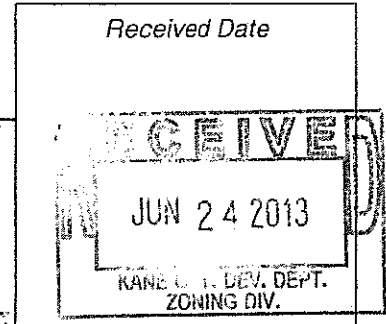


KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 232-3492 Fax: (630) 232-3411



ZONING MAP AMENDMENT APPLICATION
MAJOR CHANGE - existing PLANNED DEVELOPMENT

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 09-11-401-020 09-11-401-022
	Street Address (or common location if no address is assigned): 6N330 Illinois State Route 25, St. Charles, IL 60174

2. Applicant Information:	Name FOX RIVER & COUNTRYSIDE FIRE/RESCUE DISTRICT	Phone (630) 584-3473
	Address 40W304 LaFOX ROAD - C-304 ST. CHARLES, IL 60175	Fax (630) 584-8266
		Email ryan@frcfr.com kcshepro@aol.com

3. Owner of record information:	Name FOX RIVER & COUNTRYSIDE FIRE/RESCUE DISTRICT, an Illinois unit of local government	Phone (630) 584-3473 (708) 471-4630 (Mobile)
	Address 40W304 LaFOX ROAD - C-304 ST. CHARLES, IL 60175	Fax (630) 584-8266 (630) 377-4387
		Email ryan@frcfr.com kcshepro@aol.com

Zoning and Use Information:

2030 Plan Land Use Designation of the property: The adopted 2040 Plan shows the Property is designated as Urban Neighborhoods/Mixed Use/ Infill

Current zoning of the property: The Property is part of the Whitemoe Place Planned Development

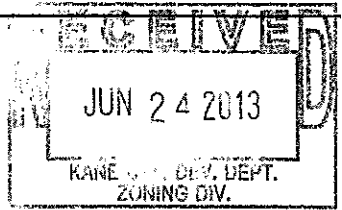
Current use of the property: Vacant/abandoned plastics factory

Proposed zoning of the property: PUD - existing but with a "Major Change" to restore governmental uses to the list of allowable uses in the PUD

Proposed use of the property: Fire Station with living quarters/ Outdoor storage tanks for the Fox River & Countryside Fire/Rescue District Station 3

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required) Partial demolition of existing structure/ Construction of additional building to meet the needs of the District and its operations - See Site Plans submitted

Attachment Checklist



- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrc/aar.htm) to be filed with the Illinois Department of Natural Resources.
- List of record owners of all property adjacent & adjoining to subject property
- Aerial (air photo) with property clearly highlighted contact: The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department)

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

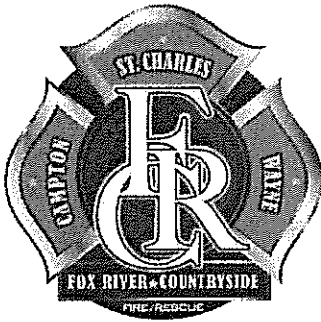
**Fox River & Countryside
Fire/Rescue District**

Record Owner

**Kenneth C. Shepro
Attorney & Counselor at Law**

Applicant or Authorized Agent

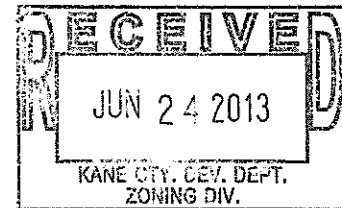
[Handwritten signatures and dates]
Date: 6/24/2013
Date: 6/24/2013



Fox River & Countryside Fire/Rescue District
40W304 LaFox Road Unit C
St. Charles, Illinois 60175
Tel:(630) 584-3473
Fax:(630)-584-8266
www.frcfr.org

June 24, 2013

To: County Board of the County of Kane &
Kane County Zoning Board of Appeals



Attention: Mark D. VanKerkhoff, AIA, Zoning Officer

The FOX RIVER & COUNTRYSIDE FIRE/RESCUE DISTRICT, an Illinois unit of local government, hereby applies for a Map Amendment (Major Change) to the Whitmore Place Planned Development located in Section 11, St. Charles Township for the property located at 6N330 State Route 25, St. Charles, Illinois 60174 (the "Subject Property"). The Subject Property is located northwest of Route 25 and is adjacent to Carl Lee Road. The Subject Property consists of approximately 2.19 acres of land, improved with a vacant 24,400 square foot industrial building formerly used as a plastics factory. The District has begun demolition of approximately 17,200 square feet of the existing structure. The proposed new District Fire Station #3 when completed, will have 15,000 square feet including apparatus bays and quarters for the firefighters. Office space for the District will also be part of the new building.

The fire station will have above-ground fuel tanks. The entire property will be landscaped in accordance with the plan submitted.

The new station will provide an important community asset to the Valley View area and will greatly improve emergency services through its proximity to the new Red Gate Bridge allowing more efficient deployment of District resources on both sides of the Fox River. The new station will be only 1.9 miles from St. Charles North High School, and will be the nearest fire/rescue facility to that institution.

The proposed new station has already garnered strong public support. Prior to the filing of this application, Fire Chief Benson, District President Jim Gaffney, and other District officials have met with community groups including the River Bend Homeowner's Association, the Whitmore Place homeowners, the Village of Wayne, and County Board members from all parts of the

Jim Gaffney
President

Robert Handley
Treasurer

Terry Jeglum
Secretary

Chuck Dunham
Trustee

John Gamboa
Trustee

Mary Ryan
Administrator



Fox River & Countryside Fire/Rescue District

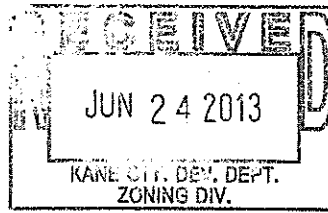
40W304 LaFox Road Unit C

St. Charles, Illinois 60175

Tel:(630) 584-3473

Fax:(630)-584-8266

www.frcfr.org



District. The Village of Wayne has expressed its formal support for the rezoning through its Resolution No. 13 R-09 adopted March 5, 2013 and previously submitted to the Kane County Development Office.

Included in this Application, or previously submitted are the following:

- 1) Legal Description of Subject Property
- 2) Survey of Subject Property
- 3) Kane-DuPage Soil and Water Conservation District Land Use Opinion 13-19
Dated May 29, 2013
- 4) Village of Wayne Resolution No. 13 R-09 adopted March 5, 2013
- 5) Intergovernmental Agreement between the Village of Wayne and Kane County dated December 16, 2008 – Local Land Resource Management Plan
- 6) Quitclaim Deed to the Subject Property showing title in the applicant
- 7) Completed Kane County Zoning Application and attachments
- 8) Site Plans, Engineering Drawings, Landscape Plans for the Subject Property

Previous meetings with County staff and the Water Resources Department have referenced the Stormwater Management Report for Whitmore Place revised October, 2005. Indications are that no additional stormwater facilities will be required for the fire station.

St. Charles Township Highway Commissioner Ron Johnson has expressed a desire to work with the District to vacate a small spur off of Carl Lee Road projecting into the District property. Counsel for the District has met with Commissioner Johnson and the District is prepared to work to accomplish the Commissioner's objectives.

The District respectfully requests that the Zoning Board of Appeals proceed expeditiously to consider its application, and upon notice and public hearing that the Kane County Board grant the requested zoning relief.

Sincerely, Kenneth C. Shepro/ Attorney for the District

Jim Gaffney
President

Robert Handley
Treasurer

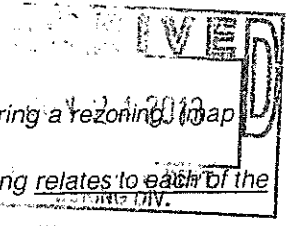
Terry Jeglum
Secretary

Chuck Dunham
Trustee

John Gamboa
Trustee

Mary Ryan
Administrator

Findings of Fact Sheet – Rezoning



- The Kane County Zoning Board is required to make findings of fact when considering a rezoning (map amendment)
- You should “make your case” by explaining specifically how your proposed rezoning relates to each of the following factors.

Fox River & Countryside Fire/Rescue District

June 24, 2013

Name of Development/Applicant

Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The proposed Fox River Fire/Rescue District Station 3 will relocate the existing station to within the corporate limits of the District and closer to the locus of emergency calls on east side of the Fox River.

The new location will also allow more efficient use of resources on both sides of the Fox River with the opening of the Red Gate Bridge. The new Fire station will also remove an existing eyesore that is a detriment to the Whitmore Place PUD and return the property to productive use.

2. What are the zoning classifications of properties in the general area of the property in question?

The Subject Property is almost entirely surrounded by the existing Whitmore Place PUD. Immediately to the south is a small parcel with a B-3 Special Use for a landscape business and two old houses on non-conforming lots zoned F. Across Route 25 to the SE, the land is zoned E-2.

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

A fire station is a permitted use in virtually every residential zoning district of the County. When the Whitmore Place PUD was adopted, fire stations were not specifically called out as permitted, although the more intense industrial use of the Property as a plastics factory was allowed to continue.

A fire station is traditionally a focus of community cohesion. Restoring the property to productive use will enhance the surrounding uses.

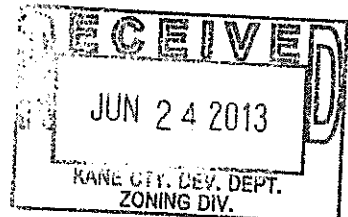
4. What is the trend of development, if any, in the general area of the property in question?

The Whitmore Place PUD represents an ongoing success story in a down economy in upgrading an area of the Township comprising the former Village of Valley View which is often characterized by substandard sized lots and obsolete housing. The new construction has created a demand for greater access to governmental services.

5. How does the projected use of the property, relate to the Kane County 2030 Land Use Plan?

The 2040 Land Use Plan, and its predecessor 2030 and 2020 Plans, encouraged joint and compatible land use planning. In December 16, 2008, the Village of Wayne and Kane County entered into a Local Land Resource Management Plan (attached) for the entire Valley View area.

