VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING

Public Services Building, 1000 Bowes Road, South Elgin, Illinois 60177
June 18, 2025
7:00 pm

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes

1. Minutes of the March 19, 2025 Regular Planning and Zoning Commission Meeting

D. Public Hearing and Discussion

1. CD 2024-09: Request for a Major Final Subdivision, a Zoning Map Amendment to rezone the subject property from the R-1 Single Dwelling Unit District to the R-2 Single Dwelling Unit District and R-3 Multiple Dwelling Unit District, and Variations to increase the maximum lot coverage allowed in the R-2 District for the proposed Ashbury of South Elgin residential subdivision (single family and townhome units) located at 325 Umbdenstock Road – CalAtlantic Group, LLC - Lennar Corporation, Petitioner
2. CD 2025-04: Request for a Text Amendment to the Unified Development Ordinance to Reduce the Regulated Distance between Electronic Message Signs – Village of South Elgin, Petitioner

E. New Business

1. Quarterly Project Updates Report – 2025 Q2
2. Metropolitan Mayors Caucus Grant for Technical Assistance to Complete a Housing Assessment

F. Public Comment

G. Adjournment

Please take note of the following:
Comments may be submitted in writing in advance of the meeting by mail, voicemail, or email to the Contact Information below. All comments received in advance of the meeting will be entered into the official record at the meeting.

Contact Information:
Community Development Department
South Elgin Village Hall
10 N. Water Street South Elgin, IL 60177
PHONE: 847-741-3894, ext. 5328
EMAIL: PZCPublicComment@southelgin.com

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Village of South Elgin at least 48 hours in advance of the scheduled meeting. The Village of South Elgin can be reached in person at the South Elgin Village Hall,10 N. Water Street, South Elgin, IL 60177 or by telephone at (847) 742-5780. Every effort will be made to allow for meeting participation.

Notice of this meeting was posted consistent with the requirements of the Open Meetings Act (5 ILCS 120/1 et seq.) and the Unified Development Ordinance (Village Code of Ordinances Section 56.02.B).

Minutes of the Regular Meeting
of the Planning and Zoning Commission
March 19, 2025 - DRAFT

A. CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, March 19, 2025, at the Public Safety Building, 50 S. Water Street, South Elgin, IL. The meeting was called order at 7:00 p.m. by Chairman Micklevitz.

Chairman Micklevitz stated the role of the Planning and Zoning Commission and the procedures for the meeting.

B. ROLL CALL

Commission present were: Chairman Jason Micklevitz; Pam Blair; Leo Metz; Tom Kusswurm; Vice-Chairman Cynthia Tarka; Steve Wascher; and Rich Watson.

Staff present at the meeting were: Director of Community Development Nancy Hill; Planner Lauren Tredup; and Recording Secretary Dione Stirmell.

C. APPROVAL OF MINUTES

1. Minutes of January 15, 2025 Regular Planning and Zoning Commission Meeting.

A motion was made by Member Kusswurm to approve the minutes of the January 15, 2025 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Blair. There was no further discussion of the motion. The vote was as follows:

Ayes:	Blair, Kusswurm, Metz, Micklevitz, Tarka, Wascher, Watson
Nays:	None
Abstain:	None
Absent:	None

The motion CARRIED (7-0-0-0).

D. PUBLIC HEARING & DISCUSSION

1. CD 2024-05: Request for a Special Use Permit for a Wireless Telecommunication Facility for the property commonly known as 498 N. South Elgin Boulevard – Dolan Realty Advisors, Petitioner

Chairman Micklevitz opened the public hearing at 7:03 p.m.

Chairman Micklevitz asked for verification that proper notice of the public hearing had been given, and Planner Tredup confirmed that proper notice indeed had been given.

Planner Tredup explained that the Petitioner, Dolan Realty Advisors, as agent for Verizon Wireless, is requesting a special use permit to allow a wireless telecommunication facility on the property located at 498 N. South Elgin Boulevard.

Planner Tredup presented the staff report. She summarized the request and explained the subject property is owned by the Village and has a water tower, public garden plots, and parking for the water tower, garden plots, and adjoining fire station. If the special use is approved, the Village and the Petitioner will enter into a lease agreement for the proposed telecommunication facility to be constructed and maintained on the property. The leased area on the ground would be approximately 21' x 27', or 578 square feet, and located just west of the existing water tower.

Planner Tredup explained that the proposed wireless telecommunication facility is not an enclosed building, but rather a fenced area that contains various equipment needed to support future wireless devices on top of the existing water tower. The equipment will be placed on concrete pads within the fenced area.

Planner Tredup highlighted the wireless telecommunications facility will be secured with vinyl fencing, measuring 8 feet in height. The gate accessing the facility will be on its east side, facing the water tower

Planner Tredup stated the Petitioner is proposing to plant evergreens around the fenced area to provide additional screening from the surrounding properties.

Planner Tredup noted that the Petitioner is meeting all the use standards outlined in the Unified Development Ordinance (UDO) for wireless telecommunication facilities. She added no lighting or signs are being proposed. The maximum height of a wireless telecommunications facility shall be no taller than 15 feet, and the tallest piece of equipment is no more than 13 feet in height. She stated the Petitioner indicates there will be no onsite storage, and the facility will only contain cell site equipment.

Planner Tredup introduced the Petitioner: Dennis Paul, Dolan Realty Advisors, 12 Evergreen Court, Bethalto, IL 62010.

Mr. Paul thanked Planner Tredup for the introduction and stated he would be happy to answer any questions.

Chairman Micklevitz opened the hearing to comments and questions from the Planning and Zoning Commission.

Member Watson asked if the new equipment would cause any interference with the nearby fire district's communication equipment. Planner Tredup stated the new wireless telecommunication facility and existing antenna will not interfere with the fire district's communication equipment. Director Hill added the wireless antenna installation will enhance Verizon's network availability and improve the overall coverage in the area. She noted that the placement of the equipment on the subject property will actually improve the South Elgin Police Department's communications.

Member Watson asked for explanation about the placement of the antenna on the water tower. Mr. Paul indicated that Verizon has been working with the Public Works Department regarding the placement of Verizon's antenna on top of the water tower.

Member Watson asked where the sidewalk to access the wireless telecommunication facility would be located. Planner Tredup referred to the plans and described where new concrete sidewalk is to be constructed. She stated the existing sidewalk will be extended around the north side of the water tower property, connected to the entrance of the wireless telecommunication facility.

Member Wascher asked if there was sufficient stormwater management for the site. Mr. Paul said yes. Member Wascher asked about the typical maintenance schedule for the generator. Mr. Paul said that every 3 weeks the generator will be run for approximately 10 minutes during the day. Planner Tredup added maintenance workers will not be allowed to access the facility from the adjacent fire district property. She explained the gate accessing the facility will be on the east side, facing the water tower. The maintenance workers will park their vehicles on the Village's property and use the new sidewalk to access the wireless facility. Member Wascher expressed concern that the noise of the generator running could be a nuisance for the surrounding property owners. Mr. Paul stated that Verizon will plant evergreens around the facility to buffer sound from the generator.

Vice-Chairman Tarka asked for the size of the generator fuel tank and how often the fuel levels are checked. Mr. Paul said the tank would hold 250 gallons and would have secondary containment. Mr. Paul said that the generator is for backup purposes only, so it does not use much fuel, but the fuel levels are checked and topped off a few times a year. Vice-Chairman Tarka said she was pleased to hear that the generator will have secondary containment. She explained to the Commission that the secondary containment acts as a secondary line of defense, preventing the spread of hazardous substance in the event of a primary containment failure.

Chairman Micklevitz opened the meeting for public comments and questions. There were no members of the public present to speak for or against the Petition.

With no further discussion, a motion was made by Member Watson that the Planning and Zoning Commission accepts the Findings of Fact and recommends approval to the Village Board of Petition CD 2024-05 for a Special Use Permit for a Wireless Telecommunication Facility in the R-1 District located at 498 N. South Elgin Boulevard with the condition that construction shall be in substantial compliance with the plans submitted. The motion was seconded by Member Kusswurm. There was no further discussion of the motion. The vote was as follows:

Ayes:	Blair, Kusswurm, Metz, Micklevitz, Tarka, Wascher, Watson
Nays:	None
Abstain:	None
Absent:	None

The motion CARRIED (7-0-0-0).

Chairman Micklevitz noted the public hearing was closed.

2. CD 2025-01: Request for a Special Use Permit to allow an electronic message sign in the B-2 Community Business Zoning District and approval of a Variation to allow an electronic message sign within one mile of another property containing an electronic message sign for the property commonly known as 410 N. McLean Boulevard – Municipal Resolutions, Petitioner.

Chairman Micklevitz opened the public hearing at 7:14 p.m.

Chairman Micklevitz asked for verification that proper notice of the public hearing had been given, and Planner Tredup confirmed that proper notice indeed had been given.

Planner Tredup presented the staff report. She summarized the request and explained that Karen Dodge, Municipal Resolutions, is requesting relief to allow a new monument sign with an electronic message component located at 410 N. McLean Boulevard. The property is currently under construction for a car wash use, to be known as Extreme Clean Carwash.

Planner Tredup highlighted that monument signs are allowed in the B-2 Community Business District (B-2 District), and electronic message signs are allowed in the B-2 District with a Special Use Permit.

Planner Tredup explained the monument sign is shown to meet the Village's setback requirements. The proposed monument sign is approximately 20 feet in height and the total sign area is 71.88 square feet, which meets the size and height requirements of the UDO.

Planner Tredup indicated that the proposed monument sign is shown to consist of two static components and an electronic message sign component. The static signs are 26.73 square feet and 16.40 square feet in size for a total sign area of 43.13 square feet. The proposed electronic message sign component would be approximately 28.75 square feet in size and would occupy approximately 40% of the total monument sign area.

Planner Tredup indicated there are two requests being made by the Petitioner, which are 1.) a special use permit to allow an electronic message sign; and 2.) a variation to allow one electronic message sign within less than one mile of existing electronic message signs. She noted that there are two Village-approved existing electronic message signs located within one mile of the subject property. One is at the McDonald's Restaurant, 100 N. McLean Boulevard, and the other is at the South Elgin Fire Protection District fire station, 1090 W. Spring Street.

Planner Tredup introduced the Petitioner and Developer: Karen Dodge, Municipal Resolutions, 325 Sandpebble Lane, Aurora, IL 60504 and Dan Gunsteen, Owner of Extreme Clean Carwash, 1039 W. Elmwood Lane, Bartlett, IL 60103.

Ms. Dodge said that the proposed electronic message sign would be 940 feet from the existing McDonald's Restaurant sign and 1,076 feet away from the South Elgin Fire Protection District's sign. She added that the car wash's proposed sign will face north-south on McLean Blvd., while McDonald's sign faces northwest-southeast. She noted that the South Elgin Fire Protection District's sign faces east-west. She added the distances between signs and that they are facing different directions that the Car Wash's sign will not have any adverse effect on the adjacent properties and would not distract motorists.

Chairman Micklevitz opened the hearing to comments and questions from the Planning and Zoning Commission.

Chairman Micklevitz stated that the Planning and Zoning Commission had previously asked staff to study these types of requests and to possibly amend the UDO to reduce the distance between electronic message signs. He added staff has indicated their research is on-going.

Member Kusswurm asked if the sign would operate 24 hours a day. Ms. Dodge replied yes it would operate 24 hours a day. Mr. Gunsteen added that when the business is closed at 9:00 pm the sign will show the text "closed" with the time and the temperature. Mr. Gunsteen stated the car wash does not advertise for other businesses and the sign is for their business content only.

Member Blair asked for the distance between the existing McDonald's sign and the proposed sign. Ms. Dodge replied the distance is approximately 940 feet. Member Blair stated she is concerned it was too close to the existing electronic sign.

Member Metz said he liked the look of the proposed sign.

Member Watson asked where the electronic message sign component would be placed on the monument sign. Ms. Dodge clarified it would be placed under the static "Car Wash" sign. Member Watson asked how many lines of text would be on the electronic message sign. Ms. Dodge explained the screen is like a television screen and the text size can vary. Member Watson stated he is concerned that the scrolling of text on the electronic message sign could be distracting to motorists. Ms. Dodge assured him they will comply with Village regulations. Member Watson asked if they would have any animation on the screen. Mr. Gunsteen added that

their sign will have an animated dog on a leash pulling the sales and specials they offer. Director Hill reminded the Commission that animation is not allowed on electronic signage.

Mr. Gunsteen explained the proposed sign is two-sided, and the electronic message screen would be seen from both sides of the sign with the same text allowing motorists to read it. Member Watson asked for how long the message displays. Mr. Gunsteen said each message displays for 6 to 12 seconds.

Member Blair agreed that the one-mile distance outlined in the UDO does seem too far, and felt staff should revisit the Village's minimum distance requirement between electronic message signs; however, she felt 900 feet from the existing McDonald's sign seemed too close. Director Hill said they are looking into other communities' standards to propose reasonable language to present to the Commission in the future. Member Watson and Vice-Chairman Tarka shared the same concerns. Vice-Chairman Tarka felt it would create a distraction to drivers to see multiple signs with changing messages with the McDonald's sign in such close proximity.

Planner Tredup added that the Village's standards for electronic message signs in the UDO outlines illumination standards, standards for transitions between messages and the minimum length of message timing on the electronic message signs. Mr. Gunsteen said they would comply with regulations and stated he would turn off the sign at night. He added that they located their monument sign on the subject property as far north on the property as possible in order to increase the distance from the existing McDonald's sign.

Chairman Micklevitz opened the meeting for public comments and questions. There were no members of the public present to speak for or against the Petition.

With no further discussion, a motion was made by Member Kusswurm that the Planning and Zoning Commission accepts the Findings of Fact and recommends approval to the Village Board of Petition CD 2025-01 for a Special Use to allow an electronic message sign in the B-2 Community Business District and for a variation to allow an electronic message sign within less than one (1) mile of existing electronic message signs for the property commonly known as 410 N. McLean Boulevard with the condition that construction shall be in substantial compliance with the plans submitted. The motion was seconded by Vice-Chairman Tarka. There was no further discussion of the motion. The vote was as follows:

Ayes:	Kusswurm, Metz, Micklevitz, Wascher
Nays:	Blair, Tarka, Watson
Abstain:	None
Absent:	None

The motion CARRIED (4-3-0-0).

Chairman Micklevitz noted the public hearing was closed.

3. CD 2025-02: Request for a Special Use Permit to allow for Motor Vehicle Repair and/or Service Use in the I Industrial District at 1797 N. La Fox Street – Tom's Repair, Inc., Petitioner

Chairman Micklevitz opened the public hearing at 7:34 p.m.

Chairman Micklevitz asked for verification that proper notice of the public hearing had been given, and Planner Tredup confirmed that proper notice indeed had been given.

Planner Tredup summarized the request and explained that the Petitioner is seeking a recommendation of approval for a proposed motor vehicle repair and/or service use at 1797 N. La Fox Street. The property is subject to a Planned Development Agreement for the Rakow Subdivision, Ordinance #2016-06. The corresponding development agreement has special allowances, a list of permitted and special uses, and design standards for within this subdivision.

Planner Tredup highlighted there is an existing building 26,200 square feet in size on the subject property. The Petitioner plans to utilize the existing building in its current configuration for motor repair or service use.

Planner Tredup stated the subject property is currently being used by a logistics company for 2nd floor office space and truck parking. She added according to the development agreement, truck parking is an allowed use, requiring no special permissions by the Village. The Petitioner intends to utilize the first floor for the proposed motor vehicle repair and/or service use and its corresponding offices.

Planner Tredup explained no changes are planned to be made to the building or the site- the interior and exterior of the existing building and the site would remain the same. All activities related to the motor vehicle repair and/or service use will be conducted inside of the building.

The Petitioner intends to dedicate 35 parking stalls for the proposed motor repair and/or service use, and all uses on the site meet the Village's off-street parking requirement.

Planner Tredup noted that the Petitioner intends to meet all use standards as defined in the planned development agreement and UDO.

Planner Tredup introduced the Petitioner and his representation: Tom Szczerba, Tom's Repair, Inc., 1797 N. La Fox Street, South Elgin, IL 60177, and Peter Bazos, Bazos, Freeman, Schuster & Pope, LLC, 1250 Larkin Avenue, Suite 100, Elgin, Illinois 60123.

Mr. Bazos stated he is very familiar with this property as he represented Mr. Rakow in the creation of the subdivision. Mr. Bazos stated that his current client is seeking a special use permit and felt it was appropriate use in this zoning district. He explained that Mr. Szczerba has been working on trucks at this location for the current tenant which operates a trucking company. He added this is currently not a violation and this is allowed as an accessory operation to the logistics company. Mr. Bazos explained that Mr. Szczerba wants to expand the scope of his service and be open to the public, which is why they are requesting the special use permit. Mr. Bazos stated their site would remain the same with no changes planned to the interior or exterior.

Mr. Bazos said it was brought to his attention by staff that some neighbors have expressed concerns about the glare on the Fox River from the existing security lights on the property. He explained that the residential properties experiencing these issues are over 750 feet away and across the river. He explained that Mr. Szczerba has been working with the Village and plans to install downcast light shields to reduce the light pollution from the property.

Chairman Micklevitz opened the hearing to comments and questions from the Planning and Zoning Commission.

Member Kusswurm noticed that the existing driveway surface on the property is currently gravel or asphalt grindings. He asked if they will be improving by making it concrete or asphalt. Mr. Bazos explained that the development agreement allows asphalt grinding as an allowable surface and they do not intend to pave it. Member Watson asked for clarification if the Petitioner works on trucks now and why they are asking for this special use. Mr. Bazos said that Mr. Szczerba currently works on the trucks as an accessory use to the existing business on the property, Goose Logistics, but now wants to open a separate business, Tom's Repair, on the property to offer truck repairs to the general public. Member Watson asked if he would be working on cars as well. Mr. Szczerba said he will only be working on trucks.

Vice-Chairman Tarka asked if they will be storing any chemicals outside. Mr. Szczerba said no chemicals would be stored outside. Member Watson asked if the Village received any reports of any hazardous material leaks with the existing repair use. Planner Tredup replied she is unaware of any complaints or violations. Mr. Bazos said that the Owner has been working with the Village's building inspection staff and the fire district's inspector to open the businesses on the property and noted that the building and current use complies with the various fire and building codes.

Member Watson asked if the parking lot lighting compliant with the Village code. Planner Tredup replied yes, the existing parking lot lighting meets the code requirements. She explained that the Village's Code Enforcement Officer and the property owner have been working to resolve complaints from residents on the east side of the Fox River about glare reflecting off the Fox River from this property. Planner Tredup explained that glare on the Fox River is a hard thing to measure, but Mr. Szczerba has been very cooperative trying to resolve their concerns.

Chairman Micklevitz opened the meeting up to public comments and questions.

Gregory Hubiak, 1456 River Road, South Elgin, IL 60177, asked for clarification on the hours of operation. He stated that he can hear tools being used as late as 11:00 p.m. He understood emergency repairs may arise, and asked if they could limit the time of the repairs. He also acknowledged the lights on the property are for security purposes and appreciates the Petitioner making the adjustments to turn them downwards. He asked if he could work on adjusting other lights on the property that are producing the glare. He felt this could resolve the lighting issues they are experiencing. He requested the owner to move the refrigerator trucks further from the river because the noise reverberates across the river when the trucks are running. He noted that he thought Mr. Szczerba had been cooperative in working with neighboring property owners.

Charlene Paradise,1564 River Road, South Elgin, IL 60177, stated she shared similar concerns as Mr. Hubiak's regarding lighting and noise. She added that she has seen a few instances of workers washing trucks outside of the building. Ms. Paradise said she has complained to the Village about bright lights coming from the property. She stated she feels like she lives across from a stadium given how bright the lights are. She also was concerned with the increased noise from the property. She also noted that the property owner removed trees and shrubs along the shoreline of the river which she believes makes the property unsightly. Ms. Paradise asked if they could plant some evergreens to help soften the noise. She also felt the trees helped screen some of the noise. She suggested a stockade fence be installed along the shoreline of the property. She concluded by saying that she objects to the proposed use.

Thomas Hartke, 138 River Road, South Elgin, IL 60177, stated he shared concerns similar to those of Mr. Hubiak and Ms. Paradise. He suggested that the Petitioner move the lighting away from the Fox River. He also asked the trucks to be moved to the front of the property to mitigate some of the noise. He stated a fence along the shoreline may help with some of the concerns brought up at the meeting.

Mr. Bazos explained the business necessitates security lights behind the building; however, they will face the lights downward and install light shields. Mr. Bazos highlighted that this area has always been historically a heavy industrial area and understands the challenges of residential areas near it. He explained the normal business hours will be until 5:30 p.m., but on some occasions an emergency may arise, and they may have to stay late to work on a truck repair.

Mr. Szczerba said he washes trucks inside the building where there is a dedicated wash bay. Vice-Chairman Tarka confirmed that he will continue to wash trucks inside in the building. Mr. Szczerba said that was correct.

Mr. Bazos stated that Mr. Szczerba did not remove any of the trees on site. He explained that the property owner had previously removed some trees and shrubs that were in poor condition when he purchased the property. Mr. Szczerba said he may be able to add additional landscaping to provide some screening along the river.

Planner Tredup added this parcel is located within floodway and floodplain of the Fox River. She said staff will consult the Village's Certified Floodplain Manager to see if additional landscaping or a fence can be installed along the Fox River. Mr. Szczerba said he would comply with moving the refrigerated trucks further from the river to reduce the noise. Mr. Szczerba added he wants to be a good neighbor and work with the residents to address their concerns.

Member Kusswurm asked if they would be working until 5:30 p.m. on Saturdays. Mr. Szczerba said they work on Saturdays but only until 1:00 p.m.

Member Blair noted she appreciated the comments from the audience regarding this application.

Chairman Micklevitz asked if there were any members of the public who wanted to give additional testimony. No other members of the public came forward.

Member Metz suggested the Commission add language to address lighting concerns to a motion to recommend approval.

With no further discussion, a motion was made by Member Blair that the Planning and Zoning Commission accepts the Findings of Fact and recommends approval to the Village Board of Petition CD 2025-02 for a Special Use to allow a motor vehicle repair and/or service use in the I Industrial District for the property commonly known as 1797 N. La Fox Street with the conditions that that proposed use shall be in substantial compliance with the plans submitted and the Petitioner work with staff to mitigate the lighting concerns to staff's satisfaction. The motion was seconded by Vice-Chairman Tarka. There was no further discussion of the motion. The vote was as follows:

Ayes:	Blair, Kusswurm Metz, Micklevitz, Tarka, Wascher, Watson
Nays:	None
Abstain:	None
Absent:	None

The motion CARRIED (7-0-0-0).

Chairman Micklevitz noted the public hearing was closed.

D. NEW BUSINESS

There was no new business to report.

E. PUBLIC COMMENT

No members of the public came forward to address the Commission.

F. ADJOURNMENT

Having no further business, a motion made by Member Watson to adjourn the regular meeting of the Planning and Zoning Commission, which was seconded by Member Wascher. With a voice vote of all ayes and no nays, the motion CARRIED unanimously.

Chairman Micklevitz adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Dione Stirmell
Recording Secretary

THE VILLAGE OF SOUTH ELGIN
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STAFF REPORT

To: Chairman Jason Micklevitz and Members of the South Elgin Planning & Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: June 18, 2025 Planning & Zoning Commission Meeting

RE: CD 2024-09: Request for a Major Final Subdivision, a Zoning Map Amendment to rezone the subject property from the R-1 Single Dwelling Unit District to the R-2 Single Dwelling Unit District and R-3 Multiple Dwelling Unit District, and Variations to increase the maximum lot coverage allowed in the R-2 District for the proposed Ashbury of South Elgin residential subdivision (single family and townhome units) located at 325 Umbdenstock Road – CalAtlantic Group, LLC - Lennar Corporation, petitioner

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Background Information:

Petitioner: CalAtlantic Group, LLC – Lennar Corporation
John McFarland
1700 E. Golf Road #1100
Schaumburg, IL 60173

Property Owner: Janet L Spohr, Leslie E Spohr, and Spohr Family Limited Partnership
325 Umbdenstock Road
South Elgin, IL 60177

Subject Property: 325 Umbdenstock Road
PIN(s): 06-33-400-017 & 06-33-400-018

Comprehensive Plan Designation: Low/Medium Density Residential

Current Zoning: R-1 Single Dwelling Unit District

Surrounding Land Uses:

North: Residential Uses (Village of South Elgin and City of Elgin)
South: Industrial Uses (Village of South Elgin)
East: Residential Uses (Beckett's Landing Subdivision)
West: Residential Uses (City of Elgin)

Request: The Petitioner is requesting a Major Final Subdivision, a Zoning Map Amendment to rezone the subject property from R-1 Single Dwelling Unit District to R-2 Single Dwelling Unit District and R-3 Multiple Dwelling Unit District, and Variations to increase the maximum lot coverage allowed in the R-2 District for the proposed Ashbury of South Elgin residential subdivision located at 325 Umbdenstock Road.

Location Map:



Planning and Zoning Commission Review:

OPEN PUBLIC HEARING

In compliance with state statutes and the Unified Development Ordinance (UDO), a Public Hearing notice was published in the Sunday, June 1, 2025 edition of the Elgin Courier. Property owners within 250 feet of the subject property were notified by mail of the time, date, and place for and how to participate in the public hearing.

Project Summary:
The Petitioner is seeking a recommendation of approval for a residential subdivision development (Ashbury of South Elgin) consisting of 124 lot single family dwelling units and 114 attached townhome units, for a total of 238 dwelling units, on the property totaling 84 acres located at 325 Umbdenstock Road, commonly referred to as the Spohr Family Farm.

The Petitioner presented a Concept Plan of this development to the Planning and Zoning Commission on November 20, 2024 and to the Village Board on December 2, 2024. Overall, the responses from both groups were positive.

The townhomes portion of the proposed development consists of 114 dwelling units comprising of all front-loading garages. The townhome area is to be located in the southwest corner of the subject property. The townhomes and open space of stormwater management and additional park space will serve as a transition between existing and proposed single-family homes and the more intense industrial subdivision to the south.

The single-family portion of the development consists of 124 lots. The proposed lot widths are to be between 60 and 65 feet in width. A typical single dwelling unit lot would be similar in size to the lots in the most recent subdivision built by Lennar, Kenyon Farms Subdivision:

Subdivision	Typical Lot width	Typical Lot Depth	Typical Total Square Footage
R-2 Single Dwelling Unit District	50 feet	N/A	5,000 sq. ft.
Ashbury of South Elgin Subdivision (Proposed)	60-65 feet	126 feet	7,560-8,190 sq. ft.
Kenyon Farms Subdivision	65 feet	125 feet	8,125 sq. ft.

The main access into the subdivision is shown at the intersection of Montclair Drive (Elgin) and Umbdenstock Road with a secondary access onto North Lancaster Road at the intersection of North Lancaster Road and private driveway.

Additional streets to be constructed as part of the subdivision include Kinwood Road, Pinehill Street, Cranley Road, Marlo Lane, Bexley Street, and Millbank Lane.

The Petitioner has designed four (4) separate stormwater retention basins throughout the site, all varying in size. The stormwater basins would be surrounded with native plantings to deter access and geese, but encourage other wildlife. A Special Service Area (SSA) will be created to maintain the stormwater facilities, the guest parking, landscape median, other common area improvements and landscaping, if the HOA fails to do so in the future.

The Petitioner is dedicating a 3.94-acre park, located at the southeast corner of subdivision. The park is adjacent to the 10-acre park to the east in the Becketts Landing Subdivision. The Petitioner will be making park improvements to the proposed park in the Ashbury Subdivision which will consist of a looped walking trail, a look-out area overlooking the stormwater area to the west, two (2) pickle-ball courts, and a small picnic shelter. The Petitioner will also be making further improvements to the adjacent 10-acre park in the Becketts Landing Subdivision which includes additional playground equipment for ages 5-12, and a parking lot extension adding 29 stalls to the existing 11 stall parking lot (total 30 parking stalls, including 2 ADA stalls).

Comprehensive Plan:
This property is Subarea 5A of the Comprehensive Plan and Low or Medium Density Residential land uses are recommended. Subarea 5A states that regional pedestrian and bicycle connections are to be constructed along North Lancaster Road and Umbdenstock Road.

According to the Comprehensive Plan, Low Density Residential is considered 0.01 – 6 dwelling units per acre, and Medium Density Residential is considered 6.01 – 12 dwelling units per acre.

The proposed development consisting of 114 townhome units and 124 single dwelling units for a total of 238 dwelling units on approximately 84-acres would have a net density of 2.83 dwelling units per acre, which is considered low density residential according to the Village's Comprehensive Plan. Therefore, the proposed density meets the density recommendation of the Village's Comprehensive Plan.

South Elgin Bike & Pedestrian Plan:
As outlined in the Bike & Pedestrian Plan and the Comprehensive Plan, bike paths shall be installed along the north side of North Lancaster Road and connect with the bike path in the Beckett's Landing subdivision to the east. The proposed development shows the construction of a bike path on the north side of North Lancaster Road.

The Plan also shows Umbdenstock Road with a proposed off-street bike facility in the right-of-way. A bike path is proposed to be installed along the east side of Umbdenstock Road and meet with the existing sidewalk along the east side, north of the subject property.

Unified Development Ordinance:
The subject property is currently zoned R-1 Single Dwelling Unit District. The Petitioner is requesting a Zoning Map Amendment to rezone the subject property to the R-2 Single Dwelling Unit District and the R-3 Multiple Dwelling Unit District.

The proposed R-2 Single Dwelling Unit District areas will consist of lots for single dwelling units and public park space. Single-Unit Dwellings are a permitted use in the R-2 District.

The proposed R-3 Multiple Dwelling Unit District area will consist of the proposed townhome building units, which are a permitted housing type in the R-3 District.

The Petitioner is requesting two variations to increase the maximum primary lot coverage and maximum lot coverage regulation in the R-2 District to accommodate ranch style homes. Lennar's ranch style home models have a larger building footprint than a typical two-story unit building footprint, and, therefore, require additional lot coverage on a typical single-family lot. More information about the variation requests is below in this report.

Otherwise, the lots and townhome buildings meet the regulations in the UDO. The Petitioner has provided information to show the lots are large enough to meet the Village's lot coverage standards and to allow for a reasonable number and sized accessory structures.

The Petitioner exceeds the Village's off-street parking requirements for townhomes with four parking stalls per unit being provided, where only two parking stalls per dwelling unit are required. Two parking spaces located in the garages and two parking spaces located in each unit's driveway. Additionally, the Petitioner has provided 32 dedicated 90-degree guest parking stalls in the right-of-way that are distributed throughout the townhome portion of the development. There will also be on-street parking on one side of the street (non-hydrant side) throughout the subdivision. The guest parking areas would be maintained by the Homeowners Association.

The landscaping plan provided is in conformance with the UDO's standards. The Village entered into an Intergovernmental Agreement (IGA) with the City of Elgin (Ord. #2022-43) which requires the developer to plant 89 evergreen trees within 40 feet of the common Elgin boundary of the subject property. The City of Elgin required the dense landscaping to provide screening between the existing single-family lots in the City of Elgin and future development of the subject property. The evergreen trees are shown in the landscape plan for this development which fulfills the landscape requirement of the IGA.

For signage, the Petitioner has proposed two entrance monument signs, one at each entrance to the subdivision. The monument signs are in conformance with the Village's sign regulations.

Review of Zoning Map Amendment Request:
A Zoning Map Amendment from R-1 Single Dwelling Unit District (R-1 District) to the R-2 Single Dwelling Unit District (R-2 District) and the R-3 Multiple Dwelling Unit District (R-3 District), as specified in *Section 156.03.C.7 Zoning Text or Map Amendment* is sought. Approximately 67-acres will be rezoned to be in the R-2 District and 17-acres will be rezoned to be in the R-3 District. The proposed R-2 District zoning allows for single-family residential uses and the R-3 District zoning allows for the townhome uses. With the exception of the variation request noted below, all R-2 and R-3 District bulk and setback requirements are being met.

The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for zoning map amendments with specific written findings based on a balance of the standards for each type of amendment:

a. The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.

Petitioner's Findings: The map amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public as the proposed text amendment is consistent with Village of South Elgin surrounding land uses and is consistent with the Village's comprehensive plan.

b. The proposed amendment is compatible with the existing uses, character, and zoning of adjacent properties and other property within the immediate vicinity of the proposed amendment.

Petitioner's Findings: The proposed map amendment is entirely compatible with adjacent properties within the Village of South Elgin that are north and east and southeast of the subject property. Areas to the west of the property are in the City of Elgin and are residential single family. An area to the south of the subject property with the Village of South Elgin is within the Village Industrial District. However, the land uses are considered light industrial and the subject property provides transition to existing residential uses that are north.

c. The proposed amendment provides a relative gain to the public, as compared to any hardship imposed upon an individual property owner.

Petitioner's Findings: There is not a hardship to any individual property owner as the proposed use is both compatible and transitional. There is relative gain to the public as attractive, compatible residential housing is filling an areas wide housing supply need.

d. The proposed amendment addresses the community need for a specific use.

Petitioner's Findings: There is a need for market rate housing in the area. Surrounding new residential development is in demand and the proposed development matches a carefully thought out Comprehensive Pan that the Village of South Elgin relies on for guidance.

e. The proposed amendment corrects an error, adds clarification, or reflects a change in policy.

Petitioner's Findings: *Clarification is provided as a specific development plan and proposed final plat of subdivision is associated with the map amendment request.*

f. The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

Petitioner's Findings: *The proposed map amendment is entirely consistent with the elements of the Comprehensive Plan with regard to land use and density. "Low to Medium residential density is the designation of the Comprehensive Plan. The proposed development follows the South Elgin Subdivision ordinances and guidelines. The variance request is consistent with other variations granted recently within the Village.*

Review of Major Subdivision (Final) Request:
Per *Section 156.03.B.5.b Major Subdivision* of the UDO, the Planning and Zoning Commission shall recommend approval of the Final Plat of Subdivision if it is in substantial compliance with the Preliminary Plat of Subdivision. This application is for the approval of both the Preliminary and Final Plat of Subdivision. There is not a separate preliminary plat of subdivision. The Final Plat of Subdivision incorporates all preliminary plat requirements.

In conjunction with the requested Zoning Map Amendment, the final plat of subdivision meets the zoning requirements of the R-2 Single Dwelling Unit District and R-3 Multiple Dwelling Unit District, as well as the Subdivision Development Standards.

Review of Variation Requests:
The Petitioner is requesting two variations: 1) to increase the Maximum Primary Lot Coverage from 40% to 50%, and 2) to increase the Maximum (Total) Lot Coverage from 50% to 60% to accommodate the larger footprints of Lennar's ranch home models. The Village granted similar relief to Lennar for the Kenyon Farms Subdivision in 2020.

UDO Code Reference	**Regulation per UDO**	**Requested Relief**
Section 156.06.E R-2 Single Dwelling Unit District Requirements	Maximum Primary Lot Coverage = 40% --- Maximum (Total) Lot Coverage = 50%	**Maximum Primary Lot Coverage = 50%** --- **Maximum (Total) Lot Coverage = 60%**

The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for variations with specific written findings based on each of the certain standards outlined below, as outlined in the Unified Development Ordinance.

a. The proposed variation use will not endanger the health, safety, comfort, convenience and general welfare of the public.

Petitioner's Findings: Does not endanger health, safety, comfort, convenience and general welfare. Allows for a modern day logical maximum primary lot coverage and maximum lot coverage ration for homes within the R-2 district. Similar relief has been afforded at other recent South Elgin developments. Main focus is to allow for a marketable ranch home plan within the R-2 district.

Maximum Primary Lot Coverage – 50%
Maximum Lot Coverage – 60%

b. The proposed variation compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

Petitioner's Findings: The proposed homesite sizes, architectural plans and character of the development are consistent with the comprehensive plan. Surrounding Village residential zoning and uses are much the same. The subject property offers a transition from the light industrial district to the south.

c. The proposed variation alleviates an undue hardship created by the literal enforcement of this Ordinance.

Petitioner's Findings: It is very difficult to propose a marketable ranch home within the R-2 district with current lot coverage ratios. We have exceeded the minimum lot size so the amount of lot open space exists. The maximum lot coverages may inadvertently not account for larger building footprints that ranch homes have.

d. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.

Petitioner's Findings: The Comprehensive Plan calls for low to medium density housing for the subject property. The proposed development plan is on the low end range of that classification. Ranch homes are very much in demand with this density and R-2 zoning classification. In general, the R-2 district needs to be more accommodating for ranch homes.

e. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.

Petitioner's Findings: Yes, this is the minimum deviations that would be required.

f. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

Petitioner's Findings: The proposed development is very consistent with the Comprehensive Plan.

Traffic Study:
A traffic impact study for the proposed project was conducted by KLOA, Inc. The purpose of the study is to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The main entrance into the proposed subdivision will be at the intersection of North Lancaster Road and Montclair Drive (City of Elgin). The access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and shared through/right-turn lane. Outbound movements will be under stop sign control. The traffic study suggests the existing striped median on Umbdenstock Road be re-striped for a southbound left-turn lane serving this access drive (Kinwood Road). Staff suggests this revised striping be shown on the final site and engineering plans.

A second entrance is provided on the north side of North Lancaster Road approximately 885 feet east of Umbdenstock Road. The access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

The traffic study indicates the proposed two entrances into the subdivision from Umbdenstock Road and North Lancaster Road will be adequate to accommodate the proposed development.

A preliminary traffic signal warrant analysis was conducted for the intersection of Stearns Road and Umbdenstock Road. The results of the analysis show that the projected traffic volumes will meet a signal warrant standard during the weekday evening peak hour and is on the threshold during the weekday morning peak hour. The traffic study also notes that formal traffic signal warrant study should be conducted once the McLean Boulevard improvement project is completed to determine if a traffic signal is warranted at this intersection.

In the past, the Village has asked developers to install a traffic signal at the intersection of Stearns and Umbdenstock Roads. Due to the nature and timing of this application, the proposed uses, density, and ongoing private and public improvements in the area, specifically the extension of North Lancaster Road, the widening McLean Boulevard, and the soon to be installed traffic signal at the North Lancaster Road/McLean Boulevard intersection, the Village is requesting a contribution for a traffic signal at Stearns and Umbdenstock Roads. The Petitioner is generally agreeable to this, and we are working out the details as part of a development agreement for review and approval by the Village Board, should the petition be approved. The Village of South Elgin would then install the traffic signal (a permit for this work would be required from Kane County DOT).

