THE VILLAGE OF SOUTH ELGIN
10 N Water Street
South Elgin, IL 60177
847-742-5780
www.southelgin.com

NOTICE OF REGULAR MEETING CANCELLATION
PLANNING & ZONING COMMISSION

Date: **July 15, 2026**

For Distribution to: Daily Herald – rwest@dailyherald.com
Kane County Chronicle – editorial@kcchronicle.com
Sun-Times News Group – metro@suntimes.com

RE: THE FOLLOWING MEETING NOTICE IS SENT TO YOUR ATTENTION PURSUANT TO ILLINOIS OPEN MEETINGS ACT REQUIREMENTS

The regular meeting of the Planning & Zoning Commission scheduled for **Wednesday, July 15, 2026, at 7:00 p.m.** has been cancelled**.**

The next regularly scheduled meeting will take place on:

Wednesday, August 19, 2026, at 7:00 p.m.
Public Safety Center – 1st Floor Board Meeting Room
50 S. Water Street, South Elgin, IL 60177

Please check the village website at www.southelgin.com and social media for any meeting updates.

If you have any questions, please contact:
Nancy Hill
Community Development Director
Village of South Elgin
847-741-3894

VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING
Public Safety Center, 50 S. Water Street, South Elgin, Illinois 60177
July 15, 2026
7:00 pm

AGENDA

A. Call to Order

B. Roll Call

C. Approval of Minutes

1. Minutes of the March 18, 2026 Regular Planning and Zoning Commission Meeting

D. Application Review and Discussion

1. CD 2026-06: Concept Plan Consultation for a proposed Data Center facility for the property located at 33W304 Kenyon Road, South Elgin (Unincorporated Kane County) – Whiterose Partners LLC, Applicant

E. New Business

1. Quarterly Project Updates Report – 2026 Q2

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 18, 2026 - DRAFT

A. CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, March 18, 2026 at the Public Safety Center, 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

Commissioners present were: Chairman Jason Micklevitz; Tom Kusswurm; Leo Metz; 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.

Members absent were: Vice-Chairman Cynthia Tarka

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

The motion CARRIED (5-0-0-1).

C. APPROVAL OF MINUTES

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

A motion was made by Member Watson to approve the minutes of the November 19, 2025 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Kusswurm. There was no further discussion of the motion. The vote was as follows:

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

The motion CARRIED (4-0-1-1).

D. PRESENTATION

1. Homes for Changing Region Village of South Elgin Housing Action Plan Metropolitan Mayors Caucus, Presenter

Director Hill provided an overview of the Village's participation with the Homes for a Changing Region program and explained that the Village of South Elgin received a generous grant from the Metropolitan Mayors Caucus (MMC) to provide technical assistance for completing a Housing Needs Assessment of the Village's current housing stock. The assessment identified housing trends in South Elgin, sponsored a community survey, and held ad hoc committee meetings and discussions with local stakeholders and a panel with housing experts.

Director Hill introduced Ben Schnelle and Nancy Firfer from the Metropolitan Mayors Caucus (MMC) to provide an overview of the housing assessment process and to present the Village's Housing Action Plan document.

Mr. Schnelle and Ms. Firfer presented aspects of the Village's Housing Action Plan and explained that it focuses on addressing the identified housing challenges through strategies aimed at increasing housing diversity, improving affordability, and supporting future growth. The plan provides a set of prioritized recommendations for the Village to implement, including potential policy updates, development incentives, and community engagement initiatives to ensure that housing options meet the needs of all residents.

Mr. Schnelle reviewed the key housing challenges identified in the Village's Housing Action Plan which included: South Elgin's senior population is growing and has evolving housing needs; limited rental options for residents with modest incomes; a shortage of starter homes for first-time homebuyers; and the need to maintain and improve older housing stock.

Mr. Schnelle outlined the recommended actions South Elgin could take to address the key housing challenges identified which include: partner with experienced organizations to assist seniors and low- to moderate-income homeowners with renovations; encourage accessibility improvements, and essential repairs; identify a nonprofit partner to reestablish a home-sharing program to help seniors age in place; expand the Village's role in monitoring and maintaining the condition of older rental housing.

Mr. Schnelle and Ms. Firfer concluded their presentation and welcomed questions and discussion from the Commission.

Member Kusswurm acknowledged that the Village received over 700 survey responses. He asked, besides South Elgin resident input, which stakeholders and entities contributed to the assessment. Director Hill stated that they hosted a focus group that consisted of local business owners and employers, the South Elgin Fire District, Elgin Township, CUSD 303, Elgin Community College, Elgin Chamber of Commerce, South Elgin Economic Development Council, Senior Services Associates, and others.

Director Hill noted that the input received from the Village's business community was particularly valuable because the commuting patterns identified in the assessment identified a majority of South Elgin businesses have employees that commute from outside of South Elgin. She explained that it is important for the Village and the South Elgin employers to find ways to increase the affordable housing options to encourage people who work in South Elgin to also live in South Elgin or nearby.

Member Kusswurm asked how much undeveloped land remains in the Village that could accommodate affordable housing development. Planner Tredup responded that the Village is close to being landlocked, though there are still tracts of undeveloped land that are within the Village's planning jurisdiction that could still be annexed. She added that we have been seeing more interest in redevelopment opportunities, and many properties in the Village have the potential to be redeveloped to provide affordable housing options.

Director Hill added that there are opportunities on smaller parcels that could support middle housing options, such as duplexes or cottage courts. She provided an example that rather than a developer building a 4 or 5 single-dwelling unit subdivision on a smaller tract of land, a developer could instead build a multi-dwelling unit or development that could provide more dwelling units.

Member Watson noted that many developers aim to maximize their profits and may prioritize higher-margin projects. He asked how the Village could encourage the development of more affordable housing. Director Hill responded that in the past the Village has communicated to developers a desire to see more ranch-style homes to accommodate the needs of our aging population and developers have been generally responsive to our request by adding a ranch model in their housing model catalog for their development.

Member Watson stated that he would like to see some of the programs discussed to be implemented. Director Hill emphasized that it is the intention of the Village Board and staff to maintain a strong focus on housing issues.

Hearing no further questions or comments, Chairman Micklevitz thanked the MMC staff for attending the meeting and providing the presentation.

E. PUBLIC HEARING & DISCUSSION

1. CD 2026-03: Request for a Text Amendment to the Unified Development Ordinance to Amend Outdoor Dining Regulations – Village of South Elgin, Petitioner

Chairman Micklevitz opened the public hearing at 7:47p.m.

Planner Tredup presented the staff report and stated that the Village of South Elgin is the Petitioner. The proposed text amendment to the Unified Development Ordinance (UDO), Chapter 156 of the Village Code of Ordinances is to revise the Village's Outdoor Dining regulations.

She explained that while South Elgin has many restaurants offering outdoor dining, the Village Center currently has only one outdoor dining establishment. To encourage additional outdoor dining opportunities in the Village Center, the Village wants to offer more flexibility than our current regulations allow in the Village Center, while ensuring safety, accessibility, and aesthetic quality.

In reviewing our current standards, staff found that our existing outdoor dining standards generally work well in the B-1 and B-2 and are reasonable. However, current standards are more restrictive in the VC District. In the VC District, Outdoor Dining is not allowed in any yard that is adjacent to a residential use or district, except when such residential use is an element of a mixed-use structure or development. Commercial buildings in the VC District are frequently adjacent to a residential uses and as a result restricting outdoor dining.