The Village of Wayne has formally urged support for the zoning change in its Resolution No. 13 R-09, adopted March 5, 2013. The elimination of an obsolete building and an incompatible industrial use, as well as the community benefit in having fire and ambulance service closer to the residents are all consistent with the goals and objectives of the 2040 Plan.

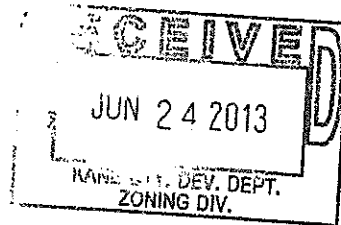


CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008932761 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 3 IN CARL-LEE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1962 AS DOCUMENT 978016, IN BOOK 44, PAGE 7, IN KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF CARL LEE ROAD, ACCORDING TO THE PLAT OF DEDICATION RECORDED APRIL 28, 1977 AS DOCUMENT 1403510, IN BOOK 59, PAGE 18, IN KANE COUNTY, ILLINOIS; THENCE NORTH 41 DEGREES 59 MINUTES 43 SECONDS WEST, 18.96 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 111.32 FEET, A CHORD BEARING NORTH 21 DEGREES 17 MINUTES 05 SECONDS WEST, AN ARC DISTANCE OF 80.48 FEET TO A POINT TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 00 DEGREES 34 MINUTES 26 SECONDS WEST 103.25 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID CARL LEE ROAD; THENCE SOUTH 89 DEGREES 46 MINUTES 41 SECONDS WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE OF CARL LEE ROAD, 52.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 26 SECONDS WEST 50.57 FEET; THENCE NORTH 43 DEGREES 11 MINUTES 44 SECONDS WEST, 91.29 FEET; THENCE NORTHERLY ALONG A CURVE NORTHWESTERLY, HAVING A RADIUS OF 333.00 FEET, A CHORD BEARING NORTH 49 DEGREES 27 MINUTES 35 SECONDS EAST, AN ARC DISTANCE OF 28.58 FEET TO A POINT TANGENT TO THE LAST DESCRIBED CURVE; THENCE NORTH 47 DEGREES 00 MINUTES 01 SECONDS EAST, 221.45 FEET; THENCE SOUTH 43 DEGREES 11 MINUTES 44 SECONDS EAST, 305.41 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 09 SECONDS EAST, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN SAID CARL-LEE SUBDIVISION, 41.11 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 47 DEGREES 49 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 IN SAID CARL-LEE SUBDIVISION, 317.93 FEET TO THE PLACE OF BEGINNING, SITUATED IN ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS.



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Fox River & Countryside Fire/Rescue
District
40W304 LaFox Road Unit C
St. Charles, Illinois 60175
Tel:(630) 584-3473
Fax:(630)-584-8266
www.frcfr.org

February 11, 2013

To Fox River, Fire District Residents;

As you are or are not aware, the Fox River & Countryside, Fire/Rescue District (FRC-FR) is trying to purchase the property formerly known as the Wise-Hamlin Plastics Factory, 6N330 IL. Rte. 25, as a location for Fire Station #3. The address is Route 25, but the ingress and egress is off of Carl Lee Rd. running back to Route 25.

The FRC-FR has made a formal offer to the property holder, and as of this date, the property holder has tentatively accepted the offer. The FRC-FR has a couple of contingencies within the offer which have to be determined by the parties before finalization. The FRC-FR goal is to close on the property sometime late February/March. This will allow FRC-FR to begin the fire station zoning variation process required by Kane County in early March.

As stated previous, the intent to purchase the Wise-Hamlin property is to relocate Station #3, presently at Gilberts Street, So. Elgin. Back to a more centrally location within the FRC-FR district. This site, allows better coverage throughout the district including Valley View, Fox River Estates, Wayne, and residences along Rte. 31. It also will allow the engine/ambulance companies better access to the west side of the river when called upon.

This location is approximately half way between the new Red Gate Bridge and the Sterns Road Bridge, not to mention its relation to Army Trail Road and Country Club Road leading into and around Wayne.

I am asking you, on behalf of the FRC-FR trustees, and its constituents, for your support of this endeavor.

This is part of the ongoing commitment, to bring improvement to the fire and emergency service, to you, the residents of the district.

The FRC-FR has set up a meeting for 7:00 pm Tuesday, February 19, 2013 at Brewster Creek Facility, located at 6N921 Rte . 25 for all residents in the district, to answer questions, address any concerns, and show the intent of the station layout.

Hope to see you on the 19th.

Our Best to All,

Trustees

FRC-FR District

FRC-FR Answers to frequently asked questions;

- The FRC-FR is still working on the warning siren issue, we have secured a used unit and my thinking is, if we use this site for a new station, we would in all likelihood install here.
- The FRC-FR does not have control over insurance cost, this is strictly up to the insurance carrier, but closer is always better, especially for EMS calls.
- At present FRC-FR is having an architect study the existing metal building for possible use, the concrete building in all likelihood is coming down.
- The landscape business is on the east side of the site, and borders Rt. 25. Neither the present property owner nor the FRC-FR has any connection with this business.
- As stated above, the properties/houses to east of site have no bearing on the FRC-FR or visa-versa.
- It is the full intent of the FRC-FR to be mindful and sensitive to neighbor noise issues, we, like you enjoy a good nights sleep, even though at times it doesn't work that way for us. Sirens at night are kept to a minimum, not used unless necessary.
- FRC-FR will offer community services such as blood pressure screenings, File of Life, community education forums, etc. from Station #3.

You may also contact us via the FRC web site, www.frcfr.org or by calling

630-584-3473, and the FRC staff will make its best effort to respond.

James Gaffney

From: Adam Hansberger - Alpine Landscape <adamh@alpinelandllc.com>
Sent: Wednesday, February 20, 2013 10:23 AM
To: James Gaffney
Cc: Gary Hansberger
Subject: FRC Facility

Importance: High

Jim,

After attending the FRC meeting on 2/19/2013, I fully support the project as an adjacent property owner. The FRC staff did an excellent job explaining the process as well as answering questions in a professional manner. We would be wise to capitalize on the great talent that the FRC staff possesses in making this project a reality.

Sincerely,

Adam Hansberger, President

Alpine Landscape. LLC

6N336 IL. Route 25

St. Charles. IL 60174

630 303 4470

630 549 5936

847 289 5201

www.alpinelandllc.com



From: James Gaffney <j.gaffney@gaflandltd.com>
Date: Wednesday, February 20, 2013 9:56 AM
To: "Adam Hansberger (adamh@alpinelandllc.com)" <adamh@alpinelandllc.com>, Adam Hansberger <adamh@alpinelandllc.com>
Subject: FW: None.



James Gaffney

From: Michael Worthington <mikenann@sbcglobal.net>
Sent: Wednesday, February 20, 2013 9:33 PM
To: James Gaffney
Subject: Re: ?

Importance: High

Jim, it was equally swell for me to meet you last night. I've heard lot's of great things about you and I've watched how you have "threaded the needle" to form the new Fire District, against a lot of odds. I had no idea, though, that you were a fireman in one of your varied careers. I knew you had the light company and I always admired that your vehicles always looked clean and well kept. That is such a rarity and now I know why ----it had to be your "FIRE" culture.

The meeting last night went really well and the way you and Greg presented the concept of "helping the community through the Fire Station presence" was a winning strategy. Hope all goes well.

I'd love for you to come over to see my fire memorabilia sometime soon. We live at 1302 Fox Glen Drive and our lot back's up to your fire district. As soon as the roads get free of salt, I'll get Worthington Engine 1 our for you to drive.

Please take a look at my website <http://www.mkv-associates.com>. You can see from that what I'm doing to stay busy AND you can click on the video to see my engine.

I would LOVE to bring the Social Styles and Versatility program to your team. Since I'm local I can do this any time and any way that it works best. I'd love to chat with you and Chief whenever you have a chance, but, for now, just enjoy the video of my engine.

Good luck with the approvals you need to move quickly to make the vision come true.

Best regards,

Mike Worthington

On Feb 20, 2013, at 9:39 AM, James Gaffney wrote:



Fox River & Countryside Fire/Rescue District
40W304 LaFox Road Unit C
 St. Charles, Illinois 60175
 Tel: (630) 584-3473
 Fax: (630)-584-8266

COMMUNITY HOMEOWNERS MEETING, FEBRUARY 19, 2013 7:00 PM

I am in support of the Fox River & Countryside Fire/Rescue District locating a Fire Station at **6N330 Rt. 25 (Wise-Hamlin site)**, which is in the neighborhood of the Saddle Ridge Subdivision, and will serve the residents of Valley View, Fox River Estates, Village of Wayne and surrounding areas.

My signature below has been printed in the district:

Name	Address	Email	Phone Number
Maureen Wiseman	34514C Roosevelt	maureen73@att.net	847-888-1201
Anthony B. Benson	34514C Roosevelt		847-888-1201
John Benson	34514A Roosevelt		847-743-5279
Theresa Benson	340650A Roosevelt		317-789-1005
Jerry Zywicki	340650B Roosevelt		630-263-7307
TIM WILSON	340584A Roosevelt		



Fox River & Countryside Fire/Rescue District
 40W304 LaFox Road Unit C
 St. Charles, Illinois 60175
 Tel: (630) 584-3473
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COMMUNITY HOMEOWNERS MEETING, FEBRUARY 19, 2013 7:00 PM

I am in support of the Fox River & Countryside Fire/Rescue District locating a Fire Station at 6N330 Rt. 25 (Wise-Hamlin site), which is in the neighborhood of the Saddle Ridge Subdivision, and will serve the residents of Valley View, Fox River Estates, Village of Wayne and surrounding areas.

My information is correct to the best of my knowledge.

