

**CITY OF BATAVIA**  
100 N. Island Ave., Batavia, IL 60510  
(630) 454-2000  
www.cityofbatavia.net

**PLAN COMMISSION  
AGENDA**

**Wednesday, July 20, 2016  
7:00 PM  
City Council Chambers - First Floor**

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes  
June 15, 2016, Plan Commission & Zoning Board of Appeals

Documents:

[PC ZBA 6-15-2016\\_DRAFTF.PDF](#)

5. Design Review: New Industrial Building - 1200-1250 Douglas Road  
Morgan Harbour Construction, Applicant

Documents:

[PC-MEMO-DESIGN REVIEW-071516.PDF](#)

6. Study Session - One North Washington Place  
111-133 East Wilson Street and 20 North River Street, Shodeen Construction, applicant

Documents:

[PC STUDY SESSION.PDF](#)

7. Other Business
8. Adjournment

Plan Commission

Tom Gosselin

Sara Harms

Joan Joseph

Tom LaLonde, Chair

Sue Peterson

Gene Schneider, Vice-Chair

**MINUTES**  
**June 15, 2016**  
**PLAN COMMISSION & ZONING BOARD OF APPEALS**  
**City of Batavia**

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

**1. Meeting Called to Order of the Plan Commission and Zoning Board of Appeals**

Chair LaLonde called the meeting to order at 7:00pm.

**2. Roll Call:**

**Members Present:** Chair LaLonde; Vice-Chair Schneider; Commissioners Harms, Joseph, Peterson and Gosselin

**Members Absent:**

**Also Present:** Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

There were no items to be removed, added or changed.

**4. Approval of Minutes: May 18, 2016 Plan Commission**

Joseph noted that Commissioner Harms was not included on the present list. The recording secretary noted the amendment.

**Motion:** To approve the Plan Commission May 18, 2016 minutes as amended

**Maker:** Peterson

**Second:** Harms

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
Motion carried

**5. Public Hearing: Variance for Deferred Parking: Suncast Building Expansion, 1801 Suncast Lane; Suncast Corporation-Vista Investments, applicant**

Rackow reported that this is a request from Suncast to increase the amount of deferred parking for the building expansion. The applicant is looking to landbank 97% of the required parking. The Zoning Code allows for 50% with an Administrative Use Permit. The site has a number of open spaces with the current site arrangement and there would be a nominal increase in the number of employees compared to the amount of parking that is required. Staff finds the deferral to be a reasonable request versus a variance to not have the parking at all. Rackow stated the applicant noted that there is an added benefit of having the land be pervious rather than impervious and not use the parking at all.

Rackow reported that staff would recommend a condition that in the event current parking supply does not meet the demand of any existing or future tenant or use, the property owner at that time shall construct a sufficient number of additional stalls to address the demand. Additionally staff recommends that the status of the deferred parking be evaluated with any change of use or tenancy.

LaLonde asked if there were any questions for staff. Schneider asked if we are requiring too many parking stalls for industrial parking. Schneider asked that staff review the industrial parking requirements to make sure that we are not requesting too many parking stalls so that we could reduce the amount of variances needed. LaLonde stated that for manufacturing, the parking does not have to match the size of the building. Rackow stated that would certainly investigate options for warehouses where there could be a cap on required parking.

**Motion:** To open the Public Hearing  
**Maker:** Schneider  
**Second:** Joseph  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
Motion carried

Anthony Martini, Senior Project Manager and Civil Engineer on the project, addressed the Commission. He stated that this is a common sense approach that they have 60-80 available stalls since there are only thirteen new employees with this warehouse addition. The need is not there for the additional parking stalls. Should the building use be changed, they would have the parking stalls land banked. They feel that they have made reasonable efforts to meet the requirements.

LaLonde asked if there were anyone else who wanted to address the Commission. There were none.

**Motion:** To close the Public Hearing  
**Maker:** Schneider  
**Second:** Gosselin  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
Motion carried.

**Motion:** To approve the findings of fact as presented in the June 10, 2016 memo  
**Maker:** Joseph  
**Second:** Schneider  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:**  
6-0 Vote, 0 Absent, Motion carried.

**Motion:** To recommend approval to City Council approval of the variance subject to the following conditions: in the event current parking supply does not meet the demand of any existing or future tenant or use, the property owner at that time shall construct a sufficient number of additional stalls to address the demand.

Additionally, the status of the deferred parking should be evaluated with any change of use or tenancy.

**Maker:** Joseph

**Second:** Schneider

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:**

6-0 Vote, 0 Absent, Motion carried.

## 6. Public Hearing: Amending the Test of the Zoning Code

- Chapter 3.1: Planned Development Overlay Zoning District

- Chapter 4.1: Site Regulations

City of Batavia, Applicant

**Motion:** To open the Public Hearing

**Maker:** Schneider

**Second:** Peterson

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

Motion carried

Rackow reported that the change to the Planned Development Overlay District, Chapter 3.1, would be to delete the reference to the ability to modify only the base district. Staff believes it would be simpler and less cumbersome for applicants to allow a Planned Development overlay to include relief from development standards in all Zoning Code chapters, but excluding allowed land uses. Without this change, applicants seeking a Planned Development that needed relief from portions of the Code other than the property's base zoning district, would need to prove the higher standard of the variance, rather than show the benefit of such a request under a Planned Development like other base district modifications.

Rackow continued that the change in Chapter 4.1, Site Regulations, would be to change building mounted lighting in the industrial districts (light and General) at 25 feet rather than the written requirement of 15 feet. Staff feels that this is a realistic application to the code for wall-mounted lighting in the industrial districts. Staff is also proposing to have language that addresses building additions where if they have lighting already at a higher portion they could continue without having to go down to 25 feet. They could continue to match existing lighting.

LaLonde asked if there were anyone in the audience that wanted to speak. There were none.

**Motion:** To close the Public Hearing

**Maker:** Peterson

**Second:** Schneider

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

Motion carried

**Motion:** To recommend approval to the Committee of the Whole for the amendments to the text of the Zoning Code

**Maker:** Gosselin

**Second:** Schneider

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:**

6-0 Vote, 0 Absent, Motion carried.

**7. Administrative Design Review for Changes to the Proposed Dunkin' Donuts Drive Through 108 N. Batavia Ave., Harry Mehta, applicant**

Strassman stated that during the final engineering of the site it was found that the proposed retaining wall may conflict with a portion of the existing retaining wall that would remain on site. To remedy that, the retaining wall is being moved to the east and the south and the landscape plan has been adjusted to accommodate this move. The previous elm trees were replaced with crabapple trees so that the roots would not conflict with the wall. To block the headlights the applicant is proposing a solid wood fence; the Historic Preservation Commission (HPC) has approved this fence. Staff notes that the west ends of the retaining wall are now proposed to be concrete block. The Commission could require additional shrubs to screen this different material. Staff noted that the administrative design review can be approved with the condition that the landscape plan be revised to have a solid evergreen hedge to be planted at three feet in height to screen the block wall sections.

John Green, President of Engineering Resource Associates in Warrenville, addressed the Commission. He stated that when the structural engineers began their design and considered the practicality of value engineering of a tall concrete wall, they found and the weight of the wall requires a wider footing that would encroach upon the footing of the existing wall system which is in the influence area of the building. Furthermore, the type of wall now proposed along the east side per local and state code requires a structural design stamped and sealed by a structural engineer to hold vehicles up. A cast in place concrete wall is what is needed to make it work. As you proceed further to the west, there is no need for a wall system that has a spread footing. We feel a segmented block wall, which is consistent to what the east and south of us has, is a more practical value engineering approach. It would be essentially the same color and texture to what is next door and should be a seamless transition.

The Commission discussed the life expectancy and maintenance of the cedar fence. LaLonde stated that the use of a wood fence softens the look to the back of the building. LaLonde agreed with the proposed Miss Kim lilac bushes and said that it is a very hardy plant. The Commission did not support the staff change of the transition covering of the wall material.

**Motion:** To recommend approval of the administrative design review site and landscape plan as presented

**Maker:** Schneider

**Second:** Gosselin

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:**

6-0 Vote, 0 Absent, Motion carried.

**8. Election of Officers for Plan Commission and Zoning Board of Appeals**

Harms nominated Chair LaLonde and Vice-Chair Schneider to be re-elected to their current positions for both the Plan Commission and the Zoning Board of Appeals. Peterson seconded the nomination. LaLonde asked if there was anyone else that wanted to make a nomination. There were none. LaLonde and Schneider accepted the nomination.

The Commission administered a vote for Chair LaLonde and Vice-Chair Schneider for the Plan Commission. All were in favor.

The Commission administered a vote for Chair LaLonde and Vice-Chair Schneider for the Zoning Board of Appeals. All were in favor.

### **9. Other Business**

Peterson reported that the ribbon cutting for the Walgreen's was very well done.

LaLonde asked about the Walgreen's parking lot and how is it functioning. Harms stated that she likes it. Joseph stated that entering into the lot could be confusing until you get used to it.

Strassman stated that conversation has begun with a developer for the income and age required housing on the south side of South Drive (by Walmart). The development would be for an 80-unit senior, income-qualified rental building. The developer received the tax credits from the state and will be coming forward very soon. There is no definitive timeline on this project.

Another review in front of City Council has been scheduled on June 28th. There is interest in the former Aldi store to operate an automobile body shop. This would require a rezoning and a conditional use.

### **10. Adjournment**

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission and Zoning Board of Appeals meeting. Peterson moved to adjourn the meeting, Gosselin seconded. All were in favor. The motion carried. The meeting was adjourned at 7:51pm.

