
	11.14.2022	Per City Review Comments

revisions:		1.14.2022	Per City Review Comments
		1.10.12.2021	Per Revised Site Plan

original issue date: 31 July 2004

Original issue date: 21 July 2021

drawn by:

checked by: _____

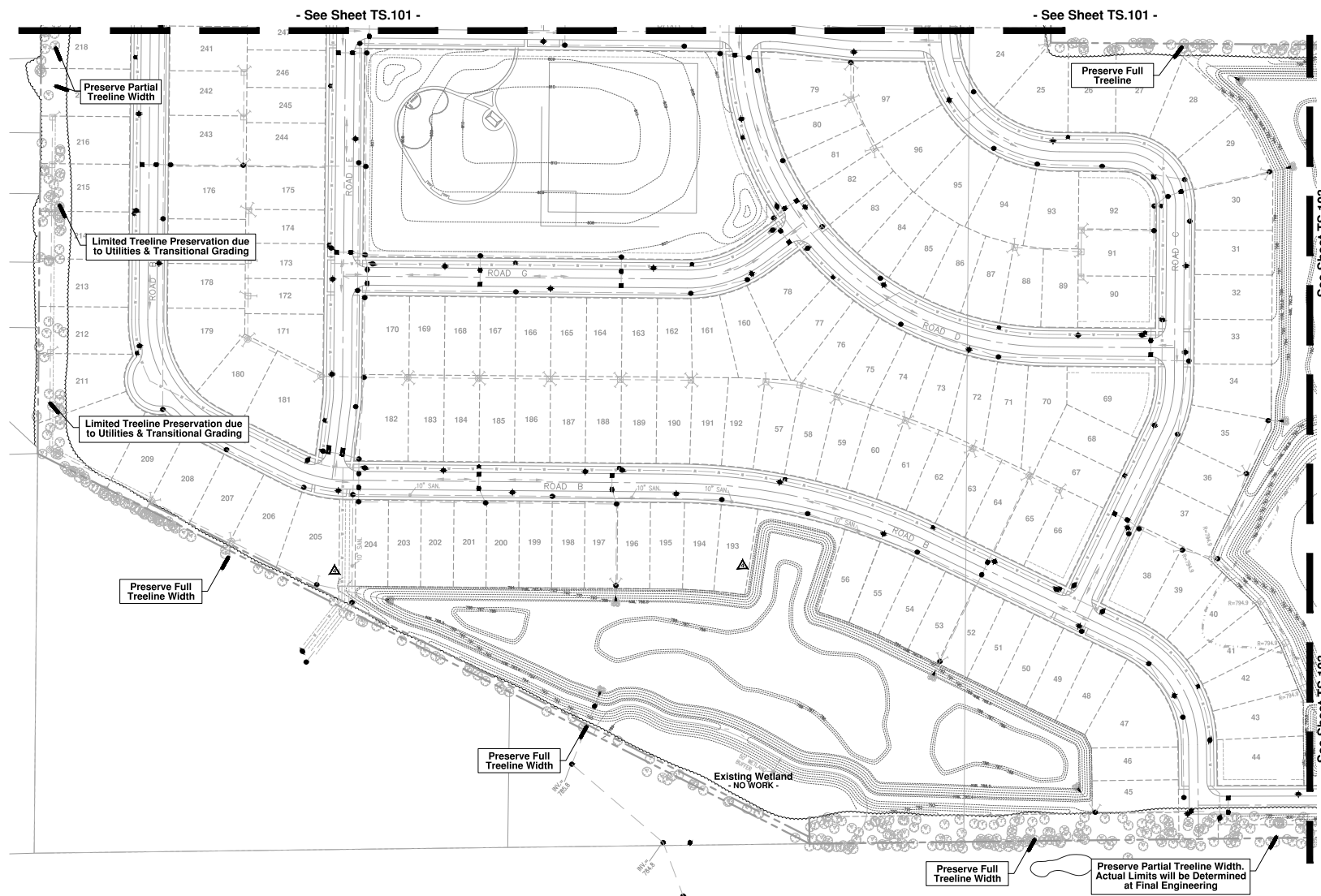
checked by: _____

project no.: 21018

sheet no.:

sheet no.: **78-100**

TS.102

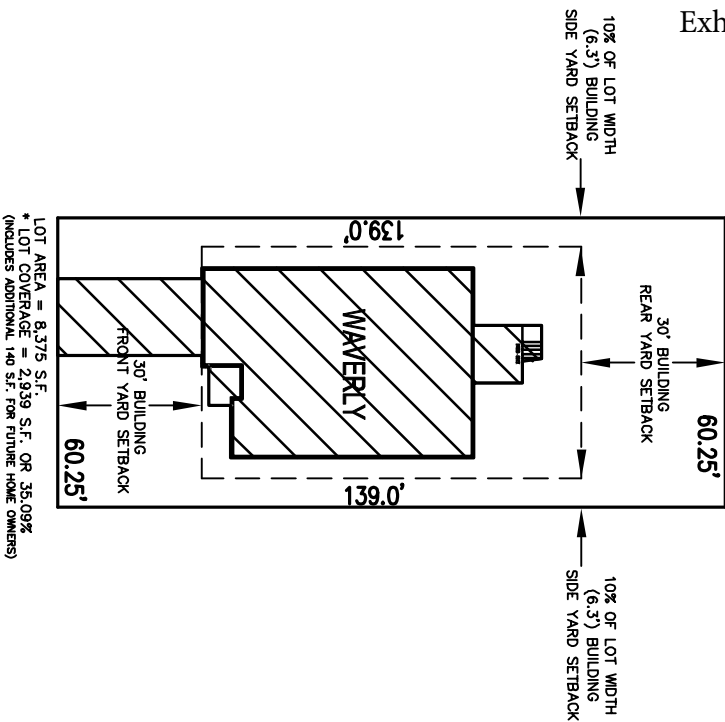


MEADOWS SERIES
LOT COVERAGE EXHIBIT

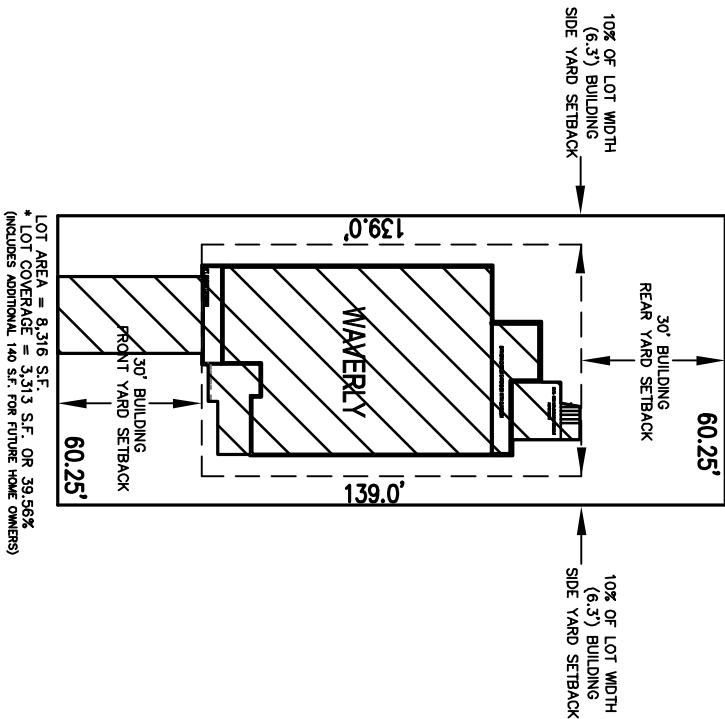
IN
THE PRESERVE AT WEST BRANCH
WEST CHICAGO, IL

Exhibit "H"

BASE MODEL



FULL MODEL



LOT COVERAGE DEFINITION:

THE PORTION OF A LOT THAT IS OCCUPIED BY DRIVEWAYS, BUILDINGS AND STRUCTURE, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES SUCH AS DETACHED GARAGES, SHEDS, DECKS, PATIOS AND PORCHES, BUT EXCLUDING WALKWAYS AND SWIMMING POOLS. THE ABOVE ITEMS REDUCE THE SURFACE AVAILABLE FOR RAINWATER ABSORPTION. (CITY OF WEST CHICAGO CODE)

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHLAUBURG, IL 60173
(847) 230-5400

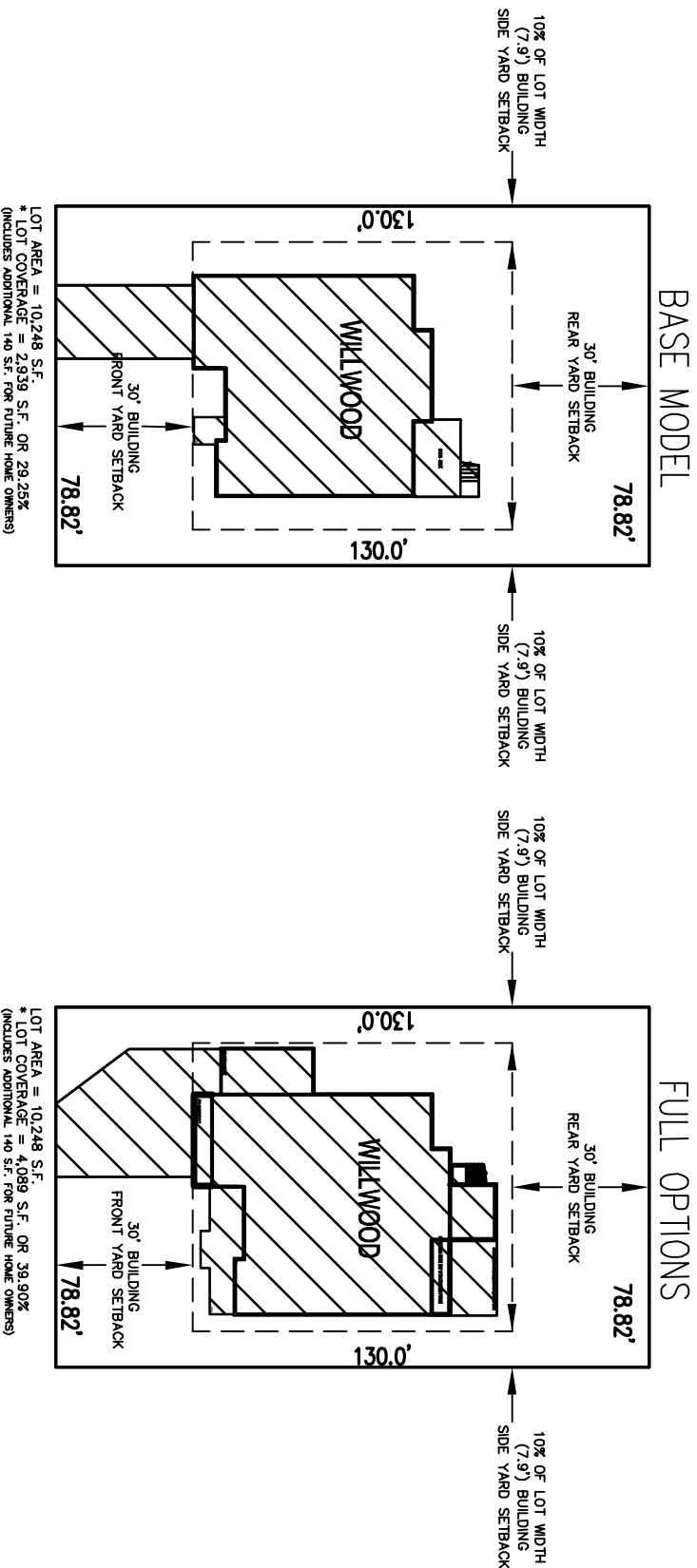


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ESTATES SERIES
LOT COVERAGE EXHIBIT