Staff has had several discussions with some businesses about the Village's current outdoor dining regulations preventing them from having outdoor dining in the VC District. Staff approached the Village Board about the concerns heard and the Board agreed that this should be studied further.

Planner Tredup added that when preparing the proposed language, staff reviewed current conditions of properties in the VC District, examining which could be potential future restaurant locations and where existing restaurants would want to have outdoor dining on private property. Staff also looked at other comparable communities in the region, for examples of regulations that work well.

Planner Tredup reviewed the proposed text amendments as noted in the Staff Report. She also reviewed the illustrations provided in the staff report that compare the possible placement of outdoor dining under the Village's current and proposed outdoor dining regulations on two properties in the Village Center.

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

Member Metz asked what communities the proposed outdoor dining regulations were modeled after. Planner Tredup explained that they were based on pieces of regulations from several comparable communities. Director Hill added that the Village reviewed approaches from Geneva, St. Charles, Montgomery and Elgin, among others. Director Hill explained that the existing regulations are already working effectively in the B-1 and B-2 Districts. She emphasized that the focus for the proposed text amendment is for the Village Center specifically, as there are businesses interested in outdoor dining but are currently restricted by the current regulations. The intent is to support a more vibrant and active Village Center.

Member Kusswurm asked whether hours would be restricted for outdoor dining. Director Hill explained that the hours of the outdoor dining area would be subject to restrictions associated with the liquor license.

Member Watson asked about potential noise from outdoor dining and whether audio speakers could be used outside. Director Hill assured the members that there are restrictions in place for outdoor dining to address noise concerns. She added that with the proposed text amendment additional screening and landscaping between the outdoor dining area and adjacent residential uses would be required to provide some noise and visual buffering.

Chairman Micklevitz clarified that the proposed outdoor dining regulations apply mostly to the Village Center and not to the entire Village. Director Hill confirmed this.

Chairman Micklevitz opened the meeting up to public comments and questions. There were no members of the public present.

With no further discussion, a motion was made by Member Kusswurm that the Planning and Zoning Commission accept the Findings of Fact and recommend approval to the Village Board of Petition CD 2026-03 for a Text Amendment to the Unified Development Ordinance to amend the Village's Outdoor Dining regulations, as presented in the staff report. The motion was seconded by Member Watson. There was no further discussion of the motion. The vote was as follows:

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

The motion CARRIED (5-0-0-1).

Chairman Micklevitz noted the public hearing was closed.

F. NEW BUSINESS

1. Administrative Adjustment Annual Report

Planner Tredup summarized the memo and stated that there were no Administrative Adjustments approved in the 2025 calendar year.

2. Annual Review of the 2030 Comprehensive Plan and Village Center Plan – 2025 Activities

Planner Tredup summarized the Annual Review of the 2030 Comprehensive Plan and the Village Center Plan, highlighting 2025 activities.

3. Quarterly Project Updates Report – 2026 Q1

Planner Tredup reviewed the Quarterly Project Updates Report for 2026 Q1 and provided updates on ongoing projects.

4. American Planning Association Illinois Chapter (APA-IL) – Plan Commissioner Training

Planner Tredup announced that the APA-IL is providing a virtual Plan Commissioner Training on April 8, 2026. She said that Commissioners could attend if they are interested.

G. PUBLIC COMMENT

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

H. 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 8:16 p.m.

Respectfully submitted,

Dione Stirmell
Recording Secretary

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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: July 15, 2026 Planning & Zoning Commission Meeting

RE: CD 2026-06: Concept Plan Consultation for a proposed Data Center facility for the property located at 33W304 Kenyon Road, South Elgin (Unincorporated Kane County) – Whiterose Partners LLC, Applicant

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***** Please note,*** *this Concept Plan review is to allow the Applicant to obtain information and guidance from the Planning and Zoning Commission (PZC) prior to preparation of a Preliminary and/or Final Plan, should the Applicant choose to advance the project.* ***Feedback from the PZC is advisory only****. It does not give the Applicant any formal approvals or endorsement of a specific site plan, as not enough details are available at this stage of the project to provide this.*

This proposal would include annexation into the Village of South Elgin. If upon review of the Concept Plan by the Planning and Zoning Commission and, subsequently, the Village Board, the Applicant chooses to advance the proposal, further staff review and negotiations to enter into an annexation agreement will still need to occur. As a result, revisions to the plans may occur.

Background Information:

Applicant: Whiterose Partners LLC
2699 Howell Street, Suite 275
Dallas, Texas 75204

Property Owner: Kenyon Brothers Company
PO Box 134
South Elgin, IL 60177

Subject Property: 33W304 Kenyon Road, South Elgin (unincorporated)
PIN: 06-25-400-004 (part)

Comprehensive Plan Designation: Office/Industrial Land Uses

Current Zoning: Unincorporated, Farming District (Kane County)

Surrounding Land Uses:

North:	Mining Uses (F Farming District, Village of South Elgin)
Northwest:	Residential Uses (R-1 Single Dwelling Unit District, Prairie Pointe Subdivision, Village of South Elgin)
South:	Farming Uses (F Farming District, Unincorporated Kane County)
East:	Industrial Uses (PD Planned Development District, Village of Bartlett)
West:	Illinois Prairie Path (Kane County Forest Preserve District) Farming Uses (F Farming District, Unincorporated Kane County)

Request: The Applicant, Whiterose Partners LLC, is requesting feedback on a Concept Plan for a proposed data center facility on the property located in unincorporated Kane County at the northwest corner of Kenyon Road and Illinois Route 25 (33W304 Kenyon Road, South Elgin).

Location Map:



Planning and Zoning Commission Review:

Project Summary:
The applicant, Whiterose Partners LLC, is proposing to develop a data center facility on the northern portion of the property located at the northwest corner of Kenyon Road and Illinois Route 25. The area proposed for development is approximately 20 acres. The remaining 9.451 acres of the parcel would remain under current ownership and continue to be used as farmland until such time that it is made available for sale or for development.

Based on the site plan, developed by Kimley-Horn and Associates, Inc, submitted to staff dated June 19, 2026, and contained in this packet, the applicant is proposing a +/-200,000 square foot data center facility. The total height of the proposed building is shown to be approximately 55-feet in height. The main building height being approximately 34-feet in height, plus another 21-feet of a screening wall to screen the rooftop equipment.

The equipment yard is an open-air area located on the south side of the proposed data center building and is enclosed by a 20-foot-tall solid concrete wall. Inside the yard, emergency generators would be installed for use during electrical outages, and these generators would be tested on a regular basis. No specific information has been provided regarding the number or size of the generators, nor whether additional equipment would also be located within the enclosed yard.

An access drive is shown to encircle the proposed building and equipment yard area to allow for on-site maneuvering and emergency vehicle access. A parking lot consisting of 39 parking stalls, including 2 accessible parking stalls, is located east of the proposed data center facility. A detention basin is proposed to be located at the north part of the property.