Name	Address	Email	Phone Number
Keith Northrup	34W630 P Roosevelt Ave.	KEITH1302@MIL.COM	630-715-7198
Michelle Northrup	1302 Fox Capital Dr.	MILLENA.M@SBCGLOBAL.NET	630-513-6685
Elizabeth V. Linchango	6N492 Valley Circle Linchango	elizabeth.linchango@valleyview.com	630-448-7515
GREGARIO C. LINCHANGO	6N492 VALLEY CIRCLE	gc.linchango@valleyview.com	630-448-6701
Brandon & Julie Cotie	6N523 Roosevelt Ave.	bcotie@firstbank.com	630-696-2710



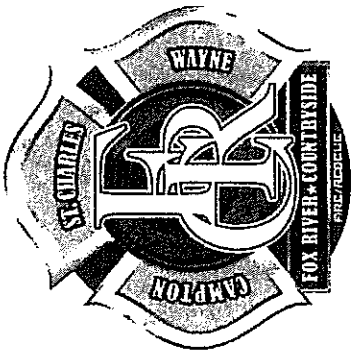
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I would like to bring attention to the following:

Name	Address	Email	Phone Number
Julie Krueger	60538 Roosevelt Ave	julie-krueger@me.com	630-338-7989
Ramona Starley	601285 unit F, White more Ave	Ramona.Starley@gmail.com	call Frank Starley 630-109-5116 630-709-5116 630-709-5116



Fox River & Countryside Fire/Rescue District
 40W304 LaFox Road Unit C
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COMMUNITY HOMEOWNERS MEETING, FEBRUARY 19, 2013 7:00 PM

I am in support of the Fox River & Countryside Fire/Rescue District locating a Fire Station at **6N330 Rt. 25 (Wise-Hamlin site)**, which is in the neighborhood of the Saddle Ridge Subdivision, and will serve the residents of Valley View, Fox River Estates, Village of Wayne and surrounding areas.

Property located in the following areas:

Name	Address	Email	Phone Number
ABHISHEK RAMANI, ARCHANA SHIVANANT	6N288A WATTMEYER CIR ST CHARLES	abhiskr.aramani@gmail.com	618 576 0517
GEORGINA SAHAEFER	34W524E ROOSEVELT AVE	GINA84477@ATT.NET	cell 630-605-7626
(Y)ARJIN AHMIV	34W650A ROOSEVELT AVE	MSAJAM@GMAIL.COM	847-429-1005
Pamela Turiff	6N308E Whitmore Circle	pturiff@comcast.net	630-766-0161
Nick Bumbaks	6N312A Whitmore Circle	bumbaks@comcast.net	847-951-4010

SADDLE RIDGE HOMEOWNER'S ASSOCIATION
SADDLE RIDGE TOWNHOME OWNER'S ASSOCIATION
IL RT. 25 AND CARL LEE RD.
ST. CHARLES, IL 60174

February 20, 2013

Dear Mr. Gaffney:

The Board of Directors of Saddle Ridge Townhome Association and Saddle Ridge Homeowner's Association attended the meeting last evening where we heard from the FRC about their plans to build a firehouse on a property that is adjacent to ours. We unanimously agree that this would be a wonderful improvement to the property and the neighborhood and we look forward to welcoming the station and its firefighters. We are in full support of this endeavor. Please let us know what we can do to help.

Sincerely,

Nick Bumbales, HOA & TOA President

Marian Ajamy, HOA & TOA Treasurer

Brandon Cotie, HOA Board Member

Julie Krueger, HOA Board Member

Diane Roloff, TOA Board Member

Pamela Turriff, HOA & TOA Secretary

6N308E Whitmore Circle

St. Charles, IL 60174

COPY

VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS

RESOLUTION NO. 13 R-09

A RESOLUTION EXPRESSING SUPPORT FOR A MAJOR CHANGE TO
A PLANNED UNIT DEVELOPMENT TO PERMIT THE PROPERTY
LOCATED AT 6N330 ILLINOIS ROUTE 25, ST. CHARLES, ILLINOIS
TO BE USED AS A FIRE STATION
(Fox River & Countryside Fire / Rescue District)

ADOPTED BY THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS

THIS 5 DAY OF March, 2013

PUBLISHED by authority of the
President and Board of Trustees
of the Village of Wayne, DuPage
and Kane Counties, Illinois
this 6 day of March, 2013

VILLAGE OF WAYNE
DUPAGE AND KANE COUNTIES, ILLINOIS

RESOLUTION NO. 13 R-09

A RESOLUTION EXPRESSING SUPPORT FOR A MAJOR CHANGE TO
A PLANNED UNIT DEVELOPMENT TO PERMIT THE PROPERTY
LOCATED AT 6N330 ILLINOIS ROUTE 25, ST. CHARLES, ILLINOIS
TO BE USED AS A FIRE STATION
(Fox River & Countryside Fire / Rescue District)

WHEREAS, the Fox River & Countryside Fire / Rescue District (the "District") provides fire suppression, rescue and emergency medical services for approximately two-thirds of the Village of Wayne; and

WHEREAS, the District intends to acquire the property commonly known as 6N330 Illinois Route 25, St. Charles, Illinois, PINs: 09-11-401-020 & 022, ("Subject Property") and remodel the former Wise-Hamlin Plastics factory located thereon for use as a fire station; and

WHEREAS, the Subject Property is located in unincorporated St. Charles Township, is located within one and one-half miles of the Wayne corporate limits and is subject to the Kane County Zoning Ordinance; and

WHEREAS, the current zoning classification of the Subject Property is planned unit development ("PUD"); and

WHEREAS, the District has filed or shortly will file its application with the Kane County Zoning Board of Appeals for a major change to the current PUD for the Subject Property to permit its use as a fire station; and

WHEREAS, locating a fire station on the Subject Property will better enable the District to provide emergency services to, and protect persons and property within the Village of Wayne:

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Wayne, DuPage and Kane Counties, Illinois, that the Village hereby states its support of the District's application for a major change to the current Planned Unit Development to which the property commonly known as 6N330 Illinois Route 25, St. Charles, Illinois is subject, to permit such property to be used as a fire station;

BE IT FURTHER RESOLVED that the Kane County Zoning Board of Appeals is urged to recommend approval of the aforesaid change to the Planned Unit Development to the Kane County Board;

BE IT FURTHER RESOLVED that the recitals contained in the preamble hereto are hereby incorporated as part of this Resolution;

BE IT FURTHER RESOLVED that the Village Clerk is hereby authorized and directed to send certified copies of this resolution to Mark VanKerkhoff, Kane County Zoning Enforcement Officer and to James Gaffney, President, Fox River & Countryside Fire/ Rescue District.



Fox River & Countryside Fire/Rescue District

40W304 LaFox Road Unit C

St. Charles, Illinois 60175

Tel:(630) 584-3473

Fax:(630)-584-8266

www.frcfr.org

July 15, 2013

Keith T. Berkhout
Kane County Building & Zoning Dept.
719 Batavia Ave.
Geneva, IL. 60134

Re: E- mail dated 7.7.013 to K. Shepro pertaining to FRC sta. 3, Rte. 25.

Dear Mr. Berkhout;

In relating to the e-mail, I will address the issues as outlined by you on the site plan, dated 6.24.013.

East Side," Need Screening + Berming?"

I would be willing to relocate a couple of the 5' PSME from the north side to this location, to improve the screening. Keep in mind, that the property to the east of the FRC parking area is a landscape business. As far as a berm is concerned, the berm would have to be 12 foot high, as the easterly side of this property has a 6 foot plus wall. When the property was purchased, there was fence a running the full length of the easterly property line, both the homeowner on the corner and the Alpine business owner asked our permission to remove the fencing, FRC granted their request.

Westerly Parking Area;

Set back is 19.83 feet, as shown on sheet C3.0
There is already trees and screening along the south/westerly area, where you have indicated a berm, this is also part of the drainage flow, and further drive access to Roosevelt street.
The south side of the parking lot you indicate "more on site tress & shrubs" I'm confused on why it is necessary for FRC has to install additional, screening in this area.

Relocate Generator;

Generator is located within proximity to the electric service, standard layout, and cost effective.
The repositioning of the generator to were you have indicated on the sketch, would interfere with future expansion, not to mention a cost factor of \$ 30,000.00 plus.
Full Load 75dba at 23 ft.

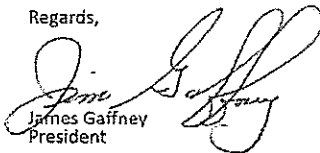
Lighting Detail;

FRC is using LED exterior fixtures w/ 20' poles set on a 24" concrete base 30-36" above grade.
Shields will be installed as necessary.
Per the PDF file sent to KC, photo metrics on page EP1.0, PK lighting ES1.0, lighting description ES.0

In closing, I want to thank you for your time and input today.

Being an elected official, and a representative of the tax payer, it is my responsibility, to always be finically responsible. With that said, I and the board of trustees take this, very seriously, and would ask that the County of Kane to use discretion when reviewing the plans and not add unjustified expenses with such aggressive certainty to a municipal project, as the FRC district has a limited budget and every dollar attributed to construction cost, limits the ability for the FRC to furnish property and life support protection to its tax payer/residents.

Regards,



James Gaffney
President

Jim Gaffney
President

Robert Handley
Treasurer

John Gamboa
Secretary

Chuck Dunham
Trustee

Terry Jeglum
Trustee

Mary Ryan
Administrator



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2013-4301 **Date** 07/22/2013

GENERAL INFORMATION

APPLICANT: FOX RIVER & COUNTRYSIDE FIRE/RESCUE DIST

40W304LAFOX RD UNIT C
SAINT CHARLES 601756581

PURPOSE: MAJOR ADJUSTMENT TO THE PUD FOR THIS PROPERTY TO ALLOW A FIRE STATION

EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT;

REQUESTED ACTION: MAJOR ADJUSTMENT TO THE PUD FOR THIS PROPERTY TO ALLOW A FIRE STATION

SIZE: 2.07 ACRES

LOCATION: JUST NORTH OF THE INTERSECTION OF CARL LEE ROAD AND ROUTE 31, SECTION 11, ST. CHARLES TOWNSHIP (09-11-401-020 & 09-11-401-022)

SURROUNDING	ZONING	USE
NORTH	PUD - PLANNED UNIT DEVELOPMENT;	RESIDENTIAL;
SOUTH	F - FARMING; B-3 - BUSINESS;	RESIDENTIAL; COMMERCIAL;
EAST	PUD - PLANNED UNIT DEVELOPMENT;	VACANT;
WEST	PUD - PLANNED UNIT DEVELOPMENT;	RESIDENTIAL;

EXISTING LAND USE: INDUSTRIAL;

LAND USE PLAN DESIGNATION: URBAN NEIGHBORHOODS/MIXED USE INFILL

ZONING HISTORY: REZONED IN 2004 TO PUD TO ALLOW FOR MIXED USE SUBDIVISION

APPLICABLE LAND USE REGULATION: SECTION 4.7 OF THE KANE COUNTY ZONING ORDINANCE

Fox River & Countryside Fire/Rescue District

Major Adjustment to the permitted uses for the existing Whitmore Place PUD

Special Information: The property which is the subject of this Major Adjustment was originally rezoned from F to PUD in 1984 to allow for the operation of the Wise-Hamlin plastics company. In 2004 this property was part of the Whitmore Place subdivision petition which was rezoned to PUD. The Fox River & Countryside Fire/Rescue District acquired the property this past March. Fire stations are not included on the approved list of uses in the PUD, so a Major Adjustment to the PUD is required.