THE PRESERVE AT WEST BRANCH

WEST CHICAGO, IL



LOT COVERAGE DEFINITION:

THE PORTION OF A LOT THAT IS OCCUPIED BY DRIVEWAYS, BUILDINGS AND STRUCTURE, INCLUDING ACCESSORY BUILDINGS OR STRUCTURES SUCH AS DETACHED GARAGES, SHEDS, DECKS, PATIOS AND PORCHES, BUT EXCLUDING WALKWAYS AND SWIMMING POOLS. THE ABOVE ITEMS REDUCE THE SURFACE AVAILABLE FOR RAINWATER ABSORPTION. (CITY OF WEST CHICAGO CODE)

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PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHLAUBURG, IL 60173
(847) 230-5400

CEMCON, Ltd.
2300 West 2nd Ave., Suite 100
Chicago, IL 60612
TEL: (773) 344-1100
FAX: (773) 344-1101
WWW.CEMCON.COM
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REVISIONS: 11-15-22

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

IL 59/Smith Road

- The signalized intersection is operating at an overall acceptable level of service and will continue to do so under future conditions, which includes the residential development traffic.
- While the eastbound and westbound approaches operate at Level of Service (LOS) E and F during the peak hours, this is not due to a capacity deficiency but rather due to the long cycle length (140 seconds) and the long time the eastbound and westbound approaches need to wait for the green phase, given that the majority of the green time is allocated to IL 59.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Army Trail Road/Petersdorf Road

- This traffic signal is a standalone signal and is not interconnected with a traffic signal system.
- The signalized intersection is operating at an overall acceptable level of service and will continue to do so under future conditions, which includes the residential development traffic.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Smith Road/Waterford Lane, Smith Road/Petersdorf Road, Smith Road/Klein Road

- Based on the results of the capacity analyses, all of these intersections are operating at acceptable levels of service and will continue to do so under future conditions, which includes the residential development traffic.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Army Trail Road/Smith Road

- Inspection of the capacity analyses indicate that the westbound left-turn lane operates at LOS A during both peak hours and will operate at LOS B under future conditions.
- Furthermore, the northbound approach will continue operating at acceptable levels of service.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

North Avenue/Klein Road

- Based on the results of the capacity analyses, the southbound approach currently operates at LOS D and E during the morning and evening peak hours, respectively.
- Under Year 2030 no build conditions, the southbound approach the southbound approach will operate at a LOS E and F during the morning and evening peak hours, respectively.
- Under future conditions, the southbound approach will operate at LOS F during both peak hours. This is normal and expected when a minor road intersects a major arterial like North Avenue.
- It is important to note that site traffic destined eastbound on North Avenue can travel eastbound on St. Charles Road, south on Prince Crossing Road, and make a left-turn movement at the signalized intersection of North Avenue with Prince Crossing Road.
- Similarly, the eastbound left-turn movement is projected to operate at LOS E and F during the weekday morning and evening peak hours, respectively. However, it is important to note that the traffic signal to the east at the intersection of North Avenue with Prince Crossing Road creates gaps in the through traffic stream that will allow left-turning vehicles to operate more efficiently than what the capacity analyses show.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Smith Road/Trinity Lane/Proposed Access Road

- Based on the results of the capacity analyses, this intersection is currently operating at acceptable levels of service.
- Under future conditions and with the addition of the access road as the fourth leg of this intersection, the intersection will continue operating at acceptable levels of service.
- The access road, as previously indicated, will provide one inbound lane and two outbound lanes under stop sign control striped for an exclusive left-turn lane and an exclusive right-turn lane.
- Based on a review of the projected traffic volumes and the warrants for the provision of auxiliary turn lanes found in IDOT's *Bureau of Design and Environment* (BDE) Manual, no exclusive turn lanes on Smith Road at its intersection with Trinity Lane/proposed access road will be warranted. (See Appendix)
- A sight distance study was conducted to determine the available sight distance at the proposed access drive (Exhibit A in the Appendix) and based on the study, there is adequate sight distance to meet the required stopping sight distance for a 30 mph speed limit.
- No roadway or traffic control improvements are recommended in conjunction with the proposed development.