The data center facility, equipment yard, parking area and detention basin are to be secured with a perimeter fence. The applicant is requesting allowance of a 10-foot perimeter fence. The fence would be located west of the proposed guardhouse which restricts public access. For visitors allowed to enter the site, they must first check in at the guardhouse to then be allowed through the security gate. If a visitor is denied entry, the visitor will be directed to use the dedicated turn area and will not be allowed inside the perimeter fencing.

The main access into the site is from Illinois Route 25. This would be full access to/from the site onto Illinois Route 25 allowing site traffic to leave north and south onto Illinois Route 25. The applicant is also proposing a northbound left-turn lane on Illinois Route 25. A secondary access is located south of the main entrance on Illinois Route 25 for emergency access only. A gate is located at the point where the perimeter fence is located, and a knox box will be available for emergency services to access the gate if needed.

The landscape plan, Kimley-Horn and Associates, Inc., includes a berm and 34 evergreen trees at the northwest corner of the site to provide additional screening from adjacent properties. Street trees are proposed along Illinois Route 25 to improve frontage landscaping. Additional evergreen plantings are also provided along the south property line to establish a clear visual delineation from the undeveloped parcel to the south.

Comprehensive Plan:
This property is Subarea 8C of the Comprehensive Plan and office or industrial land uses are recommended. The proposed data center is generally classified as an industrial use.

Unified Development Ordinance:
The subject property is not currently within the Village of South Elgin. Upon annexation, it would be rezoned to the I-Industrial District. The applicant will be requesting a text amendment to the Unified Development Ordinance to establish "data center" as a use in *Section 156.07.B Use Table* and to allow the data center use in the I-Industrial District with a Special Use Permit.

If the developer chooses to continue with the project after feedback from the Planning and Zoning Commission and Village Board, it will require additional entitlements, which will be reviewed by the Planning and Zoning Commission. These entitlements may include: annexation; an amendment to the Zoning Map to rezone the property to the I-Industrial District; text amendments to the Unified Development Ordinance to establish standards related to use, off-street parking, loading, accessory structures, building height, fencing, and screening; a Special Use Permit for a data center; and Major Site Plan review.

Traffic Study:
The applicant's engineer, Kimley-Horn and Associates, Inc., prepared a Traffic Study and studied five (5) intersections including:

- Barry Road / Kenyon Road
- Illinois Route 25 / Kenyon Road
- Illinois Route 25 / Graham Street
- Illinois Route 25 / Slade Road
- Illinois Route 25 / E. Middle Street

The 'Recommendations and Conclusions' of the study identified "with the addition of the traffic generated by the proposed data center, all study intersections are anticipated to continue to operate with similar levels of service, queueing, and delay for future conditions with and without development. The site access along Illinois Route 25 should operate under minor-leg stop control with a stop sign and stop bar. A northbound left-turn lane should be installed at the site access driveway."

The applicant has integrated their study's recommendations into their plans by proposing a northbound left-turn lane on Illinois Route 25 at the site access.

Village staff and the Village's engineering consultants are currently reviewing the Traffic Study to verify its accuracy and ensure it complies with all applicable local, county, state, and federal regulations. Illinois Department of Transportation (IDOT) review and approval will also be required.

Data Center Utilities and Cooling System:

- Electricity:
  The applicant has submitted a power request application to Commonwealth Edison (ComEd) for 48 MW (megawatts) of utility power. ComEd has indicated that the Bartlett substation has sufficient capacity to serve the site, with the extension of transmission lines to be funded by the developer. According to the developer, these costs will not trickle down to other consumers.

- Cooling System:
  The proposed data center will be using a closed-loop cooling system. A closed-loop cooling system functions much like an automobile's engine cooling system (radiator) which is filled once and rarely requires topping off or flushing if properly maintained. A system such as this proposed data center, would require 350,000 gallons for its initial fill up. After the initial fill up, that water is recirculated indefinitely due to the fact that it is a closed, sealed "loop" with no evaporation possible.

- Water and Sewer:
  The proposed data center project will include systems such as closed loop cooling and efficient fixtures. The applicant provided a preliminary water usage calculation based on the proposed 200,000 square foot data center:

	Low Estimate	**High Estimate**
Administration	25,000 gal/year	35,000 gal/year
Data Hall Humidification System	65,000 gal/year	90,000 gal/year
Total	**90,000 gal/year**	**125,000 gal/year**

  The table above yields a range of 247 gal/day to 342 gal/day, which is less than the water usage of a typical South Elgin single family house (350 gal/day). The developer indicates the reason for this data center's low daily water usage is based on both the area's climate and advanced closed-loop cooling system technology.

  The applicant may be required to make a contribution toward various public utility improvements. The exact amount is not known at this time and would be determined during the annexation agreement negotiations.

Noise (Sound) Study:

The applicant's engineer, Kimley-Horn and Associates, Inc., prepared a Noise Study for the Village and its consultants to review. The study compares existing noise levels to six different operating scenarios ranging from typical operations to worst-case emergency operations. The study assumes a 200,000 square foot data center with 40 chillers located on a rooftop platform with a 12-foot-tall sound barrier around the edge of the rooftop and 20 emergency generators located in the equipment yard south of the data center building.

The Village has not yet engaged with a consultant to review the developer's Noise (Sound) Study to verify its accuracy and compliance with all applicable local, county, state, and federal regulations, but will likely do so in the near future.

PZC Feedback on Concept Plan:

Per the UDO, the role of the Planning and Zoning Commission for a Concept Plan Consultation is to provide information and guidance to the applicant. As part of the discussion, the Commission should provide feedback whether the Concept Plan is consistent with the intent of the elements of the Comprehensive Plan and other land use policies of the Village and if it substantially meets the requirements of the UDO and other regulations.

The Commission may wish to consider and offer feedback on the following:

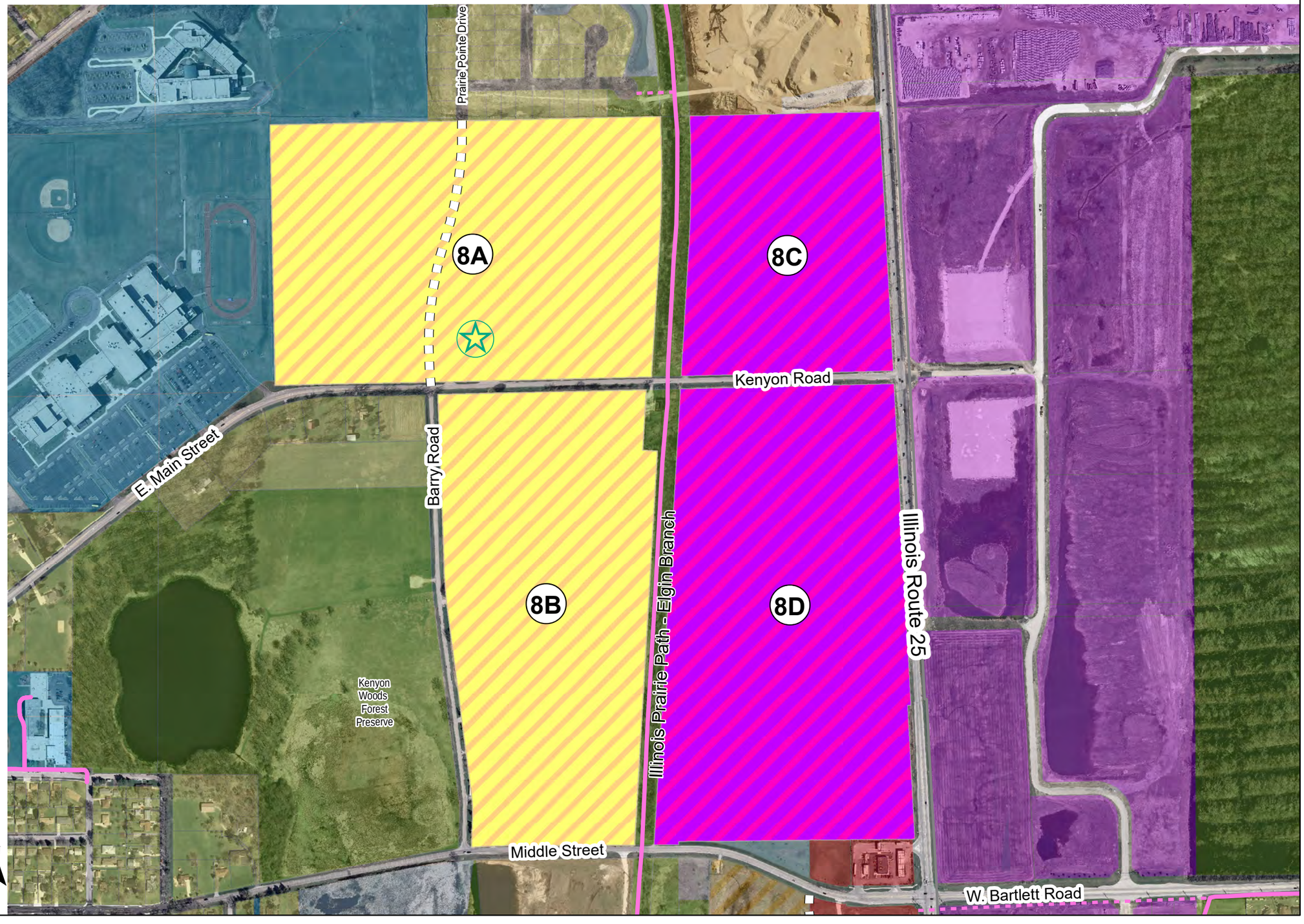
- Comprehensive Plan, and Land Use:
  - Goals and recommendations of the Comprehensive Plan.
  - Whether the proposed data center use is the highest and best use for the property.
- Site Plan:
  - Overall layout, ingress/egress points, stormwater location, etc.
- Building and Equipment Yard Wall Design and Aesthetics:
  - Feedback on the proposed building and equipment yard wall aesthetics.
- Landscaping and Buffering:
  - Any thoughts about the quantity and quality of landscaping around the perimeter of the site, perimeter of the building, the detention area, etc.
  - Any thoughts or concerns about the design of the security fence.
- Traffic Study:
  - Any thoughts or concerns a study should examine.
- Utility Usage:
  - Any comments or concerns related to electricity usage, water/sewer usage, or the proposed cooling system?
- Noise Study:
  - Any thoughts or concerns a study should examine.

Attachments:

- Pages from the 2030 Comprehensive Plan
- Plat of Survey
- Concept Site Plan, prepared by Kimley-Horn and Associates, Inc. dated June 19, 2026
- Preliminary Landscape Plan, prepared by Kimley-Horn and Associates, Inc. dated June 19, 2026
- Building Elevations and Renderings

South Elgin 2030 Comprehensive Plan - Exhibit 6.10

2030 Land Use Plan - Planning Area 8



mwm July 2012 source: KaneGIS, VoSE_GIS

Planning Area 8

Planning Area 8 includes four Subareas located on the far east side near Illinois Route 25, to the north and south of Kenyon Road. Most of these areas are located outside the Village limits. Some of these areas have been identified as having aquifer sensitivity, which reflects the ease of which contaminants can reach the aquifer, impacting water quality. This is not caused by specific land uses, but rather by geologic materials in that area. These properties have some unique features and connection needs.

Subarea 8A
Subarea Description
Location: West of Illinois Route 25, north of Kenyon Road. **Acreage:** 60 acres. **Surrounding Land Uses:** Institutional and Low Density Residential. **Unique Features:** This Subarea has aquifer sensitivity areas and is home to the Kenyon Farmstead. **Proximity to South Elgin:** Contiguous.
Future Requirements/Recommendations
Land Use: Low/Medium Density Residential. **Mobility Connections:** A local road connection is needed to connect Prairie Pointe Drive across Kenyon Road to Barry Road. Improvements are necessary on Kenyon Road, directly south of the property to establish it as a complete major collector. Local bicycle connections should also be made to the Illinois Prairie Path to the east of this Subarea. **Special Facilities:** A farmstead park is planned for the site of the Kenyon Farmstead, at the south central portion of the property. **Environmental Considerations:** Any development should minimize impacts on aquifer sensitivity areas.

Subarea 8B
Subarea Description
Location: West of Illinois Route 25, south of Kenyon Road, east of Barry Road. **Acreage:** 52 acres. **Surrounding Land Uses:** Parks and Open Space. **Unique Features:** This Subarea has aquifer sensitivity areas. **Proximity to South Elgin:** The majority is contiguous; a small area is within the Village.
Future Requirements/Recommendations
Land Use: Low/Medium Density Residential. **Mobility Connections:** Improvements are necessary on Middle Street, directly south of the property, and on Kenyon Road, directly north of the property, to establish each as a complete major collector. Local bicycle connections should also be made to the Illinois Prairie Path to the east of this Subarea. **Special Facilities:** None identified. **Environmental Considerations:** Any development should minimize impacts on aquifer sensitivity areas.

Subarea 8C
Subarea Description
Location: West of Illinois Route 25, north of Kenyon Road. **Acreage:** 31 acres. **Surrounding Land Uses:** Industrial, Mining and Institutional (existing). **Unique Features:** None identified. **Proximity to South Elgin:** Contiguous.
Future Requirements/Recommendations
Land Use: Office/Industrial. **Mobility Connections:** Improvements are necessary on Kenyon Road, directly south of the property to establish it as a complete major collector. **Special Facilities:** None identified. **Environmental Considerations:** None identified.

Subarea 8D
Subarea Description
Location: West of Illinois Route 25, south of Kenyon Road. **Acreage:** 65 acres. **Surrounding Land Uses:** Industrial and Commercial. **Unique Features:** This Subarea has aquifer sensitivity areas. **Proximity to South Elgin:** Contiguous.
Future Requirements/Recommendations
Land Use: Office/Industrial. **Mobility Connections:** Improvements are necessary on Middle Street, directly south of the property, and on Kenyon Road, directly north of the property, to establish each as a complete major collector. **Special Facilities:** None identified. **Environmental Considerations:** Any development should minimize impacts on aquifer sensitivity areas.



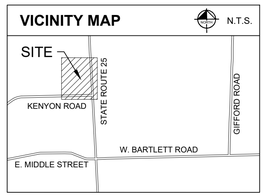
Kenyon Farmstead

PIN: 06-25-400-004

ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS



SITE ADDRESS:

33W304 E. KENYON STREET, SOUTH ELGIN, IL 60177

SURVEY PREPARED FOR:

WHITEROSE PARTNERS, LLC
2699 HOWELL STREET
DALLAS, TX 75204

SURVEY NOTES:

TABLE A ITEM #16 NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF SURVEY.