The intersection at Hopps Road and Umbdenstock Road is shown to adequately accommodate the traffic projected to be generated by the proposed development. The projected traffic conditions northbound approach is projected to decline slightly during the weekday evening peak hour but this analysis does not take into consideration the surrounding existing and future traffic signals at Randall/Hopps, Spring/McLean, McLean/North Lancaster, and Umbdenstock/Stearns.

The Village's consulting engineer has reviewed the traffic study and generally agrees with its findings.

Other:
The various Village Departments and South Elgin and Countryside Fire Protection District have reviewed proposed plans and their respective relevant comments to date have been incorporated into the Petitioner's submittal.

DISCUSSION BY PLANNING AND ZONING COMMISSION AND PUBLIC

VOTE ON FINDINGS OF FACT AND REQUEST (ROLL CALL VOTE)

Per the UDO, the Planning and Zoning Commission may recommend approval, approval with modifications to the proposed text, or denial of the application.

If the Planning and Zoning Commission wishes to recommend approval, staff suggests the following motion:

> *That the Planning and Zoning Commission accepts the Findings of Fact and recommends approval to the Village Board of Petition CD 2024-09 for a Major Final Subdivision, a Zoning Map Amendment to rezone the subject property from the R-1 Single Dwelling Unit District to the R-2 Single Dwelling Unit District and R-3 Multiple Dwelling Unit District, and Variations to increase the maximum lot coverage allowed in the R-2 District for the proposed Ashbury of South Elgin residential subdivision located at 325 Umbdenstock Road, with the following conditions:*
>
> - *Construction shall be in substantial compliance with the plans submitted; and*
> - *The site and final engineering plans be revised to show Umbdenstock Road at Kinwood Road/Montclair Drive be re-striped for a southbound left-turn land onto Kinwood Road into the proposed subdivision, as recommended by the Petitioner's traffic study.*

Attachments:

- Plat of Survey – Packet Pages 23-24
- Overall Site Plan – Packet Page 25
- Plat of Subdivision (Final) – Packet Pages 26-31
- Zoning Plan – Packet Page 32
- Landscape Plan (Final) – Packet Pages 33-50
- Park Plan – Packet Pages 51-59
- Fire Truck Exhibit – Packet Page 60
- Building Elevations – Packet Pages 61-65
- Pages from the Traffic Impact Study – Packet Pages 66-103

ALTA/NSPS LAND TITLE SURVEY

LEGEND & ABBREVIATIONS

Power Pole	Manhole	-W- Water	N North
Light Pole	Catch Basin	-T- Telephone	S South
Transformer	Curb Catch Basin	-G- Gas	E East
Utility Pedestal	Monitoring Well	-E- Electric	W West
Traffic Signal	Flared End Section	-OHW- Overhead Wires	' Degrees
Signal Box	Sign	-ST- Storm Sewer	' Feet/Minutes
Gas Valve	Flag Pole	-SS- Sanitary Sewer	" Inches/Seconds
Water Valve	Ground Light	P.O.C. Point of Commencement	VOL. Volume
Electric Meter	Bollard	P.O.B. Point of Beginning	PG. Page
Gas Meter	Auto Sprinkler	S.F. Square Feet	Concrete
Fire Hydrant	Stockade Fence	-X- Chain Link Fence	Guard Rail
(FIP) Found Iron Pipe	(FIR) Found Iron Rod	(SIR) Set Iron Rod	(FN) Found Nail

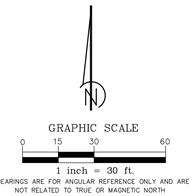
ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH THE ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6A.

VICINITY MAP



(NOT TO SCALE)



BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

SIGNIFICANT OBSERVATIONS

A WOOD FENCE LIES 0.47' SOUTH OF PROPERTY LINE.

B WOOD FENCE LIES 2.94' SOUTH OF PROPERTY LINE.

LAND AREA:

3,675,600.82 SF± OR 84.38 ACRES±

RECORD DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 12.35 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 17 CHAINS; THENCE NORTH 89° EAST, 5.88 CHAINS FOR A POINT OF BEGINNING, THENCE SOUTH 8.65 CHAINS; THENCE SOUTH 89° WEST 34.53 CHAINS TO THE WEST LINE OF SAID QUARTER, THENCE NORTH ON SAID WEST LINE, 25.65 CHAINS TO THE NORTHWEST CORNER OF SAID QUARTER, THENCE NORTH 89° EAST ON THE QUARTER SECTION LINE TO A POINT 6.55 CHAINS WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE SOUTH 0° 9' WEST, 17.08 CHAINS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED FOR PUBLIC HIGHWAY AS SHOWN ON PLAT OF DEDICATION RECORDED AS DOCUMENT NO. 2001K006683 AND FURTHER EXCEPTING THEREFROM THE SOUTH 484.0 FEET OF THE NORTH 1104.0 FEET OF THE WEST 1800.0 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 2:

SOUTH 484.0 FEET OF THE NORTH 1104.0 FEET OF THE WEST 1800.0 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN ELGIN TOWNSHIP, KANE COUNTY, ILLINOIS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 17ST08392CL, DATED MAY 07, 2018.

MISCELLANEOUS NOTES

MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.

MN2 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MN3 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.

MN4 ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF NORTH LANCASTER ROAD TO BE SOUTH 88 DEGREES 47 MINUTES 30 SECONDS WEST.

MN5 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.

MN6 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS NOT POSTED.

MN7 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM UMBDENSTOCK ROAD WHICH IS GOVERNED BY THE VILLAGE OF SOUTH ELGIN.

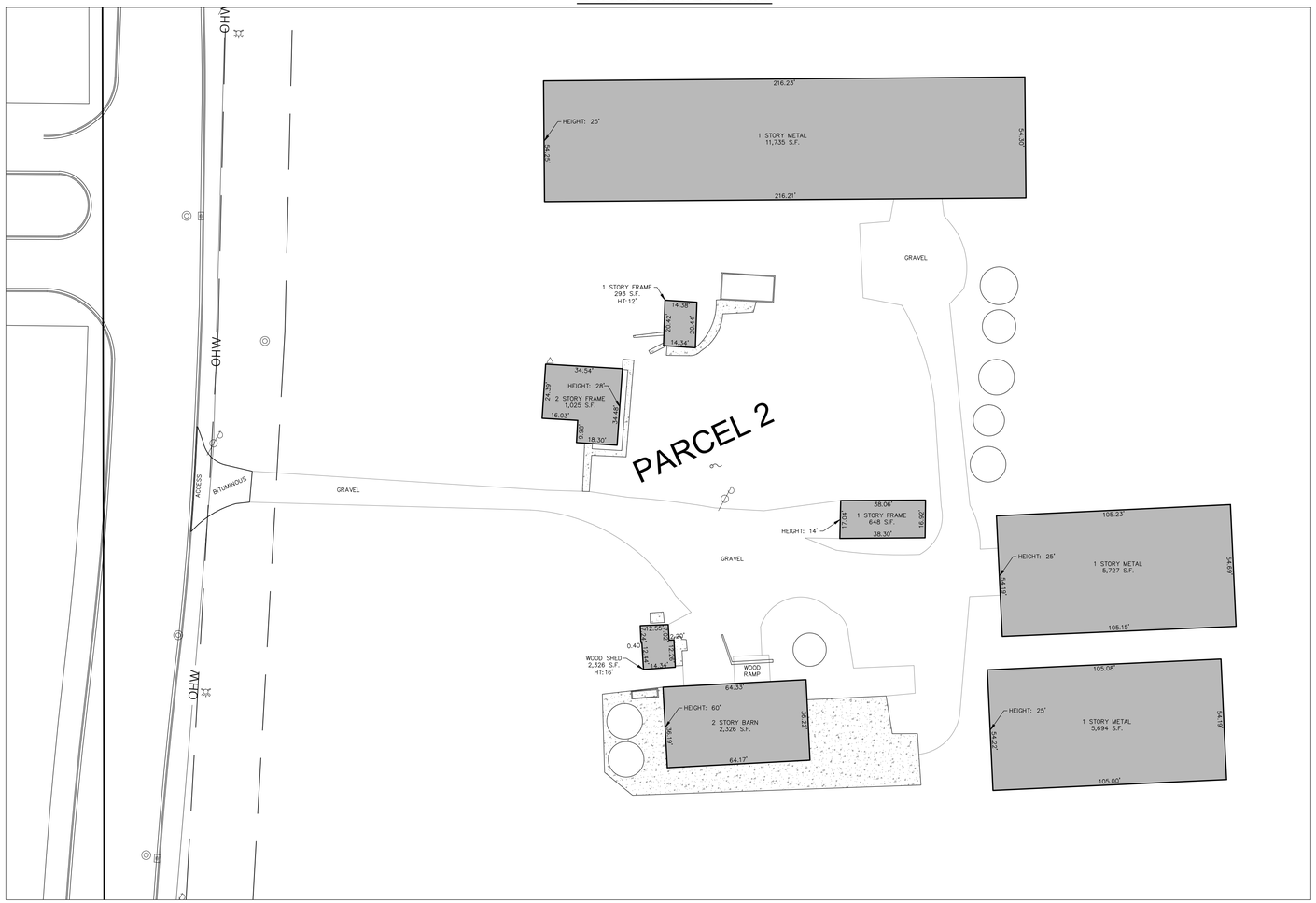
MN8 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

MN9 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.

MN10 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.

MN11 IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

BUILDING DETAIL



EXISTING PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	0
HANDICAP	0
TOTAL	0

SCHEDULE B

22 TERMS, PROVISIONS, COVENANTS, CONDITIONS AND LIMITATIONS AS CONTAINED IN THE ORDER APPROVING AN ANNEXATION AGREEMENT MADE BY THE VILLAGE OF SOUTH ELGIN RECORDED SEPTEMBER 13, 2000 AS DOCUMENT NUMBER 2000K073230 AND IN ORDINANCE NO. 2000-46 ANNEXING THE PREMISES IN QUESTION RECORDED AS DOCUMENT NO. 2000K073231. THE AGREEMENT PROVIDES THAT IF ONE OF THE 2 PROPERTY OWNERS CONSTRUCTS A ROAD ON THE ANNEXED PROPERTY, UPON THE DEVELOPMENT OF THE PROPERTY OF OTHER OWNER, THE OWNER THAT CONSTRUCTED THE ROAD SHALL BE ENTITLED TO BE REIMBURSED FOR 1/2 OF THE COST OF THAT PORTION OF THE ROAD WHICH FRONTS THE OTHER OWNER'S PROPERTY. NOTE THAT THERE IS A RECAPTURE LIEN NOTICE IN FAVOR JUDY UMBDENSTOCK, CLAIMANT, RECORDED ON MARCH 1, 2006 AS DOCUMENT NO. 2006K021915, IN THE AMOUNT OF $(NOT STATED). THIS APPEARS TO BE A CLAIM PURSUANT TO THAT PROVISION. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED

25 SANITARY SEWER LINE CONSTRUCTION AND RECAPTURE AGREEMENT DATED JANUARY 15, 1990 AND RECORDED APRIL 30, 1992 AS DOCUMENT 92K31033 BETWEEN THE CROWN GROUP, INC. AND THE VILLAGE OF SOUTH ELGIN. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

26 FOX RIVER WATER RECLAMATION DISTRICT SEWER RECAPTURE AGREEMENT RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93K090762, PROVIDING FOR, IN PART, FEES TO CONNECT TO PUBLIC SEWERS, AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN. ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

27 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO VILLAGE OF SOUTH ELGIN, FOR PUBLIC UTILITIES, RECORDED ON MARCH 5, 1998 AS DOCUMENT NO. 98K017649, AFFECTS THE NORTH 30 FEET. ITEM IS PLOTTED HEREON.

28 EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO OTTER CREEK WATER RECLAMATION DISTRICT, FOR PUBLIC UTILITIES, RECORDED JANUARY 6, 1999 AS DOCUMENT NO. 1999K001314, AFFECTS THE WESTERLY 30 FEET. ITEM IS PLOTTED HEREON.

29 RESOLUTION NO. 00-R-01 BY THE OTTER CREEK WATER RECLAMATION DISTRICT CONTAINED IN DOCUMENT RECORDED OCTOBER 17, 2000 AS DOCUMENT NUMBER 2000K082735, DEFERRING RESERVATION FEES FOR CONNECTION TO THE OTTER CREEK WATER RECLAMATION DISTRICT. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS BLANKET OVER THE SUBJECT PROPERTY AND NOT PLOTTED.

30 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2000-60 RECORDED JANUARY 22, 2001 AS DOCUMENT NUMBER 2001K006682, ACCEPTING PLAT OF DEDICATION FOR ROADWAY PURPOSES. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS PLOTTED HEREON.

31 PLAT OF DEDICATION FOR PUBLIC RIGHT OF WAY RECORDED JANUARY 22, 2001 AS DOCUMENT NUMBER 2001K006683. (FOR FURTHER PARTICULARS, SEE RECORD.) ITEM IS PLOTTED HEREON.

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and Spohr Family Limited Partnership, a Delaware Limited Partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on May 10, 2018.

James L. Harpole
Illinois Professional Land Surveyor No. 3190
In the State of Illinois, Expires 11-30-2018

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17089C0252H, WHICH BEARS AN EFFECTIVE DATE OF 08/03/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/09/2018 TO THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY ORDERED BY:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET, SUITE 17
LEMONT, IL 60439
PHONE: 847.260.4758

JLH Land Surveying Inc.
ALTA/NSPS Land Title Surveys • Boundary Surveys • Construction Services
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

DATE	REVISIONS	BY
06/04/18	REVISED COMMITMENT	JLH

ALTA/NSPS LAND TITLE SURVEY
325 UMBDENSTOCK ROAD
SOUTH ELGIN, ILLINOIS

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 05/12/18
SCALE: 1"=30'

SHEET 1 OF 2

18-632-115

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WOODBRIDGE SOUTH PHASE IV
94K000311

WOODBRIDGE SOUTH PHASE V
95K015223

KINGSPORT VILLAS PHASE II
93K76749

N 88°57'02" E 2219.41'
(N 89° E)

NORTH LINE OF SE 1/4 OF SECTION 33, T41N, R8E

SECTION CORNER
33 34
33 34

P.O.C.

PIP 0.89'S
& 1.80'E

S 88°57'02" W 432.30'
(6.55 CHAINS)

(N 89° E)
(12.35 CHAINS)(815.10')

A
0.47'

B
2.94'

30.00'

36.57'

ELECTRIC VAULT

UMBDENSTOCK ROAD
BITUMINOUS PAVEMENT

PARCEL 1

PARCEL 2

1800.24'

S 00°18'06" W 1127.39' (17 CHAINS)

S 00°02'00" W 1127.28'

(S 00°39' W 17.08 CHAINS)

EAST LINE OF SECTION 33, T41N, R8E

1.01'

MONTCLAIR DRIVE

N 00°16'37" W 1661.02'
(25.65 CHAINS)

38.02'
40.23'
198.45'
44.68'
233.95'
251.77'
98.81'
135.24'
197.17'
330.80'
32.47'
14.39'
251.23'
14.70'
136.57'
123.67'

484.07'

UNSUBDIVIDED
IBIS POINT 2003
IRREVOCABLE TRUST,
RODNEY D CAVITT

N 88°57'02" E 388.08'
(5.88 CHAINS)

P.O.B.

PIP 0.45'S
& 0.45'E

S 00°05'14" W 527.68'
(8.65 CHAINS)

FOUND CONCRETE MONUMENT

WEST LINE OF SE 1/4 OF SECTION 33, T41N, R8E

40.21'

0.87'

--EXCEPTION--
DEDICATED PER
DOC. NO. 2001K006683

(S 89° W 34.53 CHAINS)
S 88°47'30" W 2214.87'

BITUMINOUS PAVEMENT
80' PUBLIC RIGHT OF WAY

40.00'
30
31

PIP 2.66'N
& ON LINE

PIP 0.22'N
& ON LINE

40.19'
80.00'

NORTH LANCASTER ROAD

PN

PIP

JOSEPH DRIVE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.
BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

JLH Land Surveying Inc.
ALTA/NSPS Land Title Surveys • Boundary Surveys • Construction Services
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000
www.jlhsurvey.com

DATE	REVISIONS	BY
06/04/18	REVISED COMMITMENT	JLH

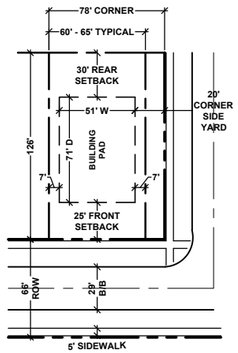
ALTA/NSPS LAND TITLE SURVEY
325 UMBDENSTOCK ROAD
SOUTH ELGIN, ILLINOIS

PROJ. MGR.: JLH
DRAWN BY: JLH
CHECKED BY: SR
DATE: 05/12/18
SCALE: 1"=100'

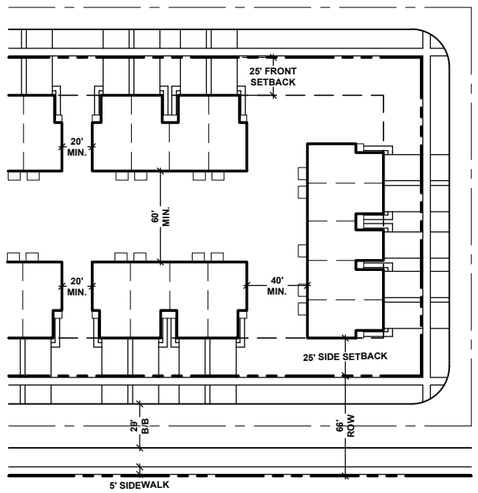
SHEET 2 OF 2

18-632-115

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SINGLE FAMILY TYPICAL LOT DETAIL
65'W x 126'D
SCALE: NOT TO SCALE

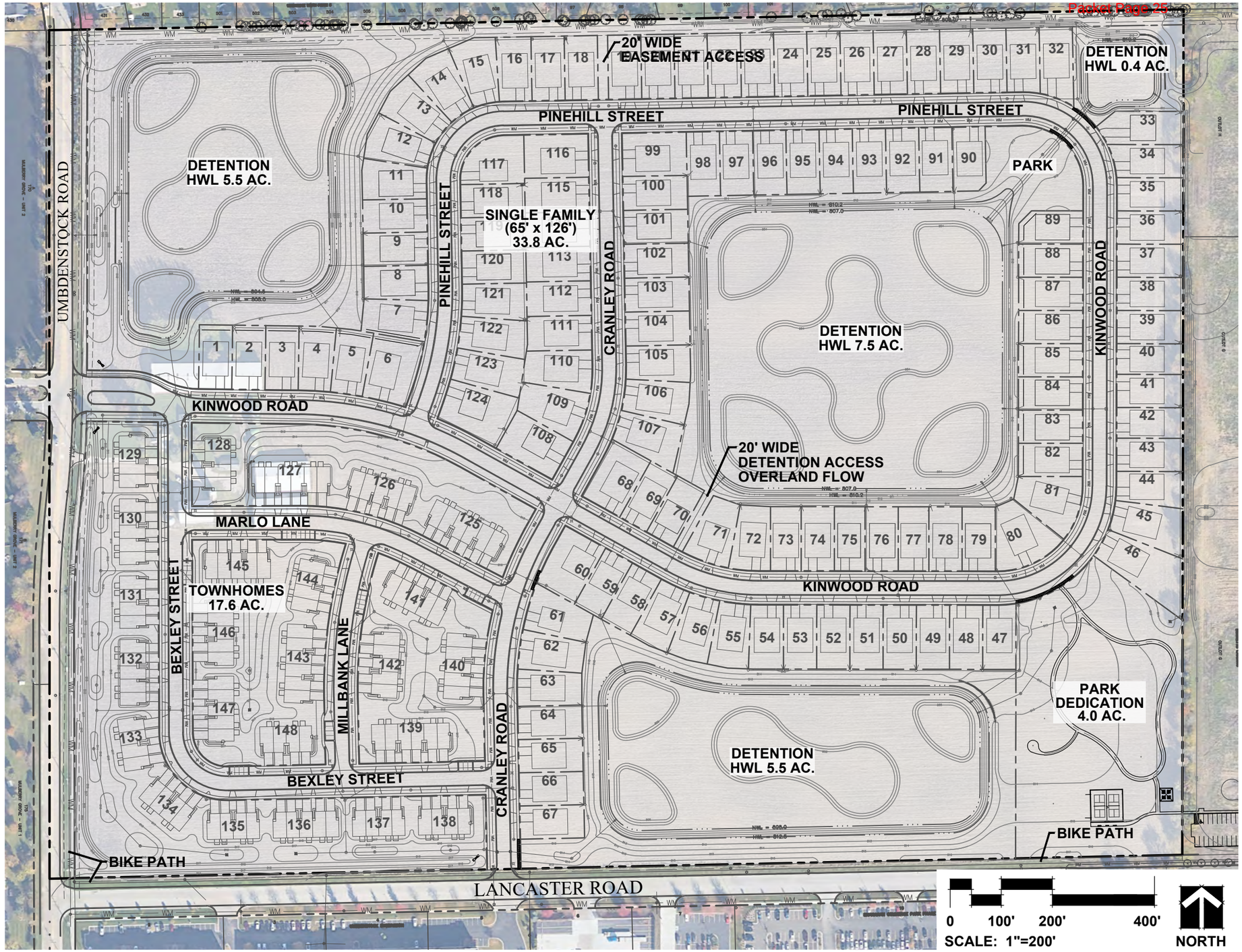


TOWNHOME BUILDING SEPARATIONS & SETBACKS DETAIL
SCALE: NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA	% OF SITE
TRADITIONAL TOWNHOMES	114	17.6	20.9%
SINGLE FAMILY (65' X 126') (* 60'W LOT)	124	33.8	40.1%
OPEN SPACE & DETENTION	-	27.0	31.9%
PARK DEDICATION	-	4.0	4.7%
ROW DEDICATION	-	2.0	2.4%
TOTAL	238	84.4 AC.	100.0%

R.O.W. LENGTH = 8,580 L.F.



ASHBURY OF SOUTH ELGIN SITE PLAN
SOUTH ELGIN, ILLINOIS

6/6/2025

LENNAR®

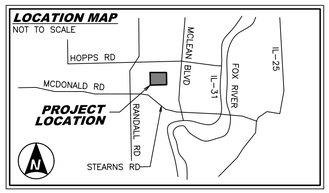
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

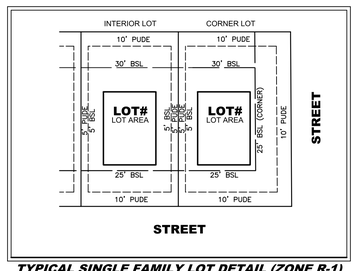
BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE

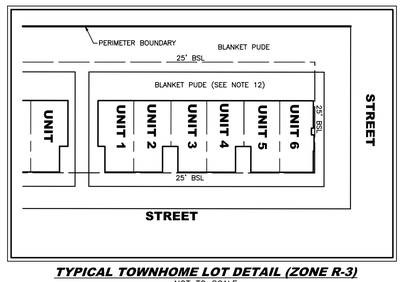


NOTES:

1. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
4. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
5. ALL EASEMENTS AND SETBACKS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
6. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS, MAINTENANCE RESPONSIBILITIES, AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
7. ALL AREAS ARE MORE OR LESS.
8. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
9. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 (SPECIAL USE) PER THE VILLAGE OF SOUTH ELGIN ZONING MAP DATED JANUARY 21, 2025. THE SUBJECT PROPERTY IS BEING REZONED AS R-2 AND R-3 AS SHOWN ON THE ZONING PLAN PREPARED CONCURRENTLY WITH THIS SUBDIVISION PLAT.
10. SEE SHEET 6 OF 6 FOR EASEMENT PROVISIONS AND ADDITIONAL CERTIFICATES.
11. OUTLOTS A, B, C, D, E, F, G, H, AND I ARE SUBJECT TO A BLANKET PUDE.
12. A BLANKET PUDE IS HEREBY GRANTED OVER LOTS 125-148 (INCLUSIVE) EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION.
13. THERE SHALL BE NO DIRECT VEHIULAR ACCESS TO UMBDENSTOCK ROAD OR LANCASTER ROAD FROM OUTLOTS, A, E, OR I.
14. THE VILLAGE OF SOUTH ELGIN WILL ACCEPT OUTLOT D AS A PUBLIC PARK SITE UPON COMPLETION OF ALL PUBLIC IMPROVEMENTS FOR THE SUBDIVISION.
15. NO BASEMENT WINDOWS OR WINDOW WELLS SHALL BE CONSTRUCTED ON THE SIDE OF THE BUILDING WHERE INDICATED ON THE PLAT.

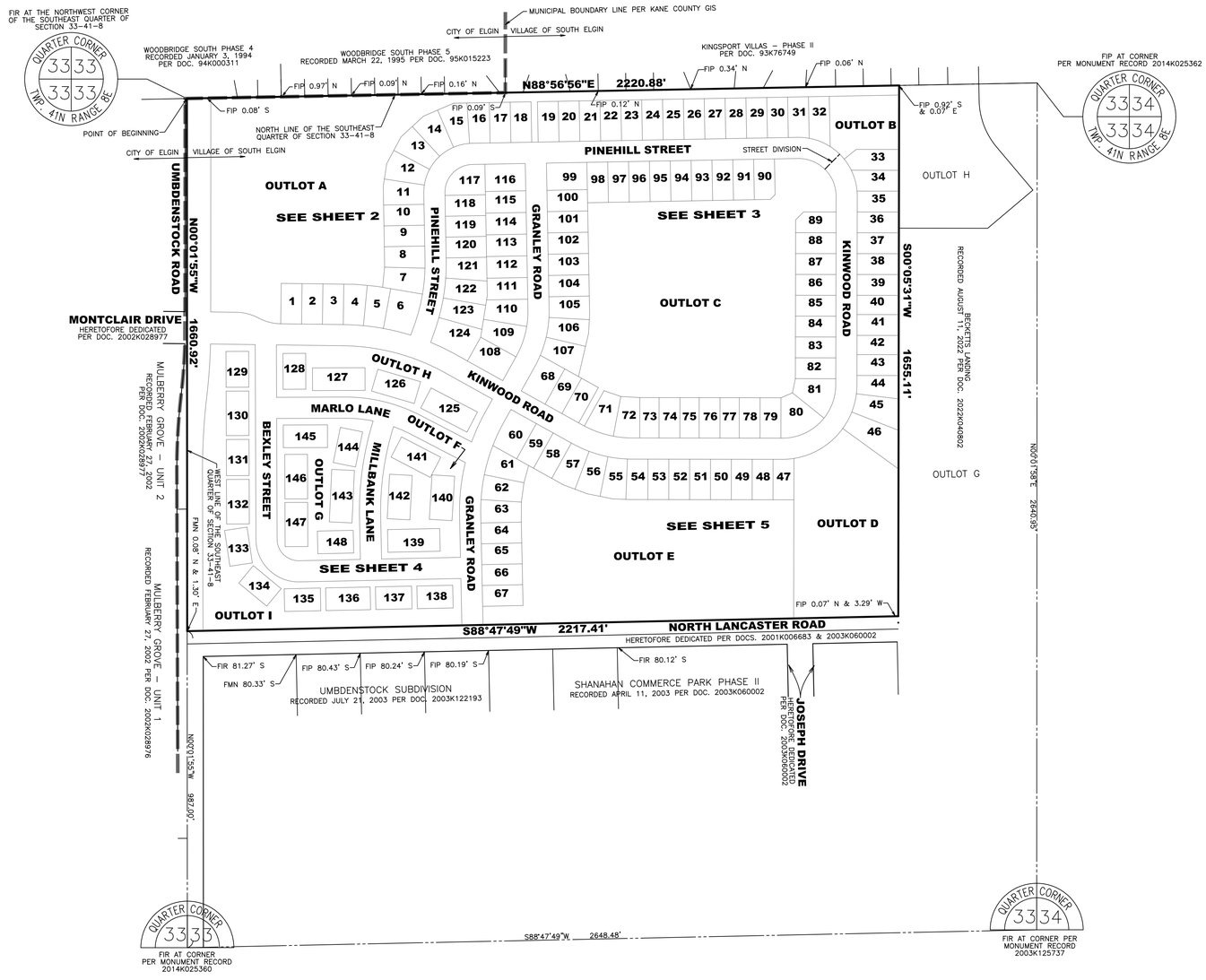


TYPICAL SINGLE FAMILY LOT DETAIL (ZONE R-1)
(UNLESS OTHERWISE NOTED)
N.T.S.



TYPICAL TOWNHOME LOT DETAIL (ZONE R-3)
NOT TO SCALE

BOUNDARY DETAIL





DEVELOPER
CALATLANTIC GROUP, LLC
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS

SURVEYOR
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
PHONE: 847.696.1400

LEGEND:

———	BOUNDARY LINE
—— ——	BUILDING SETBACK LINE (BSL)
- - - - - - -	EASEMENT LINE
———	RIGHT-OF-WAY LINE
———	LOT LINE
. . . . .	LOT TIE
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CH=	CHORD LENGTH
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PPE	PEDESTRIAN PATH EASEMENT
R=	RADIUS
ROW	RIGHT-OF-WAY
PAE	PUBLIC ACCESS EASEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2026

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2220.88 FEET TO THE NORTHWEST CORNER OF OUTLOT H IN BECKETTS LANDING SUBDIVISION, RECORDED AS DOC. 2022K040802; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID BECKETTS LANDING SUBDIVISION, 1655.11 FEET TO THE NORTH LINE OF LANCASTER ROAD DEDICATED PER DOC. 2001K006683; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 2217.41 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST ALONG SAID WEST LINE, 1660.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF SOUTH ELGIN, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0252H, WITH A MAP REVISED DATE OF AUGUST 3, 2009. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

_____, 20___, IN ROSEMONT, ILLINOIS,

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2026

MAIL TO:

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

PLAT PREPARED FOR:

CLIENT:
LENNAR HOMES
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY
05/29/2025	REVISED PER VILLAGE COMMENTS	AJM
04/24/2025	REVISED PER VILLAGE COMMENTS	AJM

DESIGNED	KJM
DRAWN	AJM
APPROVED	KMF
DATE	02/28/2025
SCALE	1" = 200'

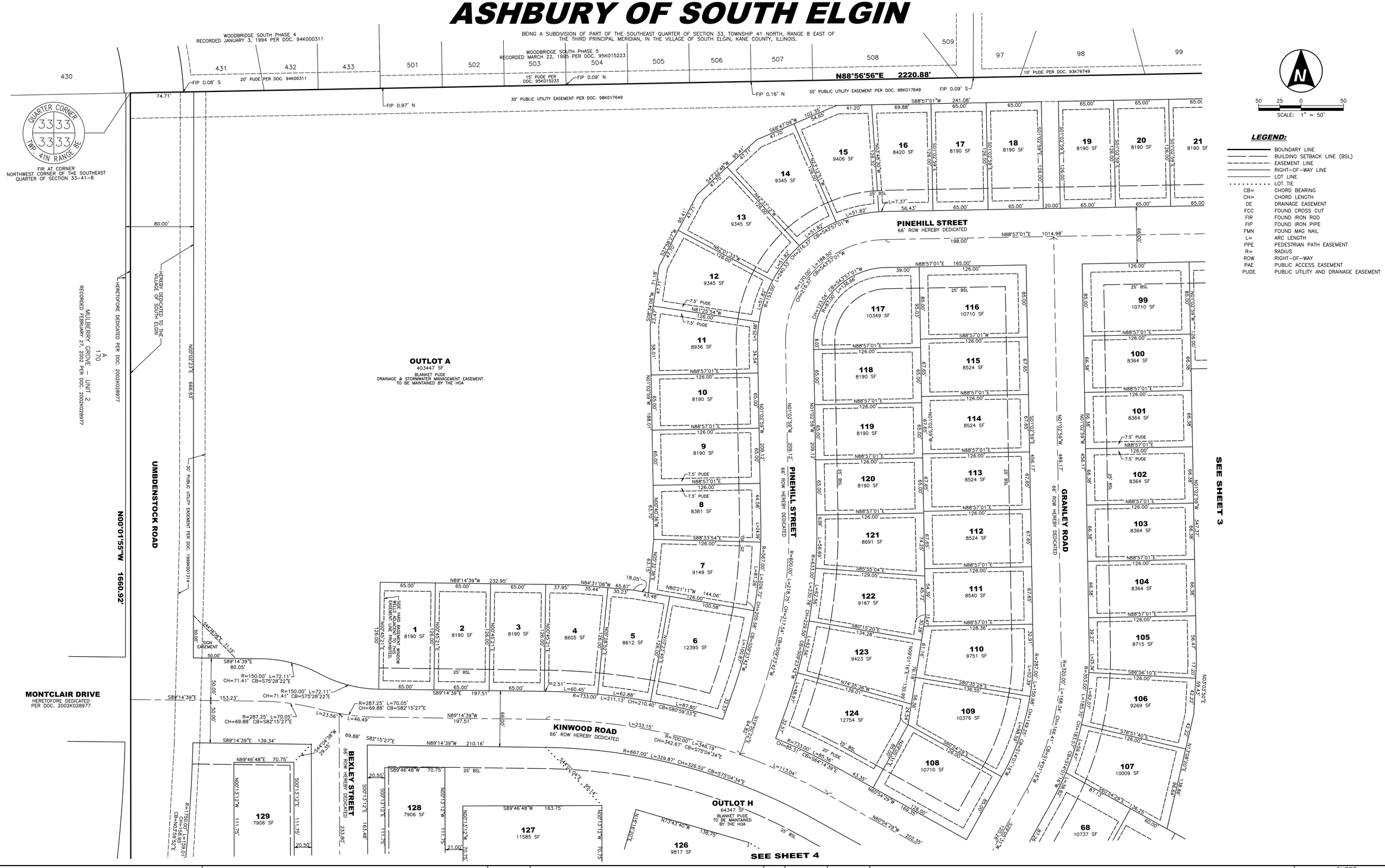
FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

SHEET 1 OF 6
PROJECT NUMBER: 5011
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ILLINOIS FIRM LICENSE 184-002694

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.



50 25 0 50
SCALE: 1" = 50'

LEGEND:

———	BOUNDARY LINE
— — —	BUILDING SETBACK LINE (BSL)
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———	LOT LINE
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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

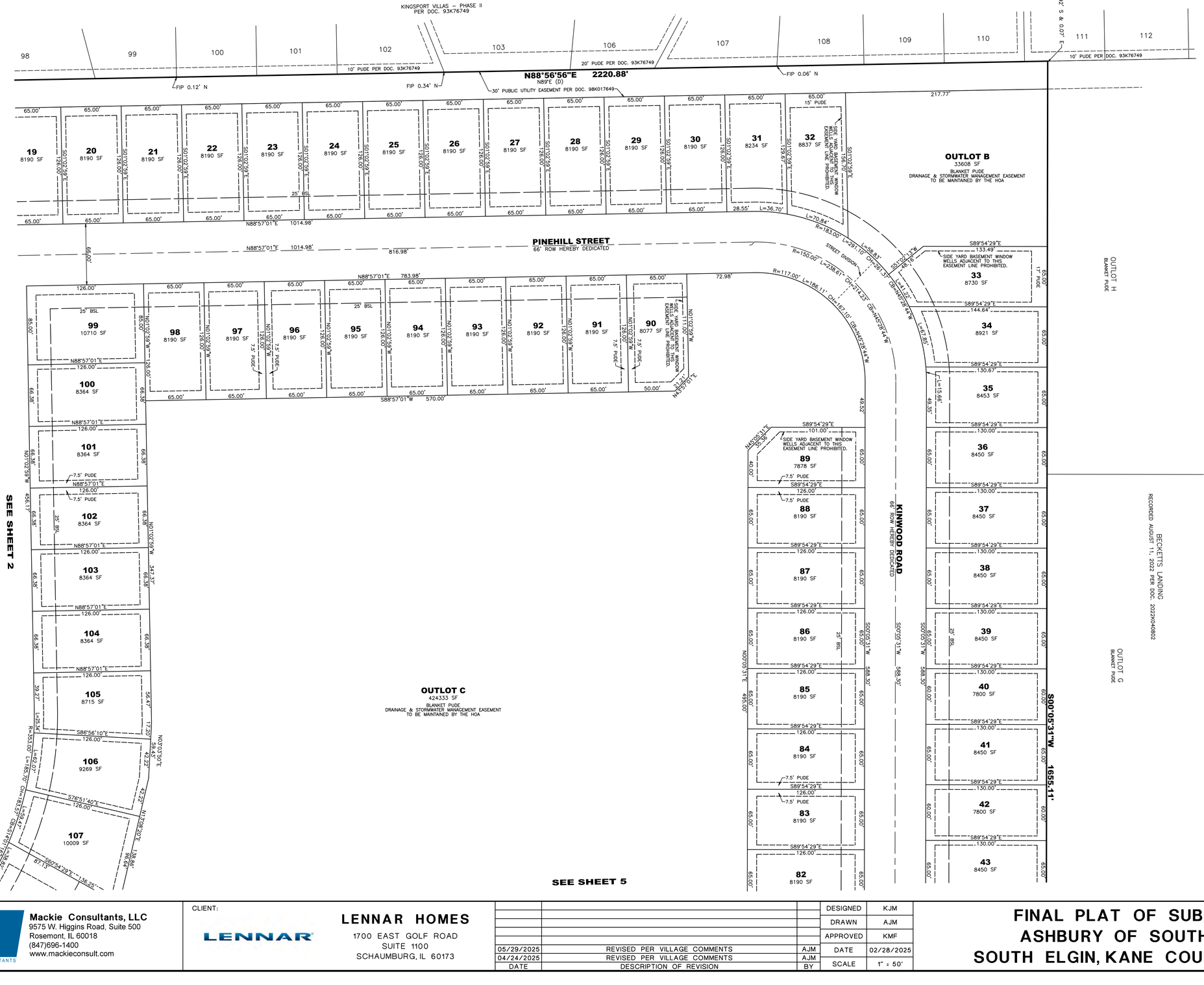
SHEET 2 OF 6
PROJECT NUMBER: 5011

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.