Klein Road/Proposed Access Road

- Based on the results of the capacity analyses, this intersection will operate at acceptable levels of service.
- Based on the projected traffic volumes, the access road will provide one inbound lane and one outbound lane under stop sign control.
- Based on a review of the projected traffic volumes and the warrants for the provision of auxiliary turn lanes found in IDOT's *Bureau of Design and Environment* (BDE) Manual, no exclusive turn lanes on Klein Road at its intersection with the proposed access road will be warranted. (See Appendix)
- A sight distance study was conducted to determine the available sight distance at the proposed access drive (Exhibit B in the Appendix) and based on the study (using the posted speed limit of 40 mph), there is not adequate sight distance to the north to allow outbound traffic or the inbound left-turn movement to see incoming vehicles and provide them with adequate distance to come to a stop if needed.
- Klein Road has a posted speed limit of 30 mph from Smith Road for approximately 2,700 feet south where the speed increases to 40 mph and continues to be 40 mph to North Avenue.

- Based on a field visit, it was determined that the speed limit of 30 mph is appropriate for this segment given the numerous private driveways off Klein Road (approximately 10) and given that three local roads serving various subdivisions intersect Klein Road.
- It is recommended that the 30 mph speed limit be extended south of its current terminus by approximately another 2,000 feet to be consistent with the northern segment.
- When a sight distance study (Exhibit C in the Appendix) is prepared assuming a posted speed limit of 30 mph, adequate stopping sight distance is available to the north and to the south.
- No additional improvements are recommended in conjunction with the proposed development.

Conclusion

The proposed The Preserve at West Branch residential development is proposed to be located on the south side of Smith Road between IL 59 and Klein Road. The plans for the 111-acre site call for a residential subdivision with 269 single-family homes. Access to the subject site is proposed from a full access roadway off Smith Road opposite Trinity Lane and a full access roadway off Klein Road.

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed residential development-generated traffic will be consistent and compatible with traffic patterns and volumes in the area.
- The two access roads that will serve the proposed development will help disperse the development-generated traffic onto the surrounding roadway network and provide alternatives for the site traffic to enter and exit the development.
- All of the studied intersections are operating at overall acceptable levels of service and will continue operating at acceptable levels of service under future conditions.
- No auxiliary turn lanes will be necessary on Smith Road or Klein Road to accommodate future traffic volumes.
- There is adequate stopping sight distance to the east and west on Smith Road at its intersection with Trinity Lane/proposed access road.
- In order for the proposed access road off Klein Road to be accommodated, the 30 mph speed limit zone north of the site should be extended for approximately 2,000 feet south.
- By reducing the posted speed limit to 30 mph, adequate stopping sight distance to the north and south will be provided.
- The daily traffic counts conducted on the adjacent roadways along with the applicable roadway classifications is consistent with industry standards.
- Under future conditions, Smith Road and Klein Road will continue to function and operate as neighborhood collector streets.
- Traffic calming measures such as radar speed signs mounted below the posted speed limit should be considered on Smith Road and Klein Road.

EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021

Petitioner: Pulte Home Company, LLC, 1900 E Golf Rd, Suite 300, Schaumburg, IL 60173

Contact Person: Irving Gama, 312-973-2996

Unit of Government Responsible for Permits: City of West Chicago

Acreage: 110.21

Area of Disturbance (acreage): 110.21

Location of Parcel: Section 22, Township 39N, Range 9E

Property Address/PIN#: West of Route 59 on the south side of Smith Road in Wayne Township

Existing Land Use: Agriculture

Proposed Land Use: Single-family residential development

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as cultural and prairie. (See page 5 for more information.)

Wetlands: The National Wetland Inventory map and the DuPage County Wetland Map do not identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (page 25).

Floodplain: There are no floodplain areas identified on this site. (See page 8.)

Streams: There are no streams on this site. (See page 9.)