ITEM #17 THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

THE SURVEYED LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE RECORD LEGAL DESCRIPTION AS LISTED IN THE BELOW REFERENCED TITLE COMMITMENTS AND THE SURVEYOR STATES THERE THE RECORD DESCRIPTION IS CONTIGUOUS AND THERE ARE NO GAPS OF GORES.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD DRAWINGS OBTAINED FROM THE KANE COUNTY AND THE ENGINEER OF RECORD AND THE SURVEYOR CANNOT GUARANTEE THE LOCATIONS OF SAID UTILITIES, EXCEPT THOSE THAT ARE OBSERVED ON THE SURFACE AT THE TIME OF THIS SURVEY.

NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED AT THE TIME OF SURVEY.

MEASUREMENTS ARE MADE IN FEET AND DECIMAL FEET, MEASUREMENTS SHOWN IN PARENTHESES EX.(100.00') ARE RECORD DIMENSIONS.

THIS SERVICE MEETS THE ILLINOIS MINIMUM REQUIREMENTS FOR A BOUNDARY SURVEY.

FIELD WORK WAS COMPLETED ON APRIL 15, 2026.

IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE DENOTED.

ITEM #14 SURVEY PARCEL IS LOCATED NORTHWEST FROM THE INTERSECTION OF KENYON ROAD AND ILLINOIS ROUTE 25.

ITEM #18 NO ADDITIONAL PARCELS BENEFITING SURVEY PARCELS LISTED.

FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17089C0169J FOR KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, DATED JANUARY 23, 2026 THIS PROPERTY IS LOCATED WITHIN

ZONE X (UNSHADED) DEFINED AS "AREA OF MINIMAL FLOOD HAZARD".

IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

AREA SUMMARY:

871,200 SQ.FT. 20.000 ACRES

PARKING SUMMARY:

ITEM #9 THERE WERE NO PARKING SPACES OBSERVED ON THE SUBJECT PARCEL AT TIME OF FIELD SURVEY.

TITLE NOTES:

(PURSUANT TO COMMITMENT FOR TITLE INSURANCE, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 26002941EL, WITH AN ISSUE DATE MARCH 25, 2026).

SCHEDULE B PART II, TITLE EXCEPTION TABLE

	EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	NOTATION
	07-16	N/A	General Exceptions.	No	No Comment
	17	N/A	Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.	No	Not Survey Related
F	18	N/A	Subject to Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.	Yes	As Shown
I	19	330845 330865	Subject to Rights of the public and of the State of Illinois in and to so much of the land as dedicated for road purposes. Possible Miss-Type Error. Doc. 330845 not Affecting our Site. Possible Correct Doc. 330865.	Yes	As Shown
	20	N/A	Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.	No	Blanket in Nature
	21	N/A	Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.	No	Not Survey Related
R	22	925667	Subject to Grant from Kenyon Brothers Company to Northern Illinois Gas Company for public utility purposes affecting the "north side of the public highway known as Kenyon Road".	Yes	As Shown
	23	N/A	Unrecorded easement agreement by Kenyon Brothers and Village of South Elgin for sewer easement and temporary construction easement.	No	Easement Agreement was not Provided to Surveyor
	24	1949404	Easement in favor of the Village of South Elgin. (Does not affect Subject Parcel).	No	Not Shown. Affects lands to the West
AA	25	95K009428	Subject to Easement in favor of Northern Illinois Gas Company.	Yes	As Shown
	26	97K001806 2009K042189	Terms and provisions of Annexation Agreement.	No	Does not affect subject parcel
	27	2008K088083	Subject to Terms and provisions of Ordinance No. 2008-61.	No	Blanket in Nature
U	28	2009K013806	Subject to Terms and provisions of Resolution. Parcel IGG0002DED.	Yes	As Shown.
	29	2009K014976	Subject to Terms and provisions of Recapture Agreement.	No	Blanket in Nature
	30	2009K032296	Subject to Terms and provisions of Ordinance No. 2009-11.	No	Blanket in Nature
	31	2009K032702	Subject to Terms and provisions of Ordinance No. 2009-08.	No	Blanket in nature
	32	2009K042188	Subject to Terms and provisions of Recapture Agreement.	No	Blanket in Nature
AC	33	2016K067161	Terms and provisions of Easement in favor of the Fox River Water Reclamation District. (Does not affect subject parcel).	Yes	As shown. Affects lands to the North.
	34	N/A	All endorsement requests should be made prior to closing to allow ample time for the company to examine required documentation.	No	No Comment

ZONING NOTES:

ZONING "F", FARMING DISTRICT. ALL ZONING INFORMATION WAS ACQUIRED FROM THE KANE COUNTY WEBSITE
"HTTPS://WWW.KANECOUNTYIL.GOV/FDER/PAGES/DEVELOPMENT/ZONEATLAS/PDFS/EL/EL25.PDF"
"HTTPS://CODELIBRARY.AMLEGAL.COM/CODES/KANECOUNTYIL"
FOR DETAIL SEE THE KANE COUNTY CODE OF ORDINANCES.

ZONING REPORT NOT PROVIDED TO SURVEYOR AT TIME OF SURVEY.

BASIS OF BEARINGS

ALL BEARINGS SHOWN ARE BASED OFF NORTH AMERICAN DATUM OF 1983 (2011) ILLINOIS STATE PLANE, EAST ZONE (1201).

LEGAL DESCRIPTION

THE NORTH 20 ACRES OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 57.75 CHAINS TO THE CENTER OF THE ST. CHARLES AND ELGIN HIGHWAY; THENCE NORTH 2 1/2 DEGREES WEST, ALONG THE CENTER OF SAID HIGHWAY, 19.99 CHAINS; THENCE NORTH 89 DEGREES WEST ALONG THE LINE BETWEEN THOMAS MITCHELL AND DAVIS FARM TO THE WEST LINE OF SAID SECTION 25; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING (EXCEPT THAT PART IN THE FORMER RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD COMPANY) AND (EXCEPT THAT PART LYING IN THE TRACT CONVEYED BY DEED RECORDED JUNE 15, 1989 AS DOCUMENT 1979115) (ALSO EXCEPT PART CONVEYED TO REGIONAL BOARD OF SCHOOL TRUSTEES BY DEED DOCUMENT 2000K071533), AND EXCEPT THAT PART LYING WEST OF TRACT DESCRIBED IN DEED RECORDED SEPTEMBER 29, 1980 AS DOCUMENT NUMBER 1555881 ALL IN THE TOWNSHIP OF ELGIN, KANE COUNTY, ILLINOIS.

SURVEYORS CERTIFICATION:

TO: CHICAGO TITLE INSURANCE COMPANY
TBD

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A)(B),8,9, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 15, 2026.