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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

SHEET 3 OF 6

PROJECT NUMBER: 5011

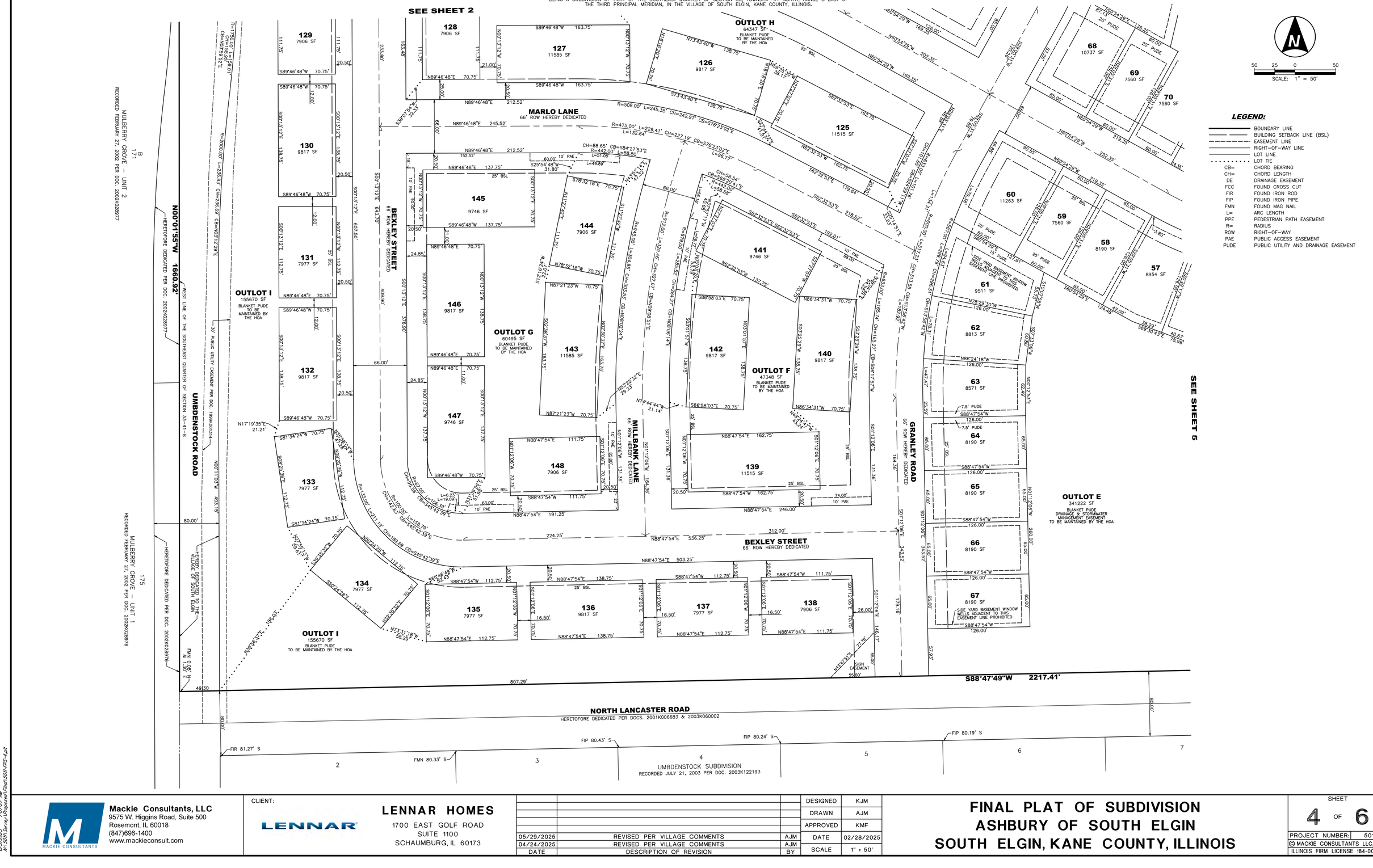
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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

SHEET 4 OF 6

PROJECT NUMBER: 5011

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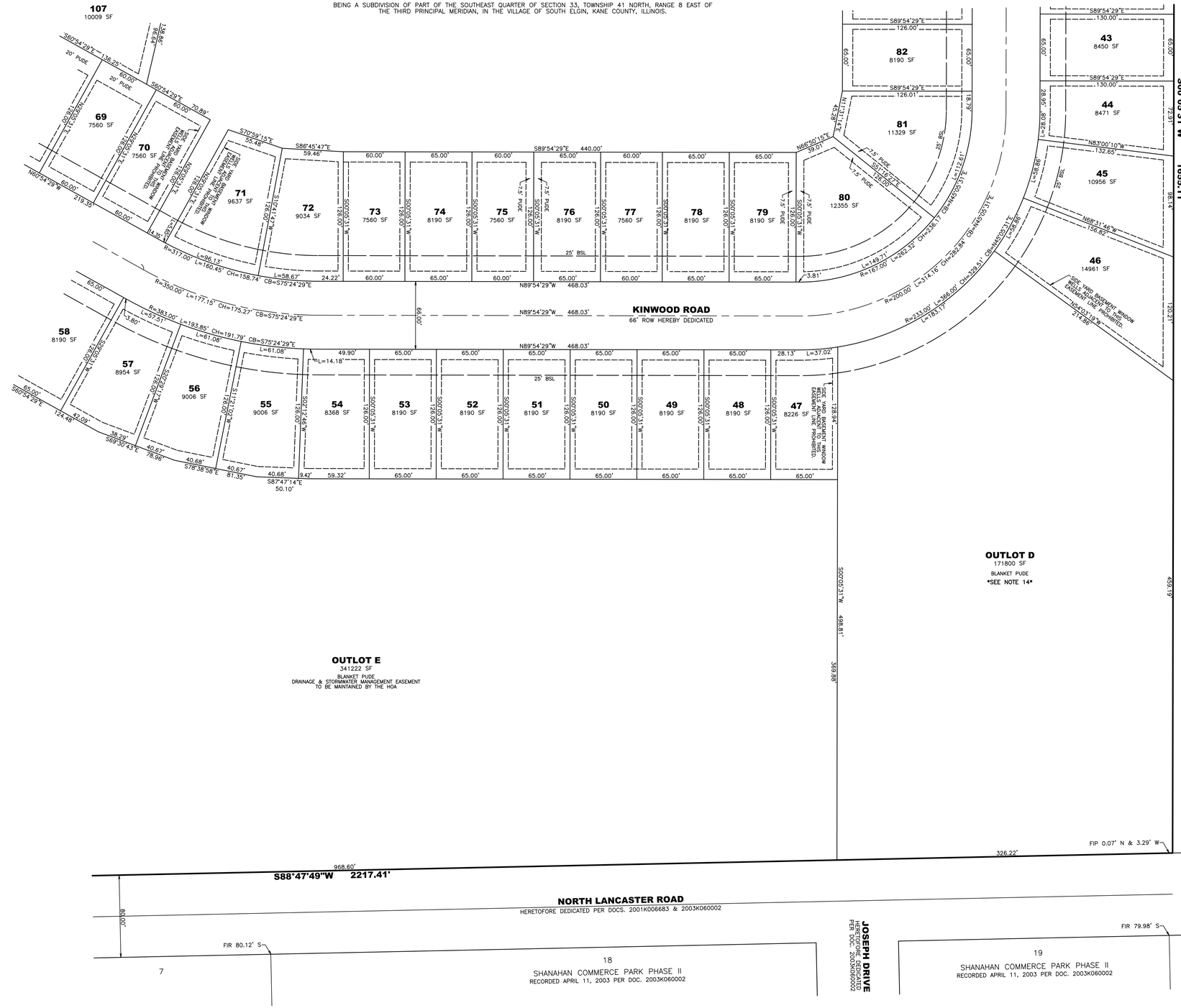
FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

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SEE SHEET 3

SEE SHEET 3

SEE SHEET 4



LEGEND:

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CLIENT:

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

SHEET 5 OF 6

PROJECT NUMBER: 5011

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FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS (PUDE)

A NON-EXCLUSIVE PERPETUAL PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH ELGIN ("VILLAGE"), ITS SUCESSORS AND ASSIGNS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE VILLAGE, OR OTHERWISE AUTHORIZED BY THE VILLAGE, INCLUDING, WITHOUT LIMITATION, COMMONWEALTH EDISON COMPANY, AT&T, COMCAST, NICOR AND UTILITY ENTITIES OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE, FOR ALL AREAS HEREON PLATTED AND DESIGNATED "PUBLIC UTILITY & DRAINAGE EASEMENT" ("PUDE"), TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, DRAINAGEWAYS, SANITARY SEWERS, GAS MAINS, COMMUNICATION LINES, ELECTRICAL LINES. TOGETHER WITH THE RIGHT OF ACCESS ACROSS ALL AREAS PLATTED FOR PURPOSES NOTED HEREIN. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES IN WRITING THAT SAID ENCROACHMENT IS ACCEPTABLE. LAWNS, PAVEMENT, GROUNDCOVER AND PRIVATE GARDENS ARE ALLOWED SO LONG AS THEY DO NOT INTERFERE WITH THE OPERATION AND USE OF UTILITY RIGHTS GARNTED HEREIN. THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HERE IN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREE, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC UTILITY & DRAINAGE EASEMENT" ("PUDE") WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND OR ABOVEGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY VILLAGE FANCHISEES WITH PERMITS FROM THE VILLAGE, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SERVICES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION, ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY: PROVIDED, HOWEVER THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO RETSORE REASONABLE ACCESS, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE ARE IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

DRAINAGE & STORMWATER MANAGEMENT EASEMENT PROVISIONS

FOR THE PURPOSES OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE VILLAGE OF SOUTH ELGIN, AND THE PUBLIC GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES SHOWN ON THIS PLAT AND INDICATED AS "STORM WATER MANAGEMENT EASEMENT". SAID GRANT OF EASEMENT SHALL INCLUDE THE RIGHTS, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE, AND/OR INCREASE THE SIZE, NUMBER, AND/OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES THERETO IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SAID EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR THOSE PURPOSES.

2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS UPON SUCH LOT, AND ANY AND ALL DRAINAGE FACILITIES AND APPURTENANCES HERETO, LOCATED IN, OVER, UNDER, THROUGH, AND/OR UPON SUCH LOT. INCLUDING, BUT NOT LIMITED TO, TREE ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILING, STORM SEWER CLEANING, BLOCKAGE REMOVAL AND REPLACEMENT OF STORM SEWER GRATES. NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO PATIOS, LANDSCAPING, FENCES, POOLS, BUILDINGS/SHEDS, GARDENS AND PLAY EQUIPMENT SHALL BE PLACED, NOR ALTERATIONS MADE, WHICH IN ANY MANNER IMPEDE OR DIMINISH STORM WATER DRAINAGE OR DETENTION OR RETENTION IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SAID EASEMENT AREAS. AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE VILLAGE OF SOUTH ELGIN IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND PERFORM ANY SUCH MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND/OR CORRECT ANY SUCH ALTERATIONS ON SAID EASEMENT AREAS, AND ANY EXPENSES INCURRED BY THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY WHEREON SUCH MAINTENANCE IS PERFORMED, SUCH OBSTRUCTIONS ARE REMOVED, AND/OR SUCH ALTERATIONS ARE CORRECTED.

SIGN EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED OVER THE AREA SHOWN ON THIS PLAT OF SUBDIVISION AS A "SIGN EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING PROPERTY SIGNAGE AND LIGHTING AND LANDSCAPING RELATED TO SIGNAGE. THE PARTY RESPONSIBLE FOR MAINTENANACE OF THE SIGN AND EASEMENT AREA IS THE HOMEOWNERS ASSOCIATION. THIS EASEMENT IS TERMINATED UPON REMOVAL OF SIGNAGE WITHIN THE EASMENT AREA.

PUBLIC ACCESS EASEMENT PROVISIONS

A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PREMISES LABELED "PUBLIC ACCESS EASEMENT" IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SOUTH ELGIN, THEIR SUCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING SIDEWALK, BIKE PATHS, TRAILS, WALKWAYS, BENCHES, WASTE RECEPTACLES, SIGNAGE AND LANDSCAPING, AND WITHOUT LIMITATION SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC ACCESS, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS SAID CITY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK.

COMED EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
SBC – AMERITECH ILLINOIS a.k.a. ILLINOIS BELL TELEPHONE
COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREAS". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NICOR GAS, ITS SUCCESSORS AND ASSIGNS ("NI-GAS"), TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE", "COMMON AREA OR AREAS" AND STREETS AND ALEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRES SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SAID UTILITY INSTALLATIONS ARE SUBJECT TO THE APPROVAL OF THE THEN OWNERS OF THE SUBJECT PROPERTY AS TO NATURE AND LOCATION, WHICH APPROVAL SHALL NOT BE UNREASONABLY WITHHELD.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 65/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTIFIED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT _____, ILLINOIS, THIS _____ DAY OF

_____, A.D., 20_____.

_____
COLLECTOR OF SPECIAL ASSESSMENTS

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE OF SOUTH ELGIN PLANNING AND ZONING COMMISSION THIS

_____ DAY OF _____, A.D., 20_____.

_____
CHAIRMAN

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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

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

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

ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

_____
COUNTY CLERK

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF SOUTH ELGIN, ILLINOIS THIS _____

DAY OF _____, A.D., 20_____.

_____
PRESIDENT

_____
VILLAGE CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGE BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE'S WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

_____
OWNER'S SIGNATURE

_____
OWNER'S PRINTED NAME

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE OFFICE OF THE VILLAGE ENGINEER OF THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____
VILLAGE ENGINEER

ZONING ADMINISTRATOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY THE OFFICE OF THE ZONING ADMINISTRATOR OF THE VILLAGE OF SOUTH ELGIN, KANE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D., 20_____.

_____
ZONING ADMINISTRATOR

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER PART OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CALATLANTIC GROUP
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
CALATLANTIC GROUP
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, A.D., 20_____, AT _____, ILLINOIS.

_____
NOTARY PUBLIC

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
LENNAR HOMES
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY
05/29/2025	REVISED PER VILLAGE COMMENTS	AJM
04/24/2025	REVISED PER VILLAGE COMMENTS	AJM

DESIGNED	KJM
DRAWN	AJM
APPROVED	KMF
DATE	02/28/2025
SCALE	1" = 50'

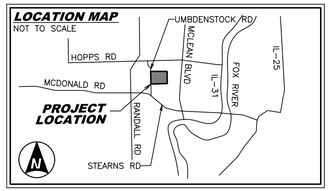
FINAL PLAT OF SUBDIVISION
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, KANE COUNTY, ILLINOIS

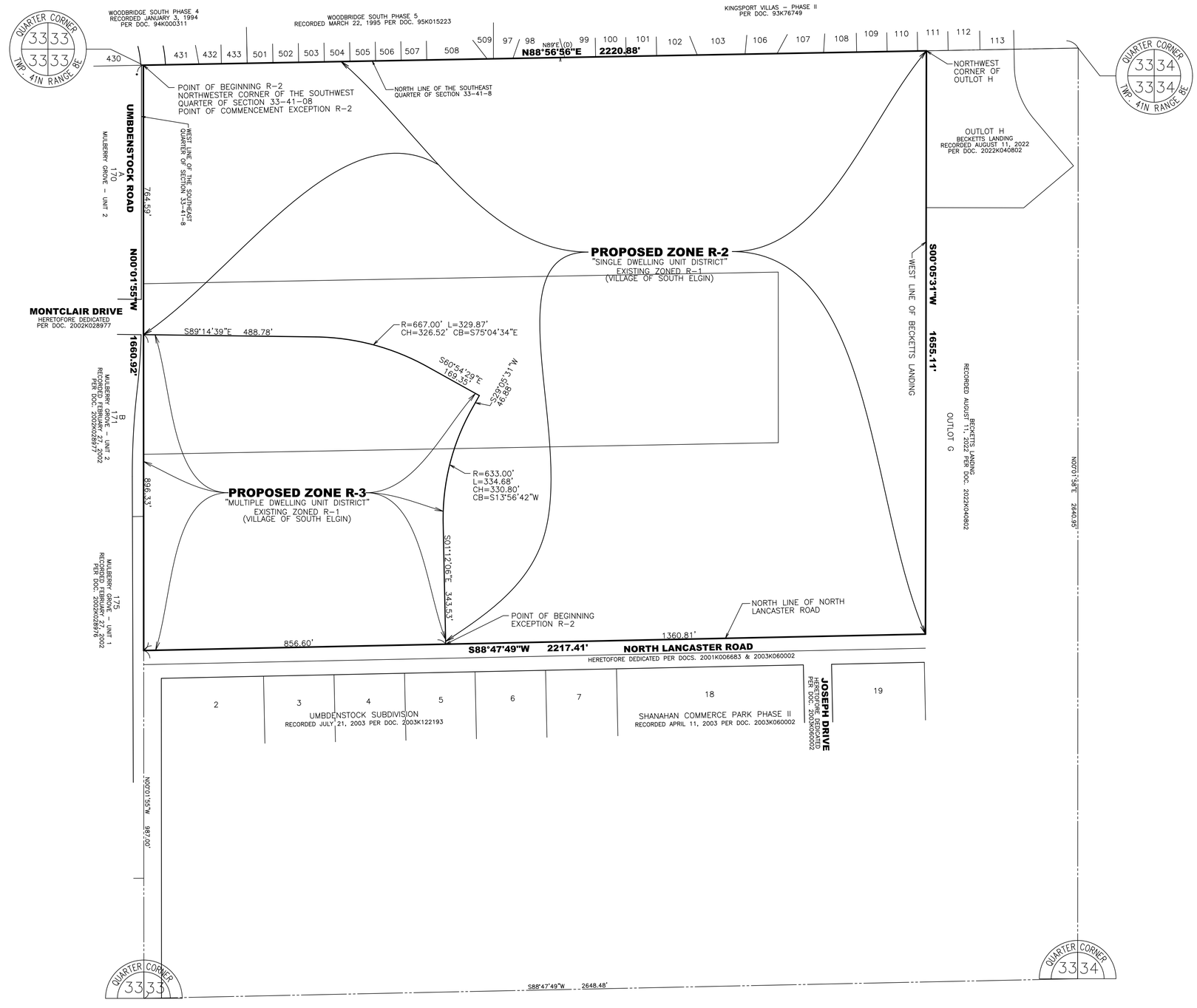
SHEET 6 OF 6

PROJECT NUMBER: 5011
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ILLINOIS FIRM LICENSE 184-002694

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ZONING PLAN





PROPOSED ZONE R-2 LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2220.88 FEET TO THE NORTHWEST CORNER OF OUTLOT H IN BECKETTS LANDING SUBDIVISION, RECORDED AS DOC. 2022K040802; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID BECKETTS LANDING SUBDIVISION, 1655.11 FEET TO THE NORTH LINE OF NORTH LANCASTER ROAD DEDICATED PER DOC. 2001K006683; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 2217.41 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST ALONG SAID WEST LINE, 1660.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2220.88 FEET TO THE NORTHWEST CORNER OF OUTLOT H IN BECKETTS LANDING SUBDIVISION, RECORDED AS DOC. 2022K040802; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID BECKETTS LANDING SUBDIVISION, 1655.11 FEET TO THE NORTH LINE OF NORTH LANCASTER ROAD DEDICATED PER DOC. 2001K006683; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 1360.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 856.60 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST ALONG SAID WEST LINE, 896.33 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, 488.78 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 667.00 FEET, A CHORD LENGTH OF 326.52 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 04 MINUTES 34 SECONDS EAST, AN ARC DISTANCE OF 329.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 54 MINUTES 29 SECONDS EAST, 169.35 FEET; THENCE SOUTH 29 DEGREES 05 MINUTES 31 SECONDS WEST, 46.88 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 633.00 FEET, A CHORD LENGTH OF 330.80 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 56 MINUTES 42 SECONDS WEST, AN ARC DISTANCE OF 334.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 12 MINUTES 06 SECONDS EAST, 343.53 FEET TO THE POINT OF BEGINNING.

PROPOSED ZONE R-3 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 2220.88 FEET TO THE NORTHWEST CORNER OF OUTLOT H IN BECKETTS LANDING SUBDIVISION, RECORDED AS DOC. 2022K040802; THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID BECKETTS LANDING SUBDIVISION, 1655.11 FEET TO THE NORTH LINE OF NORTH LANCASTER ROAD DEDICATED PER DOC. 2001K006683; THENCE SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 1360.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID NORTH LINE, 856.60 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 01 MINUTE 55 SECONDS WEST ALONG SAID WEST LINE, 896.33 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 39 SECONDS EAST, 488.78 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 667.00 FEET, A CHORD LENGTH OF 326.52 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 04 MINUTES 34 SECONDS EAST, AN ARC DISTANCE OF 329.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 60 DEGREES 54 MINUTES 29 SECONDS EAST, 169.35 FEET; THENCE SOUTH 29 DEGREES 05 MINUTES 31 SECONDS WEST, 46.88 FEET TO A POINT OF TANGENCY; THENCE ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 633.00 FEET, A CHORD LENGTH OF 330.80 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 56 MINUTES 42 SECONDS WEST, AN ARC DISTANCE OF 334.68 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 12 MINUTES 06 SECONDS EAST, 343.53 FEET TO THE POINT OF BEGINNING.

AREA:

TOTAL PROPERTY AREA IS 3,678,626 SQUARE FEET OR 84.450 ACRES MORE OR LESS

PROPOSED ZONE R-2 AREA CONTAINS 2,926,120 SQUARE FEET OR 67.175 ACRES MORE OR LESS

PROPOSED ZONE R-3 AREA CONTAINS 752,506 SQUARE FEET OR 17.275 ACRES MORE OR LESS

P.I.N.'s:

06-33-100-018
06-33-400-017

NOTES:

1. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
2. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
4. ALL AREAS ARE MORE OR LESS.

LEGEND:

———	PROPERTY BOUNDARY LINE
———	PROPOSED ZONING BOUNDARY LINE
———	EXISTING LOT LINE
– – –	SECTION LINE
CB=	CHORD BEARING
CH=	CHORD LENGTH
R=	RADIUS
L=	ARC LENGTH

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR

LENNAR HOMES
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY
04/24/2025	REVISED PER VILLAGE COMMENTS	AJM

DESIGNED	
DRAWN	AJM
APPROVED	KMF
DATE	02/11/2025
SCALE	1" = 150'

ZONING PLAN
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 5011

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ILLINOIS FIRM LICENSE 184-002694

Final Landscape Plan

ASHBURY OF SOUTH ELGIN

South Elgin, Illinois

June 6th, 2025

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS
L1.7	TYPICAL FOUNDATION PLANS
L1.8	TYPICAL FOUNDATION PLANS
L1.9	TYPICAL FOUNDATION PLANS
L1.10	MONUMENT DETAILS
L1.11	MONUMENT DETAILS
L1.12	TREE PRESERVATION PLAN
L1.13	TREE INVENTORY
L1.14	SEED & SOD EXHIBIT
L1.15	SNOW REMOVAL PLAN
L1.16	LANDSCAPE SPECIFICATIONS
L1.17	LANDSCAPE SPECIFICATIONS

LENNAR®

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

PLANT LIST

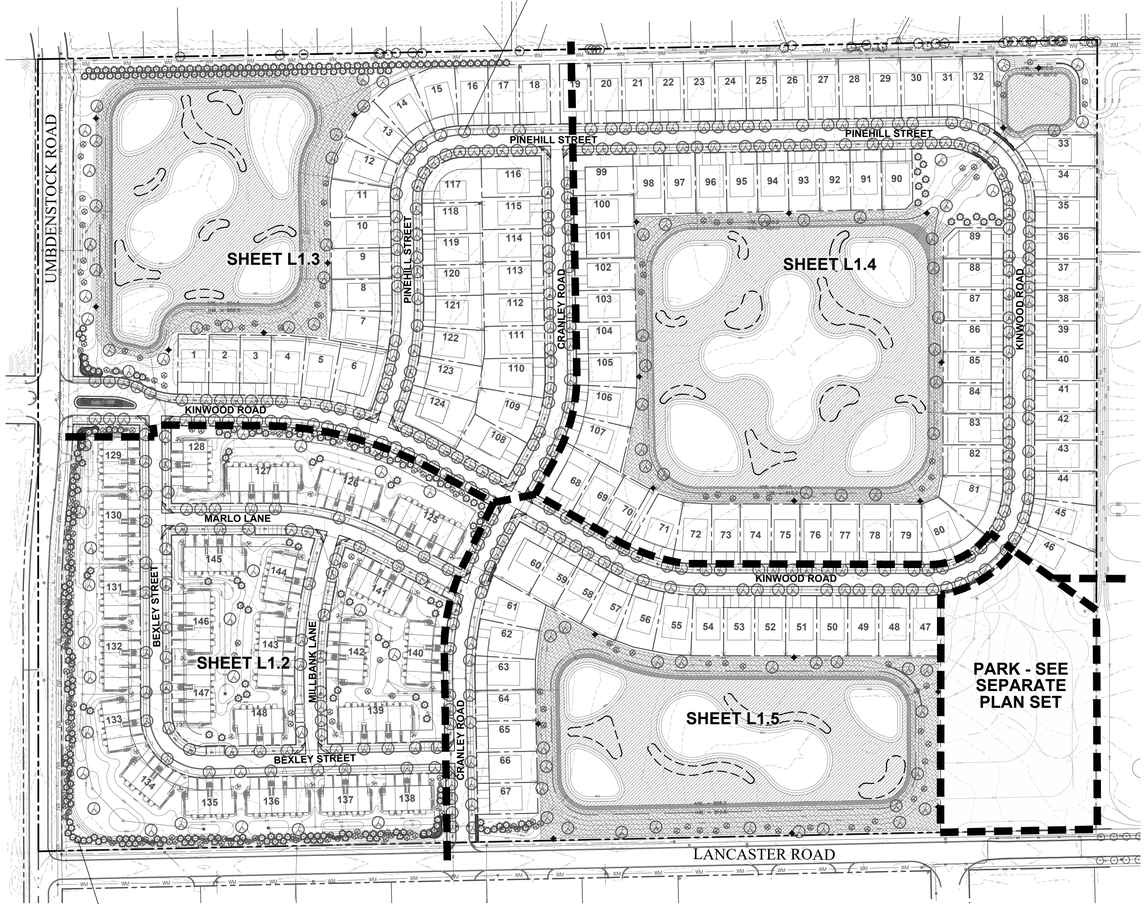
Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AR	20	Acer x freemanii 'Redpointe' REDPOINTE MAPLE	2 1/2" Cal.	
AF	25	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
AH	32	Aesculus hippocastanum 'Baumannii' BAUMANN HORSE CHESTNUT	2 1/2" Cal.	
AM	8	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AMB	9	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	
AS	14	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	44	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	34	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
PM	29	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	24	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	10	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QM	5	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
QR	23	Quercus rubra RED OAK	2 1/2" Cal.	
QR3	7	Quercus rubra RED OAK	3" Cal.	
TA	29	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	22	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	29	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UA	21	Ulmus japonica x wilsoniana 'Morton' ACCOLADE ELM	2 1/2" Cal.	
UM	35	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
UC	15	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	17	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
BN	33	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	25	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
CC	24	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CCB	3	Cercis canadensis EASTERN REDBUD	8' Ht.	Multi-Stem
CT	25	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single Stem
MP	34	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
MPB	5	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SR	15	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
SRB	3	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	8' Ht.	Multi-Stem
		EVERGREEN TREES		
AC	49	Abies concolor WHITE FIR	8' Ht.	
JM	42	Juniperus chinensis 'Mountbatten' MOUNTBATTEN JUNIPER	6' Ht.	
PA	56	Picea abies NORWAY SPRUCE	8' Ht.	
PA12	10	Picea abies NORWAY SPRUCE	12' Ht.	
PA10	8	Picea abies NORWAY SPRUCE	10' Ht.	
PG	45	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PG10	16	Picea glauca var. densata BLACK HILLS SPRUCE	10' Ht.	
PO	22	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	42	Picea pungens COLORADO BLUE SPRUCE	8' Ht.	
PS	28	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
CF	23	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
CS	26	Cornus sericea 'Baileyi' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
HA	24	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	4' O.C.
HP	50	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
PJ	44	Physocarpus opulifolius 'Jefam' AMBER JUBILEE NINEBARK	30" Tall	4' O.C.
PH	26	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
VJ	37	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
JK	22	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JS	24	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
TM	42	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	36	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PV	60	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.
SH	30	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	90	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
AL	62	Allium 'Millenium' MILLENIUM ONION	#1	18" O.C.
CN	92	Calamintha nepeta ssp. nepeta LESSER CALAMINT	#1	18" O.C.
EC	74	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
EP	81	Echinacea purpurea PURPLE CONEFLOWER	#1	18" O.C.
HH	83	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
NM	92	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PD	90	Penstemon digitalis 'Dark Towers' DARK TOWERS PENSTEMON	#1	24" O.C.
		MISC. MATERIALS		
	270	SHREDDED HARDWOOD MULCH	C.Y.	
	41,647	SOD	S.Y.	
	6.7	TURF SEED & EROSION CONTROL BLANKET	AC.	

NATIVE AREA QUANTITIES

Key	Qty	Description
	9.0 AC.	EMERGENT SEED MIX
	0.9 AC.	WET MEADOW SEED & BLANKET
	6.0 AC.	LOW PROFILE PRAIRIE SEED & BLANKET
	22 EA.	NATURALIZED STORMWATER MANAGEMENT AREA (NSMA) SIGN
	1.4 AC.	EMERGENT PLUG LIMITS

LEGEND

Key	Description
	EXISTING TREE



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SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

OVERALL LANDSCAPE PLAN

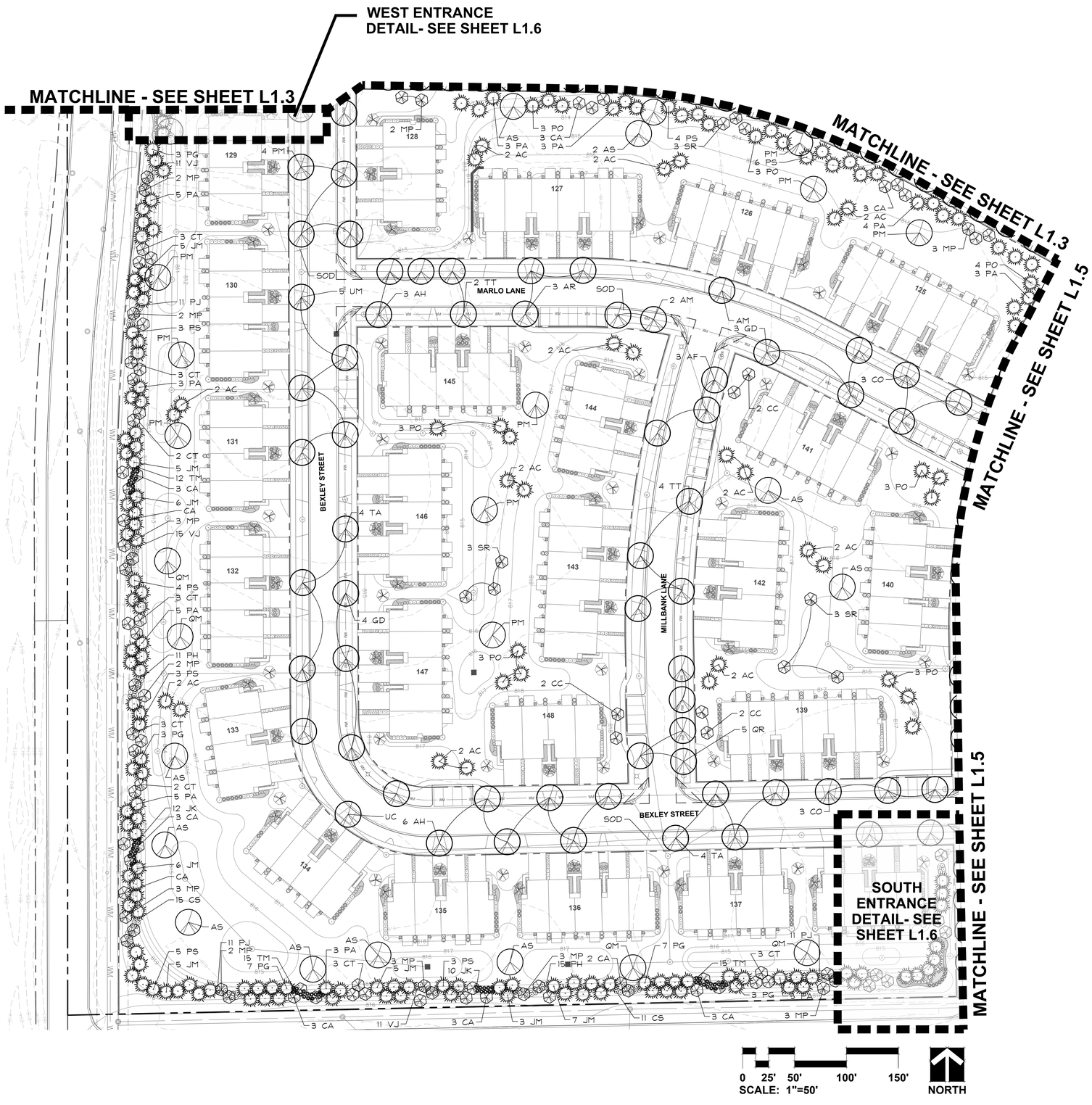
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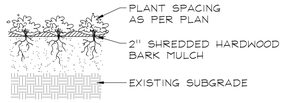
L1.1

811 Know what's below. Call before you dig.

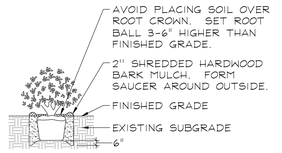
XREFS:
PLOT CONFIG:



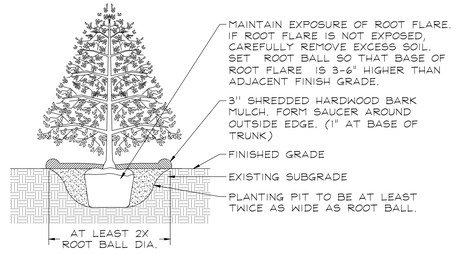
PLANTING DETAILS



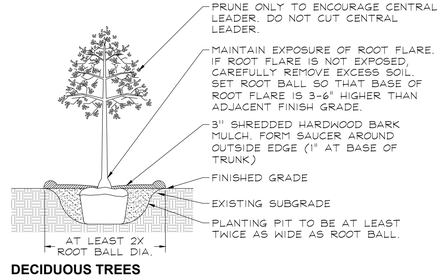
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

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ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

LANDSCAPE PLAN

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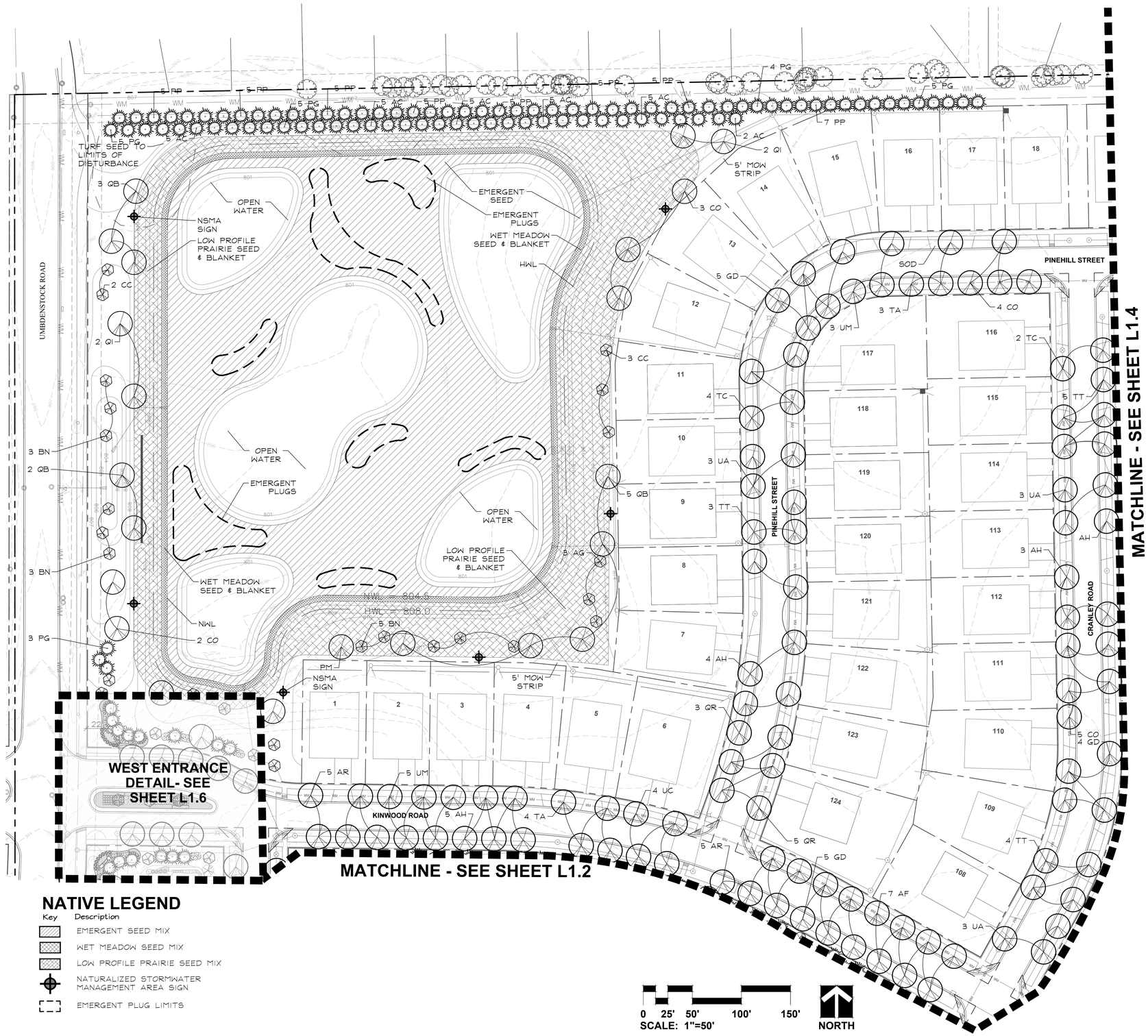
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SHEET NO.