Aquifer Sensitivity: This site is classified as having a high potential for aquifer contamination. (See page 10.)

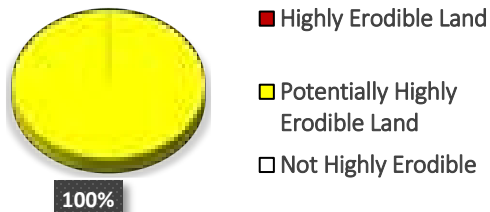
Topography and Overland Flow: Please refer to page 11 for information regarding site topography and drainage. The high point of this property is in the southwestern portion of the site at an elevation of approximately 814 feet above sea level. The property generally drains to the northeast via overland flow. The lowest elevation on the property is approximately 768 feet above sea level.

Stormwater Management: This site may or may not need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP. See page 12 for information regarding stormwater management.

Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP. (See page 12).

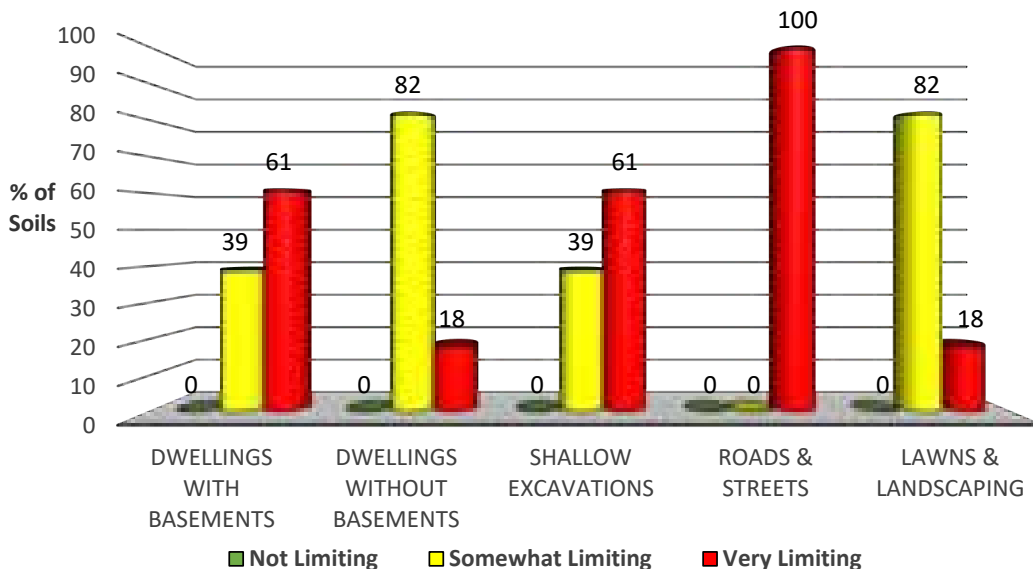
EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021

Highly Erodible Land: There are potentially highly erodible soils identified on this site. (See page 13.)

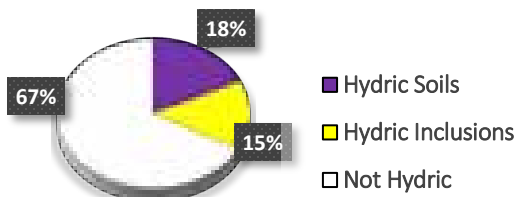


Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas. Please see page 25 for regulation information.

Soil Interpretations: Soils at this site may contain limitations for the proposed use. See page 14 and attached Soils Tables on page 16. All information is from the Soil Survey of DuPage County, Illinois. The limiting factors for this site are: **seasonal high-water table, shrink-swell, low strength, ponding, frost action.**

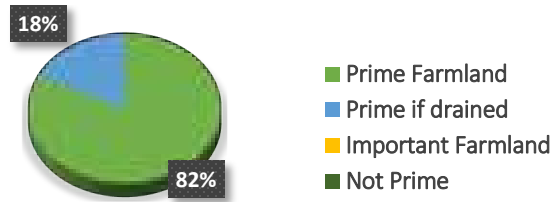


Hydric Soils: There are hydric soils and soils with hydric inclusions identified on this site. (See page 23.)