# CITY OF BATAVIA

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DATE: July 15, 2016  
TO: Plan Commission  
FROM: Drew Rackow AICP, Planner  
SUBJECT: Design Review: New Industrial Building 1200-1250 Douglas Road  
Morgan/Harbour Construction, Applicant

## **Background and Information Supplied by the Applicant**

Morgan Harbour Construction has submitted Design Review plans on for a proposed 137,573 square foot industrial building on the south side of Douglas Road on behalf of the property owner, JES Batavia Douglas Industrial LLC. The site is not designed for any specific tenant, but could support warehousing and other industrial uses. The applicant proposes a 41 foot tall (at front) pre-cast building centered on the site. Parking would be provided between the building (north) and Douglas Road. Additional truck parking and docks would be oriented to the rear (south) portion of the building. The applicant proposes landbanking (designed but not constructed for future installation) of some required parking, with the ability to provide additional spaces to accommodate higher parking demand uses. Site detention would be provided west of the proposed building. Landscaping is proposed around the perimeter of the site. The parcel is zoned GI, General Industrial District. Abutting properties to the south and east share this designation. Properties to the north and west are LI, Light Industrial.

## **Analysis**

*General/Building/Setbacks:* The Building's precast elevations are consistent with other recently constructed buildings and additions in the City's industrial parks. The proposed architecture includes articulated entrances that can accommodate several tenants. Windows are provided along the front and rear elevation allowing natural light into the building. Docks are appropriately located at the rear of the building. The site complies with the required building setbacks. On-site detention provides additional green space. Retaining walls are required along the south edge of the site; a design for these has not been submitted. Current plans do not depict the proposed location for the electrical transformer. Staff recommends a condition of approval being staff approval of the location, to assure that sufficient screening is provided and that the proposed location meets Electric Department requirements. A sign is indicated on the landscape plan, but is not in a location allowed by the Zoning Code. Additionally no design drawings are included in the submission. The signs can be reviewed under separate Administrative Design Review if the applicant does not want to propose them now.

*Landscape:* The proposed landscaping generally meets Zoning Code requirements; however parkway trees and some modifications to layout are still required. On-site detention assures that more than the required 5% of the zoning lot is devoted to landscaping. Perimeter landscaping is

provided along the edges of the site and the frontage. Landscaping is not provided along the rear edge of the site where grades and utility access would create conflicts. Parkway trees are not depicted on the landscape plan, but are required by the City Code. Permit plans should be revised to depict parkway trees subject to Public Works review. Public Works staff has requested that landscaping along the west property line, along the detention area be modified to assure sufficient access for their equipment (a vacuum truck) to access utilities. This would require relocation of trees and staff recommends Commission approval allow modification subject to staff approval. Adequate screening is provided for parking areas, and foundation landscape quantities meet zoning requirements.

*Lighting:* The applicant proposes the use of LED fixtures. Free-standing site and wall mounted dock lighting comply with Zoning Code requirements for height and full-cut off fixtures. Entry door lighting omits optional equipment needed for full cut-off. Staff recommends a condition of approval requiring use of full cut-off lighting.

*Access:* Access would be provided by two access points from Douglas Road. Parking and docks would be separated. The proposed driveway would provide a fire lane around the building. Sidewalks are provided to the east and west of the building for pedestrian access. The sidewalk is not depicted consistently across all site plans. Staff will require these plans be consistent with permit submittal.

*Parking:* The site plan depicts 104 parking spaces, with 51 short trailer positions, 20 docks and 13 full trailer stalls. (73 trailer/truck spaces total). Warehousing requires 1 space per 1,000 square feet plus 1 space for every 250 square feet of office, assuming 5% of the space is used for office use 159 spaces are required. This results in a deficiency of 55 spaces. The applicant proposes to landbank up to 87 spaces within the trailer areas depicted on the site plan. The design of the southern landbank at the trailer storage area complies with the Zoning Code and would provide sufficient parking for warehousing, if required. The proposed landbank area near the building would need to include the required minimum of 4 feet separation from the building. The Zoning Code prohibits pull-through spaces, and the drive aisle will need to meet Code required widths. Staff believes both of these could be met with simple design alterations. The Plan Commission can require that these items all be addressed with staff approval of an Administrative Use Permit for the deferred (landbanked) parking. The depicted docks will meet the required loading spaces for the site, so these spaces are all beyond code requirements.

Bicycle parking is being provided in the vehicle parking lot near the parking lot entrances. Alternate locations could be considered, either reducing portions of the landscape area in front of, or along the sides of the building, freeing up these areas for additional vehicle parking, and allowing for greater flexibility for the use of the building (from a parking demand stand point). Staff would recommend the Commission consider these alternatives.

The Zoning Code has several findings for the Plan Commission to consider for approval of a Design Review. Staff has drafted responses to the findings for the Commission to consider.

*Findings for Approval:*

**A. The project is consistent with applicable design guidelines:** The proposed improvements would be generally consistent with the Standard Design Review Criteria for Industrial Projects.

**B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements:** As a proposed industrial development, the project balances the Land Use priorities for developing industrial properties to expand the employment and tax base with the site design concerns of the Urban Design and Environment elements in the existing surrounding context. Landscape provides additional screening not currently provided along the street frontage.

**C. The project is consistent with all applicable provisions of the Zoning Code:** The project will be consistent with the Zoning Code, as conditioned.

**D. The project is compatible with adjacent and nearby development:** Site improvements are compatible with the adjacent development and are designed in a manner consistent with the adjoining employment district uses.

**E. The project design provides for safe and efficient provision of public services:** As approved, public services can be delivered safely and efficiently.

### **Staff Recommendation**

Staff recommends that the Plan Commission review this proposal in accordance to the Findings for Approval for Design Review. Staff believes that the Plan Commission can review the Findings in the affirmative, and approve this design review request in general conformance with the provided plans subject to conditions. Staff recommends the following actions:

1. Approve the Findings of Approval for the project.
2. Approve the Design Review subject to the following conditions:
  - a. Staff approval of the proposed retaining wall designs, per Commission direction.
  - b. Revisions of the Site Plan and other plans as necessary for permit submittal to:
    - i. depict the proposed transformer location per staff approval, with appropriate provision of easements.
    - ii. to allow sufficient sanitary sewer and utility access for vehicles as determined by the Public Works Department, subject to Staff approval.
  - c. Revision of the Landscape Plan for permit submittal to depict the required Parkway trees, subject to approval by the Street Superintendent, as required by 7-2A of the Municipal Code.
  - d. Revision of the Lighting Plan to specify use of full cut off fixture accessory for entry doors.
  - e. Application and Approval of an Administrative Use Permit to landbanking a minimum of 55 stalls to provide 159 spaces total on site.
  - f. Final Approval of Engineering Plans by City Staff.

Attachment: Design Review Submittal

C: Mayor and City Council  
Mark Tegrootenhuis, HSA Commercial  
Paul Rio, Morgan Harbour  
Media



COLOR KEY:

- HUNT CLUB (SW6468)
- BALANCED BEIGE (SW7037)
- FUTON (SW7101)
- CANOPY AND COPY COLOR: PAC-CLAD MUSKET GRAY

# PROPOSED INDUSTRIAL CENTER

BATAVIA, ILLINOIS



JUNE 8, 2016 #04108

©CORNERSTONE ARCHITECTS LTD. 2016

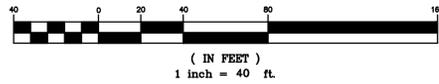
Cornerstone Architects Ltd.

# ALTA/ACSM LAND TITLE SURVEY

BY  
GENTILE AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE  
LOMBARD, ILLINOIS 60148  
PHONE : (630) 916-6262  
FAX : (630) 916-6264

GRAPHIC SCALE



PARCEL 1: THE WESTERLY 341.19 FEET OF THE EASTERLY 1083.19 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF LOT 4 IN HERBSTTRIT BROS. INDUSTRIAL PARK SUBDIVISION IN PARTS OF SECTIONS 13 AND 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 4 OF HERBSTTRIT BROS. INDUSTRIAL PARK SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 454.35 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 521.55 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 795.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 521.55 FEET TO THE POINT OF BEGINNING, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:  
THAT PART OF LOT 4 IN HERBSTTRIT BROS. INDUSTRIAL PARK SUBDIVISION IN PARTS OF SECTIONS 13 AND 14, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT FOR A DEED DISTANCE OF 795.54 FEET (794.70 MEASURED) TO THE EAST LINE OF THE WESTERLY 341.19 FEET OF THE EASTERLY 1083.19 FEET OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WESTERLY 341.19 FEET OF THE EASTERLY 1083.19 FEET A DISTANCE OF 521.55 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 795.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 521.55 FEET TO THE POINT OF BEGINNING, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

TOTAL AREA: 414,695.36 sq. ft. (9.52 acres)

## LEGEND

- > STORM SEWER
- > SANITARY SEWER
- W WATER MAIN
- SIGN POST
- ⊗ FIRE HYDRANT
- ⊙ WATER VALVE VAULT
- ⊙ CLOSED COVER DRAINAGE STRUCTURE
- ⊙ OPEN COVER DRAINAGE STRUCTURE
- ⊙ CURB INLET/CATCH BASIN
- ⊙ SANITARY SEWER MANHOLE
- ⊙ WATER SHUTOFF VALVE WITH 8" CASING

## NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 17089C0331H, COMMUNITY NUMBER 170321, EFFECTIVE DATE AUGUST 3, 2009, ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITH ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).

THE BEARINGS SHOWN HEREON ARE BASED UPON RECORD DATA FOR THE FINAL SUBDIVISION PLAT OF HERBSTTRIT BROS. INDUSTRIAL PARK SUBDIVISION RECORDED AS DOCUMENT NO. 1224086.