Currently the District has been leasing building space outside of the fire district boundaries to the north. The District wishes to construct a new fire station, with living quarters, which the District asserts will help them better serve the residents of the area by reducing response time by 3 – 4 minutes or more. The station has received official support from the Village of Wayne and members of the Saddle Ridge Homeowner's Association.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as a Urban Neighborhoods/Mixed Use Infill. Under the 2040 Plan, this district is to protect and improve existing residential neighborhoods. The Station will provide better life/safety protection to area residents, schools and businesses.

Staff Recommendation: The Kane County Technical Staff recommends approval of the Major Adjustment request with the following stipulation:

1. The Fox River & Countryside Fire/Rescue District shall work cooperatively with the St. Charles Township Road District to vacate the right-of-way of the Carl Lee Road northern spur. The Fire/Rescue District agrees to prepare the plat of vacation, legal descriptions, and/or other documents to assist the township in this right-of-way vacation.

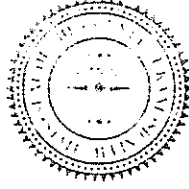
Staff recommended Findings of Fact:

1. The Major Adjustment will assist the petitioner in better meeting the life/safety needs of the District by reducing response time.
2. The Major Adjustment will allow this previously vacant parcel to be productive again.

Attachments: Location Map
Township Map

COUNTY OF KANE

DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

July 23, 2013

Fox River & Countryside Fire/Rescue District
c/o Ken Shepro
40W304 LaFox Road, C-304
St. Charles, Illinois 60175

RE: Petition No. 4301
Fox River & Countryside Fire/Rescue District

Dear Mr. Shepro,

The legal publication notice with regard to the referenced petition did appear in the Kane County Chronicle on July 20, 2013. The hearing will be held at the Kane County Government Center, Building A, 719 Batavia Ave, Geneva, IL, at 7:00 p.m. on the evening of **Monday, August 5, 2013.**

It is required that you and/or your representative be present for said hearing.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Keith Berkhout", is written over a faint, illegible typed name.

Keith Berkhout
Building & Zoning Division

cc: Joseph White, Chairman, Zoning Board of Appeals
County Board Member District

STATE OF ILLINOIS }
 }§
COUNTY OF KANE }

TO WHOM IT MAY CONCERN:

Petition No.: 4301

Public notice is hereby given to all persons concerned that on the 5th day of August 2013, A.D. at seven o'clock (7:00 P.M.) Central Time, in the evening of said day, a public hearing will be held at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, to consider the petition of the Fox River & Countryside Fire/Rescue District, requesting a major adjustment to an existing PUD to allow a fire station on the following described property: That pt of the S hf of Sec 11, Twp 40 N, Rge 8 E of the 3rd PM, daf: begg at the NWly cor of Lot 3 in Carl-Lee subdn, according to the Plat thof recdd May 18, 1962 as document 978016, in Bk 44, Pg 7, in Kane County, Illinois; th Nly alg the Ely ROW li of Carl Lee Rd, according to the pl of dedication recdd April 28, 1977 as document 1403510, in Bk 59, Pg 18, in Kane County, Illinois; th N 41°59'43" W, 18.96 ft; th Nly alg a crv concave to the E hvng a rad of 111.32 ft, a crd barng N 21°17'05" W, an arc distnc of 80.48 ft to a pnt tang to the last descbd crv; th N 00°34'26" W 103.25 ft to the N ROW li of sd Carl Lee Rd; th S 89°46'41" W, alg the sd N ROW li of Carl Lee Rd, 52.00 ft; th N 00°34'26" W 50.57 ft; th N 43°11'44" W, 91.29 ft; th Nly alg a crv NWly, hvng a rad of 333.00 ft, a ch barng N 49°27'35" E, an arc distnc of 28.58 ft to a pnt tang to the last descbd crv; th N 47°00'01" E, 221.45 ft; th S 43°11'44" E, 305.41 ft; th S 00°14'09" E, alg the Nly extn of the E li of Lot 1 in sd Carl-Lee subdn, 41.11 ft, to the NE cor of sd Lot 1; th S 47°49'21" W, alg the N li of Lots 1,2 and 3 in sd Carl-Lee subdn, 317.93 ft to the pob, situated in St. Charles Twp, KCI. The property is located at 6N330 Route 25. All interested persons and especially those owning adjacent and adjoining property are requested to attend said hearing.

KANE COUNTY ZONING BOARD OF APPEALS

Mark VanKerkhoff
Zoning Enforcement Officer

DATED at Geneva, Illinois
this 20th day of July, A.D., 2013

KANE COUNTY DEVELOPMENT DEPT.
BUILDING & ZONING DIVISION
719 BATAVIA AVENUE
GENEVA, IL 60134
(630) 232-3492

Berkhout, Keith

From: Wiegel, Julie
Sent: Thursday, August 15, 2013 12:16 PM
To: Berkhout, Keith
Subject: F.R.C. Fire/Rescue District

Keith,

The health department does not have any comments on the proposed fire station. The property will be served by sewer and water and the existing wells have already been sealed. Please let me know if you have any further questions.

Thanks,



*Julie Wiegel, LEHP
Assistant Director for Environmental Health
1240 N. Highland Ave. Ste. 5
Aurora, IL 60506
Phone 630-208-5131
Fax 630-897-8123 (Aurora)
Fax 847-888-6458 (Elgin)*

We value your feedback! Please visit our website to complete our online survey. Thank you!

www.kanehealth.com

Follow us on:



James Gaffney

To: Adam Hansberger
Subject: RE: FRC Sta. 3

From: Adam Hansberger [<mailto:adamh@alpineandllc.com>]
Sent: Monday, July 15, 2013 4:52 PM
To: James Gaffney
Cc: Ken Shepro (kshepro@aql.com); Alex P. Hansberger; katrina@lafindesigngroup.com
Subject: Re: FRC Sta. 3

Jim,

As an adjacent property owner we approve the landscape plan done by Lafin Design Group and see no need for any additional screening on our west property line.

Sincerely,

Adam Hansberger, President
Alpine Landscape, LLC
6N336 IL Route 25
St. Charles, IL 60174
cell 630 303 4470
office 630 549 5936
fax 847 289 5201
web alpineandllc.com

James Gaffney

To: Keith Berkhout
Cc: Ken Shepro (kcshepro@aol.com); Andy Jones
Subject: Whitmore Place, FRC sta. 3
Attachments: Scan0026.jpg; Scan0027.jpg

Keith,

Per the meeting today, I have enclosed copy of electronic sign, along with a letter addressing the other concerns. I have highlighted w/in the letter, where in the plans to locate specifications, descriptions, pertaining to.

I have spoken w/Adam Hansberger, president of Alpine Landscaping LLC about the screening issue, he will forward me an e mail stating his firms position on the 2 properties they own directly to our east. I will forward a copy to you, when I receive same from Adam H.

The other items and or correction to the plan will be forwarded as soon as they are completed, by either Mr. Shepro or Mr. Jones.

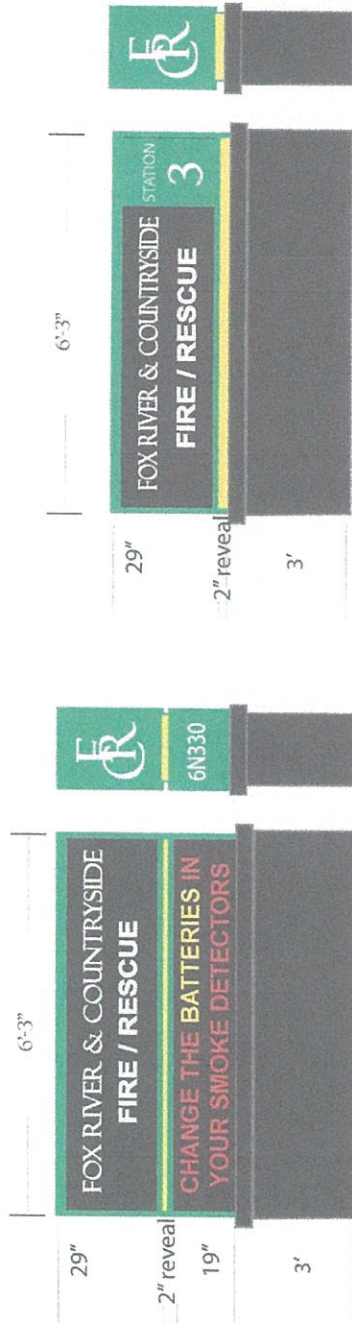
I also have included for your file, copies of comments and support from the homeowners and their associations, to the establishment of fire station at the 6N location.

If you need anything else, please contact me.

I will say again, just for the record, time is of the essence, if the FRC is to be in the new location by February of 2014, if there, is a delay in processing, and the FRC has to delay construction to later in the year, FRC will not be able to service the east side of the Fox River from the Gilbert Street location, as there will be ongoing construction to the viaduct on Rte. 25, meaning the FRC will have to close the Gilberts Street facility due in turn to construction starting on the Rte. 25 viaduct this fall & spring of 2014.