FOR REVIEW ONLY

BRADLEY A. STROHL DATED: 04/27/2026
PROFESSIONAL LAND SURVEYOR NO. 3686
MY LICENSE EXPIRES 11/30/26
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PH. 331-209-0476
BRAD.STROHL@KIMLEY-HORN.COM

BRADLEY A. STROHL 3686 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

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No.	DATE	REVISION DESCRIPTION
1	05/04/26	ADDED OFFSITE EASEMENTS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
Tel. No. (630) 487-5550
DESIGN FIRM # 184002012-0006
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AJ	BAS	04/27/2026	368172000	1 OF 2

DWG NAME: K:\CHS_LDEV\368172000_WHITE ROSE_SOUTH ELGIN_8.2 DESIGN\CAD\REFERENCES\01 SURVEY\SURVEY DESIGN\WORK AREA\XA-ALTA-368172000.DWG PLOTTED BY: JOSAN ANDRES 04/28/26 1:56 PM LAST SAVED: 04/28/26 1:46 PM

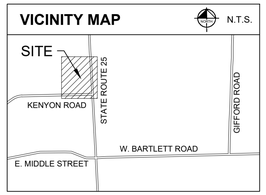
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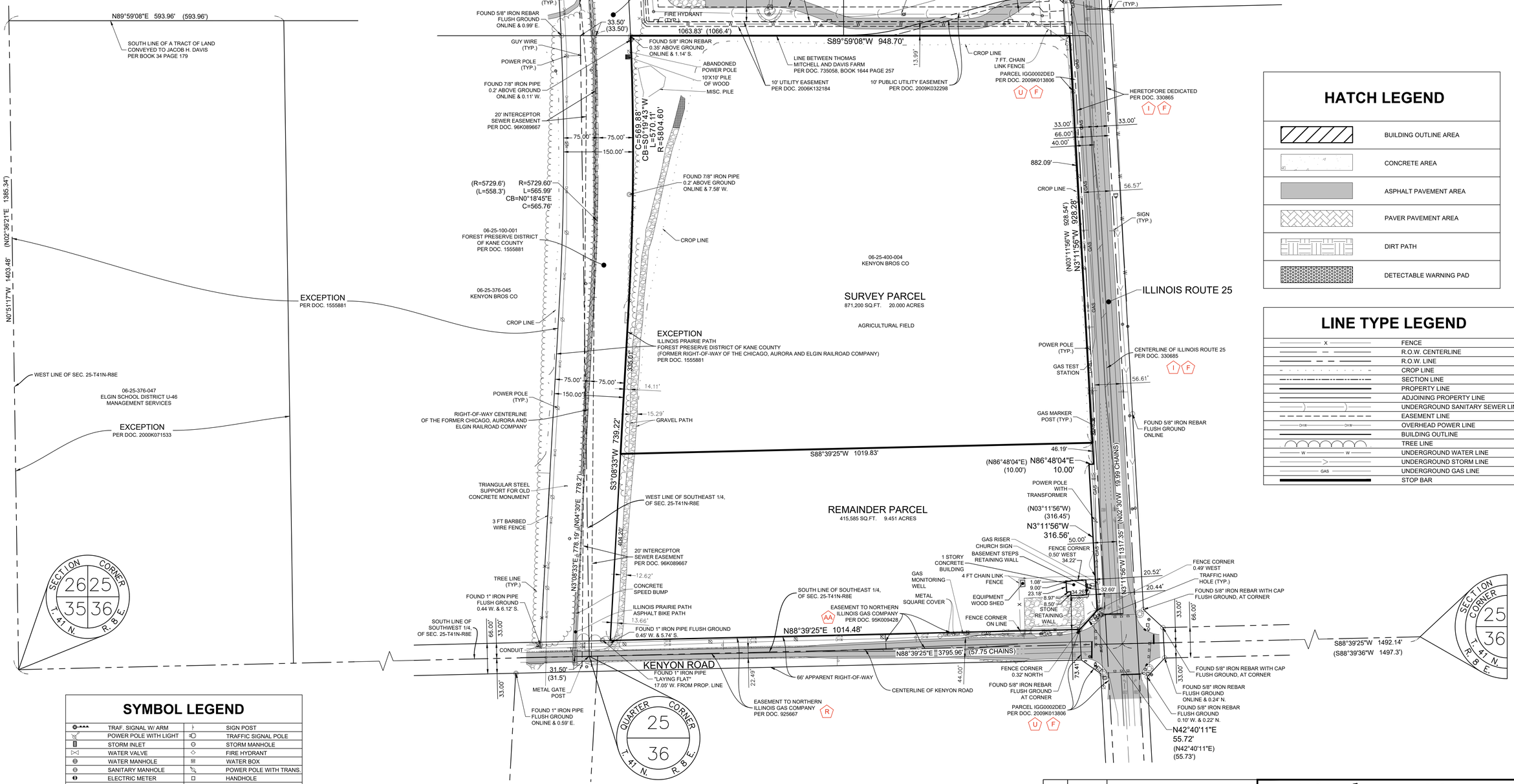
ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

VICINITY MAP N.T.S.





NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

BASIS OF BEARINGS

ALL BEARINGS SHOWN ARE BASED OFF NORTH AMERICAN DATUM OF 1983 (2011) ILLINOIS STATE PLANE, EAST ZONE (1201).

HATCH LEGEND

	BUILDING OUTLINE AREA
	CONCRETE AREA
	ASPHALT PAVEMENT AREA
	PAVER PAVEMENT AREA
	DIRT PATH
	DETECTABLE WARNING PAD

LINE TYPE LEGEND

X	FENCE
	R.O.W. CENTERLINE
	R.O.W. LINE
	CROP LINE
	SECTION LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
W	UNDERGROUND SANITARY SEWER LINE
	EASEMENT LINE
OHW	OVERHEAD POWER LINE
	BUILDING OUTLINE
	TREE LINE
W	UNDERGROUND WATER LINE
	UNDERGROUND STORM LINE
GAS	UNDERGROUND GAS LINE
	STOP BAR

SYMBOL LEGEND

	TRAF. SIGNAL W/ ARM		SIGN POST
	POWER POLE WITH LIGHT		TRAFFIC SIGNAL POLE
	STORM INLET		STORM MANHOLE
	WATER VALVE		FIRE HYDRANT
	WATER MANHOLE		WATER BOX
	SANITARY MANHOLE		POWER POLE WITH TRANS.
	ELECTRIC METER		HANDHOLE
	GAS VALVE		POWER UTILITY POLE
	TREE		GUY ANCHOR
	ELECTRIC BOX		STORM INLET BEEHIVE
	FOUND IRON REBAR		FOUND IRON PIPE
	BOLLARD		GAS METER
	CULVERT		FLARED END SECTION
	AC UNIT		TRAFFIC HAND HOLE

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No.	DATE	REVISION DESCRIPTION
1	05/04/26	ADDED OFFSITE EASEMENTS

Kimley»Horn
4201 Winfield Road
Warrenville, Illinois 60555
DESIGN FIRM # 184002012-0006
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AJ	BAS	04/27/2026	368172000	2 OF 2

DWG NAME: K:\CHS_LDEV\368172000_WHITE ROSE_SOUTH ELGIN_IL\2 DESIGN\CAD\REFERENCE\ROW\SURVEY\SURVEY DESIGN\WORK AREA\ALTA\368172000.DWG PLOTTED BY: JOSHUA_ANDRE 04/28/26 1:56 PM LAST SAVED: 04/28/26 1:46 PM

BLUFF CITY MATERIALS INC
VILLAGE OF SOUTH ELGIN
ZONING: F

SECURITY FENCE

15.0' BUILDING SETBACK

LANDSCAPED BERM

LANDSCAPED BERM

ILLINOIS PRAIRIE PATH
SOUTH ELGIN BRANCH

DETENTION BASIN
HWL: 756.50
NWL: 752.50
BOT: 751.50

20.0' BUILDING SETBACK

PROPOSED LIGHT POLE, TYP.