## ZONING:

PROPERTY ZONED GI (GENERAL INDUSTRIAL), PER CITY OF BATAVIA ZONING ORDINANCE WHICH HAS THE FOLLOWING LOT YARD & BULK REQUIREMENTS:

- MAXIMUM PRINCIPAL BUILDING HEIGHT: 75 FEET
- MAXIMUM ACCESSORY BUILDING HEIGHT: 20 FEET
- MINIMUM FRONT YARD: 20 FEET
- MINIMUM CORNER SIDE YARD: 20 FEET
- MINIMUM SIDE YARD (TRANSITIONAL TO RESIDENTIAL): 30 FEET
- MINIMUM SIDE YARD (COMMERCIAL/OFFICE PUBLIC FACILITY/INDUSTRIAL): 20 FEET
- MINIMUM SIDE YARD (EMPLOYMENT): 0/10 FEET
- MINIMUM REAR YARD (TRANSITIONAL TO RESIDENCE): 45 FEET
- MINIMUM REAR YARD (NON-RESIDENTIAL): 0/15 FEET
- MINIMUM SEPARATION BETWEEN BUILDINGS: 15 FEET
- MINIMUM SEPARATION BETWEEN SINGLE STORY BUILDINGS: 20 FEET
- MINIMUM SEPARATION BETWEEN MULTIPLE STORY BUILDINGS: NONE
- MINIMUM ACCESSORY BUILDINGS SETBACK: NONE

BENCHMARK: IL KANE 25 39 8 (AJ3009)  
STAINLESS STEEL ROD IN SLEEVE LOCATED APPROXIMATELY 1 MILE NORTH OF ILLINOIS ROUTE NO. 56, 145 FEET NORTH OF A 36 INCH FLARED END SECTION AND 8 FEET WEST OF THE CENTER LINE OF THE BIKE PATH ON THE WEST SIDE OF KIRK ROAD.

ELEV. = 758.72 (NAVD 88 DATUM)

MATTERS OF TITLE PERTAIN TO FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER: NCS-769889-MKE, EFFECTIVE MARCH 1, 2016 REVISED MARCH 3, 2016.

SURVEY RELATED SCHEDULE B ITEMS LISTED AS FOLLOWS:

- 3) 27 FOOT BUILDING SETBACK LINE PER DOCUMENT NO. 1224086 PLOTTED AND SHOWN HEREON.
- 4) EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT NO. 1224086 PLOTTED AND SHOWN HEREON.
- 6) ENCROACHMENT OF CHAIN LINK FENCE INTO DOUGLAS ROAD PLOTTED & SHOWN HEREON.

TABLE "A" ITEMS LISTED IN SURVEYOR'S CERTIFICATE NOT OTHERWISE SHOWN HEREON:

- 2 & 7) NO BUILDING ON SUBJECT PROPERTY AT TIME OF SURVEY
- 9) NO STRIPED PARKING SPACES AT TIME OF SURVEY
- 16) NO OBSERVED EVIDENCE OF CURRENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 18) NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

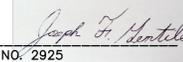
STATE OF ILLINOIS) S.S.  
COUNTY OF DUPAGE)

- TO: 1) JES BATAVIA DOUGLAS INDUSTRIAL, LLC.  
2) DOUGLAS LAND PARTNERS LLC  
3) FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7, 8, 9, 11(a), 11(b), 14, 16, 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY, 8, A.D. 2016.

DATE OF PLAT: JANUARY 9, A.D. 2016.

BY:   
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925  
MY LICENSE EXPIRES NOVEMBER 30, 2016  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

NO.	DATE	DESCRIPTION	BY
3	05/19/2016	METES AND BOUNDS LEGAL DESCRIPTION ADDED & CERTIFICATION REVISED	MMG
2	03/23/2016	REVISED PER TITLE COMMITMENT NO. NCS-769889-MKE	MMG
1	01/13/2016	TOPO INFO. TO THE SOUTH ADDED	MMG



BASE SCALE : 1 INCH = 40 FEET  
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : RWG ENGINEERING LLC

DRAWN BY : MMG

CHECKED BY :

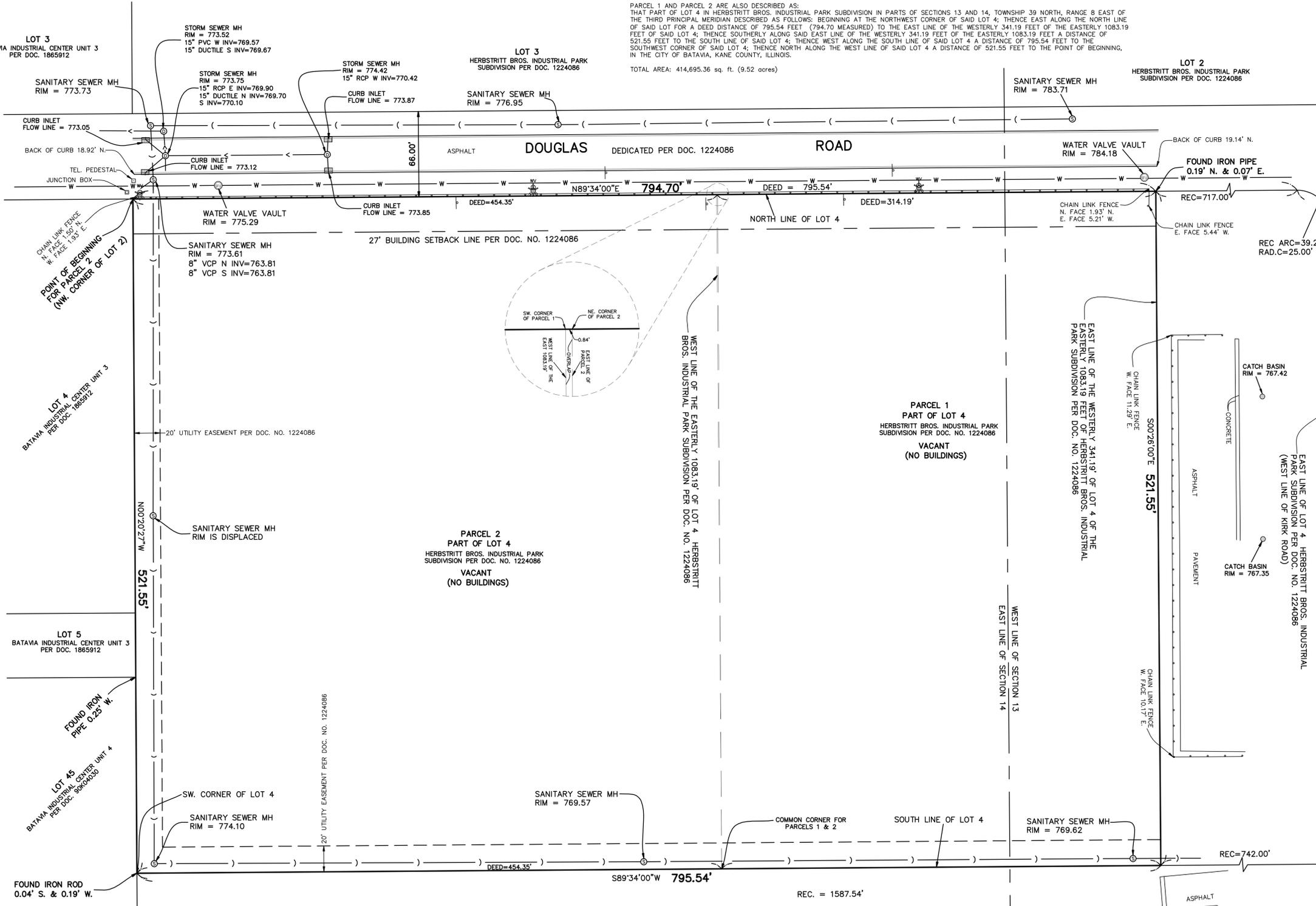
SURVEYED BY : LR-RG

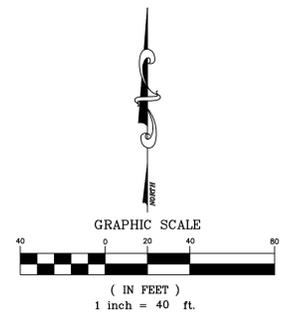
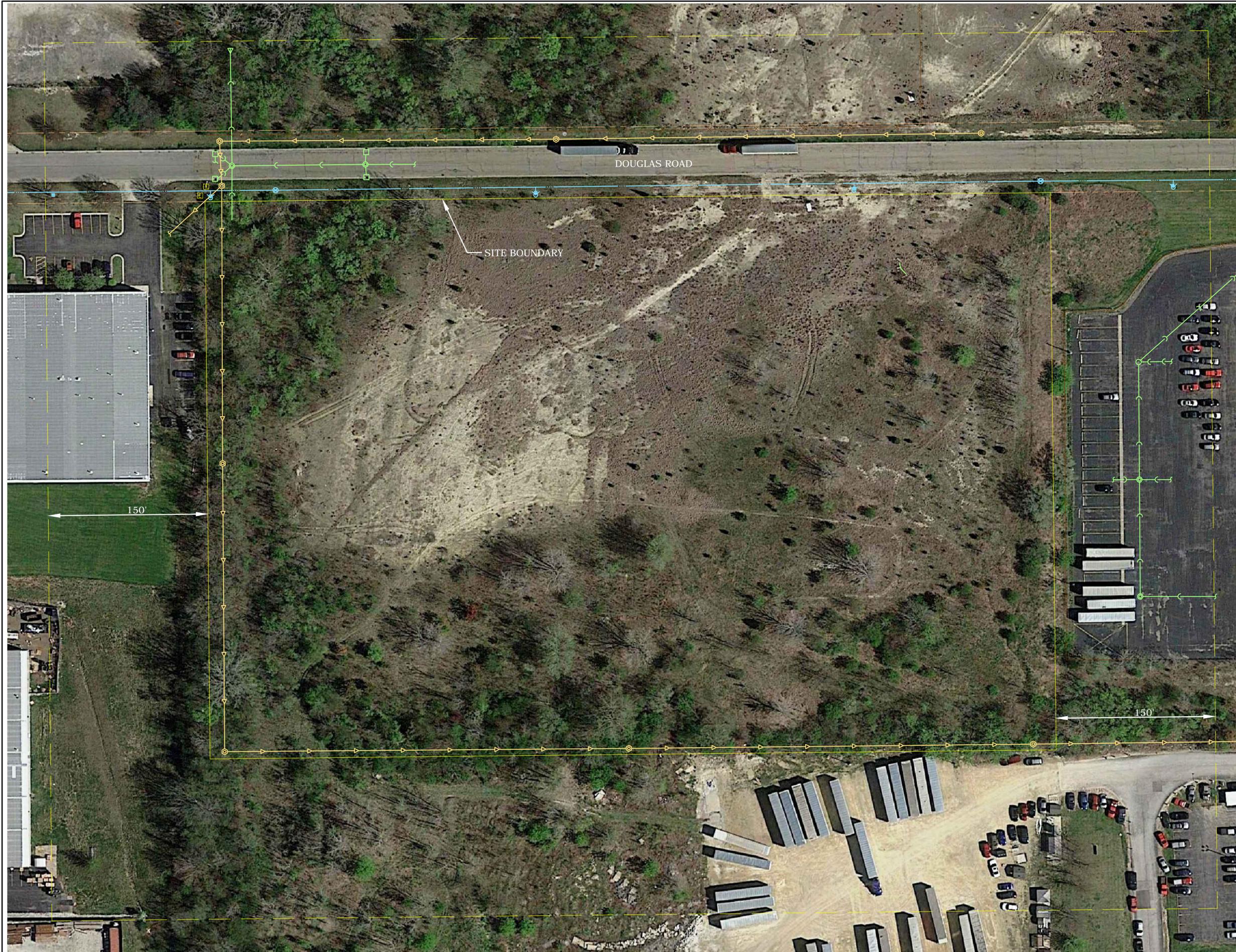
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 15-20654 ALTA REV 3