FRC has been informed the road under the viaduct will be closed during construction.

Jim Gaffney
President
FRC, Fire/Rescue Dist.
J.Gaffney@GafflandLtd.com
(630) 430-6180 Phone
(630) 513-5615 Fax



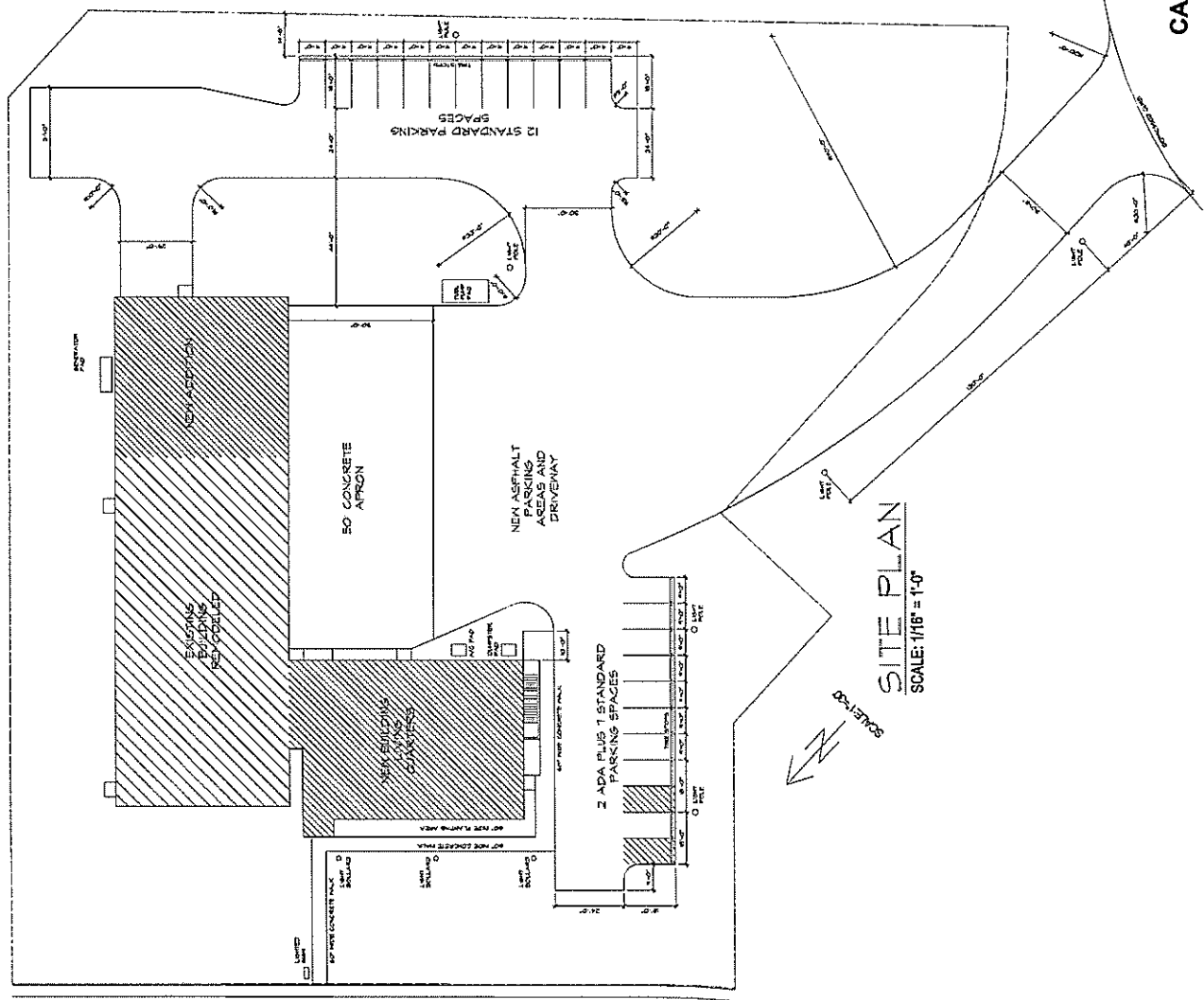
Double Faced, Front sign, with 2-3 rows of electronic readerboard capability

Single Faced Drive Entrance sign

3' of cap & masonry to match bldg. by others OR METAL POLE SHROUD

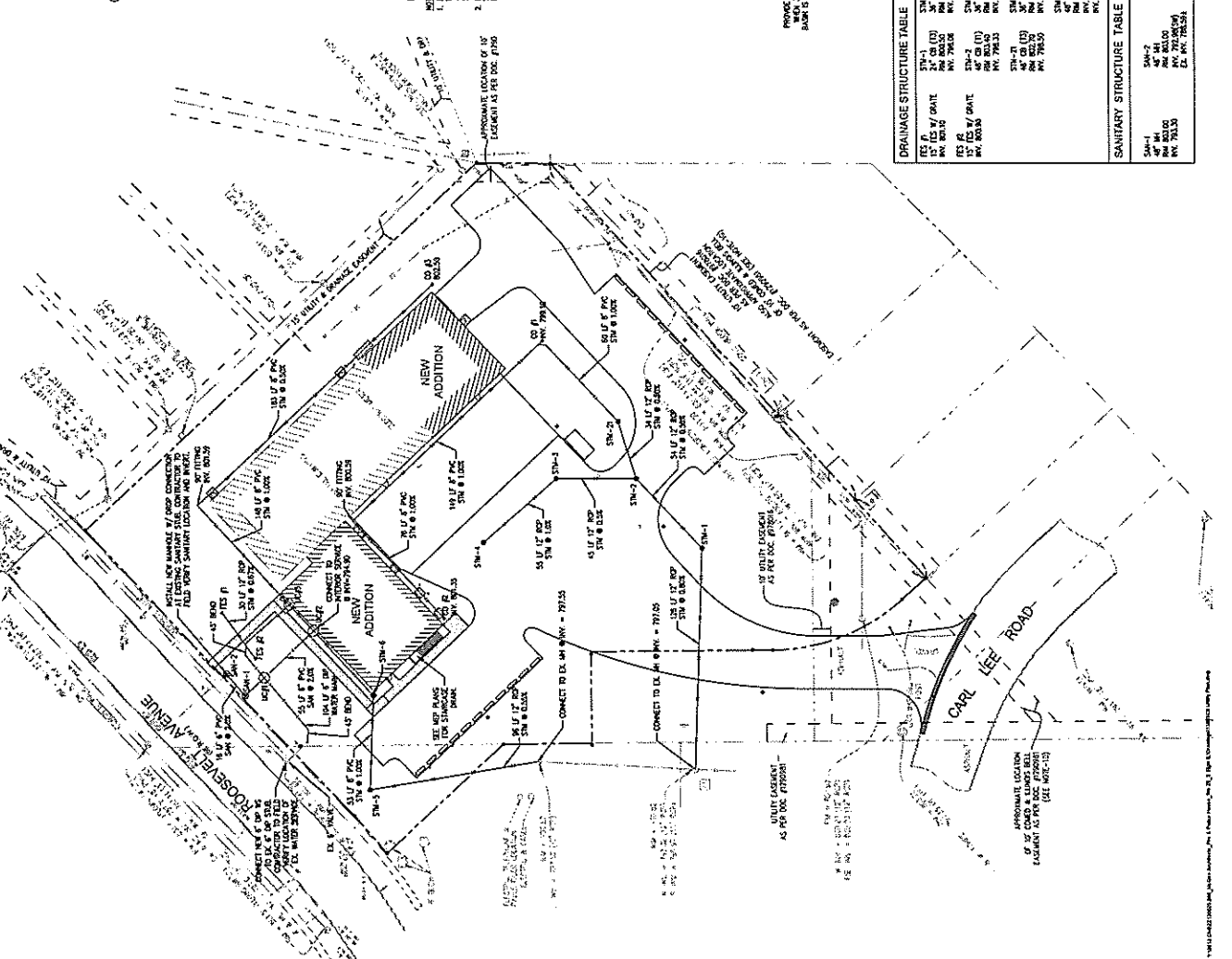
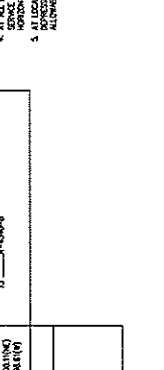
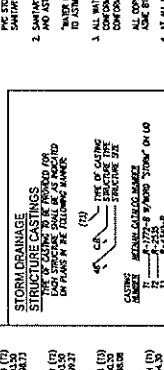
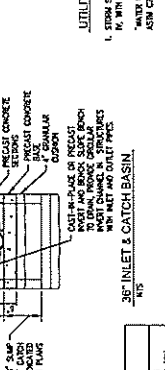
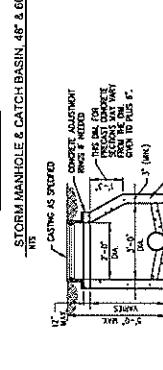
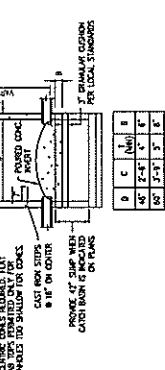
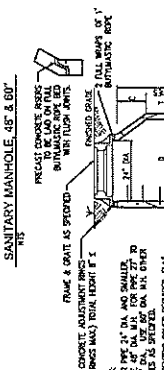
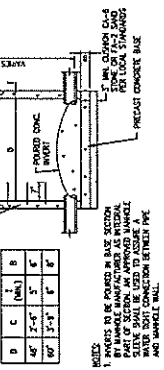
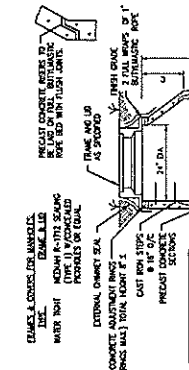
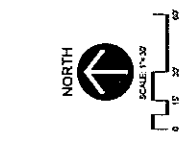
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CARL LEE ROAD