L1.2

811 Know what's below. Call before you dig.

JOB#S:
PLOT CONFIG:



NATIVE LEGEND

Key	Description
	EMERGENT SEED MIX
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN
	EMERGENT PLUG LIMITS

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Avena sativa	Seed Oats	30.000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Carex stricta	Tussock Sedge	0.060	
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica shrevei	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Leersia oryzoides	Rice Cut Grass	1.250	
Pontederia cordata	Pickerel Weed	0.250	988
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus fluviatilis	River Bulrush	0.500	988
Scirpus cyperinus	Wool Grass	0.250	494
Schoenoplectus tabernaemontani	Softstem Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	988
	Total Emergent Wetland Mix	**8.060**	**7410**

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.616**

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**15.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculate	Partridge pea	0.188
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Rudbeckia triloba	Brown-eyed Susan	0.500
Symphyotrichum laeve	Smooth Blue Aster	0.063
Symphyotrichum novae-angliae	New England Aster	0.250
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**6.015**
	Total Low Profile Prairie Seed Mix	**21.140**

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SOUTH ELGIN, ILLINOIS

LANDSCAPE PLAN

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L1.3

Know what's below. Call before you dig.

XREFS

PLOT COMING

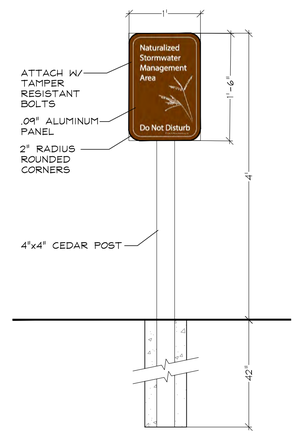
MATCHLINE - SEE SHEET L1.3

HWL = 808.0
WET MEADOW SEED & BLANKET
LOW PROFILE PRAIRIE SEED & BLANKET
HWL = 810.2
NWL = 807.0
EMERGENT SEED
QB
3 BN
NSMA SIGN
2 AG
4 UA
3 AH
3 UC
3 TA
4 UM
3 TT
SOD
PINEHILL STREET
3 UA
5 AF
3 AS
3 AR
3 MP
7 PA
4 GD
5 UM
4 TC
5 GD
2 QB
3 CO
5' MOW STRIP
2 CO
5 CO
3 CC
HWL
OPEN WATER
EMERGENT PLUGS
LOW PROFILE PRAIRIE SEED & BLANKET
3 PM
3 TA
5 TT
KINWOOD ROAD
3 QB
4 AH
NWL
3 BN
2 CC
3 UC
5 TC
MATCHLINE - SEE SHEET L1.5

99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80
100 101 102 103 104 105 106 107 68 69 70 71 72 73 74 75 76 77 78 79
19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 2 PM 34 35 36 37 38 39 40 41 42 43 44 45 46

SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28 SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NATIVE AREA SIGN DETAIL

NATIVE LEGEND

Key	Description
	EMERGENT SEED MIX
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN
	EMERGENT PLUG LIMITS

0 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

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XREFS
PLOT CONFIG

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.2

SOUTH ENTRANCE DETAIL- SEE SHEET L1.6

PARK - SEE SEPARATE PLAN SET

KINWOOD ROAD

CRANLEY ROAD

NORTH LANCASTER ROAD

SOD

5' MOW STRIP

EMERGENT SEED

LOW PROFILE PRAIRIE SEED & BLANKET

WET MEADOW SEED & BLANKET

OPEN WATER

EMERGENT PLUGS

HWL

NWL

NWL = 808.0

HWL = 812.5

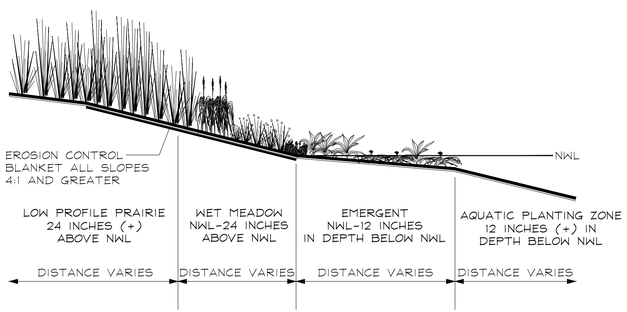
NSMA SIGN

3 QR
2 AR
5 AF
2 TA
3 TA
5 UM
3 AH
3 GD
2 AM
3 UM
2 QB
3 CC
2 CO
3 AG
3 QI
4 TC
4 UC
3 TC
5 UA
3 UM
7 QR
5 AF
3 TT
3 BN
3 PM
2 GD
3 AM
3 AG
4 CO
2 CC
4 PJ
3 PA
SR
3 CT
2 QI
2 CO
5 BN
3 CC
3 QB
3 AG

60 59 58 57 56 55 54 53 52 51 50 49 48 47 61 62 63 64 65 66 67 18 19

NATIVE LEGEND

Key	Description
	EMERGENT SEED MIX
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN
	EMERGENT PLUG LIMITS



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

0 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

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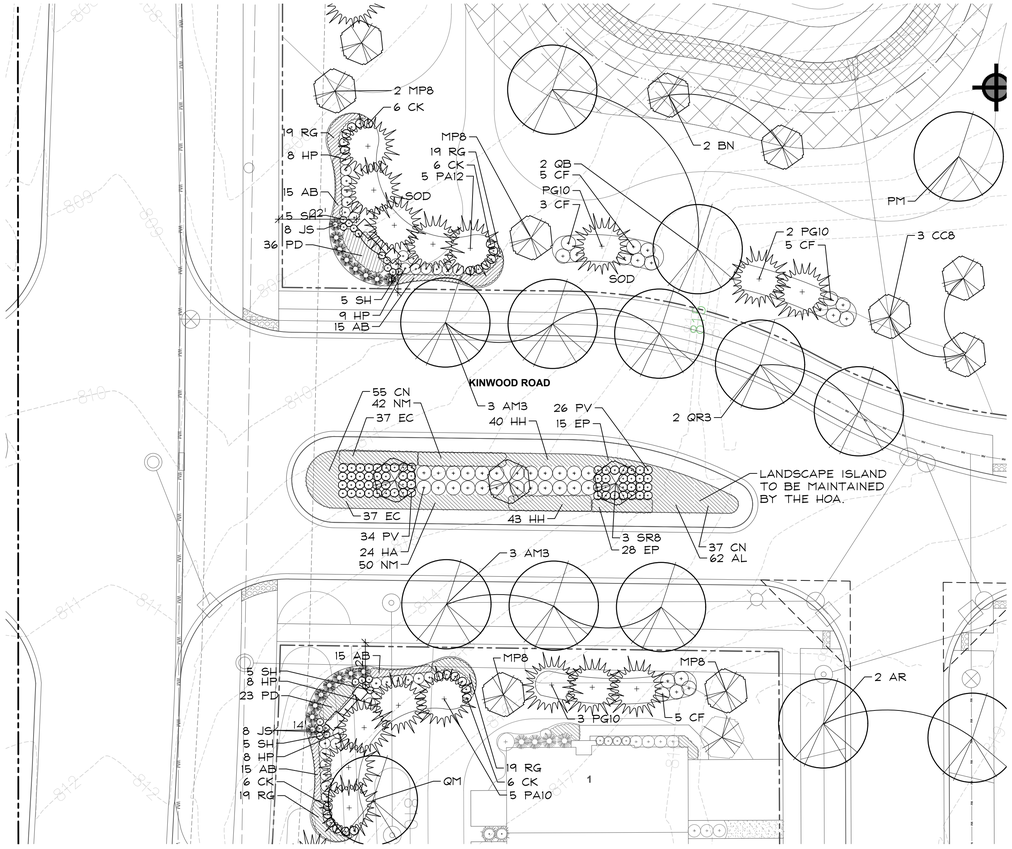
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L1.5

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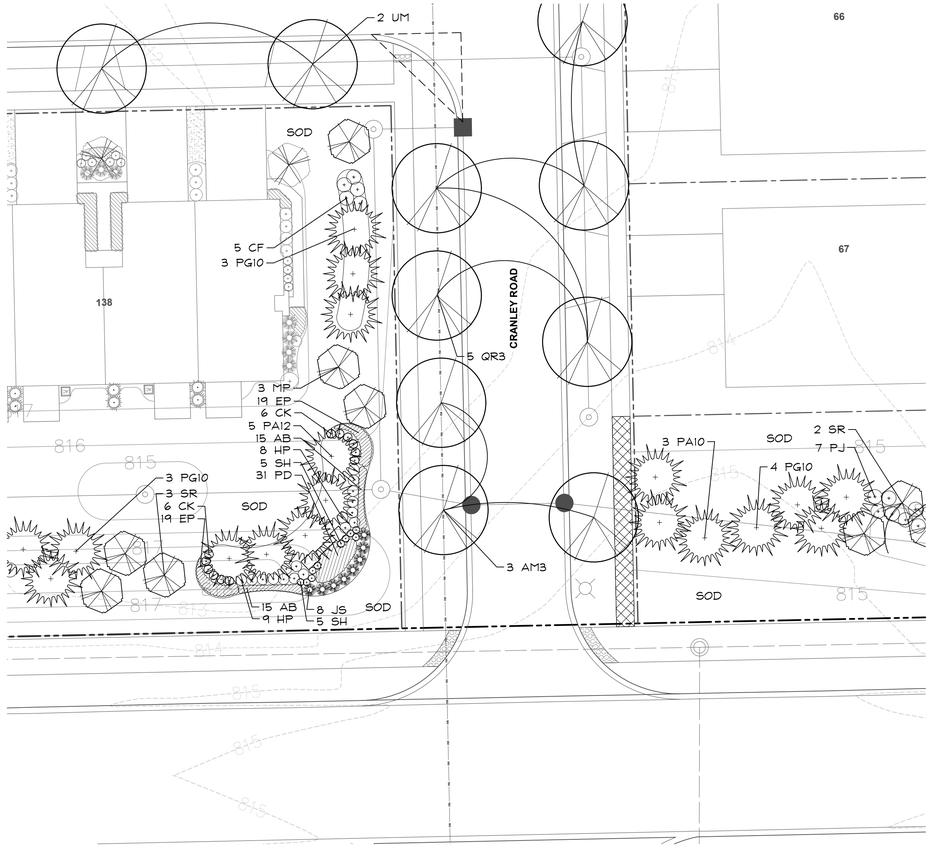
PLOT COMPIG



WEST MONUMENT LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH



SOUTH MONUMENT LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

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DRAWN	MNW
CHECKED	ZML

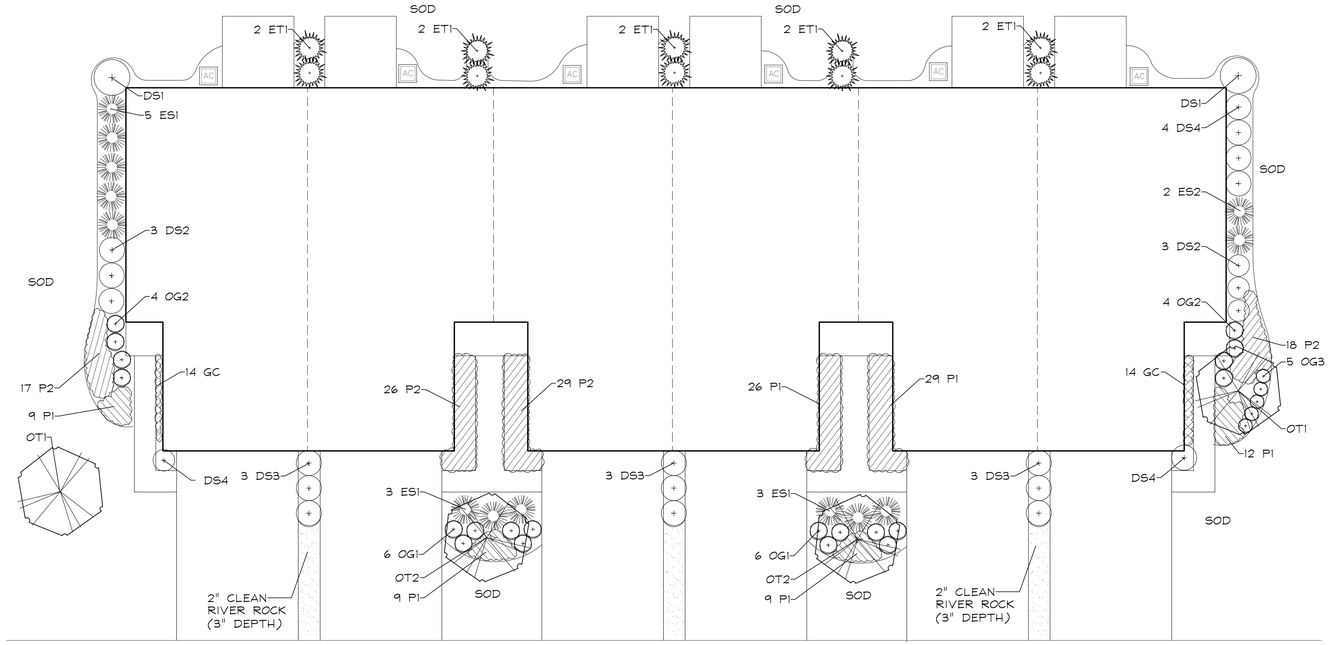
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L1.6

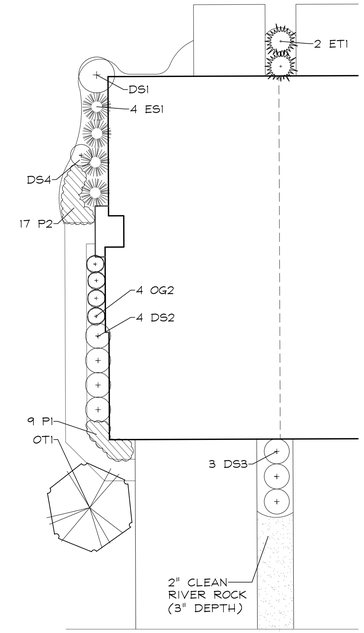
811 Know what's Below. Call before you dig.

XREFS

PLOT CONFIG



6-UNIT FRONT-LOADED TOWNHOME TYPICAL FOUNDATION
SCALE: 1"=10'



ALTERNATE END UNIT
SCALE: 1"=10'

6-UNIT FRONT-LOADED PLANT LIST - A
(BLDGS. 139, 125 & 127)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	6	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	9	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	6	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	11	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	12	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	5	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	94	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	90	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		GROUNDCOVER		
GC	28	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

6-UNIT FRONT-LOADED PLANT LIST - B
(BLDG. 143)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Syringa 'SMSJBP7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	6	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	9	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	6	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	11	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	12	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	5	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	94	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	90	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		GROUNDCOVER		
GC	28	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

ALTERNATE END TOWNHOME PLANT LIST - A

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	1	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	4	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	3	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
		EVERGREEN SHRUBS		
ES1	4	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG2	4	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
		PERENNIALS		
P1	9	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	17	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		MISC. MATERIALS		
	2.0	SHREDDED HARDWOOD MULCH	C.Y.	
	1.0	2" RIVER ROCK	C.Y.	

ALTERNATE END TOWNHOME PLANT LIST - B

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	1	Syringa 'SMSJBP7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	4	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	3	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
		EVERGREEN SHRUBS		
ES1	4	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG2	4	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
		PERENNIALS		
P1	9	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	17	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		MISC. MATERIALS		
	2.0	SHREDDED HARDWOOD MULCH	C.Y.	
	1.0	2" RIVER ROCK	C.Y.	

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FOUNDATION LANDSCAPE PLANS

2	06.06.2025
1	04.25.2025

REVISIONS

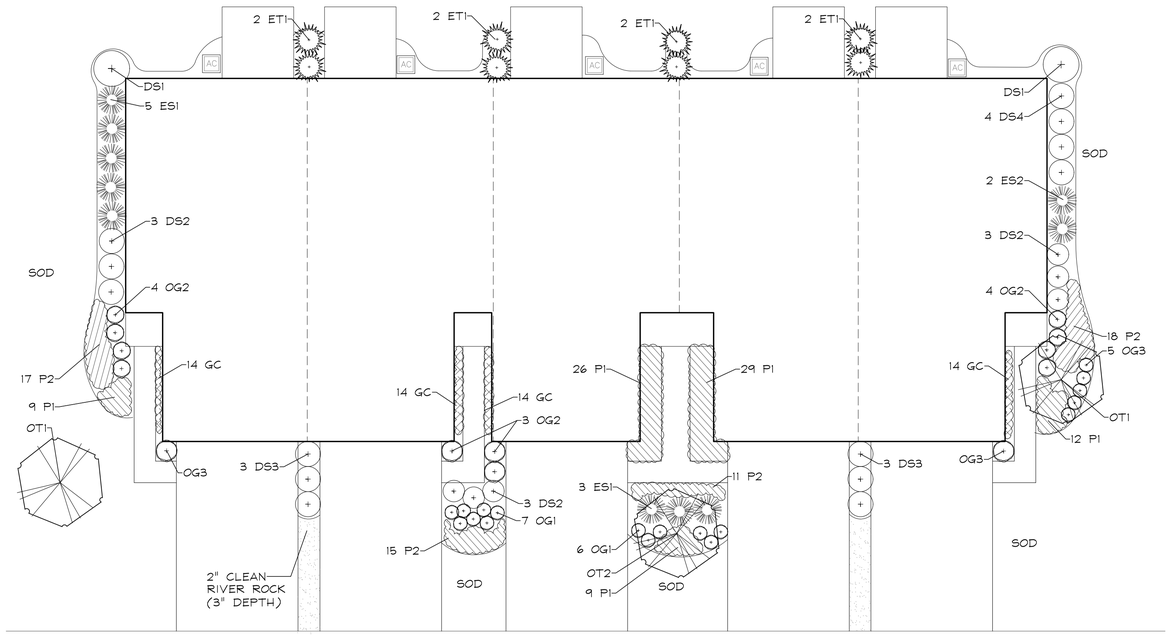
DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.7

Know what's below. Call before you dig.

XREFS

PLOT CONFIG



5-UNIT FRONT-LOADED TOWNHOME TYPICAL FOUNDATION
SCALE: 1"=10'

5-UNIT FRONT-LOADED PLANT LIST - A
(BLDGS. 142, 147, 146 & 126)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	9	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6' O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
DS4	4	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	13	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	7	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	85	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	61	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		GROUNDCOVER		
GC	56	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

5-UNIT FRONT-LOADED PLANT LIST - B
(BLDGS. 130, 132, 136, 140, 141 & 145)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Syringa 'SMSJBP7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	9	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6' O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
DS4	4	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	13	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	7	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	85	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	61	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		GROUNDCOVER		
GC	56	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

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2	06.06.2025
1	04.25.2025
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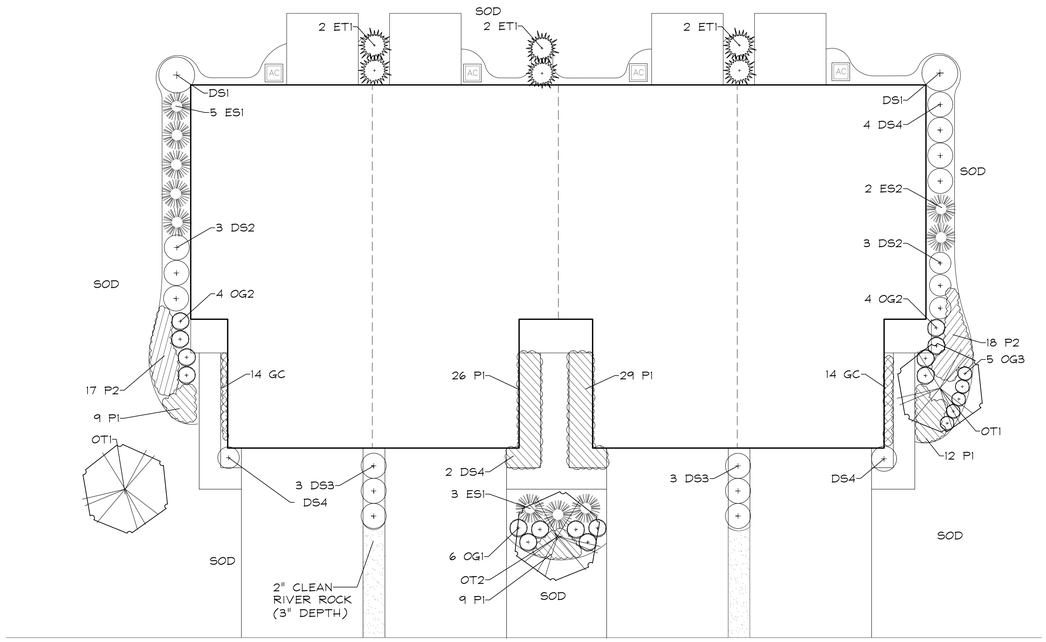
DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.8

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG



4-UNIT FRONT-LOADED TOWNHOME TYPICAL FOUNDATION
SCALE: 1"=10'

4-UNIT FRONT-LOADED PLANT LIST A
(BLDGS. 148 & 128)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	6	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6' O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
DS4	8	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	6	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	5	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	85	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	35	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		GROUNDCOVER		
GC	28	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

4-UNIT FRONT-LOADED PLANT LIST - B
(BLDGS. 129, 131, 133, 134, 135, 137, 138 & 144)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Syringa 'SMSJBP7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	6	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6' O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
DS4	8	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	6	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	5	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	85	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	35	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		GROUNDCOVER		
GC	28	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2.0	2" RIVER ROCK	C.Y.	

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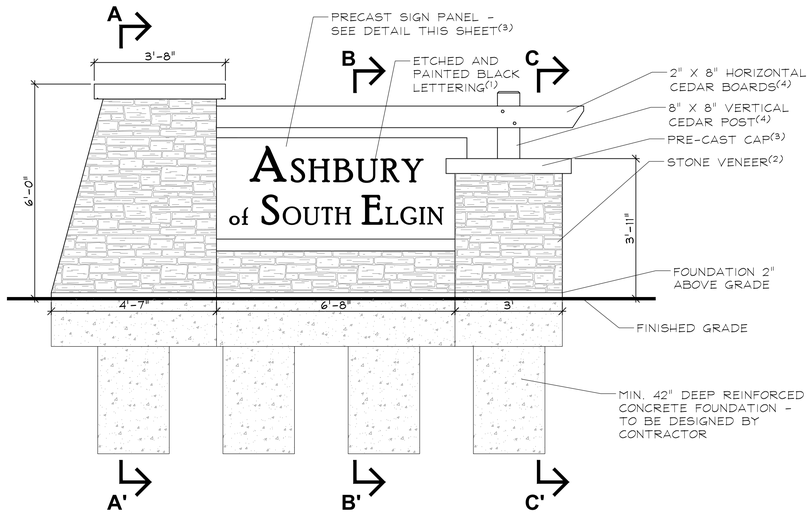
2	06.06.2025
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DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

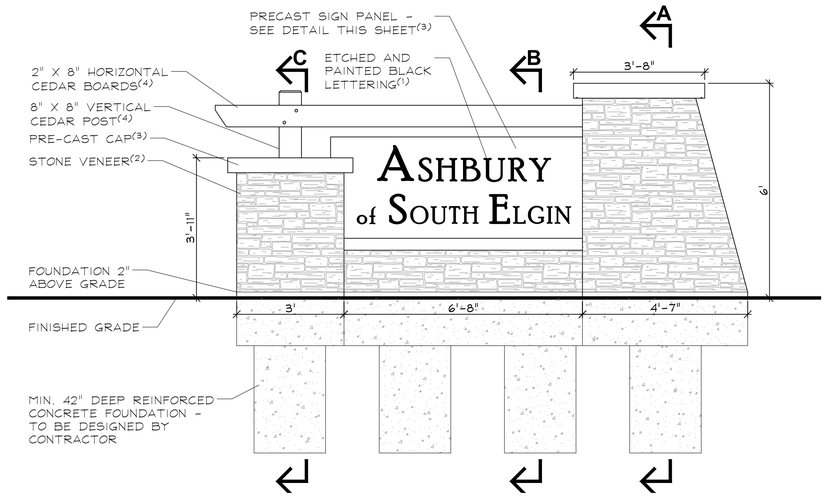
L1.9

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



NORTHWEST & SOUTH MONUMENT FRONT ELEVATION
SCALE: 1/2"=1'-0"



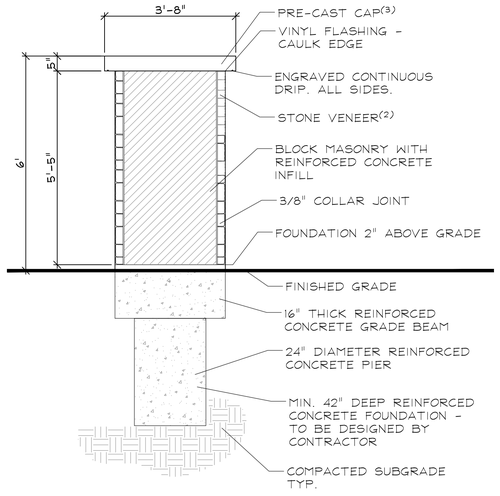
SOUTHWEST MONUMENT FRONT ELEVATION
SCALE: 1/2"=1'-0"

(1) FONT: POOR RICHARD
"A" AND "F": 12" HEIGHT
"S" AND "E": 10" HEIGHT
"SHBURY": 8" HEIGHT
"OUTH" AND "LGIN" AND "F": 6" HEIGHT
"O": 3" HEIGHT
ETCHED AND PAINTED BLACK

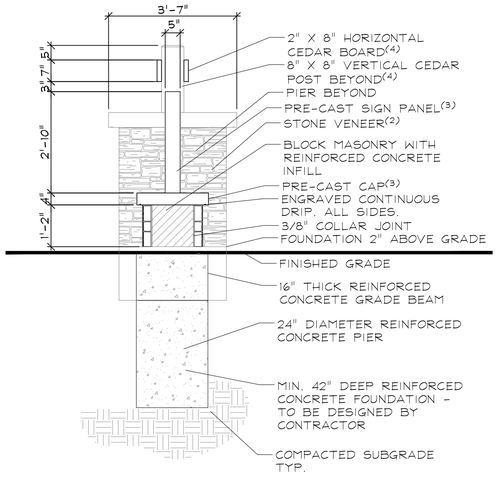
(2) STONE VENEER: BARNWOOD BLUE LEDGESTONE BY BUCHEL STONE CORP. OR APPROVED EQUAL
SUBMIT COLOR & GROUT SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.

(3) PRE-CAST CONCRETE COLOR: WHITE BY CUSTOM CAST STONE OR APPROVED EQUAL.
CAPS AND PANEL: SMOOTH FACE
SUBMIT COLOR SAMPLE TO DEVELOPER & LANDSCAPE ARCHITECT.

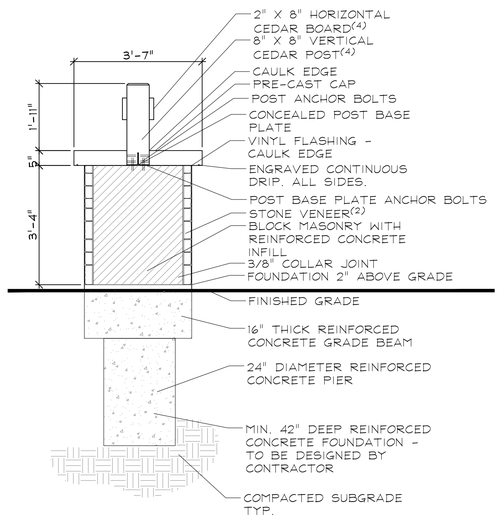
(4) CEDAR POST AND BOARDS
FINISH: PLANED ALL SIDES
STAIN: SEMI-SOLID, OIL-BASED STAIN
SUBMIT COLOR SAMPLE TO DEVELOPER AND LANDSCAPE ARCHITECT
STAIN AFTER WOOD HAS DRIED AND ACCLIMATED TO LOCAL CLIMATE



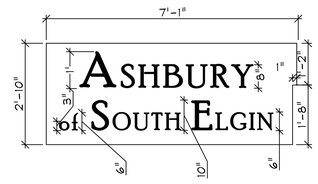
SECTION A-A'



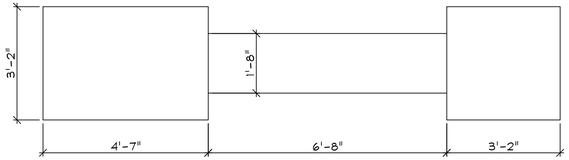
SECTION B-B'



SECTION C-C'



SIGN PANEL DETAILS
SCALE: 1/2"=1'-0"



WEST & SOUTH MONUMENT LAYOUT
SCALE: 1/2"=1'-0"

Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
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PHONE: 630-668-7197

CLIENT
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SUITE 1100
SCHAUMBURG, ILLINOIS 60173

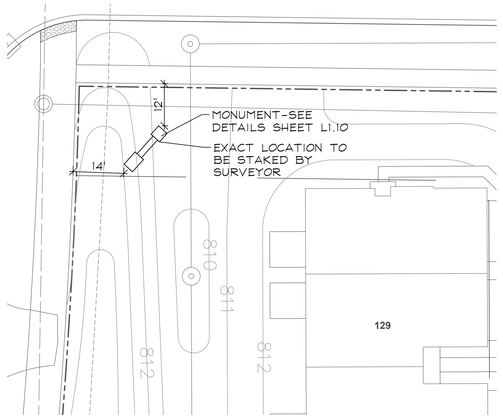
ENGINEER
MACKIE CONSULTANTS
9575 W HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
MONUMENT DETAILS

2	06.06.2025
1	04.25.2025
REVISIONS	

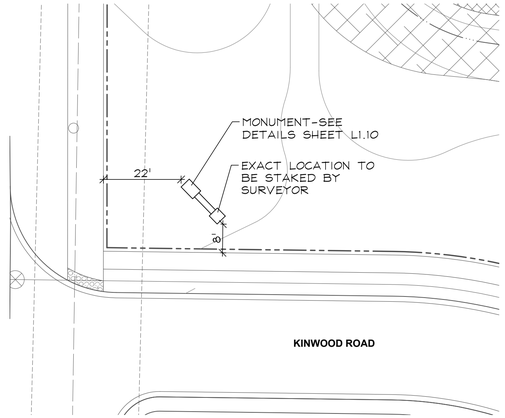
DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	L1.10

XREFS
PLOT CONFIG



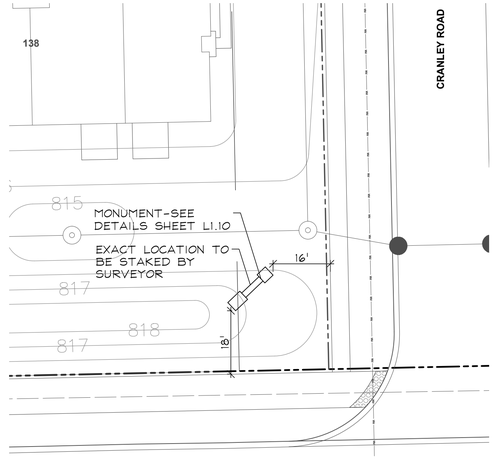
SOUTHWEST MONUMENT LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



NORTHWEST MONUMENT LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



SOUTH MONUMENT LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry,. BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. N o additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-CIAA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints; Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8..
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6.. Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

MONUMENT DETAILS

2	06.06.2025
1	04.25.2025
REVISIONS	

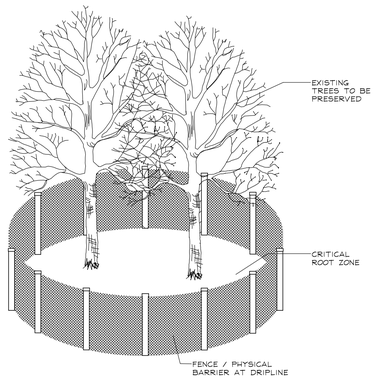
DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.11

811 Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

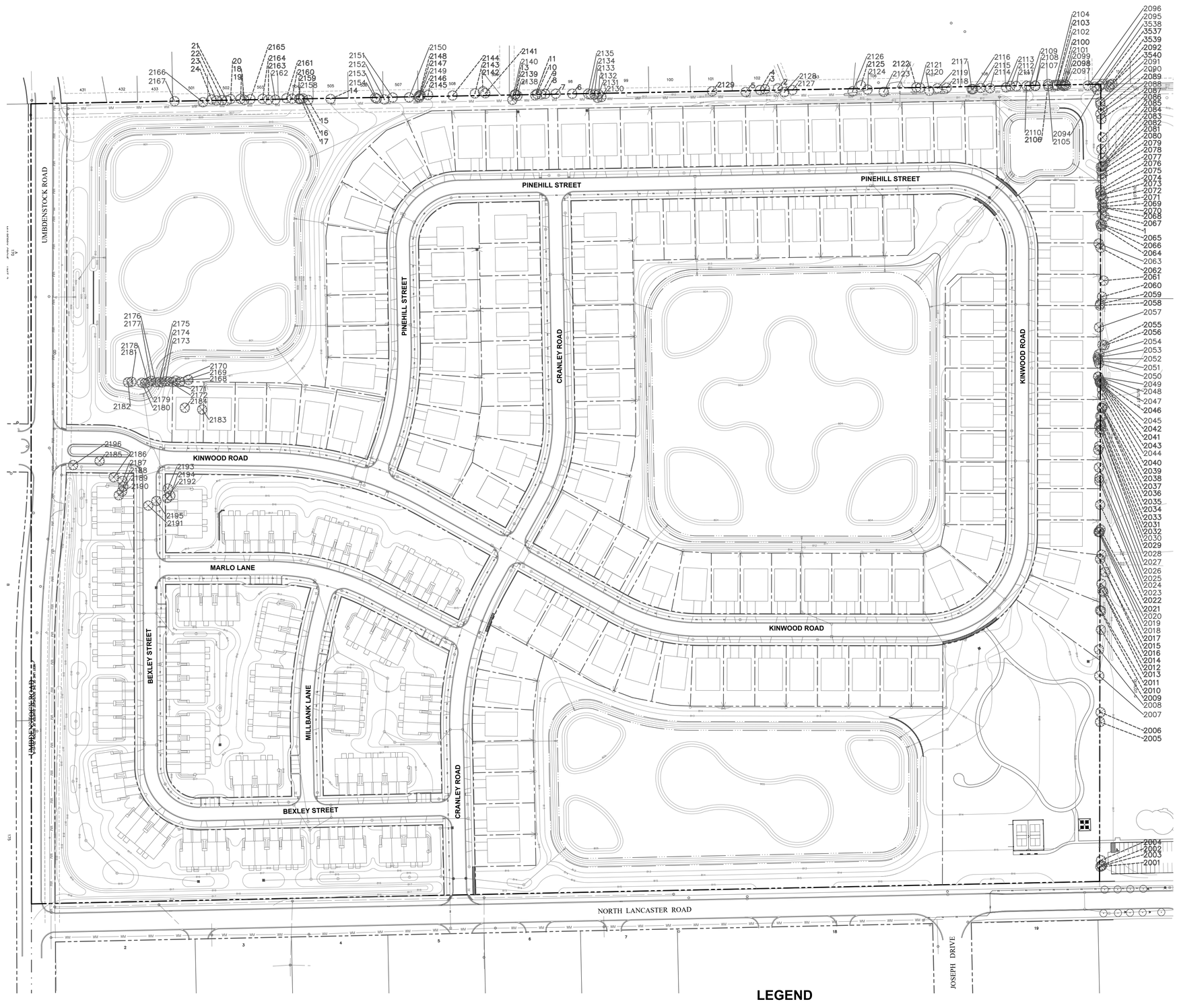


TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
2. Tree locations are shown utilizing a Trimble Catalyst GPS which does not constitute a professionally licensed survey. If survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
3. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
4. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
5. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
6. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
7. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
8. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
9. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



LEGEND

2125 TREE TO BE PRESERVED

2004 TREE TO BE REMOVED

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

811 Know what's below. Call before you dig.

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SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

TREE PRESERVATION PLAN

REVISIONS	
2	06.06.2025
1	04.25.2025

DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	L1.12

XREFS:
PLOT CONFIG:

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 6" DBH and above tagged. Trees in Categories A-B Tagged at 2" DBH. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	LOCATION	PROPOSED ACTION	SPECIES GROUP
1	*Morus alba*	White Mulberry	13	5 - Poor	Strong lean		Off-site	Preserve	D
2	*Malus coronaria*	Crabapple	12	2 - Good	Pruned		Off-site	Preserve	B
3	*Picea pungens*	Colorado Spruce	15, 20'	3 - Fair	Poor Form		Off-site	Preserve	B
4	Betula nigra	River Birch	16,14,14,9	3 - Fair	Broken Leader. Pruned, Multi Leader		Off-site	Preserve	B
5	*Morus alba*	White Mulberry	18,22	4 - Fair/Poor	Poor Form, Double Leader	Cavity, Trunk Damage	Off-site	Preserve	D
6	*Acer*	Maple Cultivar	12	3 - Fair			Off-site	Preserve	B
7	*Acer negundo*	Box Elder	14,10,10,11,11,14,12,9	3 - Fair	V-shaped joint, Multi Leader		Off-site	Preserve	D
8	*Prunus serotina*	Black Cherry	7,7	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form		Off-site	Preserve	C
9	*Prunus serotina*	Black Cherry	12,11,11	5 - Poor	Multi Leader, V-Shaped joint, Split Risk	Cavity	Off-site	Preserve	C
10	*Prunus serotina*	Black Cherry	10,8,8,12,9,9	5 - Poor	V-shaped joint, Multi Leader, Split Risk		Off-site	Preserve	C
11	*Morus alba*	White Mulberry	18	5 - Poor	Poor Form	Cavity	Off-site	Preserve	D
13	*Prunus serotina*	Black Cherry	11	5 - Poor		Dead Leader	Off-site	Preserve	C
14	*Ulmus pumilla*	Siberian Elm	22	3 - Fair			Off-site	Preserve	D
15	*Ulmus pumilla*	Siberian Elm	25	4 - Fair/Poor	Fused Leaders, Poor Form	20% dead wood	Off-site	Preserve	D
16	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Strong lean		Off-site	Preserve	C
17	*Celtis occidentalis*	Hackberry	16	2 - Good			Off-site	Preserve	A
18	*Acer*	Maple Cultivar	6	3 - Fair			Off-site	Preserve	B
19	*Quercus Rubra*	Red Oak	16	2 - Good			Off-site	Preserve	B
20	Betula nigra	River Birch	10,10	2 - Good	Double Leader		Off-site	Preserve	B
21	*Quercus Rubra*	Red Oak	6	2 - Good			Off-site	Preserve	B
22	Betula nigra	River Birch	10,10	3 - Fair	Double Leader		Off-site	Preserve	B
23	Betula nigra	River Birch	10,6	3 - Fair	Double Leader		Off-site	Preserve	B
24	*Quercus Rubra*	Red Oak	10	2 - Good			Off-site	Preserve	B
2001	*Prunus serotina*	Black Cherry	13	4 - Fair/Poor	Strong lean	Trunk Scar	Off-site	Remove	C
2002	*Celtis occidentalis*	Hackberry	10,8	4 - Fair/Poor	Double Leader, Split Risk, Lean		Off-site	Remove	A
2003	*Celtis occidentalis*	Hackberry	7	4 - Fair/Poor	Lean, Broken Limb	Trunk Scar	Off-site	Remove	A
2004	*Prunus serotina*	Black Cherry	15	5 - Poor		Cavity, Trunk Scar	Off-site	Remove	C
2005	*Acer negundo*	Box Elder	6,2	3 - Fair	Double Leader		Off-site	Remove	D
2006	*Acer negundo*	Box Elder	6	3 - Fair			Off-site	Remove	D
2007	*Celtis occidentalis*	Hackberry	5,3	4 - Fair/Poor	Double Leader, Split Risk, Crowded		Off-site	Remove	A
2008	*Prunus serotina*	Black Cherry	6,5,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk			Remove	C
2009	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	V-shaped joint, Lean		Off-site	Remove	C
2010	*Acer negundo*	Box Elder	6	4 - Fair/Poor	U-shaped joint, Lean		Off-site	Remove	D
2011	*Acer negundo*	Box Elder	6	3 - Fair	Lean		Off-site	Remove	D
2012	*Acer negundo*	Box Elder	14,13,14	5 - Poor	Multi Leader, Split Risk		Off-site	Remove	D
2013	*Ulmus americana*	American Elm	19	3 - Fair			Off-site	Remove	D
2014	*Acer negundo*	Box Elder	19	5 - Poor	U-shaped joint, Lean		Off-site	Remove	D
2015	*Morus alba*	White Mulberry	8,5	5 - Poor	Double Leader, Split Risk	Adventitious Growth	Off-site	Remove	D
2016	*Acer negundo*	Box Elder	9	4 - Fair/Poor	Split Risk, Strong lean		Off-site	Remove	D
2017	*Morus alba*	White Mulberry	10,7,7	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Cavity	Off-site	Remove	D
2018	*Celtis occidentalis*	Hackberry	4	2 - Good				Remove	A
2019	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2020	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2021	*Celtis occidentalis*	Hackberry	2	2 - Good			Off-site	Preserve	A
2022	*Celtis occidentalis*	Hackberry	8	3 - Fair		Adventitious Growth	Off-site	Remove	A
2023	*Celtis occidentalis*	Hackberry	3	3 - Fair				Remove	A
2024	*Celtis occidentalis*	Hackberry	6,4,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk			Remove	A
2025	*Celtis occidentalis*	Hackberry	4	3 - Fair				Remove	A
2026	*Celtis occidentalis*	Hackberry	3,3,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk			Remove	A
2027	*Prunus serotina*	Black Cherry	14	5 - Poor	Strong lean, Broken Leader	Cavity		Remove	C
2028	*Prunus serotina*	Black Cherry	13	5 - Poor	Strong lean. Broken Leader			Remove	C
2029	*Prunus serotina*	Black Cherry	18	5 - Poor	Broken Limb	Wood rot. Hollow	Off-site	Remove	C
2030	*Prunus serotina*	Black Cherry	17	5 - Poor	Lean	Dead Limbs, Wood rot, Cavity		Remove	C
2031	*Morus alba*	White Mulberry	13,7	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Hollow	Off-site	Remove	D
2032	*Morus alba*	White Mulberry	6,5,5,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Dead Limbs, Cavity	Off-site	Remove	D
2033	*Prunus serotina*	Black Cherry	12	3 - Fair	Broken Limb	Callus	Off-site	Remove	C
2034	*Celtis occidentalis*	Hackberry	6	3 - Fair			Off-site	Remove	A
2035	*Prunus serotina*	Black Cherry	10,14	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Leader	Off-site	Remove	C
2036	*Prunus serotina*	Black Cherry	7	5 - Poor	Lean	Dead Limbs, Hollow	Off-site	Remove	C
2037	*Prunus serotina*	Black Cherry	8	5 - Poor	Strong lean, Broken Limb	Hollow	Off-site	Remove	C
2038	*Prunus serotina*	Black Cherry	14	5 - Poor	V-shaped joint. Strong lean		Off-site	Remove	C
2039	*Prunus serotina*	Black Cherry	10,8	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Limbs, Dead Leader	Off-site	Remove	C
2040	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Lean	Dead Limbs, Fungus-Stem	Off-site	Remove	C
2041	*Prunus serotina*	Black Cherry	10,9,10	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Hollow, Cavity	Off-site	Remove	C
2042	*Prunus serotina*	Black Cherry	12	6 - Dead			Off-site	Remove	C
2043	*Prunus serotina*	Black Cherry	12	5 - Poor	Strong lean, Broken Leader		Off-site	Remove	C
2044	*Morus alba*	White Mulberry	10	5 - Poor	Poor Form	Cavity, Dead Limbs		Remove	D
2045	*Prunus serotina*	Black Cherry	10	5 - Poor	Lean			Remove	C
2046	*Prunus serotina*	Black Cherry	10	5 - Poor	Strong lean	Dead Limbs	Off-site	Preserve	C
2047	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2048	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2049	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2050	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2051	*Celtis occidentalis*	Hackberry	4,5,2	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk			Remove	A
2052	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2053	*Celtis occidentalis*	Hackberry	4	2 - Good				Remove	A
2054	*Celtis occidentalis*	Hackberry	3	2 - Good				Remove	A
2055	*Prunus serotina*	Black Cherry	12,16,16,10	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean	Wood rot, Cavity	Off-site	Remove	C
2056	*Morus alba*	White Mulberry	16	4 - Fair/Poor	V-shaped joint, Poor Form	Dead Limbs, Trunk Scar	Off-site	Remove	D
2057	*Celtis occidentalis*	Hackberry	4,4	3 - Fair	Double Leader			Remove	A
2058	*Prunus serotina*	Black Cherry	12,18	5 - Poor	V-shaped joint, Double Leader, Split Risk, Broken Limb		Off-site	Remove	C
2059	*Morus alba*	White Mulberry	26,20	5 - Poor	Double Leader, Poor Form	Dead Leader, Hollow, Cavity, Adventitious Growth	Off-site	Remove	D
2060	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Strong lean		Off-site	Remove	C
2061	*Morus alba*	White Mulberry	12,10,12	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Adventitious Growth	Off-site	Remove	D
2062	*Prunus serotina*	Black Cherry	10	5 - Poor	Broken Leader, Poor Form	Cavity	Off-site	Remove	C
2063	*Prunus serotina*	Black Cherry	56	5 - Poor		Dead Leader, Wood rot, Cavity		Remove	C
2064	*Prunus serotina*	Black Cherry	16,21	5 - Poor	V-shaped joint, Double Leader, Split Risk		Off-site	Remove	C
2065	*Celtis occidentalis*	Hackberry	4	2 - Good	Crowded		Off-site	Remove	A
2066	*Celtis occidentalis*	Hackberry	5	2 - Good	Crowded		Off-site	Remove	A
2067	*Prunus serotina*	Black Cherry	18,18	5 - Poor	Broken Leader. Double Leader. Split Risk	Dead Limbs, Cavity	Off-site	Remove	C
2068	*Prunus serotina*	Black Cherry	14	5 - Poor	Strong lean. Crowded	Hollow	Off-site	Remove	C
2069	*Prunus serotina*	Black Cherry	13	5 - Poor	Strong lean. Crowded	Adventitious Growth	Off-site	Remove	C
2070	*Morus alba*	White Mulberry	12	5 - Poor	Strong lean, Crowded, Poor Form	Cavity	Off-site	Remove	D
2071	*Prunus serotina*	Black Cherry	8,8,14	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Dead Limbs, Cavity	Off-site	Remove	C
2072	*Prunus serotina*	Black Cherry	14,14,14	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity	Off-site	Remove	C
2073	*Prunus serotina*	Black Cherry	12,6	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Leader, Cavity	Off-site	Remove	C
2074	*Celtis occidentalis*	Hackberry	2	2 - Good			Off-site	Remove	A
2075	*Celtis occidentalis*	Hackberry	2	2 - Good			Off-site	Remove	A
2076	*Celtis occidentalis*	Hackberry	4	3 - Fair			Off-site	Remove	A
2077	*Celtis occidentalis*	Hackberry	3	3 - Fair			Off-site	Remove	A
2078	*Prunus serotina*	Black Cherry	14	5 - Poor	Strong lean		Off-site	Remove	C
2079	*Celtis occidentalis*	Hackberry	3,2,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity	Off-site	Remove	A
2080	*Prunus serotina*	Black Cherry	15,15	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crowded	Cavity	Off-site	Remove	C
2081	*Celtis occidentalis*	Hackberry	2	2 - Good			Off-site	Remove	A
2082	*Morus alba*	White Mulberry	16,16,14	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Dead Leader	Off-site	Remove	D
2083	*Morus alba*	White Mulberry	6	4 - Fair/Poor	Strong lean	Adventitious Growth	Off-site	Remove	D
2084	*Prunus serotina*	Black Cherry	16,12	5 - Poor	V-shaped joint, Multi Leader, Split Leaders	Dead Limbs, Fungus-Stem, Cavity	Off-site	Remove	C
2085	*Celtis occidentalis*	Hackberry	16,14	5 - Poor	V-shaped joint, Double Leader, Split Risk	Dead Limbs	Off-site	Remove	A
2086	*Prunus serotina*	Black Cherry	16	5 - Poor	Broken Leader	40% dead wood, Dead Limbs	Off-site	Remove	C
2087	*Pyrus calleryana*	Pear	10	4 - Fair/Poor			Off-site	Remove	A
2088	*Celtis occidentalis*	Hackberry	2	2 - Good				Remove	A
2089	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor		20% dead wood, Dead Limbs	Off-site	Remove	C
2090	*Prunus serotina*	Black Cherry	7,5	4 - Fair/Poor	V-shaped joint, Double Leader			Remove	C
2091	*Prunus serotina*	Black Cherry	7,3	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk			Remove	C
2092	*Morus alba*	White Mulberry	18,32	5 - Poor	V-shaped joint, Double Leader, Split Risk, Crown Lean	Cavity	Off-site	Remove	D
2094	*Acer negundo*	Box Elder	6	4 - Fair/Poor	Strong lean			Remove	D
2095	*Celtis occidentalis*	Hackberry	16	2 - Good				Preserve	A
2096	*Acer negundo*	Box Elder	7	4 - Fair/Poor		Adventitious Growth, Poor Form		Preserve	D
2097	*Morus alba*	White Mulberry	30	5 - Poor	Split Risk, Fused Leaders, Crowded	Cavity		Preserve	D
2098	*Prunus serotina*	Black Cherry	10,11	5 - Poor	V-shaped joint, Double Leader, Split Risk, Poor Form	Dead Leader	Off-site	Preserve	C
2099	*Morus alba*	White Mulberry	22,7	5 - Poor	V-shaped joint, Double Leader, Split Risk			Preserve	D
2100	*Morus alba*	White Mulberry	11	4 - Fair/Poor	Unbalanced		Off-site	Preserve	D
2101	*Morus alba*	White Mulberry	11	5 - Poor	Unbalanced, Crown Lean	40% dead wood		Preserve	D
2102	*Morus alba*	White Mulberry	6,6,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Fused to Cherry, Poor Form			Preserve	D
2103	*Prunus serotina*	Black Cherry	11	5 - Poor	Fused to Mulberry	Dead Leader	Off-site	Preserve	C
2104	*Prunus serotina*	Black Cherry	12	6 - Dead				Preserve	C
2105	*Morus alba*	White Mulberry	18	5 - Poor				Preserve	D
2106	*Prunus serotina*	Black Cherry	14	5 - Poor	Strong lean	Cavity	Off-site	Preserve	C
2107	*Morus alba*	White Mulberry	10,8,8,4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Fused to Cherry, Poor Form			Preserve	D
2108	*Prunus serotina*	Black Cherry	14,16	5 - Poor	V-shaped joint, Double Leader, Split Risk, fused to mulberry	Dead Leader		Preserve	C
2109	*Celtis occidentalis*	Hackberry	11	2 - Good				Preserve	A
2110	*Prunus serotina*	Black Cherry	14	5 - Poor	Broken Leader	Wood rot, Hollow, Cavity		Preserve	C
2111	*Prunus serotina*	Black Cherry	16	5 - Poor		Fungus-Stem, Wood rot		Preserve	C
2112	*Prunus serotina*	Black Cherry	13	5 - Poor	Poor Form	Dead Limbs, Cavity		Preserve	C
2113	*Morus alba*	White Mulberry	8,8,9,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Cavity		Preserve	D
2114	*Morus alba*	White Mulberry	6,4,4,5,3,4,3	5 - Poor	V-shaped joint, Multi Leader, Split Risk	Cavity		Remove	D
2115	*Celtis occidentalis*	Hackberry	18,13	3 - Fair	Fused Leaders, Double Leader, Crowded, Poor Form			Remove	A
2116	*Celtis occidentalis*	Hackberry	6,3,4	2 - Good	Multi Leader			Remove	A
2117	*Celtis occidentalis*	Hackberry	5,5	2 - Good	Double Leader			Remove	A
2118	*Morus alba*	White Mulberry	9,8,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Fused Leaders			Preserve	D
2119	*Morus alba*	White Mulberry	18	5 - Poor	Fused Leaders, Pruned			Preserve	D
2120	*Acer negundo*	Box Elder	6,6	5 - Poor	Double Leader, Split Risk			Preserve	D
2121	*Morus alba*	White Mulberry	18	5 - Poor	Poor Form	Cavity		Preserve	D
2122	*Morus alba*	White Mulberry	7,4,4	5 - Poor	Poor Form, Multi Leader	Cavity	Off-site	Preserve	D
2123	*Morus alba*	White Mulberry	3,4,2,2,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form			Preserve	D
2124	*Morus alba*	White Mulberry	3,4,2,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form			Preserve	D
2125	*Acer*	Maple Cultivar	8,11	3 - Fair	V-shaped joint, Double Leader		Off-site	Preserve	B
2126	*Morus alba*	White Mulberry	6,4,2	5 - Poor	V-shaped joint, Multi Leader, Split Risk			Preserve	D
2127	*Morus alba*	White Mulberry	6,5,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form			Preserve	D
2128	*Morus alba*	White Mulberry	10,12,8,8	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Cavity		Preserve	D
2129	*Morus alba*	White Mulberry	10,10,11,8,6	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form	Cavity	Off-site	Preserve	D
2130	*Morus alba*	White Mulberry	6	3 - Fair	Crowded			Remove	D
2131	*Morus alba*	White Mulberry	6	3 - Fair	Crowded			Remove	D
2132	*Pinus nigra*	Austrian Pine	13	3 - Fair	Crowded			Preserve	C
2133	*Pinus nigra*	Austrian Pine	13	6 - Dead				Preserve	C
2134	*Pinus nigra*	Austrian Pine	12	3 - Fair				Preserve	C
2135	*Pinus nigra*	Austrian Pine	12	3 - Fair	Crowded			Preserve	C
2138	*Acer negundo*	Box Elder	10	3 - Fair	Lean			Preserve	D
2139	*Celtis occidentalis*	Hackberry	14	2 - Good	Crowded	Callus	Off-site	Preserve	A
2140	*Celtis occidentalis*	Hackberry	7	2 - Good				Remove	A
2141	*Acer negundo*	Box Elder	22	3 - Fair		30% dead wood	Off-site	Preserve	D
2142	*Acer negundo*	Box Elder	16	4 - Fair/Poor	U-shaped joint, Crown Lean		Off-site	Preserve	D
2143	*Picea pungens*	Colorado Spruce	16	2 - Good			Off-site	Preserve	B
2144	*Picea pungens*	Colorado Spruce	16, 30'	2 - Good			Off-site	Preserve	B
2145	*Ulmus pumila*	Siberian Elm	13	3 - Fair	Unbalanced		Off-site	Preserve	D
2146	*Celtis occidentalis*	Hackberry	14,8	3 - Fair	V-shaped joint, Double Leader		Off-site	Preserve	A
2147	*Celtis occidentalis*	Hackberry	5	3 - Fair	Lean		Off-site	Preserve	A
2148	*Celtis occidentalis*	Hackberry	16,10,13,13	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk		Off-site	Preserve	A
2149	*Celtis occidentalis*	Hackberry	10	5 - Poor	Fused Leaders, Poor Form			Preserve	A
2150	*Prunus serotina*	Black Cherry	9,11	5 - Poor	V-shaped joint, Double Leader, Split Risk, Poor Form			Preserve	C
2151	*Morus alba*	White Mulberry	6,6,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form			Preserve	D
2152	*Celtis occidentalis*	Hackberry	3	2 - Good				Preserve	A
2153	*Ulmus pumila*	Siberian Elm	8	4 - Fair/Poor	Crowded, Poor Form			Preserve	D
2154	*Ulmus pumila*	Siberian Elm	20,20	5 - Poor	V-shaped joint, Double Leader	20% dead wood, Dead Limbs		Preserve	D
2158	*Prunus serotina*	Black Cherry	6	5 - Poor	Crowded, Double Leader	Hollow, Trunk Damage		Preserve	C
2159	*Prunus serotina*	Black Cherry	6	5 - Poor		Trunk Damage	Off-site	Preserve	C
2160	*Celtis occidentalis*	Hackberry	3	2 - Good			Off-site	Preserve	A
2161	*Ulmus pumila*	Siberian Elm	20	4 - Fair/Poor		Dead Limbs	Off-site	Preserve	D
2162	*Acer*	Maple Cultivar	12	4 - Fair/Poor		Trunk Damage		Preserve	B
2163	*Acer*	Maple Cultivar	12	2 - Good			Off-site	Preserve	B
2164	*Acer*	Maple Cultivar	4	4 - Fair/Poor		Trunk Damage	Off-site	Preserve	B
2165	*Acer*	Maple Cultivar	6	3 - Fair			Off-site	Preserve	B
2166	*Morus alba*	White Mulberry	8,8,11	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Poor Form			Remove	D
2167	*Ulmus pumila*	Siberian Elm	28	3 - Fair		30% dead wood		Preserve	D
2168	*Picea abies*	Norway Spruce	24	3 - Fair				Remove	B
2169	*Picea abies*	Norway Spruce	13	3 - Fair				Remove	B
2170	*Picea abies*	Norway Spruce	28	4 - Fair/Poor		Cavity		Remove	B
2171	*Picea abies*	Norway Spruce	9	3 - Fair				Remove	B
2172	*Picea abies*	Norway Spruce	15	3 - Fair				Remove	B
2173	*Picea abies*	Norway Spruce	21	3 - Fair	Pruned			Remove	B
2174	*Picea abies*	Norway Spruce	11	3 - Fair				Remove	B
2175	*Picea abies*	Norway Spruce	20	4 - Fair/Poor		Trunk Scar		Remove	B
2176	*Picea abies*	Norway Spruce	16	3 - Fair				Remove	B
2177	*Picea abies*	Norway Spruce	17	3 - Fair				Remove	B
2178	*Picea abies*	Norway Spruce	16	3 - Fair				Remove	B
2179	*Picea abies*	Norway Spruce	11	3 - Fair				Remove	B
2180	*Picea abies*	Norway Spruce	17	3 - Fair				Remove	B
2181	*Picea abies*	Norway Spruce	23	3 - Fair				Remove	B
2182	*Picea abies*	Norway Spruce	22	3 - Fair				Remove	B
2183	*Pyrus calleryana*	Pear	12	4 - Fair/Poor	V-shaped joint, Unbalanced, Broken Limb			Remove	A
2184	*Pyrus calleryana*	Pear	12,19,5	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Broken Limb, Advantageous Growth	Trunk Scar		Remove	A
2185	*Acer*	Maple Cultivar	25	5 - Poor	V-shaped joint. Advantageous growth, Poor Form	Cavity, Trunk Scar		Remove	B
2186	*Picea abies*	Norway Spruce	24	4 - Fair/Poor		Cavity, Trunk Scar		Remove	B
2187	*Picea abies*	Norway Spruce	21	3 - Fair				Remove	B
2188	*Picea abies*	Norway Spruce	16	3 - Fair				Remove	B
2189	*Picea abies*	Norway Spruce	19	5 - Poor	Split Risk, Lean, Unbalanced	Cavity, Trunk Scar		Remove	B
2190	*Sabina virginiana*	Eastern Red Cedar	12	5 - Poor	V-shaped joint, Split Risk	Cavity		Remove	B
2191	*Sabina virginiana*	Eastern Red Cedar	22	5 - Poor		Cavity, Trunk Damage, Trunk Scar		Remove	B
2192	*Picea pungens*	Colorado Spruce	13, 25'	3 - Fair				Remove	B
2193	*Prunus*	Cherry	11,12,5	5 - Poor	V-shaped joint, Double Leader, Split Risk	Cavity		Remove	C
2194	*Magnolia stellata*	Star Magnolia	5,5,5,4	3 - Fair	V-shaped joint, Multi Leader			Remove	B
2195	*Magnolia stellata*	Star Magnolia	5,5,4,4	3 - Fair	Multi Leader			Remove	B
2196	*Picea pungens*	Colorado Spruce	22	3 - Fair				Remove	B
3537	*Morus alba*	White Mulberry	6,10	4 - Fair/Poor	V-shaped joint, Double Leader, Poor Form	Old tag	Off-site	Preserve	D
3538	*Celtis occidentalis*	Hackberry	13	2 - Good		Old tag		Preserve	A
3539	*Celtis occidentalis*	Hackberry	24	2 - Good		Old tag	Off-site	Remove	A
3540	*Celtis occidentalis*	Hackberry	11	3 - Fair	Crown Lean, Crowded	Old tag	Off-site	Remove	A

TREE REPLACEMENT CALCULATIONS

CALIPER OF TREE TO BE REMOVED	# OF REPLACEMENT TREES REQUIRED	# OF REPLACEMENT TREES PROVIDED
30 or greater	0	0
13-29	75	75
4-12	52	52
	127	127

*REFER TO TREE INVENTORY FOR INDIVIDUAL TREE INFORMATION

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR

1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

ENGINEER
MACKIE CONSULTANTS
9575 W HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS

TREE INVENTORY

2 06.06.2025
1 04.25.2025
REVISIONS

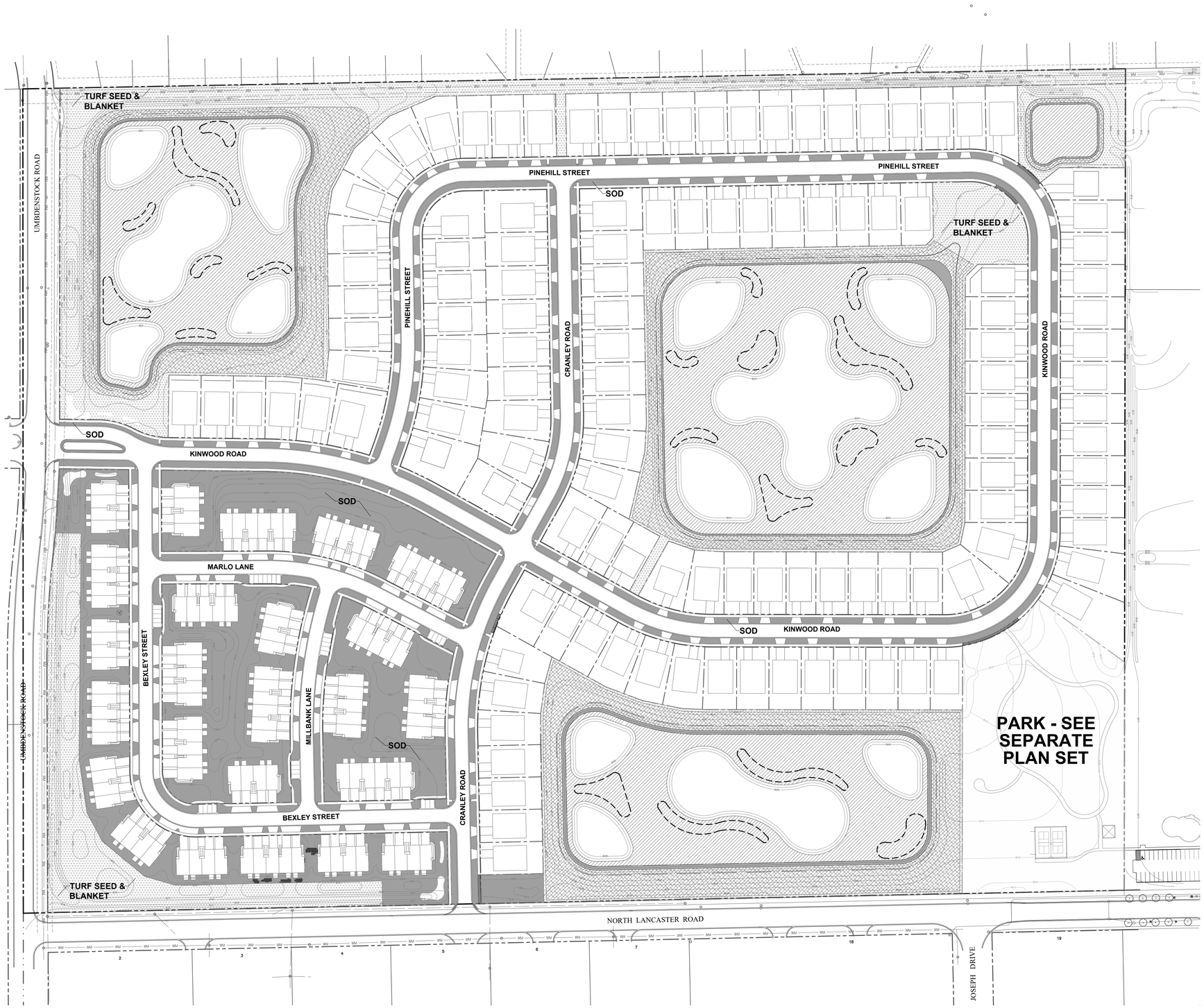
DATE 03.14.2025
PROJECT NO. LN23146
DRAWN MNW
CHECKED ZML
SHEET NO.
L1.13

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

SEED & SOD LEGEND

- SOD
- TURF SEED & BLANKET
- LOW PROFILE PRAIRIE
- WET MEADOW
- EMERGENT



0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

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ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

2	06.06.2025
1	04.25.2025

REVISIONS

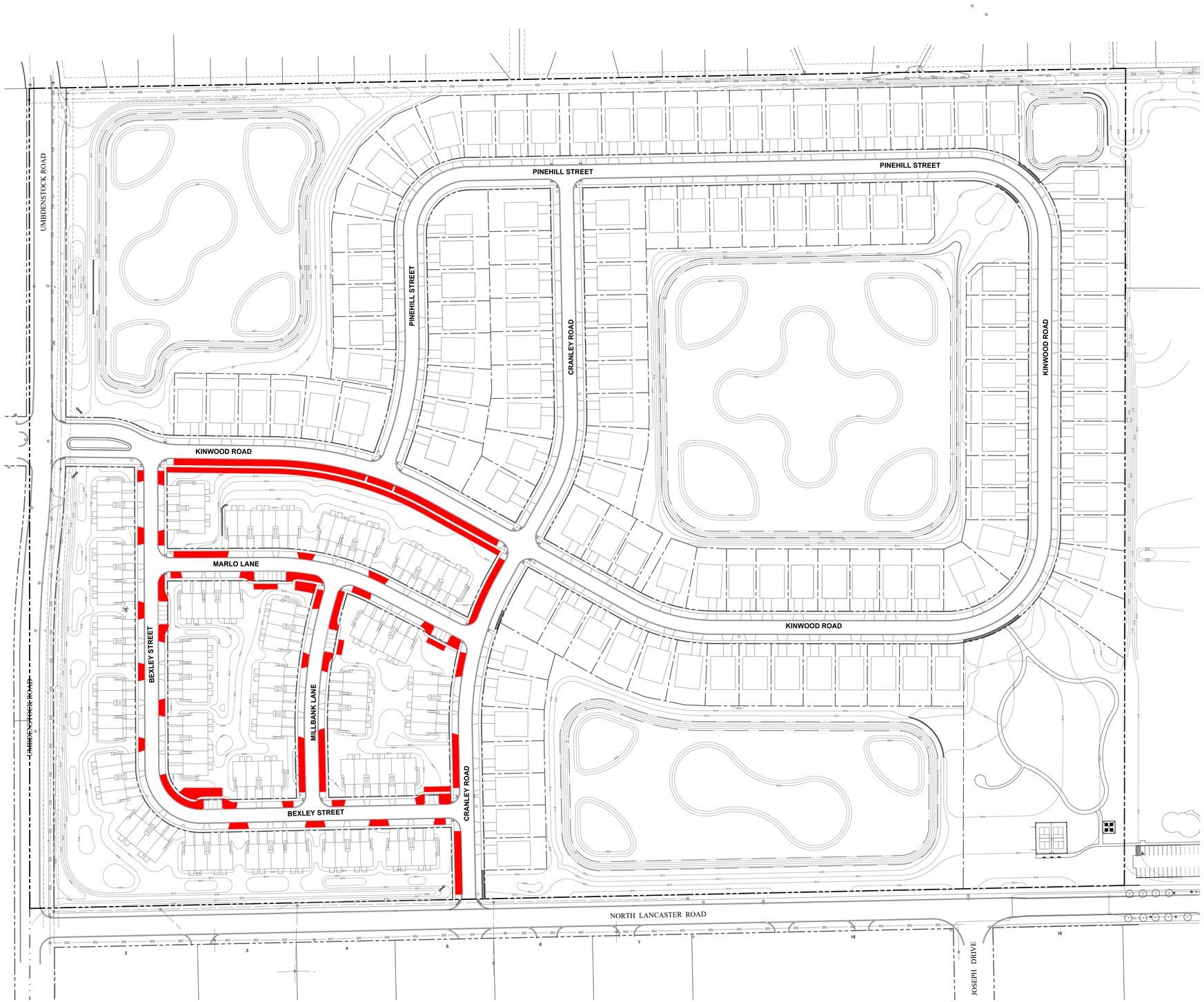
DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

XREFS:

PLOT CONFIG:

LEGEND

SNOW STORAGE AREA



0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

Know what's below. Call before you dig.

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ECOLOGICAL CONSULTING
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ASHBURY OF SOUTH ELGIN

SOUTH ELGIN, ILLINOIS

SNOW REMOVAL PLAN

2	06.06.2025
1	04.25.2025
REVISIONS	

DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.15

XREFS:

PLOT CONFIG:

I. GENERAL SPECIFICATIONS

A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

      65% Improved Kentucky Bluegrass (minimum three (3) varieties)

      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)

      10% Creeping Red Fescue

      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. North American Green seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Native Planting Mixtures

   Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level III Ecoreqion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

   For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

   It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.
10. Mulch
    a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
    b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
11. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
13. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Downspout Splash Areas:
       i) Downspout splash areas in lawns shall be 24" concrete splash blocks.
       ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
    c. Sand: Sand shall be coarse "torpedo" sand.
    d. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

      Spring - April 1st to June 15th

      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

   Native Seeding and Planting
   a. The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.
   b. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
   c. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to disking.
   d. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2" diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.
   e. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs\acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
   f. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.

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LANDSCAPE SPECIFICATIONS

2	06.06.2025
1	04.25.2025
REVISIONS	

DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.16

811 Know what's below. Call before you dig.

XREFS:

PLOT CONFIG:

I. GENERAL SPECIFICATIONS CONTINUED

g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.

h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.

j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.

k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.

l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.

m. If a drill-seed method is used, rolling of the seedbed will not be required.

n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.

o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.

p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.

q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.

s. Emergent plugs, if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.

t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

4. Preparation of Reconditioned Naturalized Areas

The Contractor chosen for the enhancement and maintenance of native areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)

a. Woody Vegetation Removal

i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds

ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.

v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

vi. Cut brush piles shall be disposed of off site legally. No cut brush shall be burned within city limits.

vii. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)

viii. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glycophosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.

ix. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.

x. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect.

Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

5. Reconditioning Existing Turf

a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.

b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.

c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.

d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.

e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.

f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.

6. Mulching

Trees and Shrubs

a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.

7. Pruning

a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.

b. Prune with clean, sharp tools.

c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.

d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.

8. Care of Existing Trees

a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.

b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up

a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.

b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.

c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.

d. No storing of rubbish or debris will be allowed on the site.

e. No debris shall be buried at the site.

f. No landscaping debris is allowed on the site dumpsters.

g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.

h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.

10. Inspections

In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.

a. Inspection of plants and containers prior to planting.

b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.

c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.

d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.

e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.

a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.

b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.

c. Contractor shall water all sod and plantings for the first two weeks following installation.

2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.

a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:

i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.

i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

iii. 3rd Full Growing Season: All proposed vegetated areas shall achieve eighty-five (85%) cover. All proposed native vegetated areas shall achieve a minimum FQI of ten (10) within a three-year monitoring period. All proposed vegetated areas shall not be dominated or contain cumulatively more than ten percent (10%) cover by non-native or invasive species.

c. Long Term Wetland and Prairie Management/Maintenance

A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.

2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.

3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.

4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.

5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.

6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.

7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.

8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.

9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.

10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.

11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.

a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.

2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.

3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.

4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.

5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.

6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.

7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.

8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.

9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.

10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.

11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.

12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.

13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.

14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.

2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.

3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.

4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.

5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.

6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.

7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.

8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.

2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum

3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

IV. TRADITIONAL LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.

2. Removal of branches that are touching structures.

3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.

b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.

c. Fresh mulch should be applied to any bare spots in the planting beds.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup

a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.

b. All planting beds will have leaves and debris removed at the end of the season.

c. Perennials without winter interest shall be cut back.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.

2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.

3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.

4. Hard hats to be worn by all employees at all times.

5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.

6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

Know what's below. Call before you dig.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
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1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

ENGINEER
MACKIE CONSULTANTS
9575 W HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS

LANDSCAPE SPECIFICATIONS

2	06.06.2025
1	04.25.2025
REVISIONS	

DATE	03.14.2025
PROJECT NO.	LN23146
DRAWN	MNW
CHECKED	ZML
SHEET NO.	