UNSUBDIVIDED  
12-14-400-006

UNSUBDIVIDED  
12-13-300-002





- SANITARY
- STORM
- WATER
- BOUNDARY
- ROW

DATE	REVISIONS	DRAWN BY

**BATAVIA PROPERTY**  
**1250 DOUGLAS ROAD - BATAVIA, ILLINOIS**  
**EXISTING PROPERTY INFORMATION EXHIBIT**

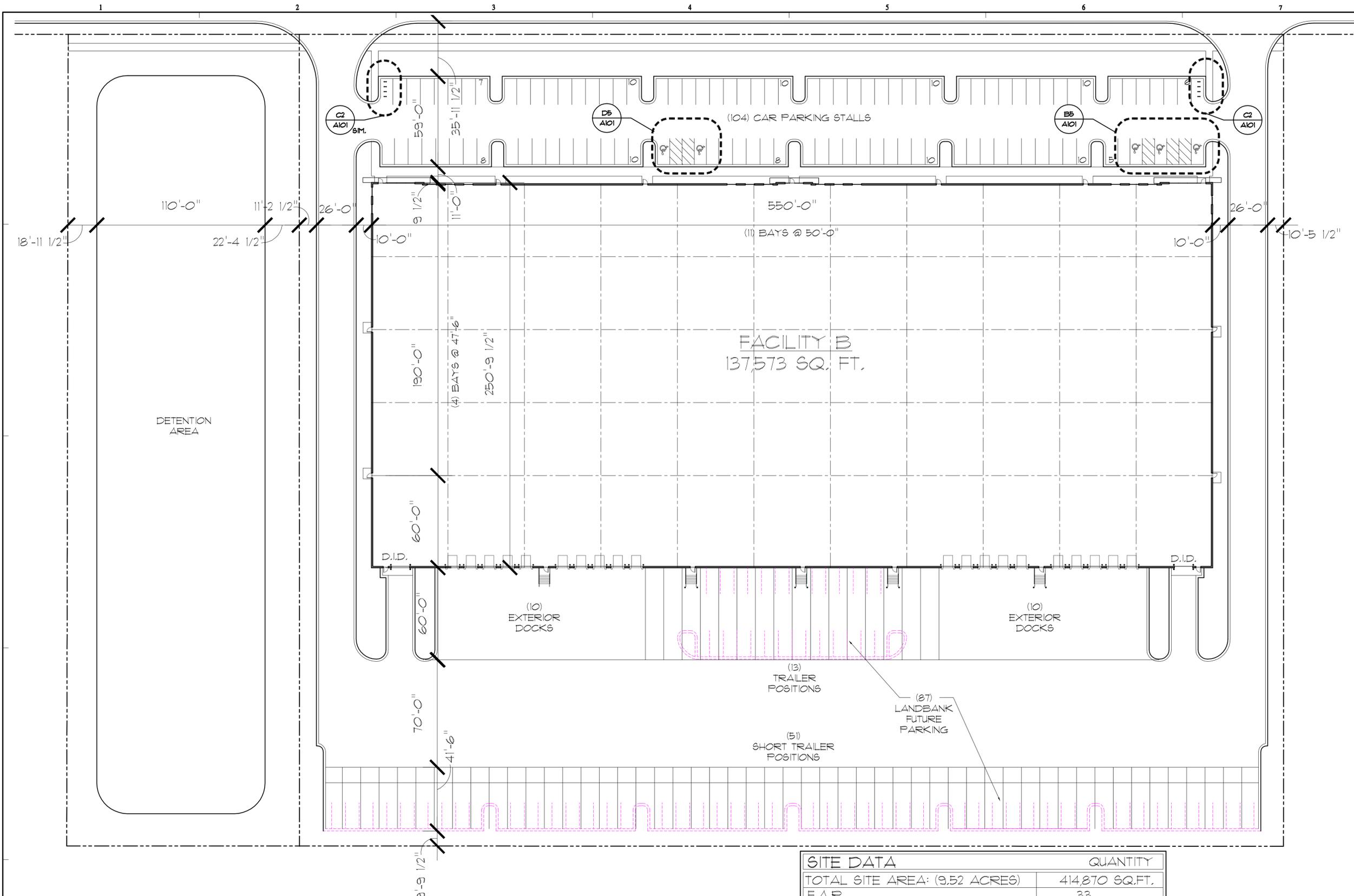
975 E. 22nd St., Suite 400  
 Wheaton, IL 60189  
 630.480.7889  
 www.rwg-engineering.com



PROJECT NO. 18405315  
 DATE 05/25/16  
 SCALE 1"=40'  
 PROJ. MGR. PJS  
 PROJ. ASSOC. RWG  
 DRAWN BY AXIS

**GENERAL NOTES:**

- FOR ADDITIONAL INFORMATION SEE CIVIL ENGINEERING DRAWINGS.
- DIMENSION AND PROPERTY LINES SHOWN ARE FOR COORDINATION ONLY. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN.
- BUILDING AND SITE LAYOUT TO BE VERIFIED BY A LICENSED SURVEYOR AND WRITTEN VERIFICATION TO BE FORWARDED TO THE OWNER.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE AWARD OF CONTRACTS.
- REFER TO CIVIL DRAWINGS FOR SITE GRADES, STORM DRAINAGE, UTILITIES, DIMENSIONS, BEARING ANGLES, AND SITE DETAILS.
- ALL DRIVE APPROACHES SHALL BE INSTALLED PER CITY AND STATE STANDARDS.
- GENERAL CONTRACTOR TO INSTALL SIGNAGE FOR HANICAP PARKING PER CITY AND STATE STANDARDS.
- REFER TO THE CIVIL DRAWINGS FOR ALL CAR AND TRUCK PARKING STALL DIMENSIONAL STANDARDS.
- PROVIDE DEPRESSED CONCRETE GUTTER AT DRIVEWAYS WITH TWO #6 BARS AND 1/2" EXPANSION JOINT AT CENTER OF DRIVEWAY, UNLESS NOTED OTHERWISE. SEE CIVIL DRAWINGS.
- ALL SIGNAGE AND LOCATION SIGNAGE TO BE VERIFIED WITH OWNER.
- KNOX BOX/KEY BOX LOCATIONS TO BE VERIFIED AND COORDINATED WITH LOCAL FIRE DEPARTMENT.
- DETECTABLE WARNING AT CURB RAMPS TO BE DOMED AND CONTRASTING COLOR. SEE CIVIL DRAWINGS FOR DETAIL.