SITE PLAN
SCALE: 1/16" = 1'-0"

ROOSEVELT AVENUE



UTILITY CROSSINGS TABLE

ITEM	DESCRIPTION	DEPTH
1	CONCRETE CROSSING	18\"/>
2	CONCRETE CROSSING	18\"/>
3	CONCRETE CROSSING	18\"/>
4	CONCRETE CROSSING	18\"/>
5	CONCRETE CROSSING	18\"/>
6	CONCRETE CROSSING	18\"/>
7	CONCRETE CROSSING	18\"/>
8	CONCRETE CROSSING	18\"/>
9	CONCRETE CROSSING	18\"/>
10	CONCRETE CROSSING	18\"/>

- UTILITY NOTES**
- STORM SEWERS SHALL BE REINFORCED CONCRETE (R/C) PIPE CONFORMING TO ASTM C76, CLASS 15, WITH CORRODED CHAMFER EDGES CONFORMING TO ASTM F417, UNLESS OTHERWISE NOTED. WATER MAIN QUALITY AND STORM SEWERS, WHERE NOTED ON THE PLAN, SHALL CONFORM TO ASTM C900, CLASS 15, WITH CORRODED CHAMFER EDGES CONFORMING TO ASTM F417, UNLESS OTHERWISE NOTED. SANITARY SEWERS, WHERE SHOWN ON THE PLAN, SHALL BE THE SAME AS SPECIFIED FOR WATER MAIN QUALITY UNLESS OTHERWISE NOTED.
 - STORM SEWERS SHALL BE R/C PIPE CONFORMING TO ASTM A534, CLASS 20, WITH ASTM A534 JOINTS AND ASTM A534 FITTINGS UNLESS OTHERWISE NOTED.
 - ALL WATER MAINS AND STORM SEWERS SHALL BE R/C PIPE CONFORMING TO ASTM A534, CLASS 20, WITH ASTM A534 JOINTS AND ASTM A534 FITTINGS UNLESS OTHERWISE NOTED. WATER MAINS SHALL BE R/C PIPE CONFORMING TO ASTM A534, CLASS 20, WITH ASTM A534 JOINTS AND ASTM A534 FITTINGS UNLESS OTHERWISE NOTED.
 - ALL CONCRETE SHALL CONFORM TO ASTM C1501, TYPE 1, UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE REINFORCED CONCRETE (R/C) PIPE CONFORMING TO ASTM C76, CLASS 15, WITH CORRODED CHAMFER EDGES CONFORMING TO ASTM F417, UNLESS OTHERWISE NOTED.
 - ALL CONCRETE SHALL BE REINFORCED CONCRETE (R/C) PIPE CONFORMING TO ASTM C76, CLASS 15, WITH CORRODED CHAMFER EDGES CONFORMING TO ASTM F417, UNLESS OTHERWISE NOTED.
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DRAINAGE STRUCTURE TABLE

ITEM	DESCRIPTION	DEPTH
SMH-1	48\"/>	
SMH-2	48\"/>	
SMH-3	48\"/>	
SMH-4	48\"/>	
SMH-5	48\"/>	
SMH-6	48\"/>	
SMH-7	48\"/>	
SMH-8	48\"/>	
SMH-9	48\"/>	
SMH-10	48\"/>	

STORM DRAINAGE STRUCTURE TABLE

ITEM	DESCRIPTION	DEPTH
SMH-1	48\"/>	
SMH-2	48\"/>	
SMH-3	48\"/>	
SMH-4	48\"/>	
SMH-5	48\"/>	
SMH-6	48\"/>	
SMH-7	48\"/>	
SMH-8	48\"/>	
SMH-9	48\"/>	
SMH-10	48\"/>	

SANITARY STRUCTURE TABLE

ITEM	DESCRIPTION	DEPTH
SMH-1	48\"/>	
SMH-2	48\"/>	
SMH-3	48\"/>	
SMH-4	48\"/>	
SMH-5	48\"/>	
SMH-6	48\"/>	
SMH-7	48\"/>	
SMH-8	48\"/>	
SMH-9	48\"/>	
SMH-10	48\"/>	

ISSUE FOR BID AND PERMIT

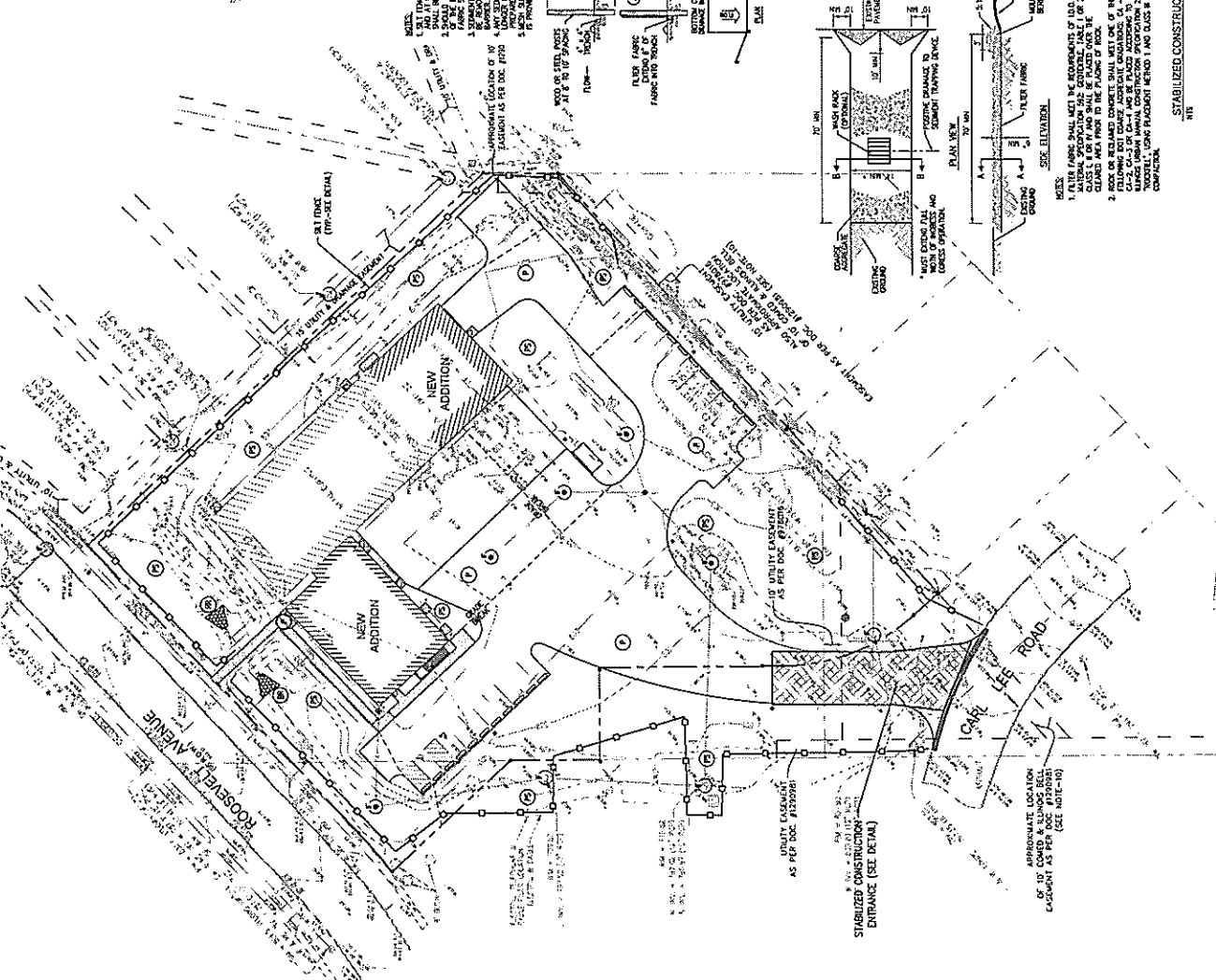
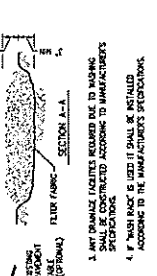
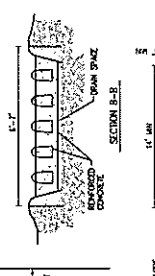
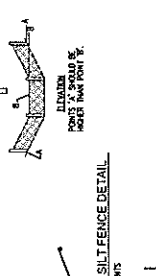
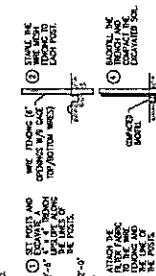
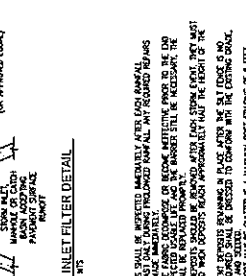
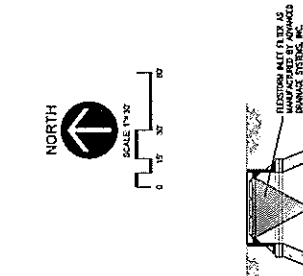
STABILIZATION	SOIL EROSION SCHEDULE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. EROSION CONTROL												
B. EROSION CONTROL												
C. EROSION CONTROL												
D. EROSION CONTROL												

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SOIL EROSION AND STABILIZATION MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. MEASURES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION IS COMPLETE. MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

CONTROL MEASURE	PLAN REF.	CONTROL MEASURE CHARACTERISTICS	INSTALLATION	REMOVAL
PERMANENT SEEDING	(R)	PROMOTES PERMANENT VEGETATION COVER TO CONTROL EROSION. PLANTS STAND UP TO WEAR. DISTURBANCE CAPABLE OF TOLERANCE.		
PAVING	(P)	PROMOTES PERMANENT COVER ON PARKING LOTS AND ROADS OR DRIVEWAYS. PAVEMENT SURFACES ARE DURABLE.		
MAT FILLER	(M)	USED TO FILL EROSION FROM ROADWAY. IT DIVIDES A SURFACE STRUCTURE.		
SILT FENCE	(S)	USED FOR SMALL LOTS OR DRAINAGE AREAS LESS THAN 1/2 ACRE TO FILL EROSION FROM ROADWAY.		
NO MOW	(N)	USED TO DISRUPT SEEDING ENERGY.		