L1.17

XREFS:
PLOT CONFIG:

Park Plan
ASHBURY OF SOUTH ELGIN
South Elgin, Illinois
June 6, 2025

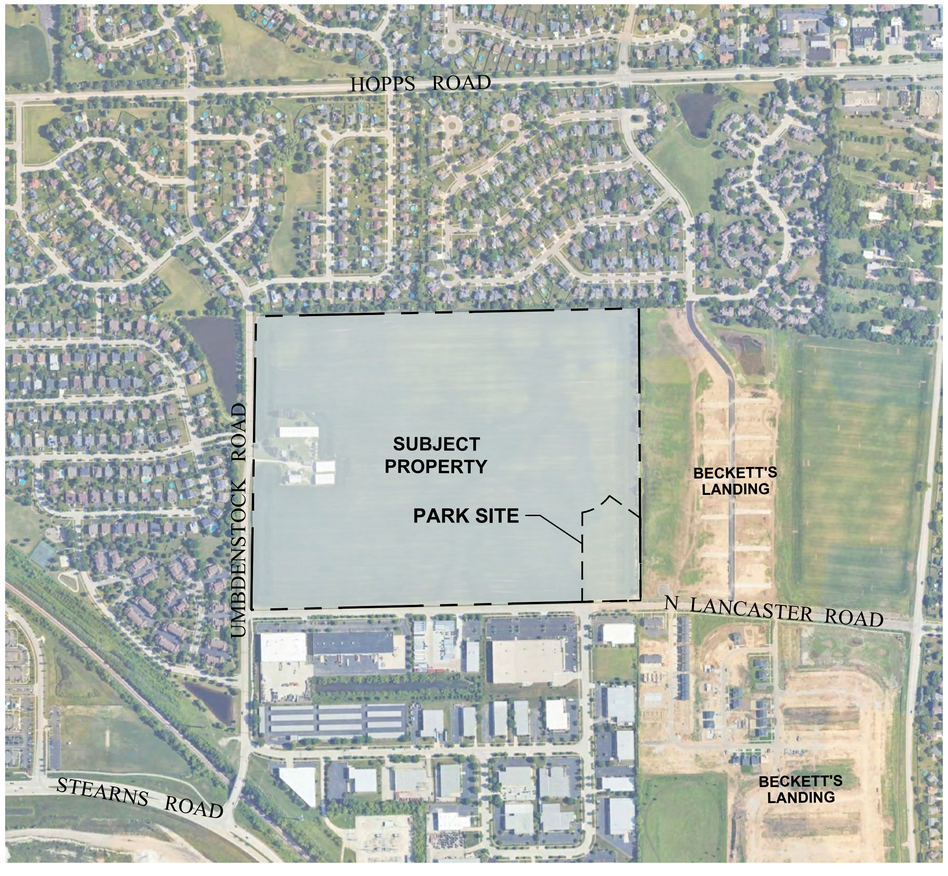
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



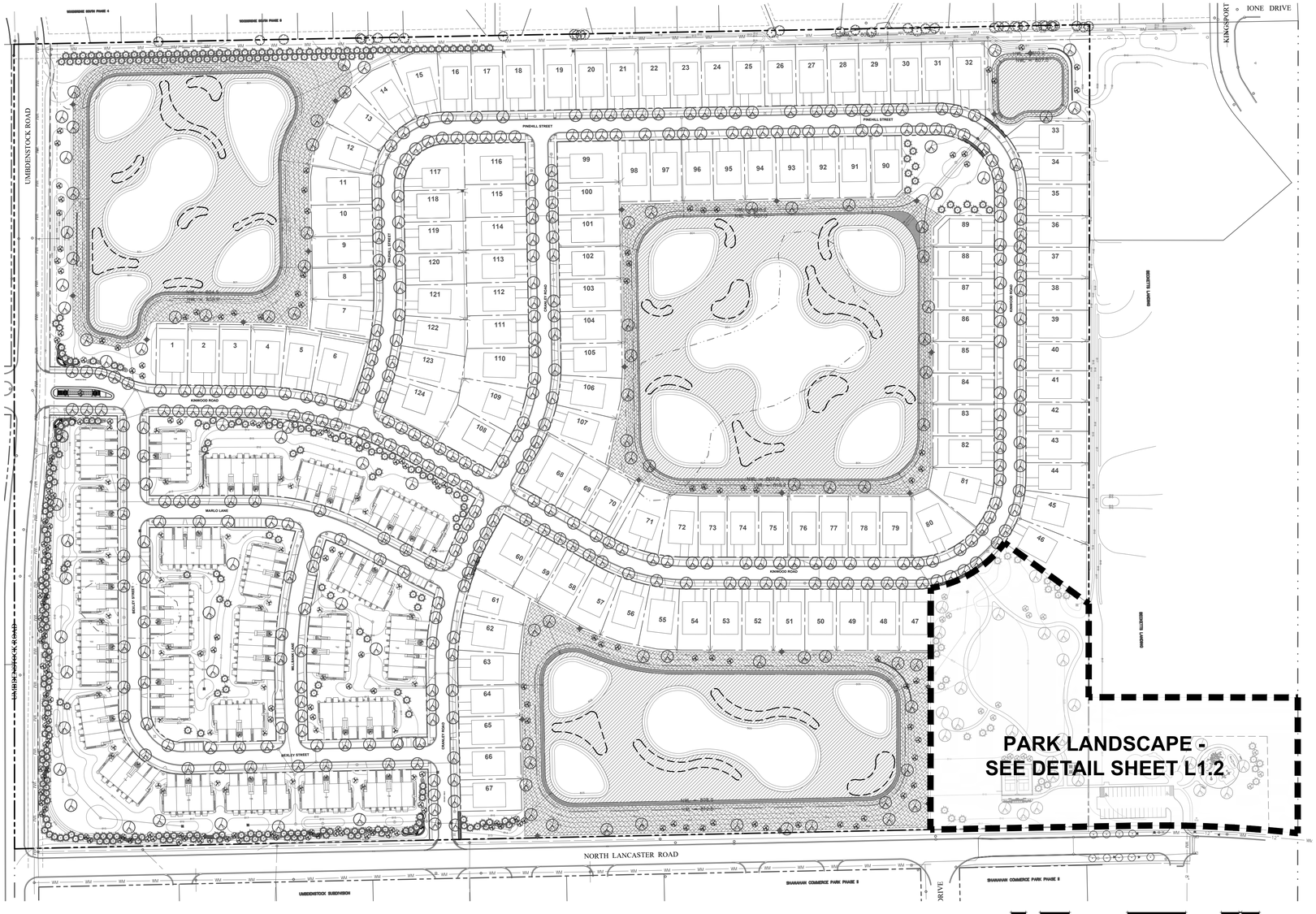
LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL PLAN
L1.2	LANDSCAPE PLAN
L1.3	LAYOUT PLAN
L1.4	AMENITY DETAILS
L1.5	AMENITY DETAILS
L1.6	AMENITY DETAILS
L1.7	SPECIFICATIONS
L1.8	SPECIFICATIONS

LENNAR®

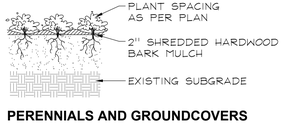
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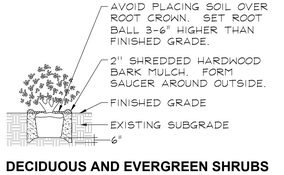
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AR	4	Acer x freemanii 'Redpointe' REDPOINTE MAPLE	2 1/2" Cal.	
AM	2	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	2	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
GT	3	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PM	7	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	2	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QR	3	Quercus rubra RED OAK	2 1/2" Cal.	
TA	3	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
		ORNAMENTAL TREES		
BN	5	Betula nigra 'Cully' HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem
CC	9	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
SR	3	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
PA	11	Picea abies NORWAY SPRUCE	8' Ht.	
PG	8	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	3	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	5	Picea pungens COLORADO SPRUCE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	5	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
JK	10	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
SH	11	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AL	14	Allium 'Millenium' MILLENIUM ONION	#1	18" O.C.
EC	34	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
		MISC. MATERIALS		
	22	SHREDDED HARDWOOD MULCH	C.Y.	
	4.1	TURF SEED & EROSION CONTROL BLANKET	AC.	

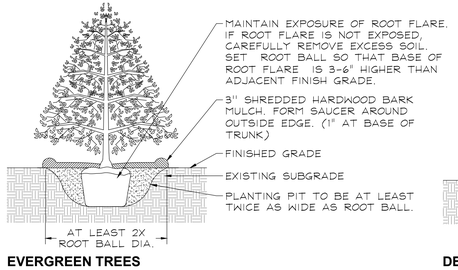
PLANTING DETAILS



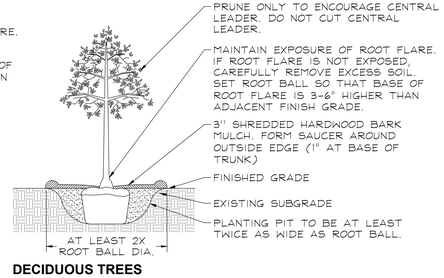
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

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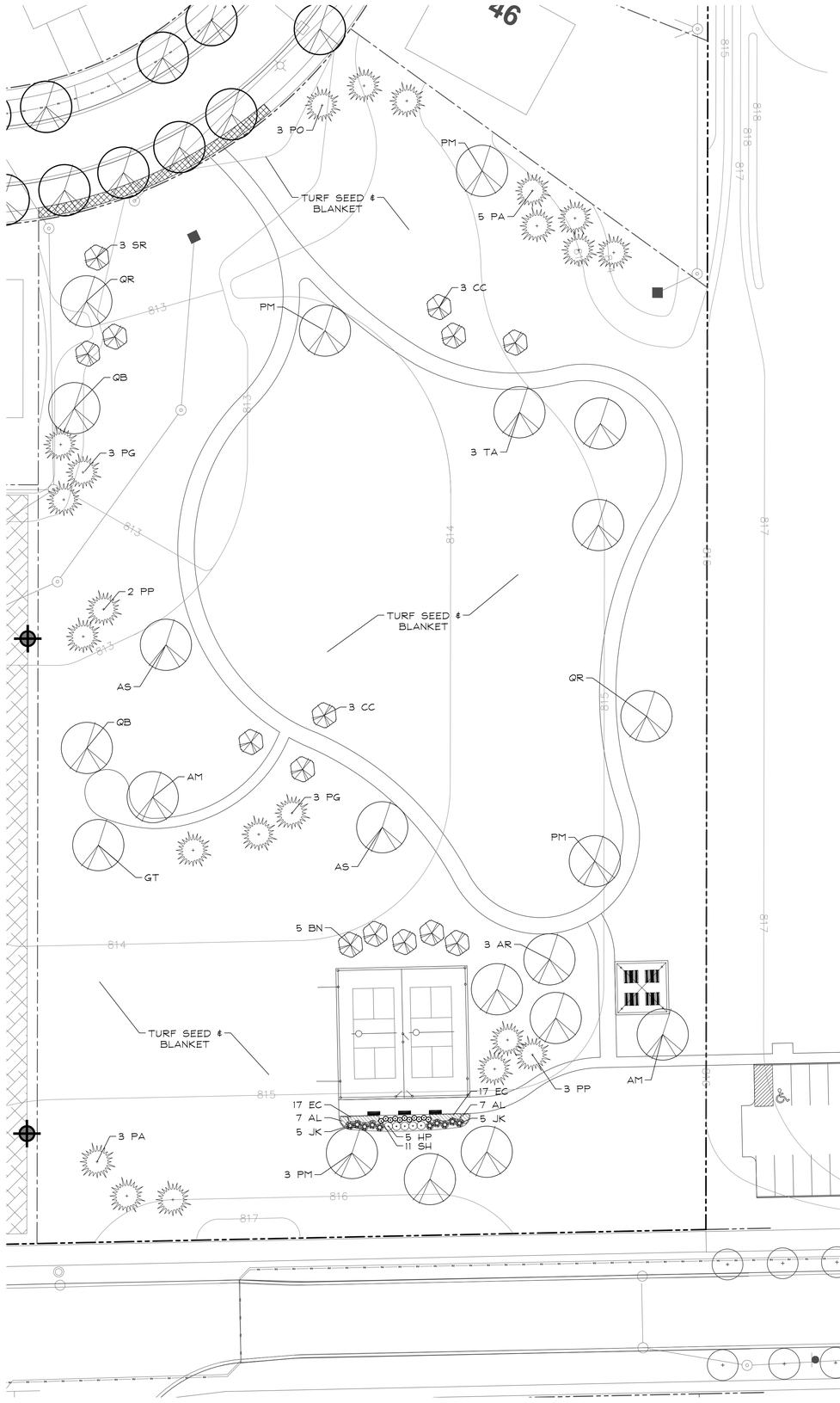
CIVIL ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

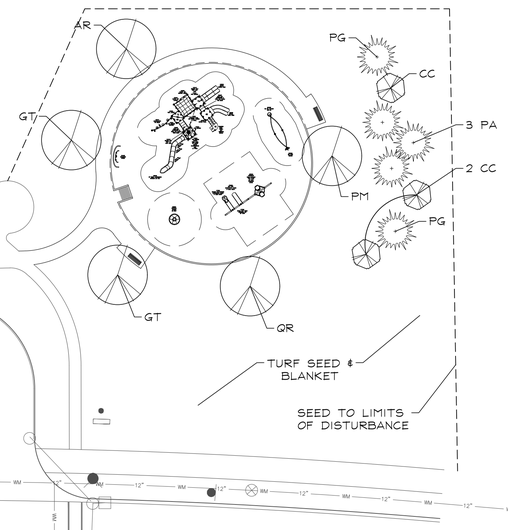
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
OVERALL PLAN

REVISION	DATE
2	2025.06.06
1	2025.05.29

DATE	2025.04.25
PROJECT NO.	LN23146
DRAWN	RY
CHECKED	ZML
SHEET NO.	L1.1

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PLAY LOT GENERAL NOTES:

1. CONCRETE WALK. SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
2. CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
3. ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
5. THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
6. FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
8. CONTRACTER SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
9. CONTRACTER SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION
10. CONTRACTER SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
11. CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
12. CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.

0 15' 30' 60' 90'
SCALE: 1"=30'

NORTH

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ROSEMONT, IL 60018

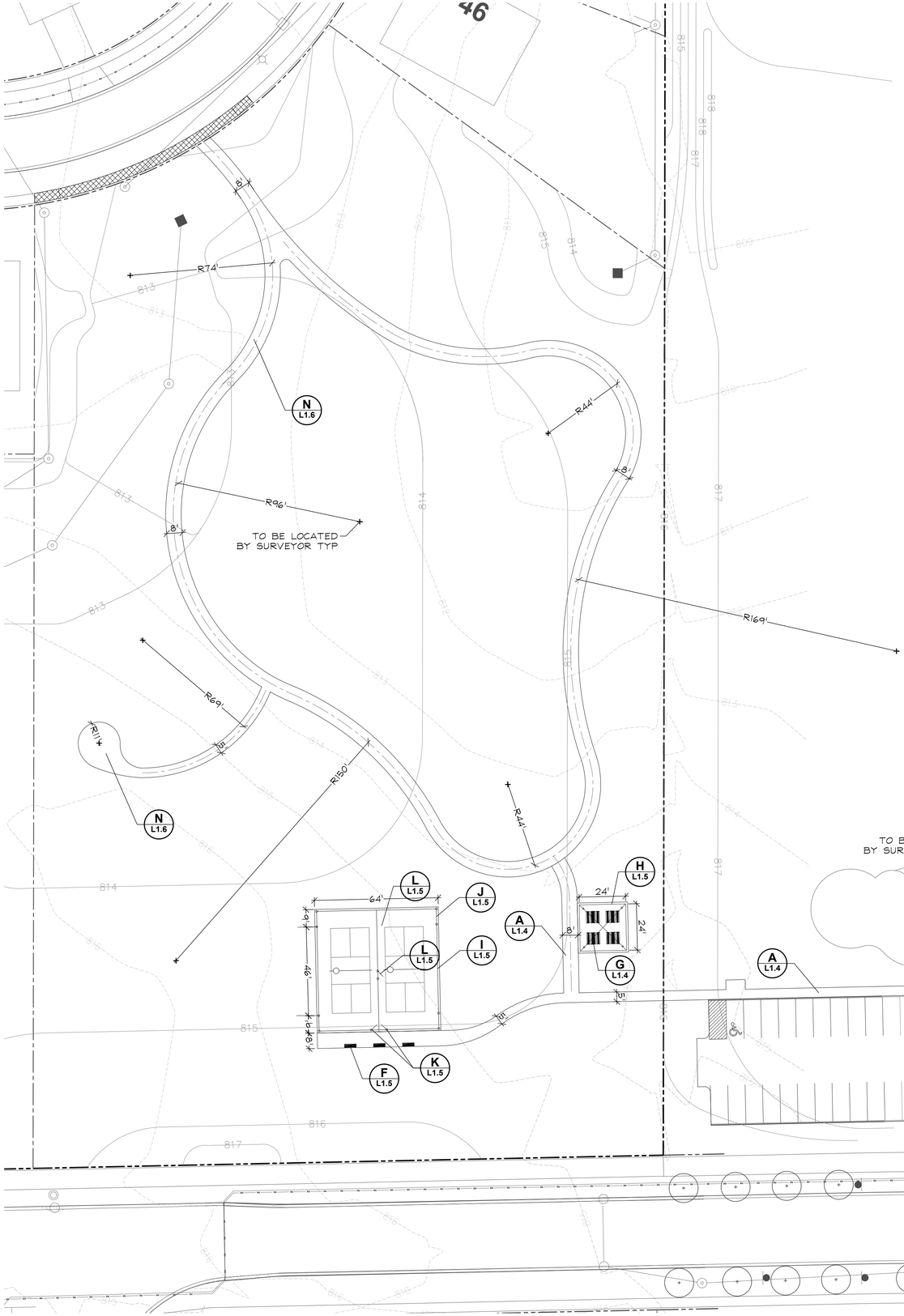
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
LANDSCAPE PLAN

REVISION	DATE
2	2025.06.06
1	2025.05.29

DATE	2025.04.25
PROJECT NO.	LN23146
DRAWN	RY
CHECKED	ZML
SHEET NO.	L1.2

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SITE FURNISHINGS SCHEDULE

KEY	ITEM	MODEL	MANUFACTURER	QUANTITY	COMMENTS
A L1.4	CONCRETE WALK	42		3,100 S.F.	
B L1.4	THICKENED EDGE			156 L.F.	
C L1.4	CONCRETE CURB			107 L.F.	
D L1.4	ARTIFICIAL TURF		PERFECT TURF	5,506 S.F.	
E L1.4	CONCRETE RAMP			1.0	
F L1.4	BENCH		BELSON OUTDOOR	5.0	
G L1.4	PICNIC TABLE	298-60TMR	DUMOR	4.0	
H L1.5	SHADE STRUCTURE	CAR24	POLIGON	1.0	ROOF: BLACK WITH PLANKING FRAME: BLACK
I L1.5	4' FENCE			151 L.F.	
J L1.5	8' FENCE			156 L.F.	
K L1.5	8' FENCE GATE			2.0	
L L1.5	4' FENCE GATE			1.0	
M L1.5	PICKLEBALL COURT			1.0	
N L1.5	ASPHALT PATH			8,782 S.F.	

PLAY APPARATUS SCHEDULE

KEY	ITEM	MANUFACTURER	COMMENTS
O L1.6	IND GYRO TWISTER	LANDSCAPE STRUCRTURES	
P L1.6	REVIWHIRL SPINNER	LANDSCAPE STRUCRTURES	
Q L1.6	RHAPSODY GRANDIOSO CHIMES	LANDSCAPE STRUCRTURES	
R L1.6	5-12 3 PLACE SWINGSET	LANDSCAPE STRUCRTURES	
S L1.6	5-12 PLAY STRUCTURE	LANDSCAPE STRUCRTURES	

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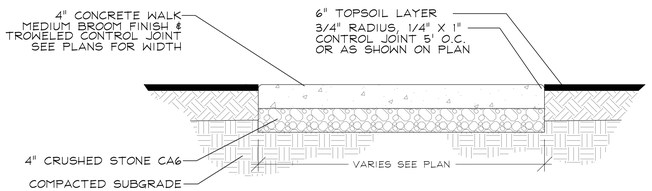
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
LAYOUT PLAN

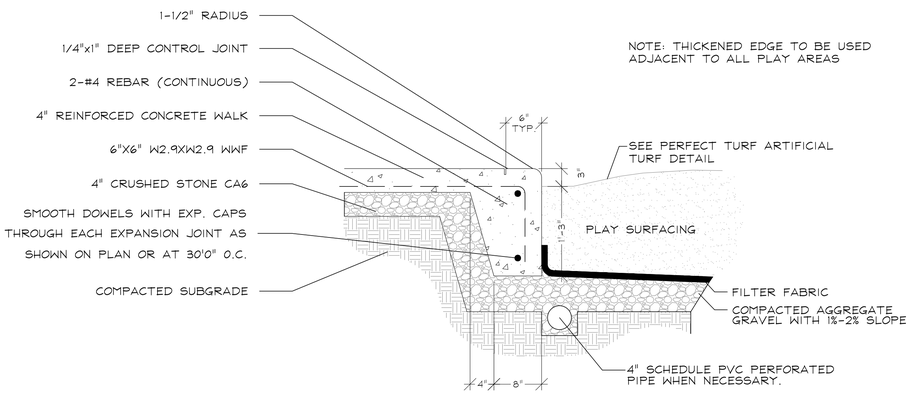
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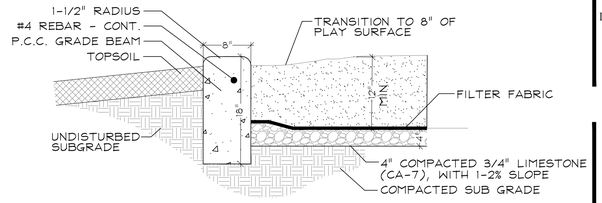
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SHEET NO.	L1.3

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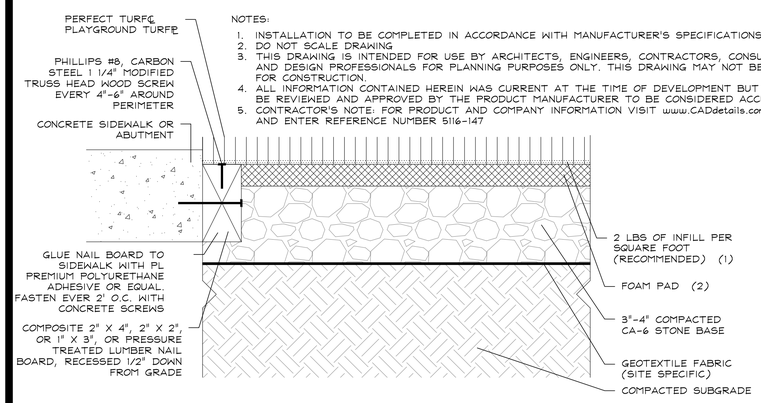
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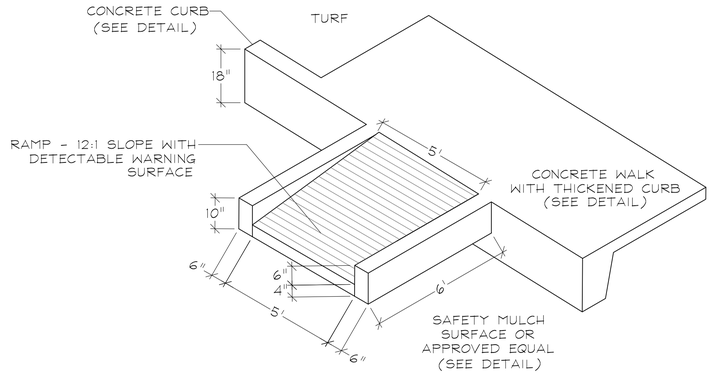


A CONCRETE WALK DETAIL
NOT TO SCALE



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5116-147

B THICKENED EDGE DETAIL
NOT TO SCALE



C CONCRETE CURB DETAIL
NOT TO SCALE

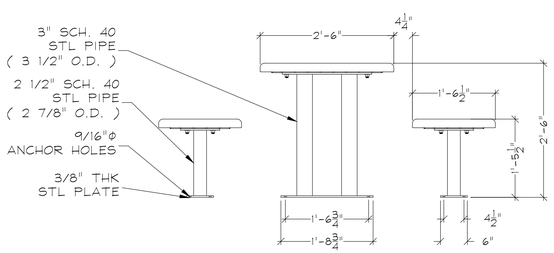
BELSON OUTDOORS
MODEL: CBPB-6SB-BK
COLOR: BLACK POWDER COATED
MOUNTING: SURFACE

INSTALL PER MANUFACTURER'S SPECIFICATIONS



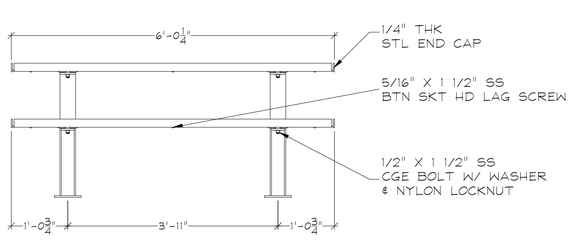
D ARTIFICIAL TURF DETAIL
NOT TO SCALE

DUMOR SITE FURNISHINGS
MODEL: 298-60TMR
COLOR: TEXTURED CHARCOAL
SLATS: THERMALLY MODIFIED RED OAK
MOUNTING: SURFACE MOUNTED
INSTALL PER MANUFACTURER'S SPECIFICATIONS

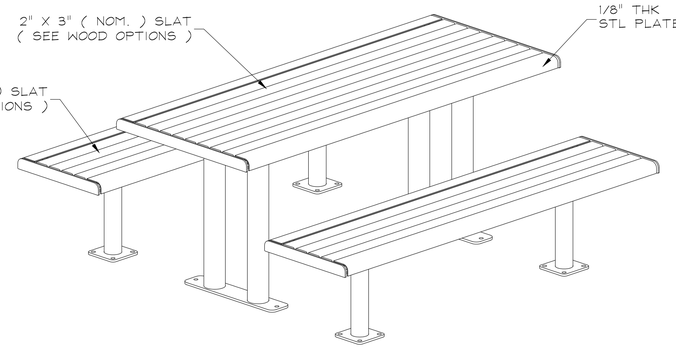


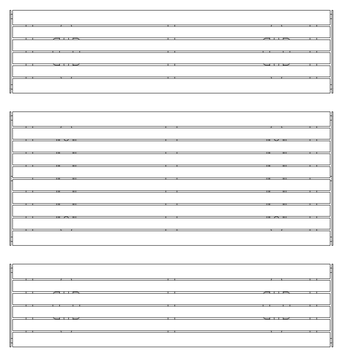
E CONCRETE RAMP DETAIL
NOT TO SCALE

NOTES
1.) ALL STL. MEMBERS COATED W/ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2 SURFACE MOUNT.



F BENCH DETAIL
NOT TO SCALE





G PICNIC TABLE DETAIL
NOT TO SCALE

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ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
AMENITY DETAILS

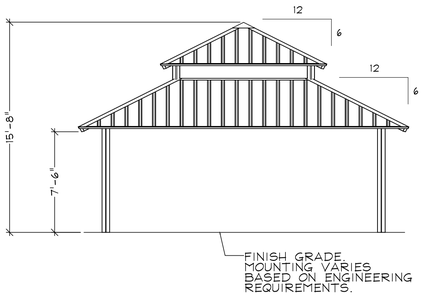
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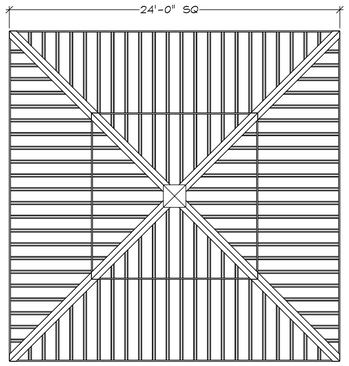
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PROJECT NO.	LN23146
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SHEET NO.	L1.4

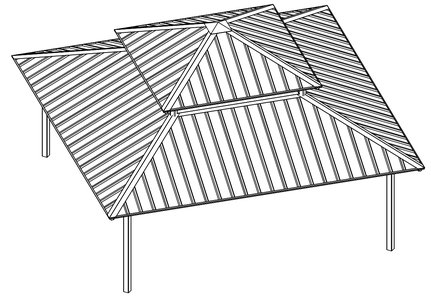
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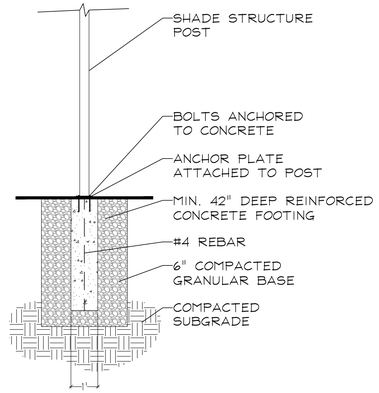
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GENERAL ROOF NOTES:
1. METAL ROOFING:
   - 24 GAUGE
   - GALVALUME COATED
   - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS

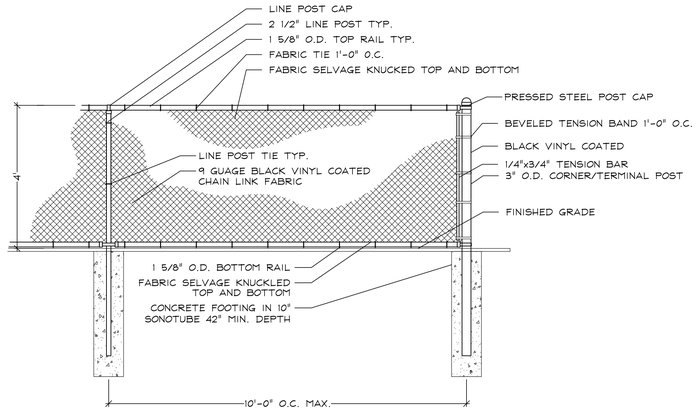




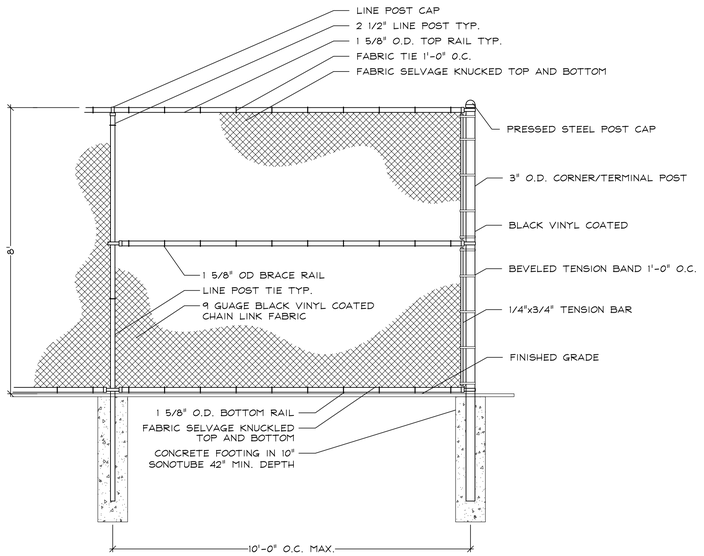




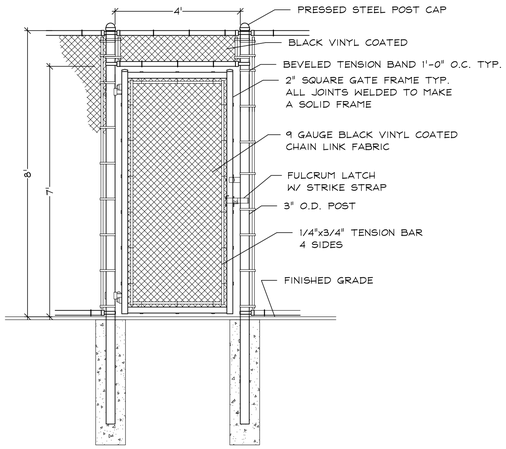
(H) SHADE STRUCTURE DETAIL
NOT TO SCALE



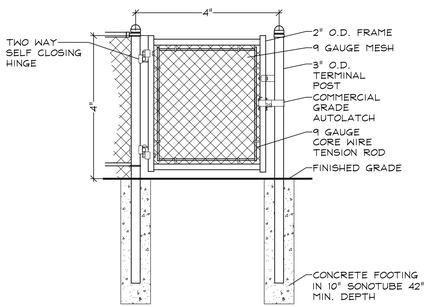
(I) 4' FENCE DETAIL
NOT TO SCALE



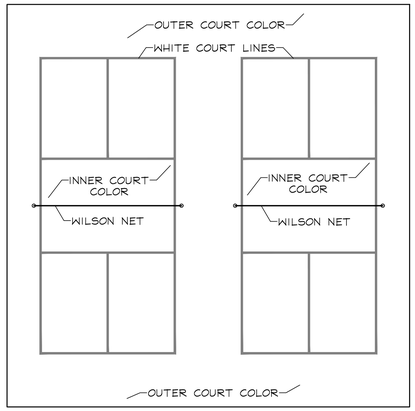
(J) 8' FENCE DETAIL
NOT TO SCALE



(K) 8' FENCE GATE DETAIL
NOT TO SCALE



(L) 4' GATE DETAIL
NOT TO SCALE

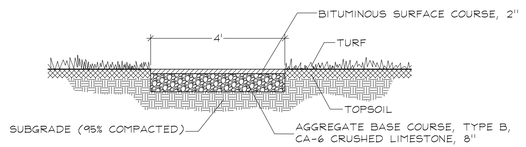


INNER COURT COLOR: BLUE
OUTER COURT COLOR: DARK GREEN
BASE: 3" ASPHALT

INSTALL PER MANUFACTURER'S SPECIFICATIONS

FOR SURFACE SEE ASPHALT PATH DETAIL SHEET L1.3

(M) PICKLEBALL COURT DETAIL
NOT TO SCALE



(N) ASPHALT PATH
NOT TO SCALE

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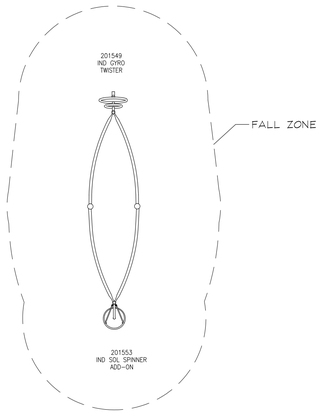
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SOUTH ELGIN, ILLINOIS
PARK PLAN
AMENITY DETAILS

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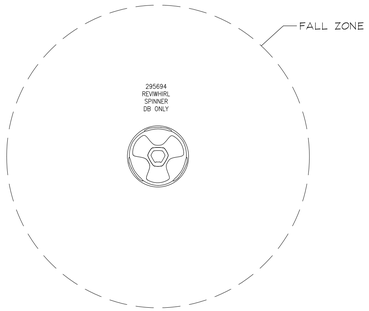
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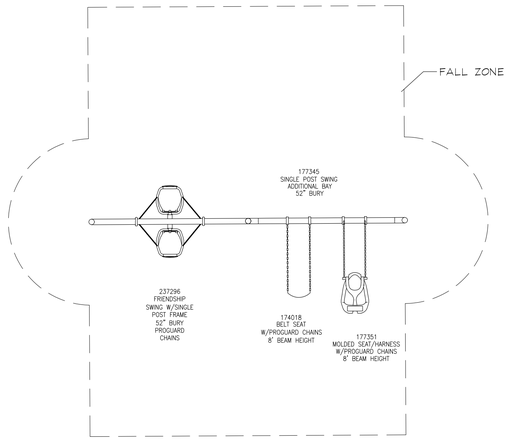
O GYRO SPINNER
NOT TO SCALE



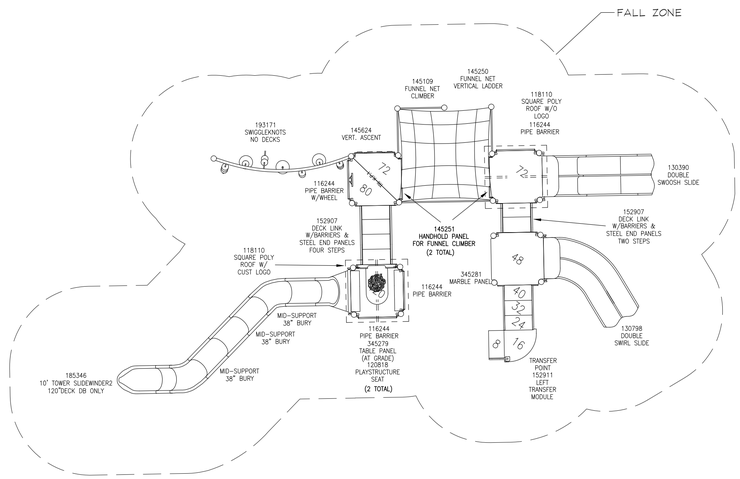
P SPINNER DETAIL
NOT TO SCALE



Q CHIMES DETAIL
NOT TO SCALE



R 5-12 YRS. 4-PLACE SWINGSET DETAIL
NOT TO SCALE



S 5-12 YRS. PLAY STRUCTURE DETAIL
NOT TO SCALE

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I. GENERAL SPECIFICATIONS

A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertiilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:
      65% Improved Kentucky Bluegrass (minimum three (3) varieties)
      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)
      10% Creeping Red Fescue
      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. North American Green seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertiiizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Mulch
   a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
   b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
10. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
11. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
12. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Downspout Splash Areas:
       i) Downspout splash areas in lawns shall be 24" concrete splash blocks.
       ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
    c. Sand: Sand shall be coarse "torpedo" sand.
    d. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:
      Spring - April 1st to June 15th
      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

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ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
SPECIFICATIONS

REVISION	DATE
2	2025.06.06
1	2025.05.29

DATE	2025.04.25
PROJECT NO.	LN23146
DRAWN	RY
CHECKED	ZML
SHEET NO.	L1.7

811 Know what's below. Call before you dig.

I. GENERAL SPECIFICATIONS CONTINUED

5. Reconditioning Existing Turf
   a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
   b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.
   c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.
   d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.
   e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.
   f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.
6. Mulching

   Trees and Shrubs
   a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.
7. Pruning
   a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.
   b. Prune with clean, sharp tools.
   c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.
   d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.
8. Care of Existing Trees
   a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.
   b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.
9. Clean-up
   a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.
   b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.
   c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.
   d. No storing of rubbish or debris will be allowed on the site.
   e. No debris shall be buried at the site.
   f. No landscaping debris is allowed on the site dumpsters.
   g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.
   h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.
10. Inspections

In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.

a. Inspection of plants and containers prior to planting.
b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.
c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.
   a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.
   b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.
   c. Contractor shall water all sod and plantings for the first two weeks following installation.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.
2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.
3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.
4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.
5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.
6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.
7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.
8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
   b. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.
2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.
4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.
5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.
6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.
7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.
9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.
10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.
11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.
12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.
13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.
14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.
2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.
5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.
6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.
2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum
3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

IV. TRADITIONAL LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing
   a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
   b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
   c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
   d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
   e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
   f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
   g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
   h. Clippings shall be removed from all pavement areas.
2. Edging
   a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
   b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.
3. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
   c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions
   d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
   e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
   f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning
   a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.

   b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
   c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.
   d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
   e. Ornamental grasses should be trimmed during the spring cleanup.
   f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.
2. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
   c. Pre-emergent weed control shall be applied at the beginning of the growing season.
   d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
   e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup
   a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
   b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
   c. Fresh mulch should be applied to any bare spots in the planting beds.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup
   a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
   b. All planting beds will have leaves and debris removed at the end of the season.
   c. Perennials without winter interest shall be cut back.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.
2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.
3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.
4. Hard hats to be worn by all employees at all times.
5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.
6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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EAST DUNDEE, IL 60118

CIVIL ENGINEER

MACKIE CONSULTANTS
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ROSEMONT, IL 60018

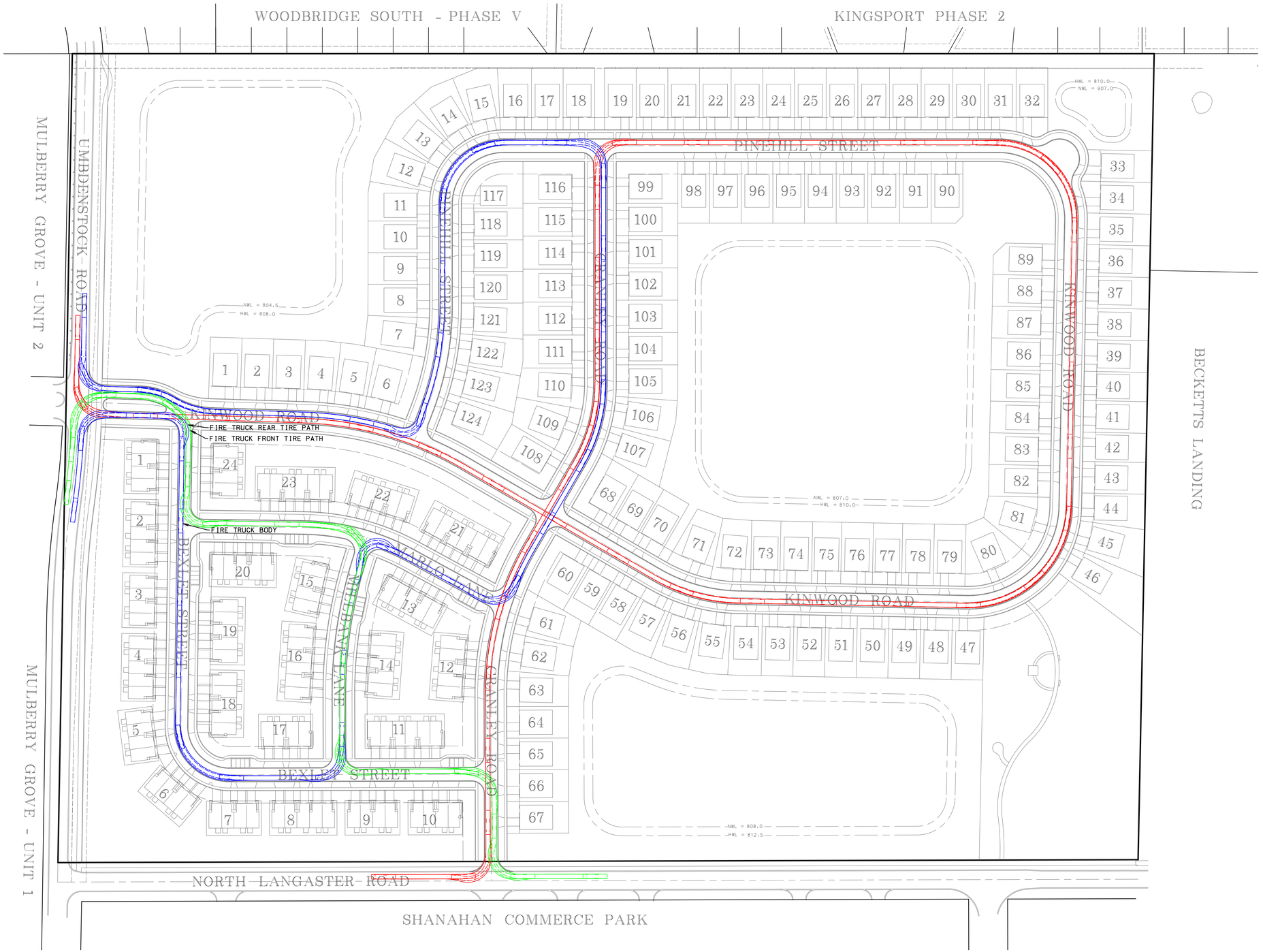
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, ILLINOIS
PARK PLAN
SPECIFICATIONS

REVISION	DATE
2	2025.06.06
1	2025.05.29

DATE	2025.04.25
PROJECT NO.	LN23146
DRAWN	RY
CHECKED	ZML
SHEET NO.	L1.8

811 Know what's below. Call before you dig.

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
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(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, IL 60173
PHONE: 224-293-3100
FAX: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	RSV
DRAWN	NB
APPROVED	KJM
DATE	03/14/2025
SCALE	1" = 100'

FIRE TRUCK TURNING EXHIBIT
ASHBURY OF SOUTH ELGIN
SOUTH ELGIN, IL

SHEET 1 OF 1
PROJECT NUMBER: 5011
© MACKIE CONSULTANTS LLC, 2025
ILLINOIS FIRM LICENSE 184-002694

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Traditional Townhomes – Ashbury of South Elgin 5-30-25










PARK POINTE
Pointe
Townhomes
4 Models Open







5-30-25



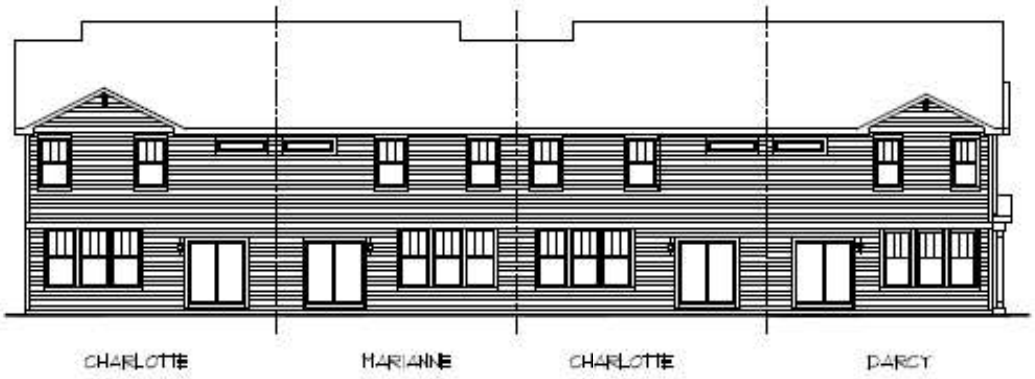
01 FRONT ELEV.