ILLINOIS 25
(IDOT ROW)

±497.0'

±344.0'

PROPOSED DATA HALL
FFE = 762.00
±200,000 SF

PROPOSED ADMIN

PARKING LOT

15.0' 24.0' 15.0' 30.0'

PROPOSED GATE

PRIMARY ENTRANCE

PROPOSED GUARDHOUSE

"DON'T DRINK AND DRIVE" SIGN
TO BE RELOCATED

35.0'

18.0'

TRUCK DOCK

9.0'

DEDICATED LEFT
TURN LANE

35.0'

240.0'
STORAGE

STRIPED TRUCK REJECTION
TURNAROUND

28.0'

PROPOSED GATE

30.0'

PROPOSED WALL
MOUNTED LIGHT, TYP.

EQUIPMENT YARD

105.0'

15.0' BUILDING SETBACK

15.0'

30.0'

64.5'

30.0'

PROPOSED GATE

EMERGENCY
ACCESS ONLY SIGN

SECURITY FENCE

PROPOSED LIGHT
POLE (TYP.)

SECONDARY ENTRANCE
EMERGENCY ACCESS ONLY

240.0'
TAPER

15.0' BUILDING SETBACK

EXISTING
UNINCORPORATED
FARM LAND

VILLAGE OF BARTLETT
INDUSTRIAL
PROPERTIES

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Call Before You Dig
JULIE
1-800-892-0123

PARKING SUMMARY

SITE AREA	= 20.0 ACRES
BUILDING AREA	= ±190,000 SF
REQUIRED PARKING SPACES	= 20 SPACES
STANDARD PARKING SPACES	= 37 SPACES
ACCESSIBLE PARKING SPACES	= 2 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-562-2600
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SCALE: AS NOTED
DESIGNED BY: CMW
DRAWN BY: CMW
CHECKED BY: RNR

WHITE ROSE

SEC OF KENYON ROAD & ILLINOIS 25
SOUTH ELGIN IL, 60177

SITE PLAN

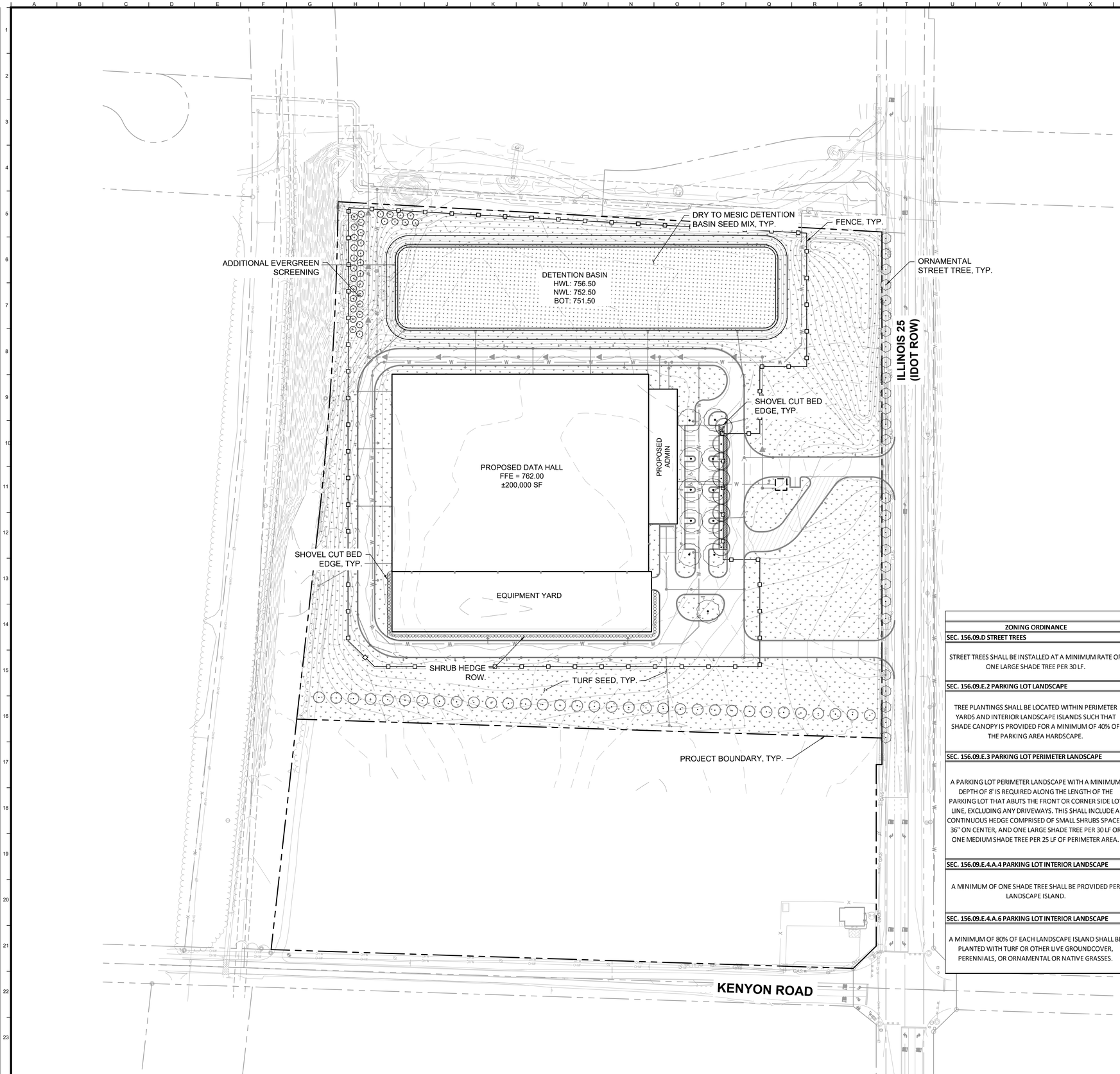
ORIGINAL ISSUE:
06/19/2026

KHA PROJECT NO.
368172000

SHEET NUMBER

C1.0

Drawing name: K:\CHS_LOE\368172000_White Rose_South Elgin_IL\2 Design\CAD\PlanSheets\Entitlements\C1.0 - SITE PLAN.dwg Layout1 Jun 17, 2026 3:52pm by Caitlin.Walsh
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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

Call Before You Dig
JULIE
1-800-892-0123

PLANT SCHEDULE

	PARKING LOT ISLAND SHADE TREE- 1.5" CAL. MIN.	11
	EVERGREEN TREE	33
	PARKING LOT PERIMETER SHADE TREE- 1.5" CAL. MIN.	8
	ORNAMENTAL STREET TREE (< 25' HT.) - 1.5" CAL. MIN.	27
	SHADE TREE- 1.5" CAL. MIN.	33
	SHRUB- 18" HT. MIN.	202
	DRY TO MESIC DETENTION BASIN SEED MIX	
	TURF SEED	