EROSION CONTROL SEQUENCE OF OPERATIONS:
 1. REMOVE EXIST ASPHALT PAVEMENT FOR CONSTRUCTION ENTRANCE AND SITE.
 2. INSTALL SILT FENCE AND MAT FILLER.
 3. AGGRAVATE BASE COURSE WORK, CURBS, AND BASE COURSE FINISH SHALL BE PERFORMED AS SOON AS PRACTICAL.
 4. OPEN SPACE AREAS WHICH ARE GRADED AND NO WORK IS TO BE PERFORMED IN THE AREA OF CONSTRUCTION OPERATIONS SHALL BE TOPSOILED, SEEDED OR SOILED, AND MULCHED AS SOON AS POSSIBLE IN ONE CONTINUOUS OPERATION.
 5. PRIOR TO SEEDING PLANT FIBER MATS FROM STAMPERER TRACT STRUCTURES, ROADS, AND PROPERTY ADJACENT TO ALL UNSTABILIZED SOIL IN PLACE.

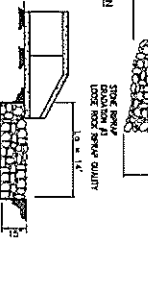
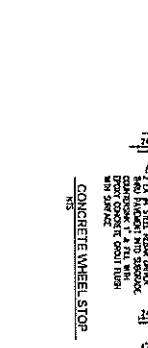
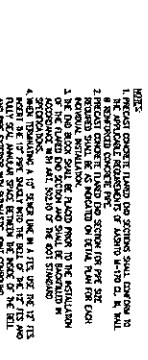
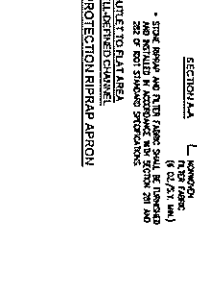
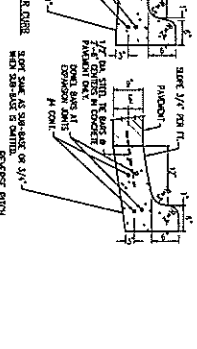
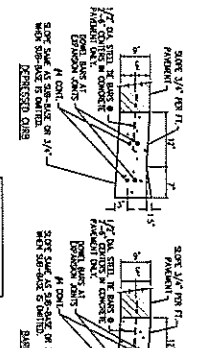
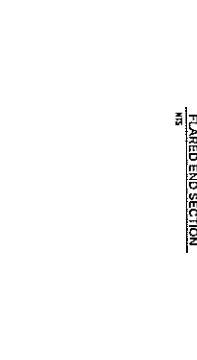
EROSION CONTROL NOTES:
 1. UNSTABILIZED SOIL SHALL BE COVERED WITH 4" OF GRASS.
 2. ALL EXPOSED SOIL AREAS MUST HAVE TEMPORARY PROTECTION COVER ACCORDING TO THE FOLLOWING:
 3. UNSTABILIZED SOIL SHALL BE COVERED WITH 4" OF GRASS.
 4. UNSTABILIZED SOIL SHALL BE COVERED WITH 4" OF GRASS.
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 15. UNSTABILIZED SOIL SHALL BE COVERED WITH 4" OF GRASS.
 16. UNSTABILIZED SOIL SHALL BE COVERED WITH 4" OF GRASS.



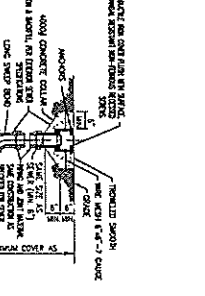
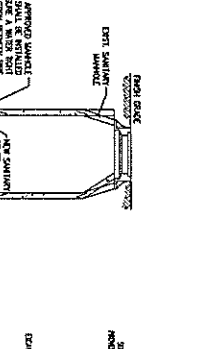
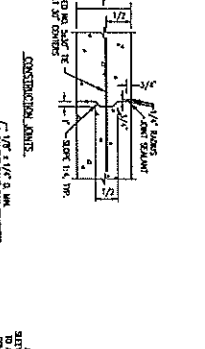
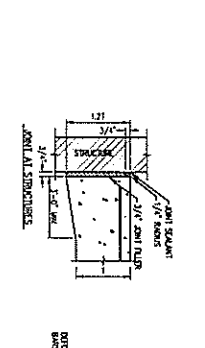
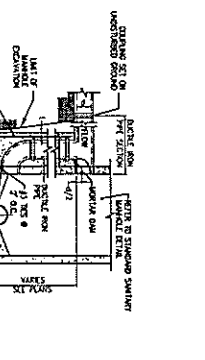
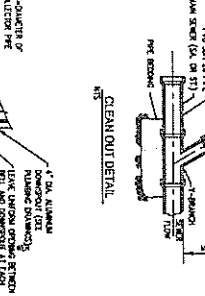
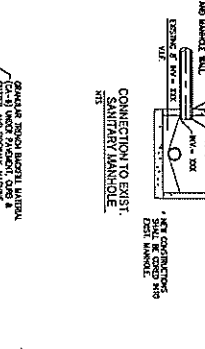
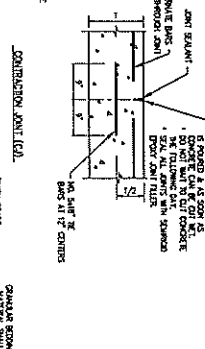
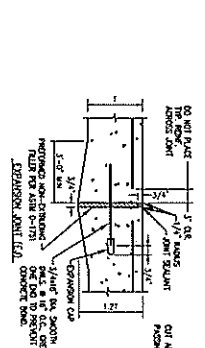
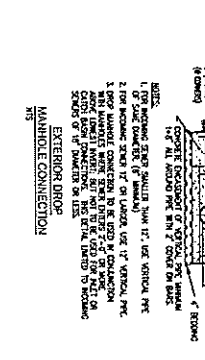
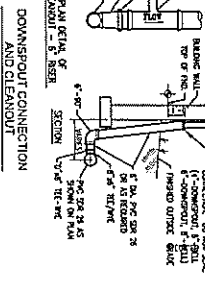
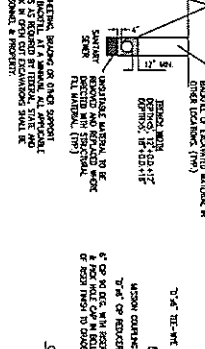
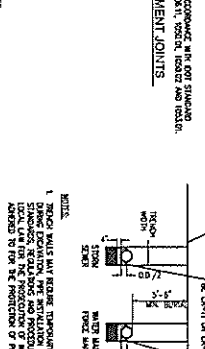
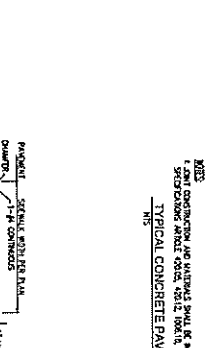
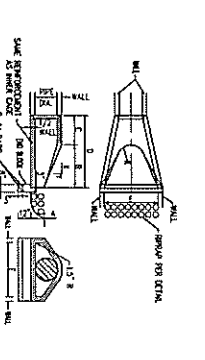
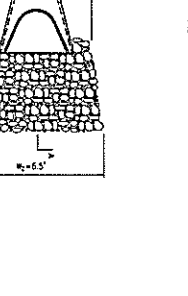
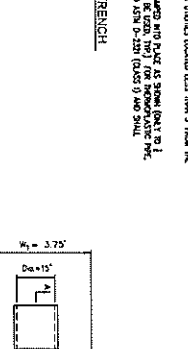
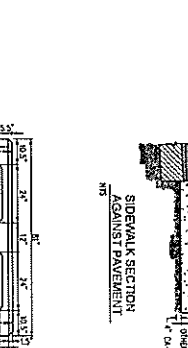
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Date	08/23/11
Drawn by	MS
Checked by	MS
Scale	AS SHOWN
Project	FIRE HOUSE
Location	6N330 ILLINOIS ROUTE 25 ST. CHARLES, IL
Client	McGEE ARCHITECTS
Address	PO BOX 460 BATAVIA, IL 60510
Contract No.	1488-001482
Revision	
Notes	
Details	