EXECUTIVE SUMMARY
APPLICATION 21-066
August 30, 2021

Prime Farmland: Prime and Important Farmland occur on this tract.



Productivity: This site has a Relative Value of **142 of 300**, placing it in the **low** protection category for farmland. (See Page 24 for more information.)

LAND USE OPINION

The most current natural resource data indicates the following concerns for this site: **Soil Limitations, Aquifer Sensitivity, High-water Table, Soil Erosion and Sediment Control, and Stormwater Management.** These concerns need to be managed, monitored, and/or considered in the planning and development of the site for the best possible results and for the least negative impact to the environment and natural resources.

Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **is somewhat suited** for the proposed land use change.

SITE INSPECTION



Figure 18: Location of site inspection photos

A site inspection was conducted by **Resource Assistant, Jennifer Shroder** on **August 5, 2021**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS



Photo 1 facing east



Photo 2 facing southwest

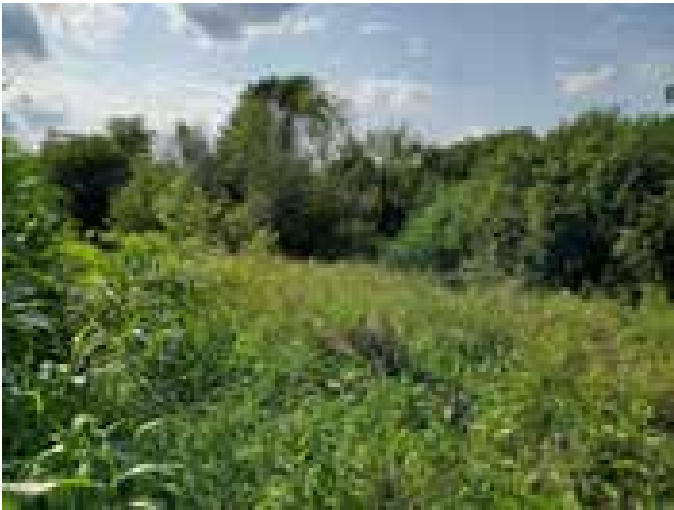


Photo3 facing northwest



Photo 4 facing north

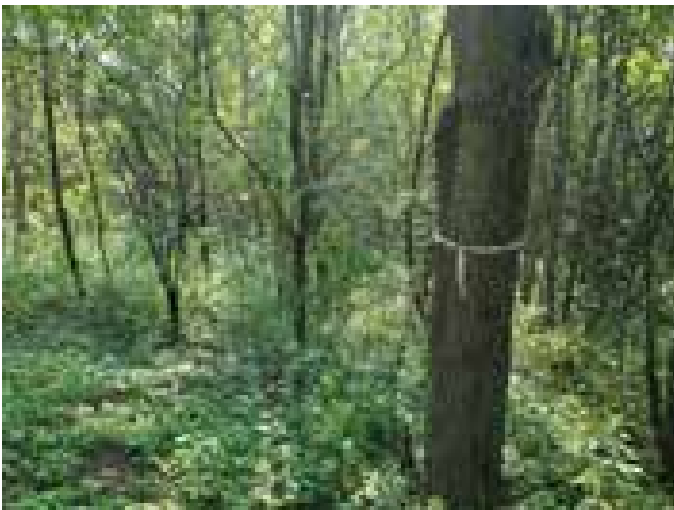
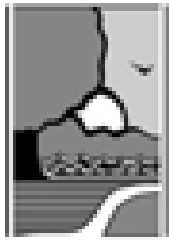


Photo 5 facing west



Photo 6 facing northeast



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

October 26, 2021

Ty Morris
Pulte Home Company, LLC
1900 Golf Road
Suite 300
Schaumburg, IL 60173

RE: St. Andrews of West Chicago
Project Number(s): 2206608 [210179, 2111646]
County: DuPage

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500