SITE DATA	QUANTITY
TOTAL SITE AREA: (9.52 ACRES)	414,870 SQ.FT.
F.A.R.	.33
BUILDING DATA	QUANTITY
TOTAL BUILDING AREA	137,573 SQ.FT.
EXTERIOR DOCKS:	20 DOCKS
FUTURE KNOCKOUTS:	13 DOORS
DRIVE-IN-DOORS:	2 DOORS
TRAILER PARKING:	13 TRAILERS
SHORT TRAILER PARKING:	51 TRAILERS
CAR PARKING:	104 CARS
LANDBANK CAR PARKING:	87 CARS
BICYCLE PARKING:	8 BIKES

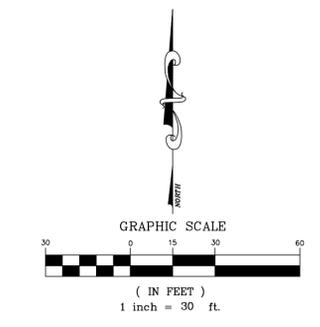
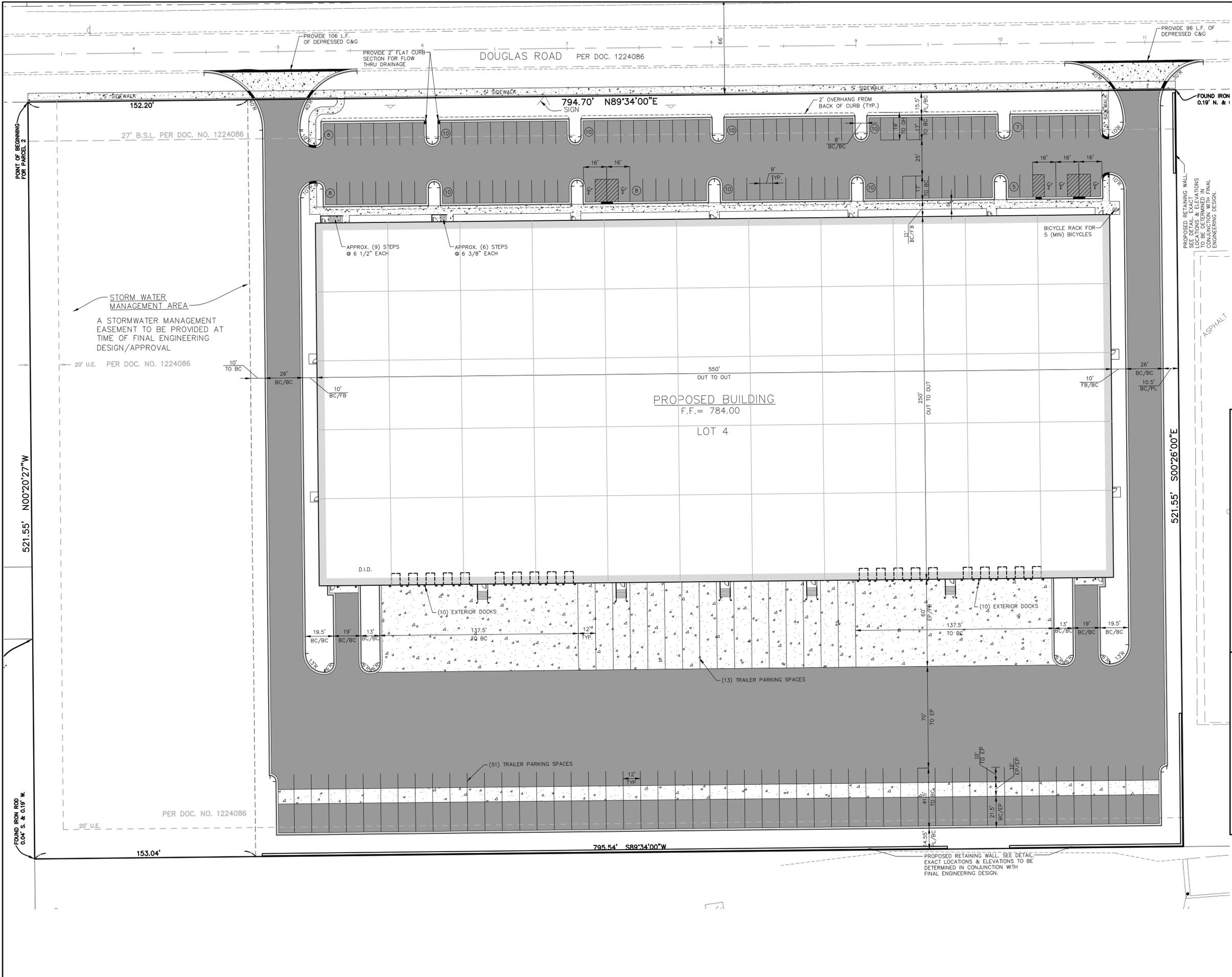
no.	date	revision description
	06-02-16	

drawn : BMB  
checked : MJB

**BATAVIA SPECULATIVE BUILDING**  
1250 DOUGLAS ROAD  
BATAVIA, ILLINOIS

SITE PLAN

job no.	sheet no.
04108	A100



ABBREVIATIONS LEGEND  
(IN ADDITION TO TITLE SHEET LEGEND)

BC	=	BACK OF CURB
PL	=	PROPERTY LINE
BC/BC	=	BACK TO BACK OF CURB
FB/BC	=	FACE OF BUILDING
ROW	=	RIGHT OF WAY
R	=	RADIUS
EW	=	EDGE OF WALK
RW	=	RETAINING WALL
EP	=	EDGE OF PAVEMENT
OH	=	PARKING OVERHANG

SITE DATA

SITE AREA:  
TOTAL LOT = 414,695.36 SF (9.52 AC)

PROPOSED DEVELOPMENT DATA:  
BUILDING FOOTPRINTS = 137,500 SF (33.2%)  
PAVEMENT/SIDEWALK = 155,529.36 SF (37.5%)  
GREEN SPACE = 121,666 SF (29.3%)

PROPOSED DEVELOPMENT PARKING SUMMARY:  
REGULAR STALLS = 101  
ADA STALLS = 5  
TOTAL PARKING = 106

EXISTING ZONING: - GENERAL INDUSTRIAL (G)

SURFACE IMPROVEMENT LEGEND

ASPHALT PAVEMENT  
1 3/4" HOT-MIX ASPHALT SURFACE COURSE, MIX C-1, N50  
BITUMINOUS TACK COAT (.50 gal/sy)  
3" HOT MIX ASPHALT BINDER COURSE, IL-19, N50  
BITUMINOUS PRIME COAT MC-30 (.50 gal/sy)  
12" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE PAVEMENT AND APRONS (4,000 PSI)  
8" PORTLAND CEMENT CONCRETE (6 BAG MIX) W 6"x6" NO. 5 W/M (NOT IN PUBLIC R.O.W.)  
4" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SIDEWALKS/PATIOS/SLABS  
5" PCC SIDEWALK (MATCH PAVEMENT THICKNESS THROUGH DRIVEWAYS)  
4" AGGREGATE BASE COURSE CA-6, TYPE B

EX. CURB AND GUTTER  
CURB AND GUTTER (B6.12) SEE DETAIL SHEET  
REVERSED PITCH CURB AND GUTTER  
DEPRESSED CURB AND GUTTER  
ADA CURB RAMP WITH DETECTABLE WARNING (REPLACABLE RED POLYMER COMPOSITE PLATES)

NUMBER OF PARKING STALLS PER AISLE

- NOTES:
- SIDEWALK RAMP WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
  - UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
  - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
  - UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO THE BACK OF CURB.
  - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SITE SURVEY PREPARED BY GENTILE & ASSOCIATES, INC., & DATED MARCH 23, 2016.
  - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY - REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.

**BATAVIA PROPERTY**  
1250 DOUGLAS ROAD - BATAVIA, ILLINOIS  
PRELIMINARY SITE GEOMETRY AND PAVING PLAN

975 E. 22nd St, Suite 400  
Wheaton, IL 60189  
630.480.7889  
www.rwg-engineering.com

**RWG Engineering, LLC**  
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO.	18405315
DATE	05/10/16
SCALE	1"=30'
PROJ. MGR.	PDL
PROJ. ASSOC.	RWG
DRAWN BY	TLM

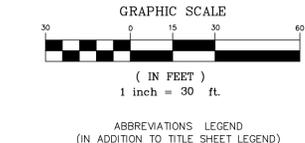
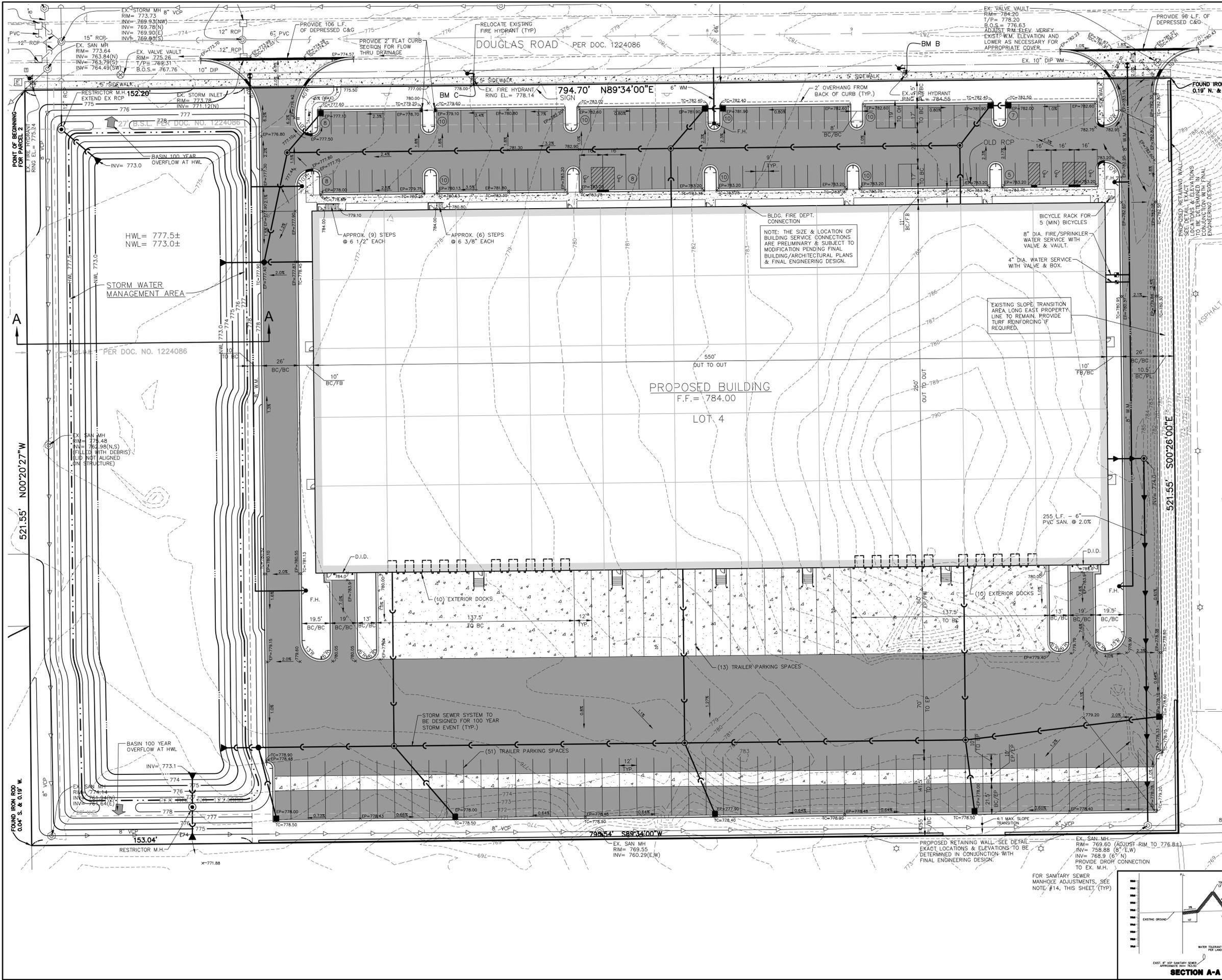
SHEET  
1 OF 2