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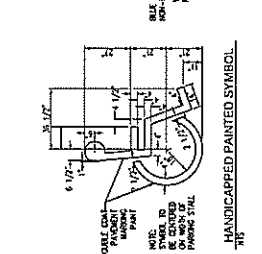
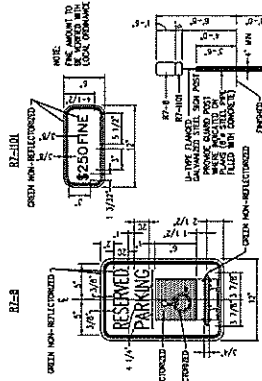
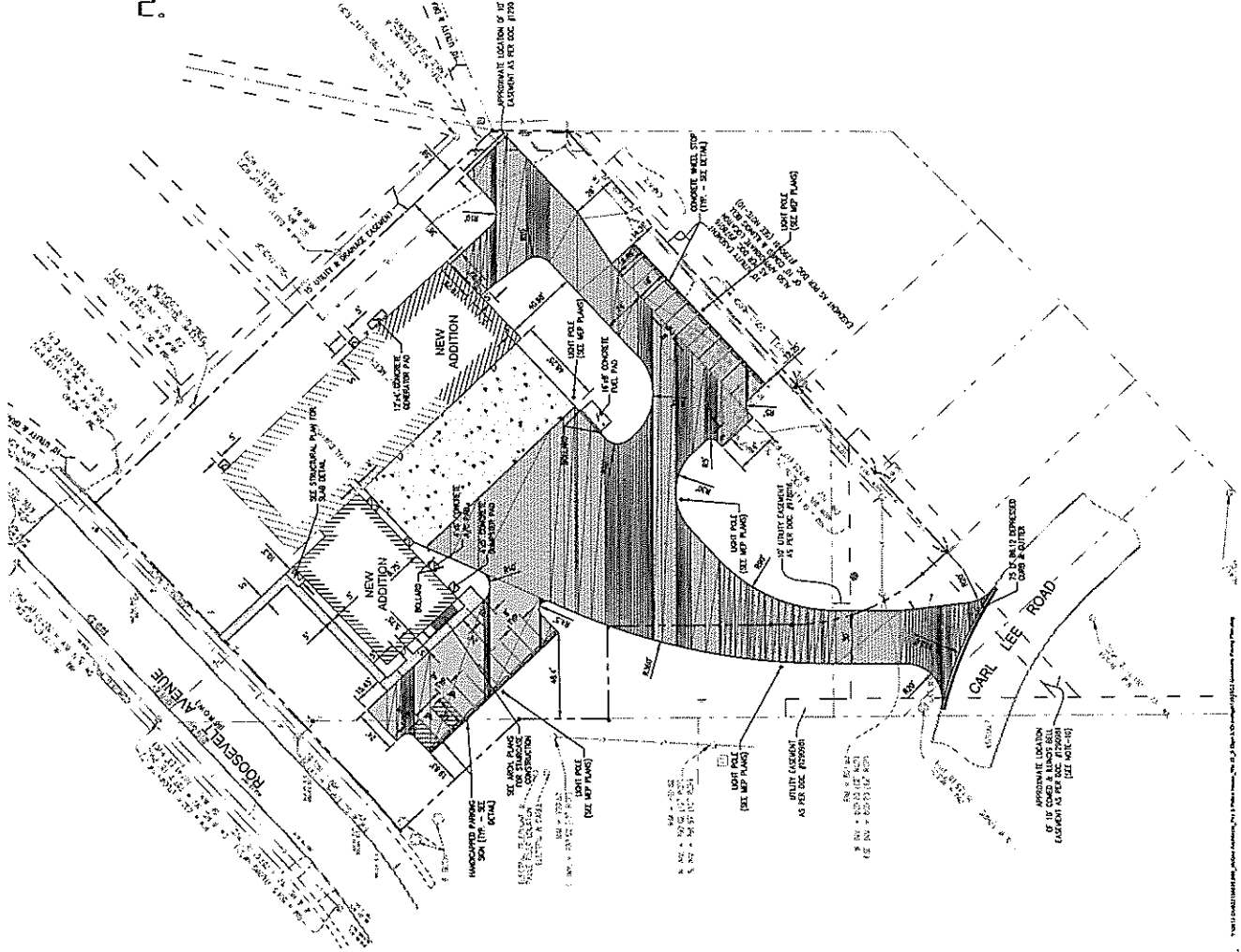
DETAILS



REF.	NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	1	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
2	2	MANHOLE	1	NO.	
3	3	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
4	4	MANHOLE	1	NO.	
5	5	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
6	6	MANHOLE	1	NO.	
7	7	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
8	8	MANHOLE	1	NO.	
9	9	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
10	10	MANHOLE	1	NO.	
11	11	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
12	12	MANHOLE	1	NO.	
13	13	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
14	14	MANHOLE	1	NO.	
15	15	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
16	16	MANHOLE	1	NO.	
17	17	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
18	18	MANHOLE	1	NO.	
19	19	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
20	20	MANHOLE	1	NO.	
21	21	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
22	22	MANHOLE	1	NO.	
23	23	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
24	24	MANHOLE	1	NO.	
25	25	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
26	26	MANHOLE	1	NO.	
27	27	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
28	28	MANHOLE	1	NO.	
29	29	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
30	30	MANHOLE	1	NO.	
31	31	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
32	32	MANHOLE	1	NO.	
33	33	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
34	34	MANHOLE	1	NO.	
35	35	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
36	36	MANHOLE	1	NO.	
37	37	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
38	38	MANHOLE	1	NO.	
39	39	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
40	40	MANHOLE	1	NO.	
41	41	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
42	42	MANHOLE	1	NO.	
43	43	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
44	44	MANHOLE	1	NO.	
45	45	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
46	46	MANHOLE	1	NO.	
47	47	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
48	48	MANHOLE	1	NO.	
49	49	CONCRETE CURB & GUTTER	1	LINEAR FOOT	
50	50	MANHOLE	1	NO.	

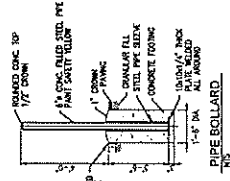


Larson Engineering, Inc.
 1488 Bond Street, Suite 100
 Batavia, IL 60510
 630.557.6203
 630.557.6154
 www.larsoneng.com
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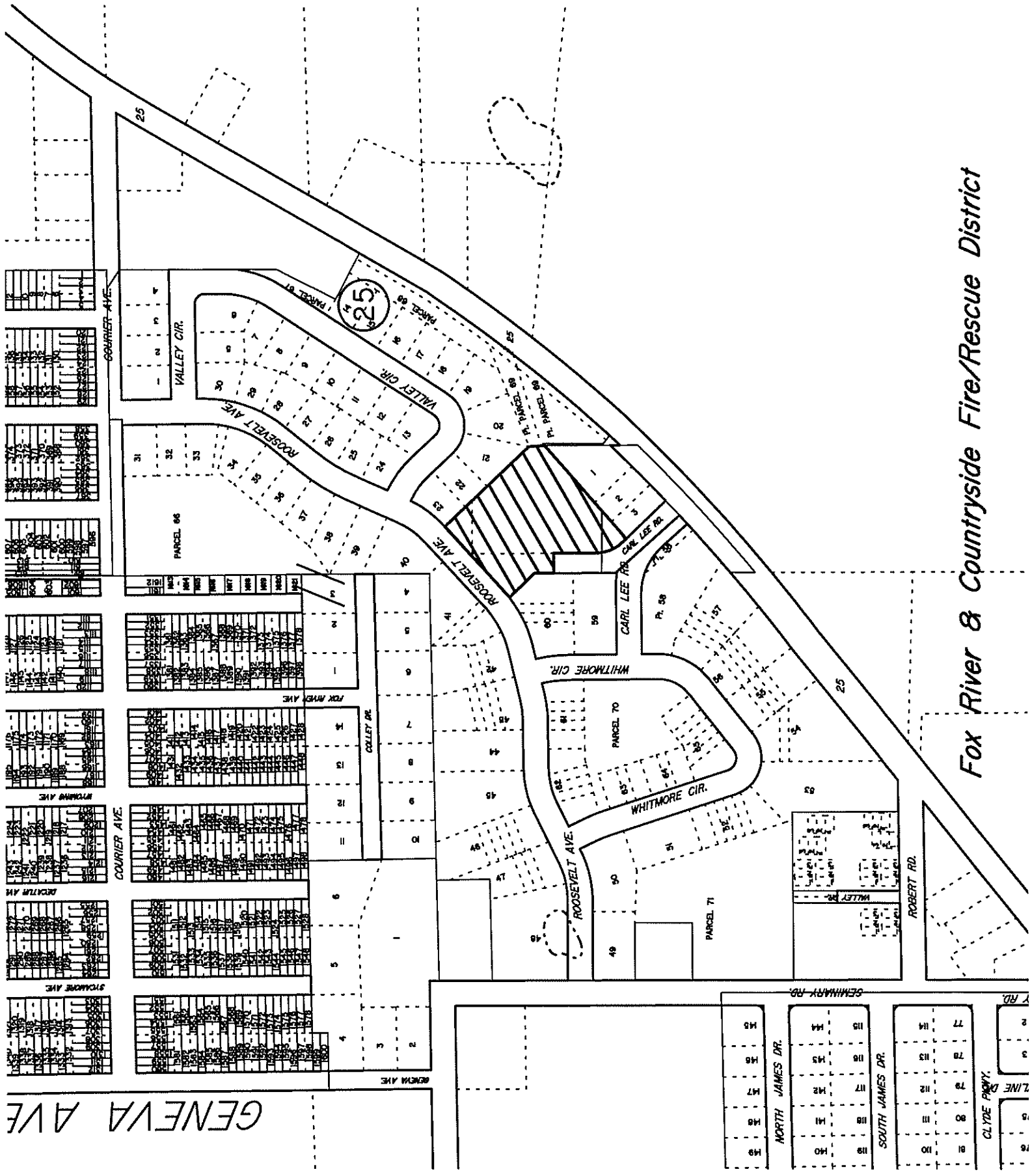


- PAVEMENT NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING FOUNDATIONS.
 - ALL FINISHES SHALL BE TO THE 1/8" TOLERANCE FOR BUREAU OF HIGHWAY SURVEYING AND SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE APPROVED BY THE DISTRICT ENGINEER.
 - ALL NEW PAVED AREAS SHALL BE BUILT TO THE 1/8" TOLERANCE FOR BUREAU OF HIGHWAY SURVEYING.

- SURFACE LEGEND:**
- NEW ASPHALT PAVEMENT: 2" MIN. SURFACE COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID.
 - UPPER CEMENT PAVEMENT: 1.5" MIN. SURFACE COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID, 2.5" MIN. DRAIN COURSE, 4.5% MIN. 1.5" AIR VOID.
 - CONCRETE DRIVEWAY: 4" COMPACTED C&G, 4" COMPACTED C&G.
 - CONCRETE DRIVEWAY: 4" COMPACTED C&G, 4" COMPACTED C&G.



ISSUE FOR BID AND PERMIT



Fox River & Countryside Fire/Rescue District

GENEVA AVE

SPRING AVE
 BEATRICE AVE
 COURIER AVE

WYOMING AVE
 FOX AVE
 COLLETT DR

PARCEL 65
 PARCEL 66
 PARCEL 67
 PARCEL 68
 PARCEL 69

VALLEY CIR
 ROOSEVELT AVE
 VALLEY CIR
 ROOSEVELT AVE

ROOSEVELT AVE
 WHITMORE CIR
 ROOSEVELT AVE
 WHITMORE CIR

ROOSEVELT AVE
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ROBERT RD
 SEMINARY RD
 NORTH JAMES DR
 SOUTH JAMES DR
 CLYDE PARKY

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map 9