SCALE: 3/32" = 1'-0"



02 SIDE ELEV.

SCALE: 3/32" = 1'-0"



03 REAR ELEV.

SCALE: 3/32" = 1'-0"



04 SIDE ELEV.

SCALE: 3/32" = 1'-0"

5-30-25



01 **FRONT ELEV.**



02 **SIDE ELEV.**



03 **REAR ELEV.**



04 **SIDE ELEV.**

5-30-25



01 FRONT ELEV.



02 SIDE ELEV.



03 REAR ELEV.



04 SIDE ELEV.

Traffic Impact Study
Proposed Spohr Farm Residential Development
South Elgin, Illinois



Prepared For:

LENNAR®

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

May 29, 2025

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in South Elgin, Illinois. The site, which is currently vacant, is located in the northeast quadrant of the intersection of Umbdenstock Road with North Lancaster Road. As proposed, the site will be developed with 124 single family homes and 114 townhomes. Access to the development will be provided via a full movement access drive on Umbdenstock Road and a full movement access drive on North Lancaster Road.

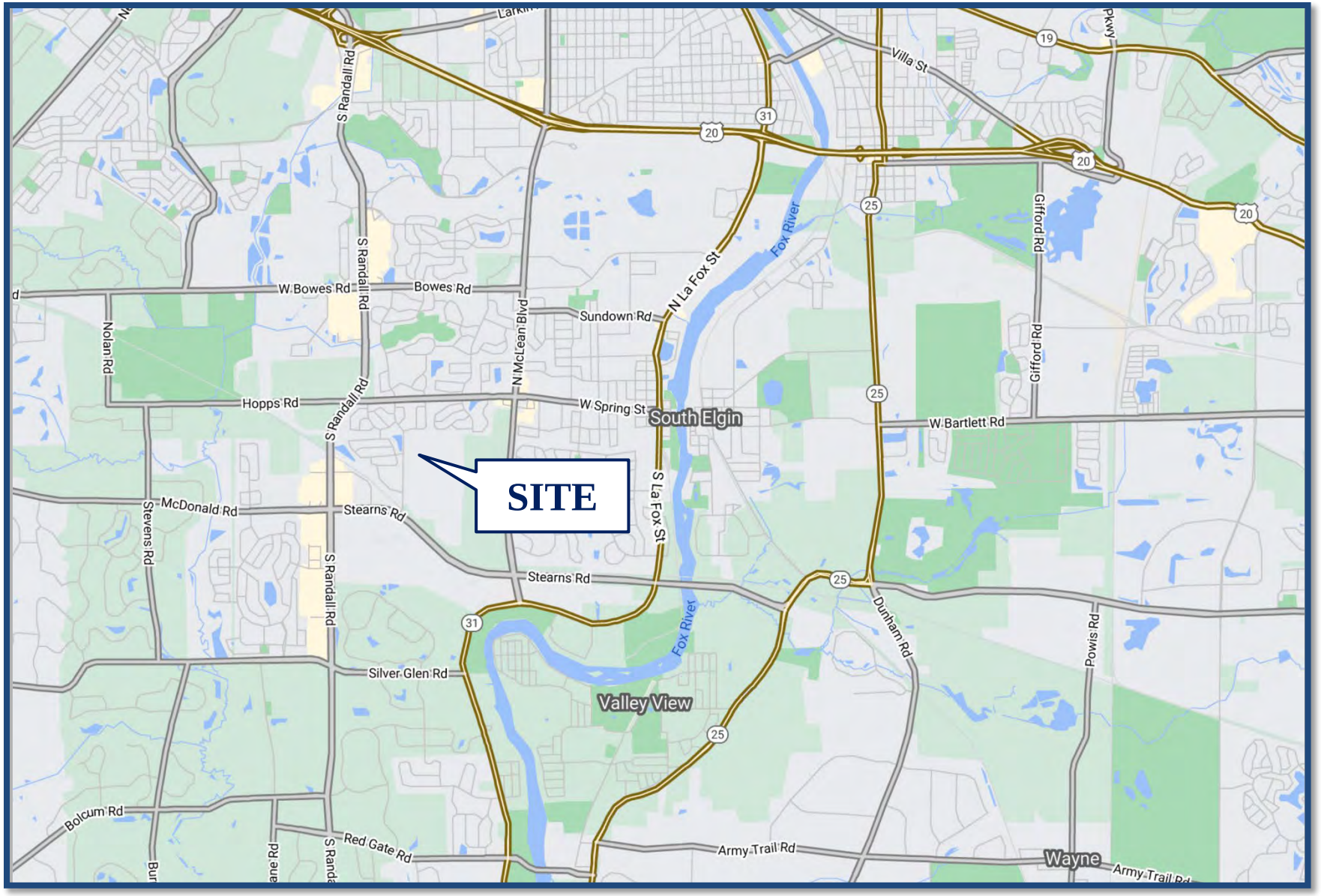
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Traffic signal warrant analysis
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Year 2032 Base Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes conducted in 2021 and 2022 increased by the traffic expected to be generated by Beckett's Landing, the proposed Authentix residential development, and an ambient area growth factor not attributable to any particular development.

2. Year 2032 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2032 no-build traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site
Spohr Farms Residential Development
South Elgin, Illinois

Figure 2

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is currently vacant, is bounded by the Woodbridge South subdivision to the north, the Beckett's Landing subdivision to the east, North Lancaster Road to the south, and Umbdenstock Road to the west. Land uses within the vicinity of the site are primarily residential to the north, east, and west, industrial to the south, and commercial along Randall Road.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the base roadway characteristics which include the existing characteristics as well as the changes that will be implemented with the completion of the Beckett's Landing development as well as IDOT's ongoing McLean Boulevard improvements.

McLean Boulevard is a north-south, minor arterial roadway that generally provides two lanes in each direction north of Spring Street and one lane in each direction south of Spring Street. McLean Boulevard is currently closed between South Lancaster Circle and Sunbury Road due to construction which is discussed later in this report. At its signalized intersection with Spring Street, McLean Boulevard provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the northbound approach and an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the southbound approach. A high-visibility crosswalk is provided on the south leg of this intersection and a standard style crosswalk is provided on the north leg of this intersection. At its signalized intersection with Stearns Road, McLean Boulevard provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on both approaches. A high-visibility crosswalk is provided on the south leg of this intersection. At its unsignalized intersection with North Lancaster Circle and North Lancaster Road, McLean Boulevard provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the northbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the southbound approach. McLean Boulevard is under the jurisdiction of the Illinois Department of Transportation (IDOT) south of Spring Street and the Kane County Division of Transportation (KDOT) north of Spring Street, carries an Annual Average Daily Traffic (AADT) volume of 20,200 vehicles north of Spring Street and has a posted speed limit of 45 miles per hour.

N

NOT TO SCALE

HEARTLAND MEADOWS SUBDIVISION

WOODBRIDGE SOUTH SUBDIVISION

THE CARRIAGE HOMES OF SANDHURST SUBDIVISION

FOX HOLLOW SUBDIVISION

COUNTRY CORNERS

MULBERRY GROVE SUBDIVISION

SPRINGS AT SOUTH ELGIN SUBDIVISION

LANCASTER INDUSTRIAL PARK

PROPOSED AUTHENTIX APARTMENTS

PLANNED BECKETT'S LANDING SUBDIVISION

MCLEAN FEN FOREST PRESERVE

FOX RIVER QUARRY

SITE

HOPPS ROAD

UMBDENSTOCK ROAD

COTTONWOOD DRIVE

HOBART DRIVE

MCLEAN BOULEVARD

SPRING STREET

FOXMOOR LANE

WALNUT CREEK LANE

MONTCLAIR DRIVE

KINGSPORT DRIVE

LANCASTER ROAD

LANCASTER CIRCLE

HATFIELD LANE

COMSTOCK ROAD

COLLINGWOOD ROAD

SHANAHAN DRIVE

JOSEPH DRIVE

STEARNS ROAD

ATHERTON ROAD

30 30 30 30 30 30 30 45 45 45 45 45 45 45 35 25

LEGEND

- TRAVEL LANE
- TRAFFIC SIGNAL
- STOP SIGN
- SPEED LIMIT SIGN
- BUS STOP
- BUS STOP WITH SHELTER
- STANDARD CROSSWALK
- HIGH VISIBILITY CROSSWALK
- FUTURE TRAFFIC SIGNAL

SPOHR FARM
SOUTH ELGIN, ILLINOIS

ROADWAY CHARACTERISTICS
WITH COMPLETION OF ONGOING AREA IMPROVEMENTS

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-313 Figure: 3

Stearns Road is generally an east-west, principal arterial roadway that provides two lanes in each direction in the vicinity of the site. At its signalized intersection with McLean Boulevard, Stearns Road provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the eastbound approach and dual left-turn lanes, two through lanes, and an exclusive right-turn lane on the westbound approach. A high-visibility crosswalk is provided on the west leg of this intersection. At its unsignalized intersection with Umbdenstock Road, Stearns Road provides an exclusive left-turn lane and two through lanes on the eastbound approach and two through lanes and an exclusive right-turn lane on the westbound approach. Stearns Road is under the jurisdiction of KDOT, carries an AADT volume of 13,100 vehicles east of Umbdenstock Road and 10,500 vehicles west of Umbdenstock Road (IDOT 2023), and has a posted speed limit of 45 miles per hour.

Spring Street/Hopps Road is an east-west, minor arterial roadway that provides one lane in each direction in the vicinity of the site. At its signalized intersection with McLean Boulevard, Spring Street provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the westbound approach. A high-visibility crosswalk is provided on the west leg of this intersection and a standard style crosswalk is provided on the east leg of this intersection. At its unsignalized intersections with Walnut Creek Drive, Umbdenstock Road, Foxmoor Lane/Cottonwood Drive, and Kingsport Drive/Hobart Drive, Spring Street provides exclusive eastbound and westbound left-turn lanes and one through lane in each direction. Standard style crosswalks are provided on the east and west legs of these intersections except at Walnut Creek Drive. East of Foxmoor Lane, this roadway is designated as Spring Street and is under the jurisdiction of the Village of South Elgin. West of Foxmoor Lane, this roadway is designated as Hopps Road and is under the jurisdiction of the City of Elgin. Spring Street/Hopps Road has a posted speed limit of 45 miles per hour west of Kingsport Drive, 35 miles per hour between Kingsport Drive and McLean Boulevard, and 30 miles per hour east of McLean Boulevard. Spring Street/Hopps Road carries an AADT volume of 11,800 vehicles west of McLean Boulevard and 9,300 vehicles east of McLean Boulevard (IDOT 2023).

Umbdenstock Road is a north-south, minor collector roadway that extends north from Stearns Road and provides one lane in each direction. At its unsignalized intersection with Stearns Road, Umbdenstock Road provides an exclusive left-turn lane and an exclusive right-turn lane and is under stop sign control. At its unsignalized intersection with Hopps Road, Umbdenstock Road provides a shared left-turn/through/right-turn lane on both approaches and is under stop sign control. At its unsignalized intersections with Walnut Creek Drive, Foxmoor Lane, Montclair Drive, North Lancaster Road, Shanahan Drive, and Hatfield Lane, Umbdenstock Road provides one through lane in each direction and an exclusive northbound left-turn lane at its intersections with Montclair Drive and Hatfield Lane and an exclusive southbound left-turn lane at its intersection with Shanahan Drive. North of Foxmoor Lane, Umbdenstock Road is under the jurisdiction of the City of Elgin. South of Foxmoor Lane, Umbdenstock Road is under the jurisdiction of the Village of South Elgin. Umbdenstock Road has a posted speed limit of 30 miles per hour and carries an AADT volume of 2,850 vehicles (IDOT 2023).

Walnut Creek Drive is a local roadway that extends between Hopps Road and Umbdenstock Road and provides one lane in each direction. At its unsignalized intersection with Hopps Road, Walnut Creek Drive provides a shared left-turn/right-turn lane on the northbound approach and is under stop sign control. At its unsignalized intersection with Umbdenstock Road, Walnut Creek Drive provides a shared left-turn/right-turn lane on the eastbound approach and is under stop sign control. Walnut Creek Drive is under the jurisdiction of the City of Elgin and has no posted speed limit.

North Lancaster Road/North Lancaster Circle is an east-west, local roadway that extends east from Umbdenstock Road to McLean Boulevard and provides one lane in each direction. North Lancaster Road extends west of McLean Boulevard and North Lancaster Circle extends east of McLean Boulevard. At its unsignalized intersection with McLean Boulevard, the North Lancaster Road provides an exclusive left-turn lane and a shared through/right-turn lane and the North Lancaster Circle approach provides a shared left-turn/through/right-turn. At its unsignalized intersection with Umbdenstock Road, North Lancaster Road provides a shared left-turn lane/right-turn lane on the westbound approach and is under stop sign control. At its unsignalized intersections with Kingsport Road, Joseph Drive, Comstock Road, and Collingwood Road, North Lancaster Road provides one lane in each direction. North Lancaster Road and North Lancaster Circle are under the jurisdiction of the Village of South Elgin and North Lancaster Circle has a posted speed limit of 25 miles per hour.

Foxmoor Lane is a local roadway that extends between Hopps Road and Umbdenstock Road and provides one lane in each direction. At its unsignalized intersection with Hopps Road, Foxmoor Lane is aligned opposite Cottonwood Drive, provides a shared left-turn/through/right-turn lane on the northbound approach and is under stop sign control. At its unsignalized intersection with Umbdenstock Road, Foxmoor Lane provides a shared left-turn/right-turn lane on the westbound approach and is under stop sign control. Foxmoor Lane is under the jurisdiction of the City of Elgin and has no posted speed limit.

Cottonwood Drive is a local roadway that extends north from Hopps Road and provides one lane in each direction. At its unsignalized intersection with Hopps Road, Cottonwood Drive is aligned opposite Foxmoor Lane, provides a shared left-turn/through/right-turn lane on the southbound approach, and is under stop sign control. Cottonwood Drive is under the jurisdiction of the City of Elgin and has no posted speed limit.

Kingsport Drive is a north-south local roadway that extends south from Spring Street to North Lancaster Road and provides one lane in each direction. At its unsignalized intersection with Spring Street, Kingsport Drive is aligned opposite Hobart Drive, provides a shared left-turn/through/right-turn lane on the northbound approach, and is under stop sign control. At its unsignalized intersection with North Lancaster Road, Kingsport Drive provides a shared left-turn/right-turn lane on the southbound approach and will be under stop sign control. Kingsport Drive is under the jurisdiction of the Village of South Elgin and has no posted speed limit.

Hobart Drive is a north-south local roadway that extends north from Spring Street and provides one lane in each direction. At its unsignalized intersection with Spring Street, Hobart Drive is aligned opposite Kingsport Drive, provides a shared left-turn/through/right-turn lane on the southbound approach, and is under stop sign control. Kingsport Drive is under the jurisdiction of the Village of South Elgin and has no posted speed limit.

Montclair Drive is an east-west, local roadway that extends west from Umbdenstock Road and provides one through lane in each direction. At its unsignalized intersection with Umbdenstock Road, Montclair Drive provides an exclusive left-turn lane and an exclusive right-turn lane on the eastbound approach and is under stop sign control. Montclair Drive is under the jurisdiction of the City of Elgin and has a posted speed limit of 30 miles per hour.

Hatfield Lane is an east-west, local roadway that extends west from Umbdenstock Road and provides one through lane in each direction. At its unsignalized intersection with Umbdenstock Road, Hatfield Lane provides a shared left-turn/right-turn lane on the eastbound approach and is under stop sign control. Hatfield Lane is under the jurisdiction of the City of Elgin and has no posted speed limit.

Shanahan Road is an east-west, local roadway that extends east from Umbdenstock Road and provides one lane in each direction. At its unsignalized intersection with Umbdenstock Road, Shanahan Road provides a shared left-turn lane/right-turn lane on the westbound approach and is under stop sign control. Shanahan Road is under the jurisdiction of the Village of South Elgin and has no posted speed limit.

Beckett's Landing Residential Development

The parcel that borders the site to the east is currently under construction as the Beckett's Landing residential development. As proposed, the ultimate development is to contain 170 single-family homes and 178 townhome units. As part of the development, the following roadways have been constructed:

- North Lancaster Road was extended to McLean Boulevard where it is aligned opposite North Lancaster Circle. As discussed later in this report, this intersection is under construction as part of IDOT's ongoing improvements to McLean Boulevard and will be signalized as part of the improvement project.

- Kingsport Drive was extended from its terminus at Lone Drive through the Beckett's Landing development to the North Lancaster Road extension. At its intersection with North Lancaster Road, Kingsport Drive provides a shared left-turn/right-turn lane. Kingsport Drive will be under stop sign control at this intersection.

- Atherton Road which was constructed west of McLean Boulevard and intersects McLaen Boulevard approximately 1,600 feet south of North Lancaster Circle is still under construction as part of IDOT's ongoing improvements of McLean Boulevard.

- Collingwood Road and Comstock Road were constructed south of North Lancaster Road and intersect North Lancaster Road approximately 600 and 1,400 feet west of McLean Boulevard, respectively. At their intersections with North Lancaster Road, both roadways provide a shared left-turn/right-turn lane on the northbound approach and are under stop sign control.

A copy of the preliminary site plan showing the future roadways is included in the Appendix.

McLean Boulevard Improvements

IDOT is currently improving McLean Boulevard between Spring Street and Stearns Road. The existing two-lane cross-section is to be improved to a four-lane cross-section with two 11-foot-wide travel lanes in each direction and an 18-foot wide barrier median. As part of the project, the following improvements will be provided at the following intersections:

McLean Boulevard with North Lancaster Road and North Lancaster Circle

The intersection of McLean Boulevard with North Lancaster Road and North Lancaster Circle is proposed to be improved as follows:

- An exclusive northbound left-turn lane with 185 feet of storage and 200 feet of taper.
- An exclusive eastbound left-turn lane with 190 feet of storage and 155 feet of taper.
- An exclusive westbound left-turn lane with 115 feet of storage and 55 feet of taper.
- The existing northbound right-turn lane will be removed and replaced by a shared through/right-turn lane.
- The intersection will be under traffic signal control with a cycle length of 90 seconds during the weekday morning peak hour and 110 seconds during the weekday evening peak hour.
- The traffic signal at this intersection will be interconnected with the signalized intersection of McLean Boulevard with Spring Road to the north.

McLean Boulevard with Stearns Road

The signalized intersection of McLean Boulevard with Stearns Road will be improved as follows:

- The southbound approach (which currently provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane) will be improved to provide an exclusive left-turn lane, a through lane, and a shared through/right-turn lane.
- The eastbound approach (which currently provides an exclusive left-turn lane, two through lanes, and an exclusive right-turn lane) will be improved to provide dual left-turn lanes, two through lanes, and an exclusive right-turn lane.

McLean Boulevard with Atherton Road

The intersection of McLean Boulevard with Atherton Road will provide the following improvements:

- An exclusive northbound left-turn lane will be provided on McLean Boulevard with a storage length of 185 feet and a taper length of 220 feet.

- Atherton Road will provide one eastbound lane under stop sign control.

Bike Path

A bike path will be constructed along the west side of McLean Boulevard south of North Lancaster Road.

Year 2032 Base Traffic Volumes

Given that McLean Boulevard is closed between Spring Street and Sterns Road, traffic conditions within the study area do not represent normal or typical conditions. As such, previous traffic counts performed by KLOA, Inc. at the following intersections were used for this study:

- Stearns Road with Umbdenstock Road
- Hopps Road with Walnut Creek Drive
- Hopps Road with Umbdenstock Road
- Hopps Road with Foxmoor Lane/Cottonwood Drive
- Umbdenstock Road with Walnut Creek Drive
- Umbdenstock Road with Foxmoor Lane
- Umbdenstock Road with Montclair Drive
- Umbdenstock Road with Hatfield Lane
- Umbdenstock Road with Shanahan Drive

The traffic counts were conducted on Wednesday, March 23, 2022 during the weekday morning (6:30 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:30 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur between 7:00 A.M. and 8:00 A.M. during the weekday morning peak period and between 4:45 P.M. and 5:45 P.M. during the weekday evening peak period. Copies of the traffic count summary sheets are included in the Appendix. In addition, the 2022 traffic counts were supplemented with traffic counts conducted in January 2021 at the following intersections:

- McLean Boulevard with Spring Street
- McLean Boulevard with North Lancaster Circle
- McLean Boulevard with Stearns Road
- Spring Street with Hobart Drive/Kingsport Drive
- Umbdenstock Road with North Lancaster Road

In order to determine Year 2032 base traffic volumes, the existing 2021/2022 traffic counts were adjusted as follows to account for the projected growth in the area and the roadway extensions that have been installed or proposed in the area:

- As the traffic counts were conducted in 2021 and 2022, they were compared with previous counts conducted within the study area by KLOA, Inc. and with count data available on the IDOT Traffic Count Database System (TCDS) website. Overall, the comparison indicated that the traffic counts conducted in March 2022 were higher than the historic traffic volumes and did not need to be adjusted. However, the counts previously conducted in January 2021 were lower than the historic traffic volumes. Based on the comparison, the through traffic volumes on McLean Boulevard were increased by 85 percent during the weekday morning peak hour and 50 percent during the weekday evening peak hour. The 2021 traffic counts on Spring Street and Stearns Road as well as turning movements to/from McLean Boulevard were increased to match the 2022 traffic counts.

- The surveyed traffic volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on ADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes are projected to increase by a compound annual growth rate of 0.9 percent per year for a total of by 9.4 percent to represent Year 2032 conditions (2027 buildout plus five years). A copy of the CMAP projections letter is included in the Appendix.

- The traffic projected to be generated by the full buildout of the Beckett's Landing residential development, which was based on the KLOA, Inc. traffic impact study dated November 15, 2021.

- The traffic projected to be generated by the proposed Authentix residential development under construction in the northwest corner of the intersection of McLean Boulevard with North Lancaster Road. As approved, the development is to contain 336 apartment units with access provided via a full movement access drive and a right-in/right-out access drive on North Lancaster Road. The volume of traffic estimated to be generated by this development was based on "Multifamily Housing – Low-Rise" (Land-Use Code 220) trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition*.

- A portion of the traffic currently generated by the Lancaster Industrial Park that travels north on Umbdenstock Road to its intersection with Hopps Road was reassigned to the proposed extension of North Lancaster Road where they will turn on to McLean Boulevard directly via the proposed traffic signal.

Table 1 summarizes the traffic estimated to be generated by the Beckett's Landing development and **Table 2** summarizes the traffic estimated to be generated by the Authentix apartment development. **Figure 4** illustrates the Year 2032 base traffic volumes. It should be noted that the projected Year 2032 base traffic volumes along McLaen Road were compared to the Year 2050 projected traffic volumes from the Intersection Design Study (IDS) conducted at the intersection of McLean Boulevard and North Lancaster Road. The review of the traffic volumes showed that the projected Year 2032 base traffic volumes on McLean Boulevard were higher than the volume

in the projected volumes determined as part of the IDS and, as such, no adjustment was made to the McLean Boulevard projected volumes.

Table 1
ESTIMATED PEAK HOUR TRIP GENERATION – BECKETT'S LANDING

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
210	Single-Family Detached Housing (170 Homes)	32	94	126	106	63	169
220	Multifamily Housing – Low- Rise (178 Units)	19	63	82	62	37	99
	Total	51	157	208	168	100	268

Table 2
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION – AUTHENTIX

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
		In	Out	Total	In	Out	Total
220	Multifamily Housing – Low- Rise (336 Units)	30	97	127	104	61	165

NOT TO SCALE

HOPPS ROAD
UMBDENSTOCK ROAD
COTTONWOOD DRIVE
FOXMOOR LANE
HOBART DRIVE
MCLEAN BOULEVARD
SPRING STREET
WALNUT CREEK LANE
MONTCLAIR DRIVE
SITE
KINGSPORT DRIVE
LANCASTER ROAD
HATFIELD LANE
COMSTOCK ROAD
COLLINGWOOD ROAD
LANCASTER CIRCLE
SHANAHAN DRIVE
JOSEPH DRIVE
STEARNS ROAD
ATHERTON ROAD

A HOPPS ROAD @ WALNUT CREEK LANE

B UMBDENSTOCK ROAD @ WALNUT CREEK LANE

C UMBDENSTOCK ROAD @ HATFIELD LANE

D UMBDENSTOCK ROAD @ SHANAHAN DRIVE

LEGEND

00 - AM PEAK HOUR (7:00-8:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

SPOHR FARM
SOUTH ELGIN, ILLINOIS

YEAR 2032 BASE TRAFFIC VOLUMES

KLOA
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Job No: 24-313 Figure: 4

Crash Summary

KLOA, Inc. obtained crash data for the most recent available past five years (2019 to 2023) at the study area intersections. A review of the crash data revealed that less than five crashes occurred over the five-year period at the intersections of McLean Boulevard with North Lancaster Circle, Hopps Road with Walnut Creek Drive and Foxmoor Lane, and Umbdenstock Road with Walnut Creek Drive, Foxmoor Lane, Montclair Drive, North Lancaster Road, Hatfield Lane, or Shanahan Drive. A summary of the crash data for the remaining intersections is shown in **Tables 3** through **6.** [1]

Table 3
MCLEAN BOULEVARD WITH SPRING STREET - CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	3	1	5	1	10
2020	2	0	4	0	2	0	8
2021	1	0	7	1	9	0	18
2022	3	1	1	0	6	0	11
2023	1	0	3	0	5	0	9
Total	**7**	**1**	**18**	**2**	**27**	**1**	**56**
Average/Year	**1.4**	**<1.0**	**3.6**	**<1.0**	**5.4**	**<1.0**	**11.2**

Table 4
MCLEAN BOULEVARD WITH STEARNS ROAD - CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	1	7	0	8	0	16
2020	0	0	1	0	0	0	1
2021	0	0	2	1	4	0	7
2022	0	1	6	1	2	0	10
2023	0	1	3	0	3	0	7
Total	**0**	**3**	**19**	**2**	**17**	**0**	**41**
Average/Year	**--**	**<1.0**	**3.8**	**<1.0**	**3.4**	**--**	**8.2**

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

Table 5
STEARNS ROAD WITH UMBDENSTOCK ROAD - CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	0	0	0	0	2	0	2
2020	0	1	0	0	1	0	2
2021	1	0	0	0	2	1	4
2022	0	1	0	0	2	0	3
2023	0	0	0	0	1	0	1
Total	**1**	**2**	**0**	**0**	**8**	**1**	**12**
Average/Year	**<1.0**	**<1.0**	**--**	**--**	**1.6**	**<1.0**	**2.4**

Table 6
HOPPS ROAD WITH UMBDENSTOCK ROAD - CRASH SUMMARY

Year	Type of Crash Frequency						
	Angle	Object	Rear End	Sideswipe	Turning	Other	Total
2019	2	0	0	0	1	0	3
2020	2	0	0	0	1	0	3
2021	4	0	1	0	2	0	7
2022	1	1	0	0	1	0	3
2023	4	0	2	0	0	0	6
Total	**13**	**1**	**3**	**0**	**5**	**0**	**22**
Average/Year	**2.6**	**<1.0**	**<1.0**	**--**	**1.0**	**--**	**4.4**

A review of the crash data identified the following trends:

- Most of the intersections in the study area experienced a low incidence of crashes with less than five crashes over the five year period or an average of less than one crash per year.

- The intersections that averaged more than five crashes per year were signalized intersections on McLean Boulevard which is currently undergoing significant improvements.

- No intersection experienced more than one pedestrian or cyclist accident during the review period and no pedestrian or cyclist fatalities were reported.

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be developed with 124 single family homes and 114 townhomes. Access to the site will be provided via two access drives:

- A proposed full movement access drive located on the east side of Umbdenstock Road aligned opposite Montclair Drive. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane. Outbound movements will be under stop sign control. Further, the existing median on Umbdenstock Road should be restriped for a southbound left-turn lane serving this access drive.

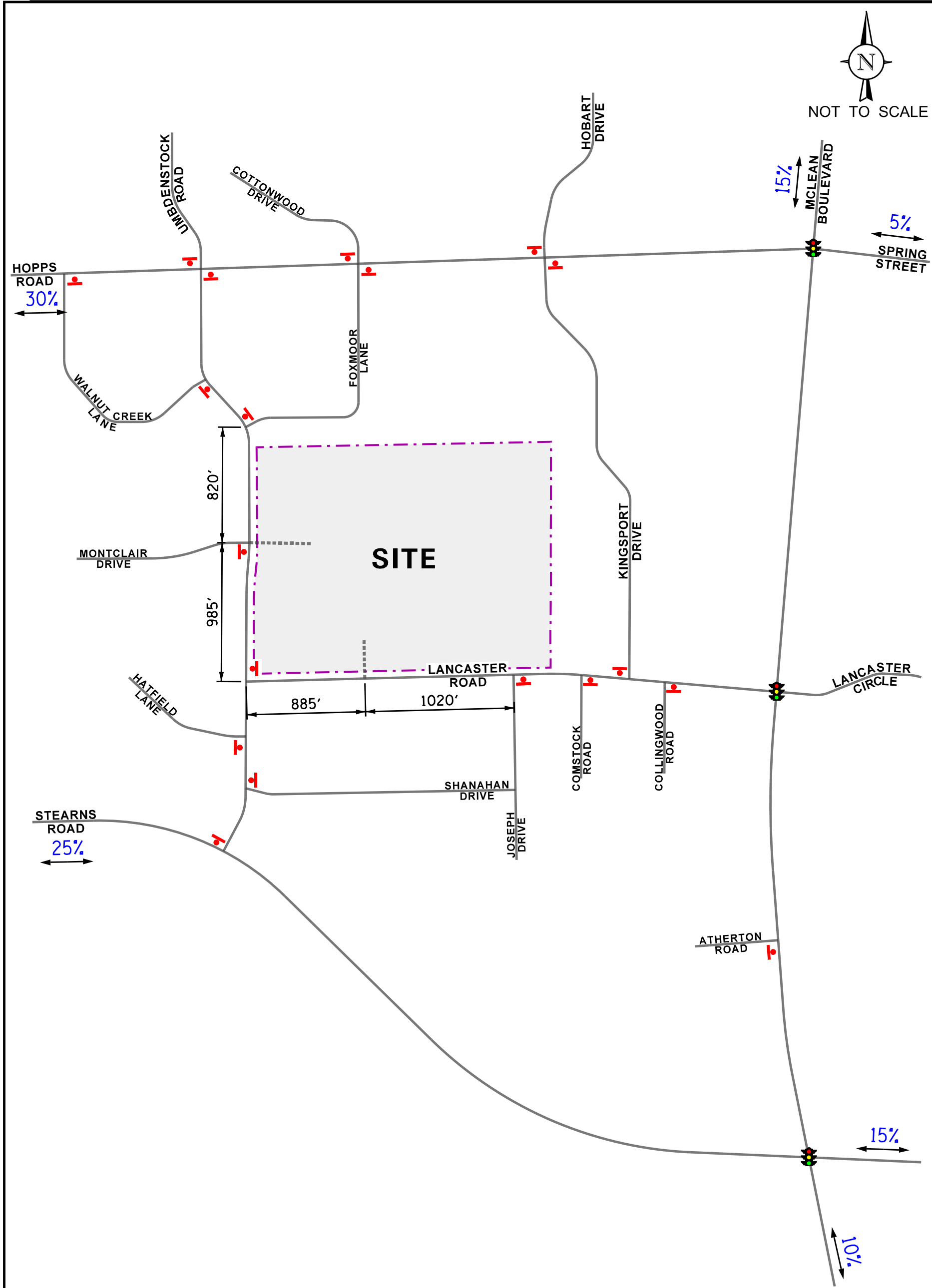
- A proposed full movement access drive located on the north side of North Lancaster Road located approximately 885 feet east of Umbdenstock Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns and the proposed access system. **Figure 5** illustrates the estimated directional distribution as well as the distances between the existing and proposed access drives.

Development-Generated Traffic Volumes

The number of trips estimated to be generated by the proposed development was based on trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual*, 11th Edition. The "Single-Family Detached Housing" (Land-Use Code 210) rate was used for the single-family homes and the "Single-Family Attached Housing" (Land-Use Code 215) rate was used for the townhomes. **Table 7** summarizes the trips projected to be generated by the development during the peak hours and on a daily basis. Copies of the ITE trip generation sheets are included in the Appendix.



LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET

SPOHR FARM
SOUTH ELGIN, ILLINOIS

DIRECTIONAL DISTRIBUTION

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Job No: 24-313 Figure: 5

Table 7
ESTIMATED PEAK HOUR AND DAILY TRIP GENERATION

ITE Land - Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
210	Single-Family Detached Housing (124 Homes)	13	41	54	38	26	64	409	409	818
215	Single Family Attached Housing (114 Units)	23	68	91	77	45	122	615	615	1230
	Total	36	109	145	115	71	186	1,024	1,024	2,048

4. Projected Traffic Conditions

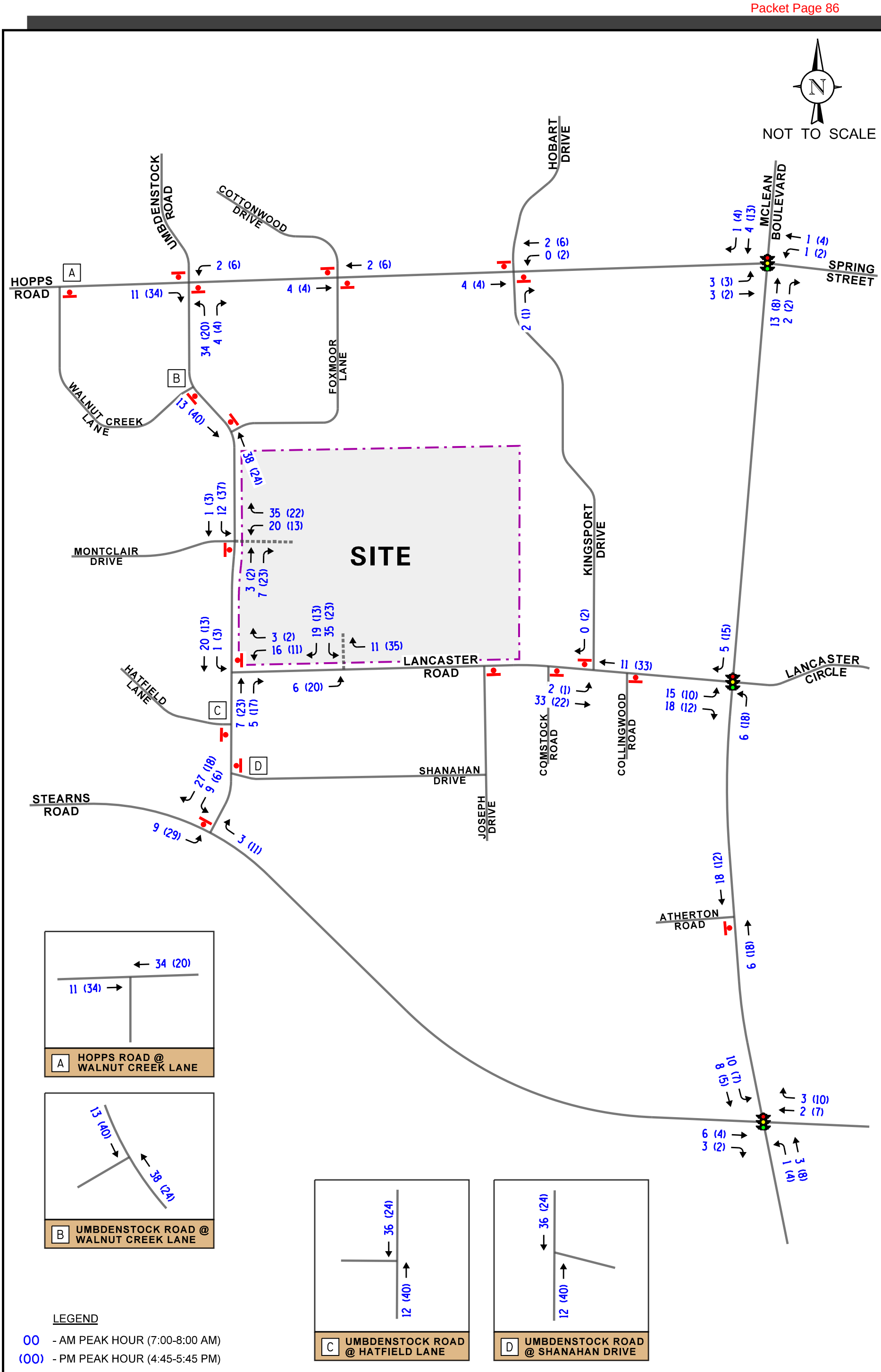
The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The new traffic assignment for the proposed development is illustrated in **Figure 6.**

Total Projected Traffic Volumes

The site-generated traffic (Figure 6) was added to the Year 2032 base traffic volumes (Figure 4) to determine the projected Year 2032 total projected traffic volumes, as shown in **Figure 7**.



SPOHR FARM
SOUTH ELGIN, ILLINOIS

SITE-GENERATED TRAFFIC VOLUMES

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NOT TO SCALE

HOPPS ROAD
UMBDENSTOCK ROAD
COTTONWOOD DRIVE
FOXMOOR LANE
HOBART DRIVE
MCLEAN BOULEVARD
SPRING STREET
WALNUT CREEK LANE
MONTCLAIR DRIVE
SITE
KINGSPORT DRIVE
LANCASTER ROAD
HATFIELD LANE
SHANAHAN DRIVE
COMSTOCK ROAD
COLLINGWOOD ROAD
LANCASTER CIRCLE
STEARNS ROAD
JOSEPH DRIVE
ATHERTON ROAD

A HOPPS ROAD @ WALNUT CREEK LANE

B UMBDENSTOCK ROAD @ WALNUT CREEK LANE

C UMBDENSTOCK ROAD @ HATFIELD LANE

D UMBDENSTOCK ROAD @ SHANAHAN DRIVE

LEGEND

00 - AM PEAK HOUR (7:00-8:00 AM)

(00) - PM PEAK HOUR (4:45-5:45 PM)

SPOHR FARM
SOUTH ELGIN, ILLINOIS

YEAR 2032 TOTAL TRAFFIC VOLUMES

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 24-313 Figure: 7

5. Traffic Signal Warrant Analysis

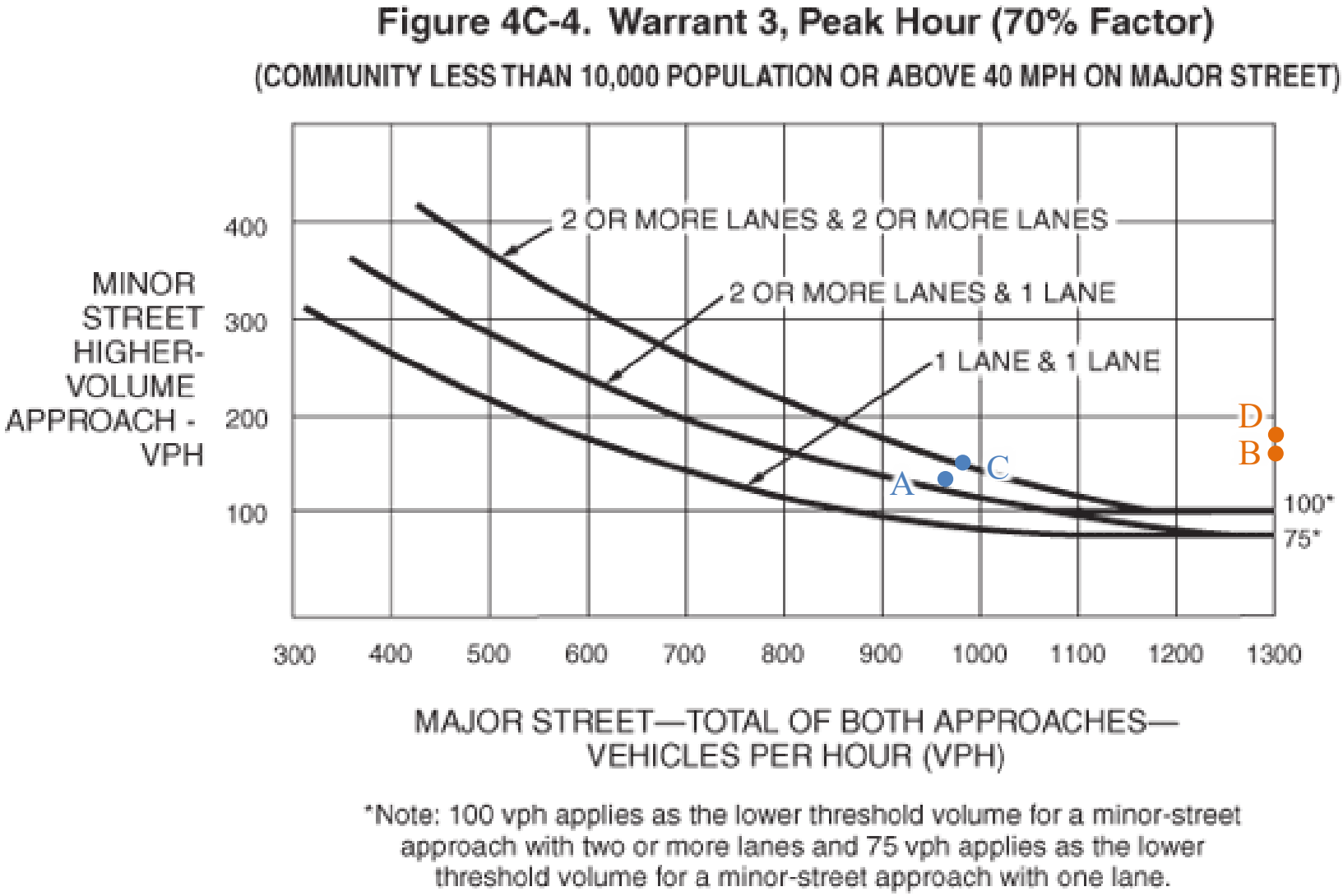
A traffic signal warrant analysis was performed for the intersection of Stearns Road with Umbdenstock Road based on the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD), 2009. For the purposes of this study, Signal Warrant 3 (Peak Hour) was used. **Table 8** contains the peak hour traffic volumes at this intersection. **Figure 8** shows the peak hour volumes plotted on the Warrant 3 (70% Factor) traffic volume graph. The 70 percent factor was used as Stearns Road has a posted speed limit of 45 miles per hour.

The results of the analysis show that the projected Year 2032 base traffic volumes and Year 2032 total traffic volumes will meet Warrant 3 (Peak Hour) during the weekday evening peak hour and is on the threshold during the weekday morning peak hour. However, it is important to note that Warrant 3 is met assuming projected Year 2032 traffic volumes which were estimated based on several traffic reassignments and projections as 2024/2025 updated traffic counts could not be performed due to the construction of McLean Boulevard. As such, a formal traffic signal warrant study should be conducted once the McLean Boulevard improvement project is completed to determine if a traffic signal is warranted at this intersection, which will be required by KDOT.

Table 8
WARRANT VOLUME SUMMARY – STEARNS ROAD WITH UMBDENSTOCK ROAD

Condition	Peak Hour	Figure 11 Reference	Minor Approach (Umbdenstock Road)	Major Approach (Stearns Road)	Signal Warrant Met[1]
Year 2032 Base Volumes	**Weekday Morning**	A	135	963	No
	Weekday Evening	B	172	1,484	**Yes**
Year 2032 Projected Volumes	**Weekday Morning**	C	162	975	**Yes**
	Weekday Evening	D	190	1,524	**Yes**

1 – MUTCD Signal Warrant 3 (Peak Hour, 70% Factor), Two or more lanes on minor and major approaches.



***MUTCD* Signal Warrant 3 (Peak Hour)** **Figure 8**

6. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and evening peak hours for the projected Year 2032 base traffic volumes and Year 2032 total traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 12 software. The analysis for the traffic-signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the projected Year 2032 base and Year 2032 total conditions are presented in **Tables 9** through **13.** It should be noted that the Year 2032 total projected conditions assumed the Mclean Boulevard improvements. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 9
CAPACITY ANALYSIS RESULTS – SIGNALIZED – MCLEAN BOULEVARD WITH SPRING STREET

	Peak Hour	Eastbound			Westbound			Northbound		Southbound			Overall
		L	T	R	L	T	R	L	T/R	L	T	R	
Year 2032 Base Conditions	Weekday Morning	D 36.4	D 37.8	C 29.8	C 29.2	E 56.0	D 39.8	A 8.6	B 17.0	A 9.1	B 16.0	B 15.0	C 22.9
		C - 34.8			D – 44.0			B – 16.1		B - 14.9			
	Weekday Evening	C 32.1	D 38.9	C 25.2	C 26.7	D 52.5	C 26.6	B 11.5	C 20.1	B 18.9	C 22.4	C 22.7	C 25.0
		C – 33.8			D – 39.0			B – 18.7		C – 21.8			
Year 2032 Total Projected Conditions	Weekday Morning	D 36.7	D 37.8	C 29.8	C 29.2	E 56.3	D 39.8	A 8.6	B 17.1	A 9.1	B 16.0	B 15.1	C 22.9
		C – 35.0			D - 44.0			B - 16.3		B - 14.9			
	Weekday Evening	C 32.1	D 38.8	C 25.2	C 26.5	D 52.4	C 26.5	B 11.8	B 19.7	B 19.8	C 22.7	C 22.9	C 25.1
		C - 33.8			D - 39.0			B - 18.4		C - 22.2			

Delay is measured in seconds.
Letter denotes Level of Service
L – Left-Turns
T - Through
R – Right Turns

Table 10
CAPACITY ANALYSIS RESULTS – SIGNALIZED – MCLEAN BOULEVARD WITH STEARNS ROAD

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Year 2032 Base Conditions	Weekday Morning	E 74.2	C 32.5	C 22.8	E 73.5	C 29.6	B 11.2	B 16.3	D 47.8	C 25.5	C 21.9	B 18.3		C 29.5
		D – 36.3			C – 29.1			D – 40.5			B - 19.6			
	Weekday Evening	E 59.6	C 28.9	B 19.7	E 64.4	D 35.2	C 28.4	C 20.2	D 49.1	C 21.1	C 27.9	C 31.2		D 36.3
		D - 37.9			D - 35.9			D – 43.3			C - 30.5			
Year 2032 Total Projected Conditions	Weekday Morning	E 75.8	C 32.9	C 23.0	E 75.1	C 29.8	B 11.2	B 16.8	D 48.8	C 25.9	C 23.2	B 18.4		C 30.0
		D - 36.8			C - 29.4			D – 41.3			C – 20.2			
	Weekday Evening	E 60.4	C 29.1	B 19.9	E 65.4	D 35.6	C 29.2	C 20.4	D 50.0	C 21.3	C 30.2	C 31.3		D 36.9
		D – 38.2			D – 36.4			D – 44.0			C – 31.1			

Includes planned IDOT improvements at this intersection and on McLean Boulevard north of this intersection.

Delay is measured in seconds.
Letter denotes Level of Service

L – Left-Turns
T - Through
R – Right-Turns

Table 11
CAPACITY ANALYSIS RESULTS – SIGNALIZED – MCLEAN BOULEVARD WITH NORTH LANCASTER ROAD AND NORTH LANCASTER CIRCLE

	Peak Hour	Eastbound		Westbound		Northbound		Southbound		Overall
		L	T/R	L	T/R	L	T/R	L	T/R	
Year 2032 Base Conditions	Weekday Morning	C 27.2	C 36.6	C 25.7	D 42.5	A 6.8	B 12.1	A 6.8	B 10.3	B 14.5
		C – 31.2		D – 35.7		B - 11.9		B – 10.1		
	Weekday Evening	C 33.7	D 42.7	C 31.6	D 54.9	A 6.6	B 13.8	A 3.0	A 7.5	B 14.5
		D – 36.4		D – 49.0		B – 13.5		A – 7.1		
Year 2032 Total Projected Conditions	Weekday Morning	C 26.2	D 38.1	C 25.6	D 42.5	A 6.9	B 12.1	A 6.8	B 11.7	B 15.5
		C – 31.6		D - 35.6		B - 11.9		B – 11.5		
	Weekday Evening	C 34.5	D 43.4	C 31.5	D 54.9	A 6.7	B 14.8	A 5.0	A 8.1	B 15.1
		D – 37.5		D – 49.0		B - 14.3		A - 7.7		

Delay is measured in seconds. L – Left-Turns R – Right-Turns
Letter denotes Level of Service T - Through

Table 12
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2032 BASE CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
McLean Boulevard with Atherton Street				
• Westbound Approach	B	15.0	C	21.0
• Northbound Left Turn	A	9.6	A	9.3
Stearns Road with Umbdenstock Road				
• Eastbound Left Turn	A	8.3	B	11.1
• Southbound Left Turn	C	15.0	D	30.1
• Southbound Right Turn	B	10.2	B	13.2
Hopps Road with Walnut Creek Drive				
• Westbound Left Turn	A	8.5	A	8.8
• Northbound Approach	B	13.2	C	16.5
Hopps Road with Umbdenstock Road				
• Eastbound Left Turn	A	8.3	A	8.9
• Westbound Left Turn	A	8.1	A	8.8
• Northbound Approach	B	14.3	D	32.4
• Southbound Approach	C	16.5	C	22.3
Hopps Road with Foxmoor Lane/Cottonwood Drive				
• Eastbound Left Turn	A	8.2	A	9.1
• Westbound Left Turn	A	8.4	A	8.6
• Northbound Approach	B	11.8	B	14.3
• Southbound Approach	B	14.4	C	17.4
Spring Street with Kingsport Drive/Hobart Drive				
• Eastbound Left Turn	A	8.0	A	9.3
• Westbound Left Turn	A	8.3	A	8.7
• Northbound Left Turn	C	16.8	D	29.8

LOS = Level of Service
Delay is measured in seconds.

Table 12 - Continued
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2032 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Spring Street with Kingsport Drive/Hobart Drive - Continued				
• Northbound Right Turn	B	12.0	B	13.3
• Southbound Left Turn	C	18.0	D	25.4
• Southbound Right Turn	B	11.0	C	15.3
Umbdenstock Road with Walnut Creek Drive				
• Eastbound Approach	A	9.5	A	9.9
• Northbound Left Turn	A	7.5	A	7.6
Umbdenstock Road with Foxmoor Lane				
• Westbound Approach	A	9.9	A	9.8
• Southbound Left Turn	A	7.4	A	7.6
Umbdenstock Road with Montclair Drive				
• Eastbound Approach	A	9.8	A	9.8
• Northbound Left Turn	A	7.5	A	7.5
Umbdenstock Road with Lancaster Road				
• Westbound Approach	A	10.6	B	12.0
• Southbound Left Turn	A	7.5	A	7.8
Umbdenstock Road with Hatfield Lane				
• Eastbound Approach	A	9.7	A	9.7
• Northbound Left Turn	A	7.6	A	7.6
Umbdenstock Road with Shanahan Drive				
• Westbound Approach	B	10.0	B	11.8
• Southbound Left Turn	A	7.5	A	7.8
Kingsport Drive with Lancaster Road				
• Eastbound Left Turn	A	7.4	A	7.4
• Southbound Approach	A	9.3	A	9.7

Table 13
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2032 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
McLean Boulevard with Atherton Street				
• Westbound Approach	C	15.2	C	21.6
• Northbound Left Turn	A	9.7	A	9.4
Stearns Road with Umbdenstock Road				
• Eastbound Left Turn	A	8.4	B	11.5
• Southbound Left Turn	C	15.5	D	34.5
• Southbound Right Turn	B	10.4	B	13.6
Hopps Road with Walnut Creek Drive				
• Westbound Left Turn	A	8.6	A	9.0
• Northbound Approach	B	13.5	C	17.2
Hopps Road with Umbdenstock Road				
• Eastbound Left Turn	A	8.3	A	8.9
• Westbound Left Turn	A	8.1	A	9.0
• Northbound Approach	C	17.3	E	44.8
• Southbound Approach	C	16.7	C	23.5
Hopps Road with Foxmoor Lane/Cottonwood Drive				
• Eastbound Left Turn	A	8.2	A	9.2
• Westbound Left Turn	A	8.5	A	8.6
• Northbound Approach	B	11.8	B	14.4
• Southbound Approach	B	14.4	C	17.5

LOS = Level of Service
Delay is measured in seconds.

Table 13 - Continued
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2032 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Spring Street with Kingsport Drive/Hobart Drive				
• Eastbound Left Turn	A	8.0	A	9.3
• Westbound Left Turn	A	8.3	A	8.7
• Northbound Left Turn	C	16.9	D	30.3
• Northbound Right Turn	B	12.0	B	13.4
• Southbound Left Turn	C	18.1	D	25.9
• Southbound Right Turn	B	11.0	C	15.4
Umbdenstock Road with Walnut Creek Drive				
• Eastbound Approach	A	9.7	B	10.3
• Northbound Left Turn	A	7.5	A	7.7
Umbdenstock Road with Foxmoor Lane				
• Westbound Approach	B	10.2	B	10.2
• Southbound Left Turn	A	7.5	A	7.6
Umbdenstock Road with Montclair Drive and the Site Access Drive				
• Eastbound Approach	B	10.2	B	10.4
• Westbound Left Turn	B	10.7	B	12.9
• Westbound Right Turn	A	8.7	A	9.3
• Northbound Left Turn	A	7.5	A	7.6
• Southbound Left Turn	A	7.4	A	7.7
Umbdenstock Road with North Lancaster Road				
• Westbound Approach	B	11.0	B	13.0
• Southbound Left Turn	A	7.6	A	8.0

LOS = Level of Service
Delay is measured in seconds.

Table 13 - Continued
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED INTERSECTIONS
YEAR 2032 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Umbdenstock Road with Hatfield Lane				
• Eastbound Approach	A	9.9	A	9.9
• Northbound Left Turn	A	7.7	A	7.6
Umbdenstock Road with Shanahan Drive				
• Westbound Approach	A	10.2	B	12.4
• Southbound Left Turn	A	7.5	A	8.0
Kingsport Drive with North Lancaster Road				
• Eastbound Left Turn	A	7.4	A	7.5
• Southbound Approach	A	9.3	B	10.1
North Lancaster Road with the Site Access Drive				
• Eastbound Left Turn	A	7.4	A	7.5
• Southbound Approach	A	9.3	A	9.7

LOS = Level of Service
Delay is measured in seconds.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

McLean Boulevard with Spring Street

The results of the capacity analysis indicate that under the Year 2032 base conditions this intersection is projected to operate at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. Further, all movements operate at LOS D or better during both peak hours except the westbound through movements which is projected to operate on the threshold between a LOS D/E. Under Year 2032 total projected traffic conditions, this intersection is projected to continue to operate at LOS C during the weekday morning and weekday evening peak hours with increases in delays of approximately one second or less over base conditions. Further, all movements are projected to operate at LOS D or better during both peak hours except the westbound through movements that is projected to continue to operate on the threshold between a LOS D/E. Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by less than two percent during the peak hours. As such, this intersection will have sufficient reserve capacity to accommodate the traffic generated by the development and no roadway improvements or traffic control modifications are required.

McLean Boulevard with Stearns Road

As part of the ongoing IDOT improvements along McLean Boulevard, this intersection will be improved to provide an additional through lane on the southbound approach and a second (dual) left-turn lane on the eastbound approach.

The results of the capacity analysis indicate that under Year 2032 base traffic conditions and assuming the completion of the McLean Boulevard improvements, this intersection is projected to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour. Further, all movements are projected to operate at LOS D or better during both peak hours except the eastbound and westbound left-turn movements which are projected to operate at a LOS E.

Under Year 2032 total projected traffic conditions, this intersection is projected to continue to operate at LOS C during the weekday morning peak hour and LOS D during the weekday evening peak hour with increases in delay of less than one second over base conditions. Further, all movements are projected to continue to operate at LOS D or better during both peak hours except the eastbound and westbound left-turn movements which are projected to continue to operate at a LOS E. Overall, the proposed development is projected to increase the volume of traffic traversing this intersection by approximately two percent during the peak hours. As such, this intersection will have sufficient reserve capacity to accommodate the traffic generated by the development and no roadway improvements or traffic control modifications are required.

McLean Boulevard with North Lancaster Circle/North Lancaster Road

As part of ongoing IDOT improvements along McLean Boulevard, this intersection will be signalized and will provide an exclusive left-turn lane, a through lane, and a through/right-turn lane on the northbound and southbound approaches (McLean Boulevard) and an exclusive left-turn lane and a shared through/right-turn lane on the eastbound and westbound approaches (North Lancaster Circle/North Lancaster Road).

The results of the capacity analysis indicate that under Year 2032 base traffic conditions, this intersection is projected to operate at LOS B during the weekday morning and weekday evening peak hours. Further, through movements on McLean Boulevard are projected to operate at LOS B or better during both peak hours and all movements are projected to operate at LOS D or better.

Under Year 2032 total projected traffic conditions, this intersection is projected to continue to operate at LOS B during the weekday morning and weekday evening peak hours with increases in delay of less than one second over base conditions. Further, through movements on McLean Boulevard are projected to continue to operate at LOS B or better during both peak hours and all movements are projected to continue to operate at LOS D or better. As such, this intersection will have sufficient reserve capacity to accommodate the traffic generated by the development and no roadway improvements or traffic control modifications are required.

Stearns Road with Umbdenstock Road

The results of the capacity analysis indicate that under Year 2032 base traffic conditions all critical movements at this intersection are projected to operate at LOS D or better during both peak hours. Under Year 2032 total projected conditions, all critical movements are projected to continue to operate at the same levels of service during both peak hours. As such, this intersection will have sufficient reserve capacity to accommodate the traffic generated by the development and no roadway improvements or traffic control modifications are required.

While the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the development, a preliminary traffic signal warrant analysis was performed at this intersection based on the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* (MUTCD). For the purposes of this study, only Warrant 3 (Peak Hour) was used. The results of the analysis indicate that the Year 2032 base volumes are projected to exceed Warrant 3 during the weekday evening peak hour. As such, once the McLean Boulevard improvement project is complete, a comprehensive traffic signal warrant study should be performed at this intersection to determine if a traffic signal is warranted.

McLean Boulevard with Atherton Street

This intersection is under construction as part of the ongoing IDOT improvements along McLean Boulevard. As planned, Atherton Street will provide a shared left-turn/right-turn lane on the eastbound approach and will be under stop sign control. An exclusive northbound left-turn lane will be provided on McLean Boulevard at this intersection with a storage length of 185 feet and a taper length of 220 feet.

The results of the capacity analysis indicate that under Year 2032 base and total traffic conditions, all critical movements are projected to operate at LOS C or better during both peak hours. As such, this intersection can accommodate the traffic projected to be generated by Beckett's Landing and the proposed development.

Hopps Road with Walnut Creek Drive and Hopps Road with Foxmoor Lane/Cottonwood Drive

The results of the capacity analysis indicate that under Year 2032 base and total projected conditions, all critical movements at these intersections are projected to operate at LOS D or better during the weekday morning and weekday evening peak hours. The proposed development is not projected to increase the volume of turning movements at these intersections. As such, these intersections can adequately accommodate the traffic projected to be generated by the proposed development.

Hopps Road with Umbdenstock Road

The results of the capacity analysis indicate that under Year 2032 base conditions the northbound approach at this intersection currently operates at LOS B during the weekday morning peak hour and LOS D during the weekday evening peak hour. The southbound approach currently operates at LOS C during both peak hours.

Under Year 2032 total projected traffic conditions, the northbound approach is projected to operate at LOS C during the weekday morning peak hour and LOS E during the weekday evening peak hour. While northbound vehicles may experience some delay during the weekday evening peak hour, vehicles will be able to exit onto Hopps Road or cross Hopps Road:

- All movements at this intersection are projected to operate with a volume-to-capacity (v/c) ratio of less than one.
- The analysis does not take into consideration the signalized intersections of Hopps Road with Randall Road to the west and Spring Street with McLean Boulevard to the east, which will create gaps in the traffic stream, allowing vehicles to turn.
- During times of congestion, passenger vehicles can access the area roadway system via the future signalized intersection of McLean Boulevard with North Lancaster Road and all vehicles can access the area roadway system via Stearns Road with Umbdenstock Road which in turn provides access to Spring Street and Randall Road.
- The proposed development will generate higher volumes of inbound traffic (eastbound and westbound traffic turning onto to Umbdenstock Road) during the weekday evening peak hour.

The southbound approach and the eastbound and westbound left-turn movements are projected to continue to operate at LOS C or better during the weekday morning and evening peak hours. As such, this intersection can adequately accommodate the traffic projected to be generated by the proposed development.

Spring Street with Kingsport Drive/Hobart Lane

The results of the capacity analysis indicate that under Year 2032 base and total projected traffic conditions, all the critical movements at this intersection are projected to operate at LOS C or better during the weekday morning peak hour and LOS D or better during the weekday evening peak hour.

Given the location of this access drive, it is possible that traffic from the proposed development will utilize Kingsport Drive to access Spring Street. However, the provision of the future traffic signal at the intersection of North Lancaster Road with McLean Boulevard will provide a better alternative for most traffic departing the site to the north or east. As such, this intersection can adequately accommodate the traffic projected to be generated by the proposed development.

Umbdenstock Road with Walnut Creek Drive, Foxmoor Lane, Hatfield Lane, North Lancaster Road and Shanahan Drive

The results of the capacity analysis indicate that Under Year 2032 base and total projected conditions all critical movements at these intersections are projected to operate at LOS B or better during the weekday morning and weekday evening peak hours. As such, these intersections can adequately accommodate the traffic projected to be generated by the proposed development.

Umbdenstock Road with Montclair Drive/ Site Access Drive

The results of the capacity analysis indicate that Under Year 2032 base conditions, all the critical movements are projected to operate at LOS B or better during the weekday morning and weekday evening peak hours.

Access to the development is proposed via a full movement access drive located on Umbdenstock Road aligned opposite Montclair Drive. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane. Outbound movements will be under stop sign control. Further, the existing median on Umbdenstock Road should be restriped for a southbound left-turn lane serving this access drive.

Under Year 2032 total projected traffic conditions, all the critical movements are projected to operate at LOS B or better during both peak hours. As such, the proposed access drive will adequately accommodate the traffic to be generated by the development and will have a limited impact on the operations of Montclair Drive.

North Lancaster Road with the Site Access Drives

As proposed, a full movement access drive will be provided on North Lancaster Road located approximately 885 feet east of Umbdenstock Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

Under Year 2032 total projected traffic conditions, all the critical movements at this intersection are projected to operate at LOS A during both peak hours. As such, the proposed access drive can adequately accommodate the development traffic and will have a limited impact on the operations of North Lancaster Road.

6. Conclusion

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

- As part of the planned Beckett's Landing residential development, North Lancaster Road has been extended to McLean Boulevard and Kingsport Drive has been extended to North Lancaster Road.

- IDOT is currently improving McLean Boulevard between Spring Street and Stearns Road. These improvements will include the provision of two travel lanes in each direction, a traffic signal at the intersection of McLean Boulevard with North Lancaster Circle/North Lancaster Road, and improvements at the intersection of McLean Boulevard with Stearns Road.

- With the planned improvements in the area, the roadway system will have sufficient reserve capacity to accommodate the traffic projected to be generated by the proposed development.

- A preliminary traffic signal warrant study performed at the intersection of Stearns Road with Umbdenstock Road indicates that the Year 2032 base traffic volumes will meet Warrant 3. However, it is important to note that Warrant 3 is met assuming projected Year 2032 traffic volumes which were estimated based on several traffic reassignments and projections as 2024/2025 updated traffic counts could not be performed due to the construction of McLean Boulevard. As such, a formal traffic signal warrant study should be conducted once the McLean Boulevard improvement project is completed to determine if a traffic signal is warranted at this intersection, which will be required by KDOT.

- Access to the site will be provided via two access drives:

  - A proposed full movement access drive located on the east side of Umbdenstock Road aligned opposite Montclair Drive. This access drive will provide one inbound lane and two outbound lanes striped to provide an exclusive left-turn lane and a shared through/right-turn lane. Outbound movements will be under stop sign control. Further, the existing median on Umbdenstock Road should be restriped for a southbound left-turn lane serving this access drive.

  - A proposed full movement access drive located on the north side of North Lancaster Road approximately 885 feet east of Umbdenstock Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

- The proposed access drives on Umbdenstock Road and North Lancaster Road will be adequate in accommodating the proposed development.

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STAFF REPORT

To: Chairman Jason Micklevitz and Members of the South Elgin Planning & Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: June 18, 2025 Planning & Zoning Commission Meeting

RE: CD 2025-04: Request for a Text Amendment to the Unified Development Ordinance to Reduce the Regulated Distance between Electronic Message Signs – Village of South Elgin, Petitioner

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Background Information:

Petitioner: Village of South Elgin
10 N. Water Street
South Elgin, IL 60177

Request: The Village of South Elgin is requesting approval of a Text Amendment to the Unified Development Ordinance (UDO), Chapter 156 of the Village Code of Ordinances:

- **Section 156.10.D.2.I Electronic Message Signs**:
  - Reduce the regulated distance between electronic message signs.

Planning and Zoning Commission Review:

OPEN PUBLIC HEARING
In compliance with state statutes and the Unified Development Ordinance (UDO), a Public Hearing notice was published in the Sunday, June 1, 2025 edition of the Elgin Courier.

Project Summary:
The Village adopted the Unified Development Ordinance (UDO) on October 1, 2018. Over the years, staff has come across some errors, omissions and items that needed clarification. Additionally, some new issues have arisen that should be addressed to assist with permitting and code enforcement activities.

The Village has reviewed and approved four (4) requests in the last five years for variations to reduce the distance requirement between electronic message signs. The most recent variation petition for an electronic message sign for Extreme Clean Car Wash located at 410 N. McLean Boulevard sparked discussion with the Planning and Zoning Commission and the Village Board about the Village's distance requirement between electronic message signs.

The Village Board asked staff to collect information on whether South Elgin's comparable communities allow electronic message signs, and, if so, whether they regulate the distance between electronic message signs. Staff reviewed our comparable communities and several others, and it became evident that the Village's distance requirement far exceeds our comparable community. Staff presented the research shown in the table below to the Village Board at its Committee of the Whole meeting on April 21, 2025.

Municipality	***Allows Electronic Message Signs?***	***Distance Requirement Between Electronic Message Signs?***	***Distance Requirement***
South Elgin	*Yes*	*Yes*	*Electronic message signs shall not be located within **one mile** of the property line of a lot containing an electronic message sign, as measured by following the nearest roadway.*
Bartlett*	Yes	No	
Campton Hills	No	N/A	
Cary*	Yes	No	
Elgin*	Yes	No	
Geneva*	Yes	No	
Hanover Park	Yes	Yes	Shall not be located within **100 feet** of another such sign.
Huntley*	No	N/A	
Lake in the Hills*	Yes	No	
Lisle*	Yes	No	

Municipality	***Allows Electronic Message Signs?***	***Distance Requirement Between Electronic Message Signs?***	***Distance Requirement***
Montgomery*	Yes	No	
North Aurora*	Yes	No	
Roselle*	Yes	No	
Saint Charles*	Yes	No	
Streamwood	Yes	Yes	The electronic message center shall serve the public convenience at its location and shall be located no closer than **three hundred feet (300')** to another such device that is directed or facing the same street.
Wayne	No	N/A	
West Chicago*	Yes	No	

*Comparable Communities

The vast majority of communities allow electronic message signs without a distance requirement. Hanover Park and Streamwood are two nearby communities with a distance requirement between electronic message signs, at 100 feet and 300 feet between signs, respectively, as measured at the sign (versus as measured at the property line on which the property is located).

After reviewing the documentation from staff about the electronic sign regulations by community, the Village Board asked staff to prepare a text amendment for Planning and Zoning consideration and recommendation and Village Board approval, changing the required distance between properties with an electronic message signs from 1 mile to 300 feet.

Text Amendment Request:

The purpose of this zoning text or map amendment application is to allow modifications to the text of the Unified Development Ordinance and the boundaries of the Zoning Map in response to changing conditions and policies.

Staff prepared the proposed text amendment for your review and consideration:

Proposed Text Amendment – Reduce the Regulated Distance Between Electronic Message Signs from one-mile to 300-feet

Section:	156.10.D.2.I Electronic Message Signs
Purpose:	To reduce the regulated distance between electronic message signs.
Current Text:	I.(1).(c) Electronic message signs shall not be located within one mile of the property line of a lot containing an electronic message sign, as measured by following the nearest roadway.
Amended Text:	I.(1).(c) Electronic message signs shall not be located within ~~one mile~~300 feet of the property line of a lot containing an electronic message sign, as measured by following the nearest roadway.

Please note, the two electronic message signs recently receiving variations would meet the new proposed requirement. Those were Extreme Clean Car Wash at 410 N. McLean and First National Bank at 632 Randall Road.

Review of Text Amendment Request: The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for zoning text or map amendments with specific written findings based on a balance of the standards for each type of amendment. (Section 156.03.C.7 Zoning Text or Map Amendment)

1) **The proposed amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public.**

   Petitioner's Findings: The proposed text amendment will not endanger the health, safety, comfort, convenience, and general welfare of the public. All electronic message signs will still require a Special Use Permit and be evaluated by the Planning and Zoning Commission and the Village Board. The proposed text amendment is to align with the regulations of our comparable and surrounding communities.

2) **The proposed amendment corrects an error, adds clarification, or reflects a change in policy.**

   Petitioner's Findings: The proposed text amendment reflects a change in the Village's policy to align with the regulations of our comparable and surrounding communities.

3) **The proposed amendment is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.**

   Petitioner's Findings: The proposed text amendment is consistent with the Comprehensive Plan, the Unified Development Ordinance and other land use policies of the Village. Electronic message signs will still be evaluated on a case-by-case basis by the Planning and Zoning Commission and the Village Board through the Special Use Permit process.

DISCUSSION BY PLANNING AND ZONING COMMISSION AND PUBLIC

VOTE ON FINDINGS OF FACT AND REQUEST (ROLL CALL VOTE)
Per the UDO, the Planning and Zoning Commission may recommend approval, approval with modifications to the proposed text, or denial of the application.

If the Planning and Zoning Commission wishes to recommend approval, staff suggests the following motion:

That the Planning and Zoning Commission accept the Findings of Fact and recommend approval to the Village Board of Petition CD 2025-04 for a Text Amendment to the Unified Development Ordinance to reduce the regulated distance between electronic message signs from one-mile to 300-feet, as presented in the staff report.

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MEMORANDUM

To: Planning and Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: June 18, 2025

RE: Village of South Elgin Development Project Update Report – 2025 Q2

This memo is to provide the Planning and Zoning Commission (PZC) an update on various development projects it has reviewed:

- **CD 2024-05 – 498 N. South Elgin Boulevard – Special Use Permit to allow a Wireless Telecommunication Facility – Dolan Realty Advisors, Petitioner –** *The request was reviewed by the Village Board on April 7, 2025, and approved at its June 2, 2025 meeting.*
- **CD 2025-01 – 410 N. McLean Boulevard – Special Use Permit and Variation to allow an Electronic Message Sign – Municipal Resolutions, Petitioner –** *The request was reviewed by the Village Board on April 7, 2025 and April 21, 2025, and approved at its May 5, 2025 meeting.*
- **CD 2025-02 – 1797 N. La Fox Street – Special Use Permit to allow a Motor Vehicle Repair and/or Service Use –** *The request was reviewed by the Village Board on April 7, 2025 and approved at its April 21, 2025 meeting.*

Should you have any questions, please feel free to contact me at ltredup@southelgin.com.