SOUTH ELGIN, IL LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE	REQUIRED	PROVIDED
SEC. 156.09.D STREET TREES		
STREET TREES SHALL BE INSTALLED AT A MINIMUM RATE OF ONE LARGE SHADE TREE PER 30 LF.	TOTAL LENGTH ALONG ILLINOIS 25 = 802.62 LF 802.62 LF/30 LF = 26.75 **27 STREET TREES REQUIRED ALONG ILLINOIS 25**	27 ORNAMENTAL STREET TREES PROVIDED DUE TO OVERHEAD UTILITY CONFLICTS
SEC. 156.09.E.2 PARKING LOT LANDSCAPE		
TREE PLANTINGS SHALL BE LOCATED WITHIN PERIMETER YARDS AND INTERIOR LANDSCAPE ISLANDS SUCH THAT SHADE CANOPY IS PROVIDED FOR A MINIMUM OF 40% OF THE PARKING AREA HARDSCAPE.	**SHADE CANOPY FOR 40% OF PARKING AREA HARDSCAPE REQUIRED**	SHADE CANOPY PROVIDED FOR ≥40% OF PARKING AREA HARDSCAPE
SEC. 156.09.E.3 PARKING LOT PERIMETER LANDSCAPE		
A PARKING LOT PERIMETER LANDSCAPE WITH A MINIMUM DEPTH OF 8' IS REQUIRED ALONG THE LENGTH OF THE PARKING LOT THAT ABUTS THE FRONT OR CORNER SIDE LOT LINE, EXCLUDING ANY DRIVEWAYS. THIS SHALL INCLUDE A CONTINUOUS HEDGE COMPRISED OF SMALL SHRUBS SPACED 36" ON CENTER, AND ONE LARGE SHADE TREE PER 30 LF OR ONE MEDIUM SHADE TREE PER 25 LF OF PERIMETER AREA.	TOTAL LENGTH OF PARKING = 217 LF 217 LF/3 LF = 72.33 **73 SHRUBS REQUIRED ALONG PARKING LOT PERIMETER** 217 LF/30 LF = 7.23 **8 LARGE SHADE TREES REQUIRED ALONG PARKING LOT PERIMETER**	73 SHRUBS & 8 LARGE SHADE TREES PROVIDED ALONG PARKING LOT PERIMETER
SEC. 156.09.E.4.A.4 PARKING LOT INTERIOR LANDSCAPE		
A MINIMUM OF ONE SHADE TREE SHALL BE PROVIDED PER LANDSCAPE ISLAND.	7 PARKING LOT ISLANDS PRESENT **7 SHADE TREES REQUIRED IN ISLANDS**	7 PARKING LOT SHADE TREES PROVIDED
SEC. 156.09.E.4.A.6 PARKING LOT INTERIOR LANDSCAPE		
A MINIMUM OF 80% OF EACH LANDSCAPE ISLAND SHALL BE PLANTED WITH TURF OR OTHER LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL OR NATIVE GRASSES.	**80% OF TURF OR OTHER LIVE GROUNDCOVER PER LANDSCAPE ISLAND REQUIRED**	80% OF TURF PER LANDSCAPE ISLAND PROVIDED

No.	REVISIONS	DATE	BY

Kimley»Horn

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WINFIELD, IL 60190
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CMW
DRAWN BY: CMW
CHECKED BY: RNR

LANDSCAPE PLAN

WHITE ROSE

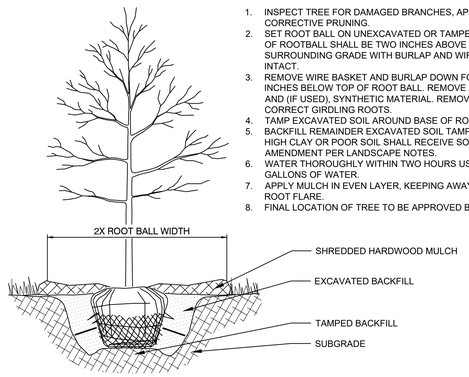
SEC OF KENYON ROAD & ILLINOIS 25
SOUTH ELGIN IL 60177

ORIGINAL ISSUE: 06/19/2026
KHA PROJECT NO. 368172000
SHEET NUMBER
L1.0

Drawing name: K:\CHI_USER\368172000_White Rose_South Elgin_IL\2 Design\CAD\PlanSheets\Entitlements\L1.0 - LANDSCAPE PLAN.dwg, L1.0, Jun 17, 2026, 3:50pm, Ivy Claflin Walsh
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NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

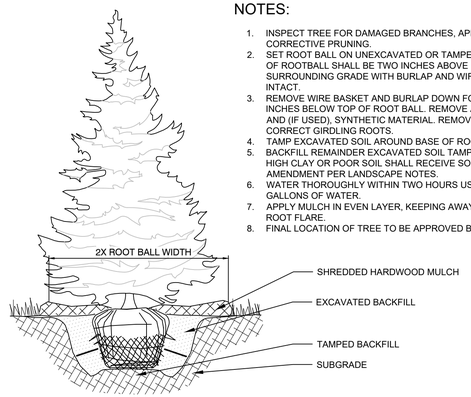


1 TREE PLANTING

NTS

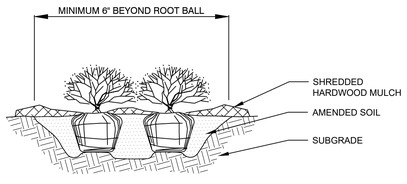
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



2 EVERGREEN TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS

4 SHOVEL CUT BED EDGE

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
12. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
13. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
14. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
15. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
16. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
17. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: CMW
DRAWN BY: CMW
CHECKED BY: RNR

LANDSCAPE NOTES & DETAILS

WHITE ROSE

SEC OF KENYON ROAD & ILLINOIS 25
SOUTH ELGIN IL 60177

ORIGINAL ISSUE: 06/19/2026
KHA PROJECT NO. 368172000
SHEET NUMBER
L2.0

Drawing name: K:\CHS_LSD\368172000_White Rose_South Elgin_IL\2 Design\CAD\PlanSheets\Entitlements\L1.0 LANDSCAPE PLAN.dwg, L2.0, Jun 17, 2026, 3:50pm, Ivy Claflin Walsh
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Elevation East



Elevation North



Elevation West



Elevation South

Elevations:



02




South-east


North-east


North-West


West-South

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MEMORANDUM

To: Planning and Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: July 15, 2026 Planning and Zoning Commission Meeting

RE: Village of South Elgin Development Project Update Report – 2026 Q2

This memo is to provide the Planning and Zoning Commission (PZC) an update on various development projects it has reviewed:

- **CD 2024-09 – 325 Umbdenstock Road – 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**

  The request was reviewed by the Village Board on July 7, 2025, and approved at its July 21, 2025 meeting. Construction is ongoing. The Village has issued building permits for 20 single-family homes and 6 townhome buildings. We anticipate being able to issue the first Certificate of Occupancy in Fall 2026.

- **CD 2026-03 – Request for a Text Amendment to the Unified Development Ordinance to Amend Outdoor Dining Regulations – Village of South Elgin, Petitioner**

  The request was reviewed by the Village Board on April 6, 2026, and approved at its May 4, 2026 meeting.

Should you have any questions, please feel free to contact me at ltredup@southelgin.com.