REVISIONS

DATE	DESCRIPTION
05/24/16	BLDG FF, PROPOSED ELEVATIONS
06/06/16	GRADING AT N.W. BLDG. CORNER
06/30/16	CITY PRE-APPLICATION REVIEW

DRAWN BY: AVS

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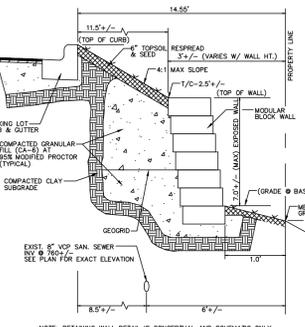


ABBREVIATIONS LEGEND  
(IN ADDITION TO TITLE SHEET LEGEND)

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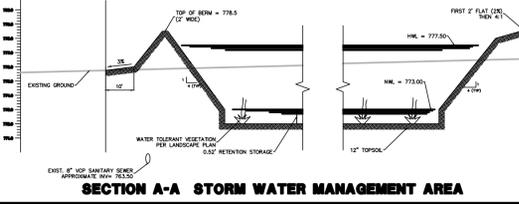
PRELIMINARY PLAN NOTES:

1. THESE PLANS ARE PRELIMINARY, FOR REVIEW ONLY, AND NOT FOR CONSTRUCTION. THE FINAL PLANS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING MANUALS: "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS"; "THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS"; "THE RECOMMENDED STANDARDS FOR SEWAGE WORKS"; THE CITY OF BATAVA ORDINANCES, CODES AND DETAILS; AND THE MANUALS, CODES AND ORDINANCES REFERENCED IN THE FOLLOWING NOTES.
2. THE TOPOGRAPHIC AND EXISTING UTILITY INFORMATION SHOWN HEREIN WAS PROVIDED BY CONEY GUDMUNDSON LEDER, LTD TOPOGRAPHIC EXHIBIT, DATED JUNE 13, 2007, AND FIELD CHECKED BY GENTILE & ASSOCIATES, INC ON JANUARY 8, 2016.
3. THE SITE PLAN SHOWN HEREIN IS BASED ON A CONCEPT PLAN BY CONERSTONE ARCHITECTS LTD, DATED MARCH 31, 2016. THE PLAN SHALL BE GEOMETRICALLY VERIFIED AND ADJUSTED DURING PREPARATION OF FINAL CONSTRUCTION DOCUMENTS.
4. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE PROVIDED PER LOCAL ORDINANCE AND PER THE "ILLINOIS URBAN MANUAL" AT TIME OF FINAL ENGINEERING DESIGN.
5. SIDEWALKS SHALL BE P.C.C. RAMPS AT INTERSECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE "ILLINOIS ACCESSIBILITY CODE"; PUBLIC AND PRIVATE STREETS SHALL INCLUDE P.C.C. CURB AND GUTTER WITH FLEXIBLE PAVEMENT MATERIAL.
6. PAVEMENT MARKING SHALL BE RETRO-REFLECTIVE PLIANT POLYMER FILM; PARKING STRIPING SHALL BE PAINT.
7. PRELIMINARY STORM WATER DETENTION VOLUME HAS BEEN CALCULATED IN ACCORDANCE WITH MUNICIPAL CODE.
8. SANITARY SEWER SYSTEM SHALL BE DESIGNED IN ACCORDANCE TO CITY ORDINANCE. SANITARY SEWER MATERIAL SHALL BE PVC SDR 26. SANITARY SEWER SERVICES SHALL BE 8 INCHES IN DIAMETER.
9. STORM SEWER 10" IN DIAMETER OR LESS SHALL BE PVC SDR 26 OR DIP CLASS 52. STORM SEWER 12 INCHES IN DIAMETER OR LARGER SHALL BE RCP CLASS III, ASTM C-76, OR APPROVED ALTERNATE. STORM INLET LOCATIONS MAY BE ADJUSTED DURING FINAL ENGINEERING DESIGN.
10. WATER MAIN SHALL BE 8 INCHES IN DIAMETER DIP CLASS 52, OR APPROVED ALTERNATE, UNLESS OTHERWISE NOTED.
11. UTILITY SIZES AND LOCATIONS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN.
12. ALL EXISTING TREES ON SITE SHALL BE REMOVED, UNLESS OTHERWISE NOTED. A LANDSCAPE PLAN WILL BE PROVIDED BY OTHERS.
13. FOR EXISTING SANITARY MANHOLES TO BE ADJUSTED, USE NEW CONCRETE BARREL SECTIONS (UNLESS GRADE ADJUSTMENT IS MINOR IN NATURE AND CAN BE ACHIEVED WITH 8" MAXIMUM ADJUSTING RINGS), WITH USE OF NEW CONCRETE BARREL SECTIONS, MANHOLE STEPS TO BE INCLUDED. ADJUSTMENT/RECONSTRUCTION OF THE MANHOLE IS TO BE IN ACCORDANCE WITH CITY STANDARDS, AND SANITARY SEWER MANHOLE DETAIL, STD NO 5.01.



NOTE: RETAINING WALL DETAIL IS CONCEPTUAL AND SCHEMATIC ONLY. THE CONTRACTOR MUST SUBMIT INFORMATION ON THE PRODUCT CHOSEN FOR "RETENTION OF WATER" INCLUDING MANUFACTURER'S PRODUCT INFORMATION, STRUCTURAL ENGINEER AND A STATEMENT FROM THE MANUFACTURER THAT THE PRODUCT IS SUITABLE FOR THE PROPOSED APPLICATION. THIS INFORMATION SHALL BE SUBMITTED TO THE OWNER, THE ENGINEER AND THE MUNICIPAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE STRICTLY TO THE MANUFACTURER'S SPECIFICATIONS AND DESIGN REQUIREMENTS DURING CONSTRUCTION.

MODULAR BLOCK RETAINING WALL ALONG SOUTH PROPERTY LINE



SECTION A-A STORM WATER MANAGEMENT AREA

DATE	REVISIONS	BY
05/24/16	BLDG FF, PROPOSED ELEVATIONS	AVS
06/06/16	GRADING AT N.W. BLDG. CORNER	AVS
06/30/16	CITY PRE-APPLICATION REVIEW	AVS

**BATAVA PROPERTY**  
1250 DOUGLAS ROAD - BATAVA, ILLINOIS  
**PRELIMINARY ENGINEERING PLAN**

PROJECT NO. 18405315  
DATE 05/10/16  
SCALE 1"=30'  
PROJ. MGR. PDL  
PROJ. ASSOC. RWG  
DRAWN BY TLM

**RWG Engineering, LLC**  
Civil Engineering • Real Estate Consulting • Project Management  
975 E. 22nd St., Suite 400  
Whateon, IL 60189  
630.480.7889  
www.rwg-engineering.com







# CITY OF BATAVIA

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**DATE:** July 13, 2016  
**TO:** Plan Commission  
**FROM:** Joel Strassman, Planning and Zoning Officer  
**SUBJECT:** Study Session – One North Washington Place  
111-133 East Wilson Street and 20 North River Street  
Shodeen Construction, applicant

Shodeen Construction is proposing redevelopment of most of the block bounded by Wilson, Washington, State, and River streets with a mixed use building having the project name of *One North Washington Place*. The site covers approximately 2.2 acres and the building would have 4 full floors above grade throughout, with additional above grade space for parking (private and public) and retail on River and Wilson streets, and below grade space for additional parking. Please see the attached concept plans and site information submitted by Shodeen for residential unit counts, and amounts of commercial area and parking spaces.

The purpose of this Study Session is to introduce the Plan Commission to this potential project and to address larger issues related to land use, building bulk, and Zoning Code compliance. Staff notes that it is almost certain that if this project moves forward, it will be submitted as a Planned Development that can accommodate requests for relief for Zoning Code requirements.

**Land Use.** The property is classified as downtown mixed use on the Comprehensive Plan Land Use Map, and is zoned DMU Downtown Mixed Use. The proposed combination of residential and commercial uses fits these designations. The DMU District is intended to accommodate dense development and has no floor area ratio (FAR) limit or specification on the number dwelling units to the acre.

**Building Bulk.** The DMU District allows buildings to extend to the property lines, however buildings with residences must provide a 10 rear setback. Most of the property is located in the Downtown Building Height Overlay District that allows building height up to 75 feet above grade. The Wilson and Washington frontages, however, have a height limit of 50 feet. The building would be at its tallest at the River/State corner with commercial space at grade, one level of parking above, and 3 levels of residences above the parking. As the State Street grade increases toward Washington, parking would be more underground, and the building would show just 3 levels of residences above grade at the Washington corner. Four (4) levels of residences would show above grade on top of 2 levels of underground parking through the remainder of the Washington frontage and through most of the Wilson frontage. As the grade lowers heading west on Wilson, an underground parking level would become exposed, and at-grade retail space would be provided at the west end. The DMU District has specific requirements for the number of building entrances and amount of vision glass on walls facing streets. Relief to all these requirements may be recommended for approval by the Commission.

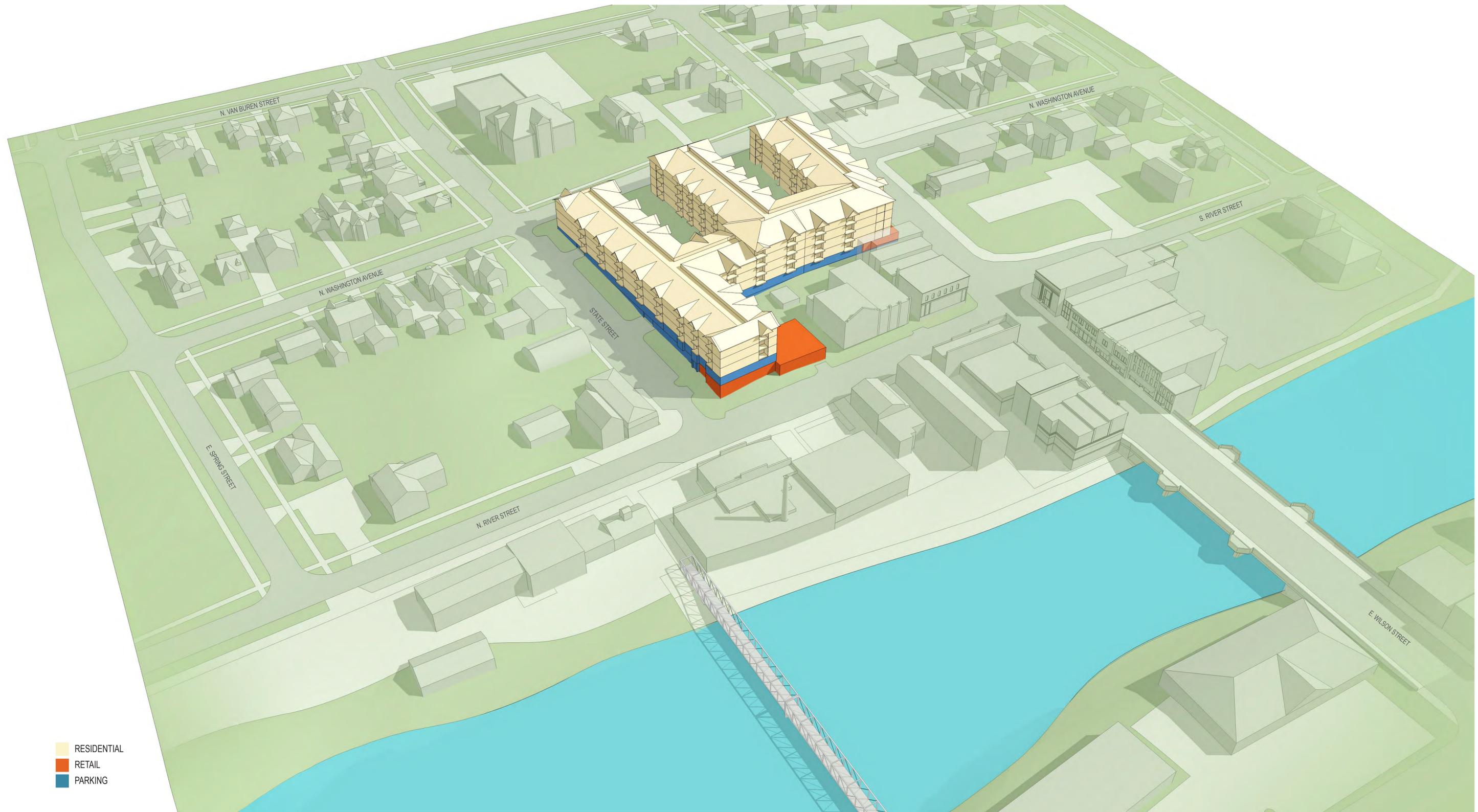
**Parking Supply.** The proposed combination of residential units and commercial space generates a parking requirement that exceeds the number of spaces proposed. A significant amount of the parking would be available to the public, and City-issued permit would be required for overnight parking. Again, as a Planned Development, relief to parking requirements is possible.

The City Council has begun consideration of [creating a separate Tax Increment Financing District \(TIF\)](#) that would cover this property and [a redevelopment agreement with Shodeen Construction](#) for this project. While that discussion is on-going, Committee of the Whole response so far is generally favorable towards the proposals.

Dave Patzelt of Shodeen Construction will present this potential project to the Commission at the July 20<sup>th</sup> Commission meeting. The Commission should take this opportunity to ask Mr. Patzelt questions on the design and function of the project and his anticipated requests for zoning relief. The Commission may allow input from the audience.

Attachment: Proposed One North Washington Place Plans and Information

c Mayor and City Council      Chris Aiston, C. C. Aiston, Consulting  
Department Heads          Media



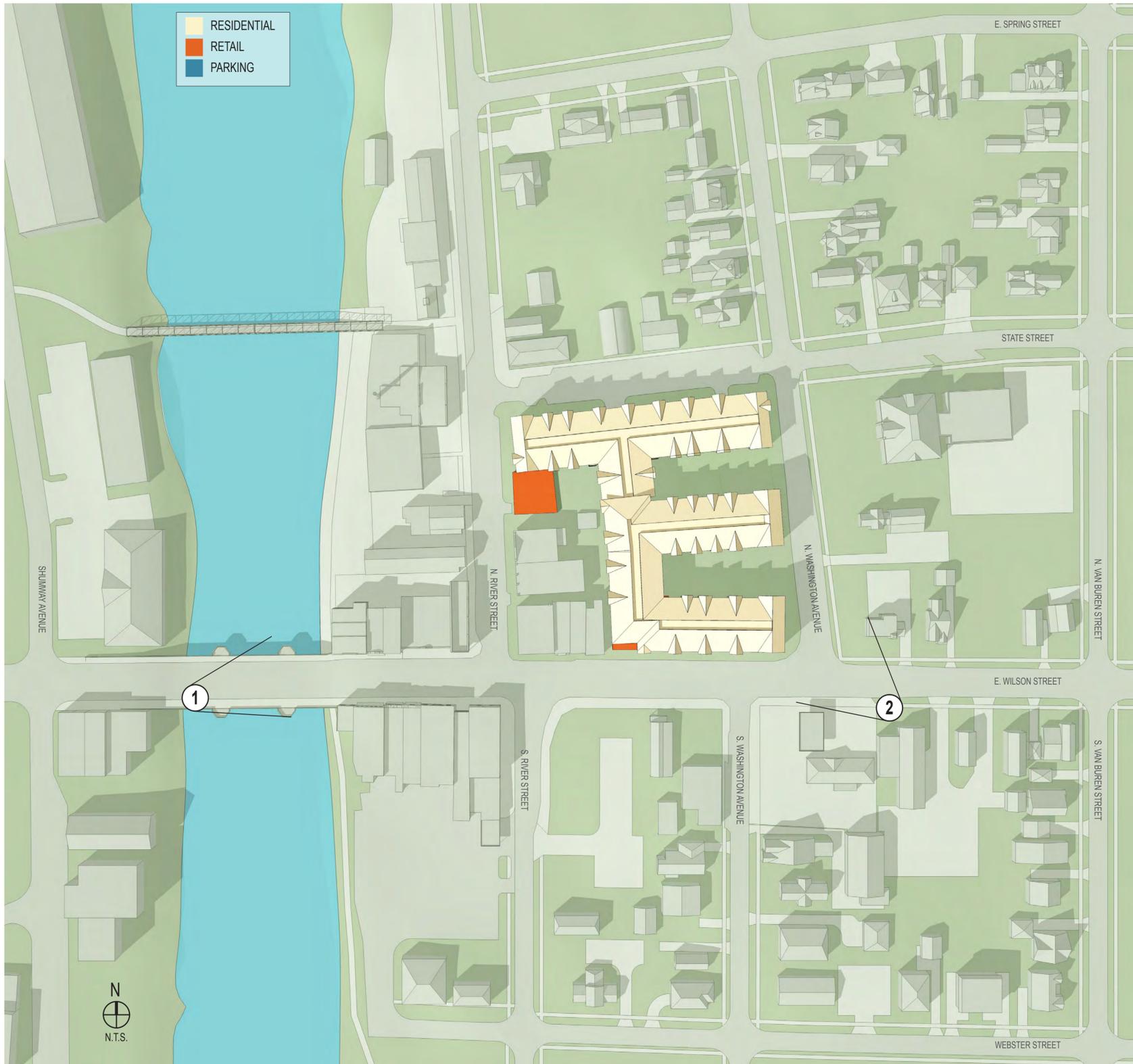
- RESIDENTIAL
- RETAIL
- PARKING

PROPERTY OF SHODEEN INC. AND NAGLE HARTRAY ARCHITECTURE-  
NOT INTENDED FOR ANY USE OTHER THAN REVIEW WITH CITY OF BATAVIA.



## BATAVIA CONCEPT RENDERINGS

SHODEEN INC., DEVELOPER



1 PERSPECTIVE FROM BRIDGE LOOKING EAST



2 CORNER OF WILSON & N. WASHINGTON LOOKING WEST

PROPERTY OF SHODEEN INC. AND NAGLE HARTRAY ARCHITECTURE-  
NOT INTENDED FOR ANY USE OTHER THAN REVIEW WITH CITY OF BATAVIA.



**ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION  
DEVELOPER**

**NAGLE HARTRAY ARCHITECTURE  
ARCHITECT**

## Site Context Plan

SCALE: 1 IN = 100 FT

## Program Summary

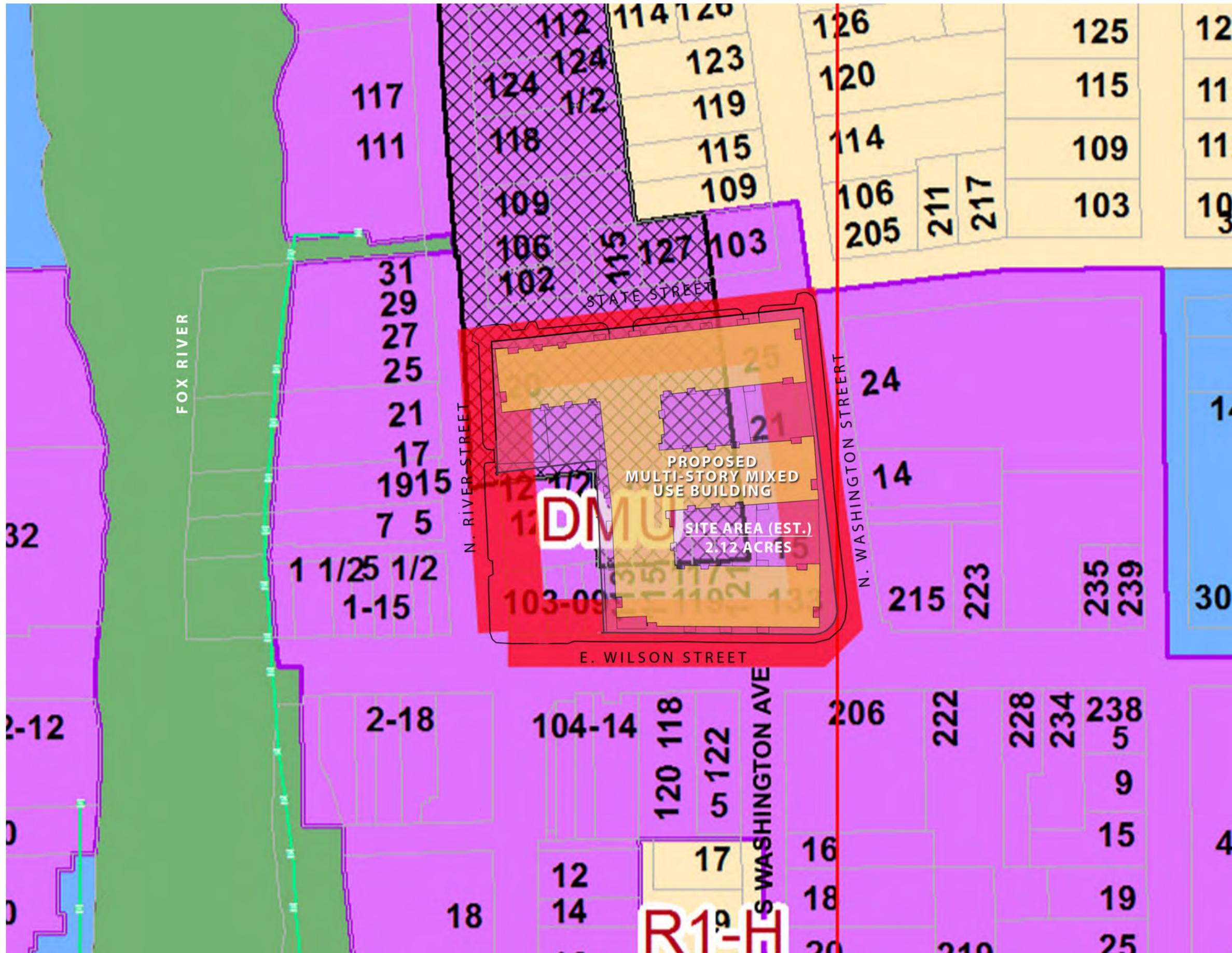
RESIDENTIAL APARTMENTS  
FLOOR 1: (28) 2BR + (20) 1BR UNITS  
FLOOR 2: (28) 2BR + (20) 1BR UNITS  
FLOOR 3: (28) 2BR + (20) 1BR UNITS  
FLOOR 4: (15) 2BR + (12) 1BR UNITS  
TOTAL: (99) 2BR + (72) 1BR, 171 UNITS

RETAIL: 14,645 SF

BUILDING AREA SUMMARY  
FLOOR 1: 53,415 GROSS SF  
FLOOR 2: 53,415 GROSS SF  
FLOOR 3: 53,415 GROSS SF  
FLOOR 4: 30,325 GROSS SF  
TOTAL: **190,570** GROSS SF

PARKING REQUIRED  
MUNICIPAL PARKING: 80-120  
RETAIL PARKING (4/1000 SF): 59  
APARTMENTS (1/UNIT): 144  
TOTAL REQUIRED: **283-323**

GARAGE PARKING PROVIDED  
LOWER LEVEL (RETAIL + MUNICIPAL): 159  
UPPER LEVEL (RESIDENTIAL): 145  
TOTAL GARAGE PARKING PROVIDED: **304**  
(Street parking excluded from calculation)



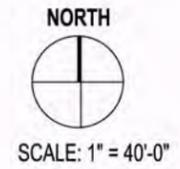
**ONE NORTH WASHINGTON PLACE**  
**BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION**  
 DEVELOPER

**NAGLE HARTRAY ARCHITECTURE**  
 ARCHITECT

## Zoning Context

SCALE: 1 IN = 100 FT



## Site Plan

SCALE: 1 IN = 40 FT

Property lines and setbacks shown are estimates pending site survey.

Right of way, property dimensions and existing easements pending site survey.

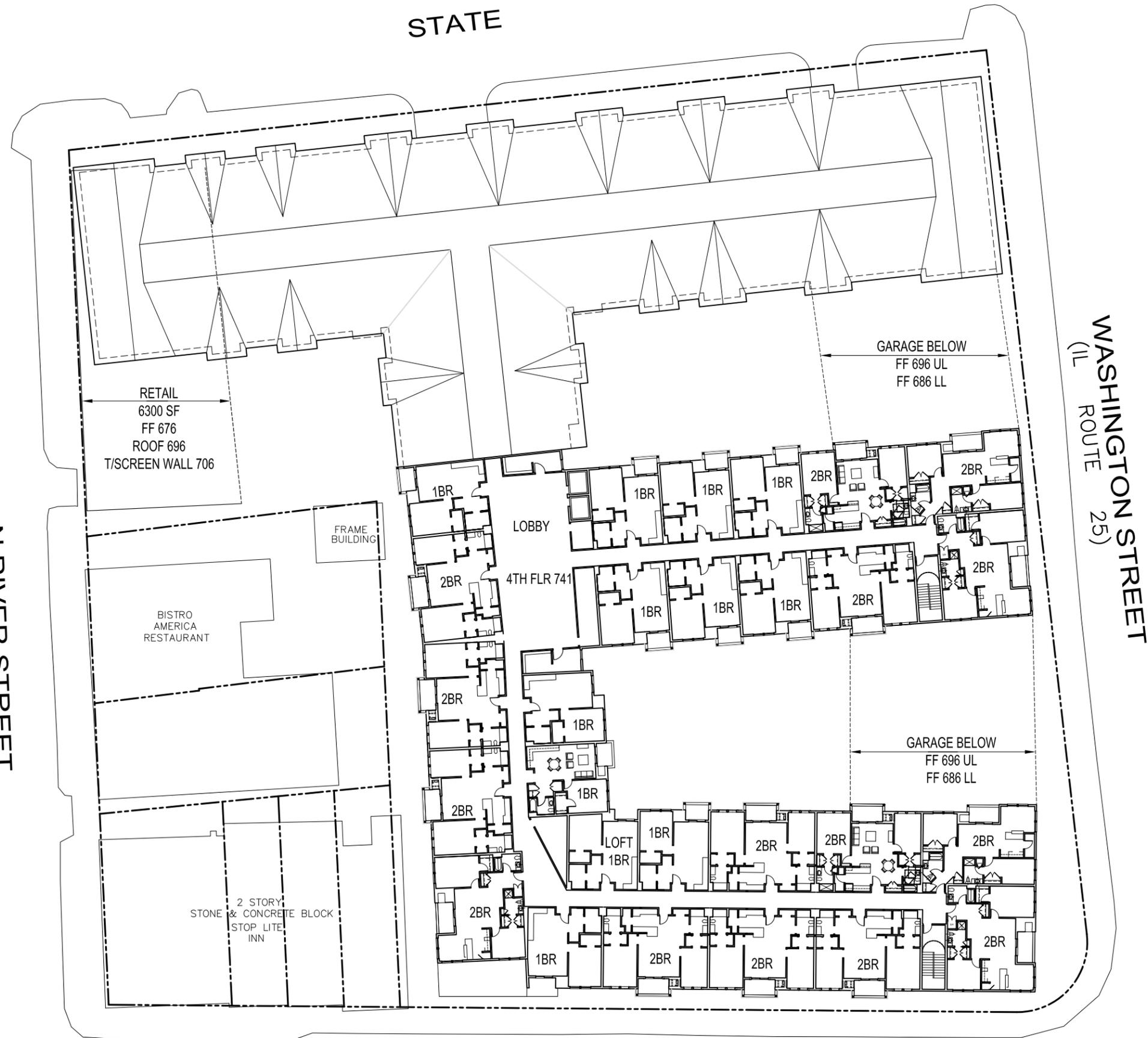




# Apartment Plan Floor 4

NOT TO SCALE—FOR REFERENCE ONLY

N RIVER STREET



STATE

GARAGE BELOW  
FF 696 UL  
FF 686 LL

WASHINGTON STREET  
(IL ROUTE 25)

RETAIL  
6300 SF  
FF 676  
ROOF 696  
T/SCREEN WALL 706

FRAME BUILDING

BISTRO AMERICA RESTAURANT

2 STORY STONE & CONCRETE BLOCK STOP LITE INN

LOBBY

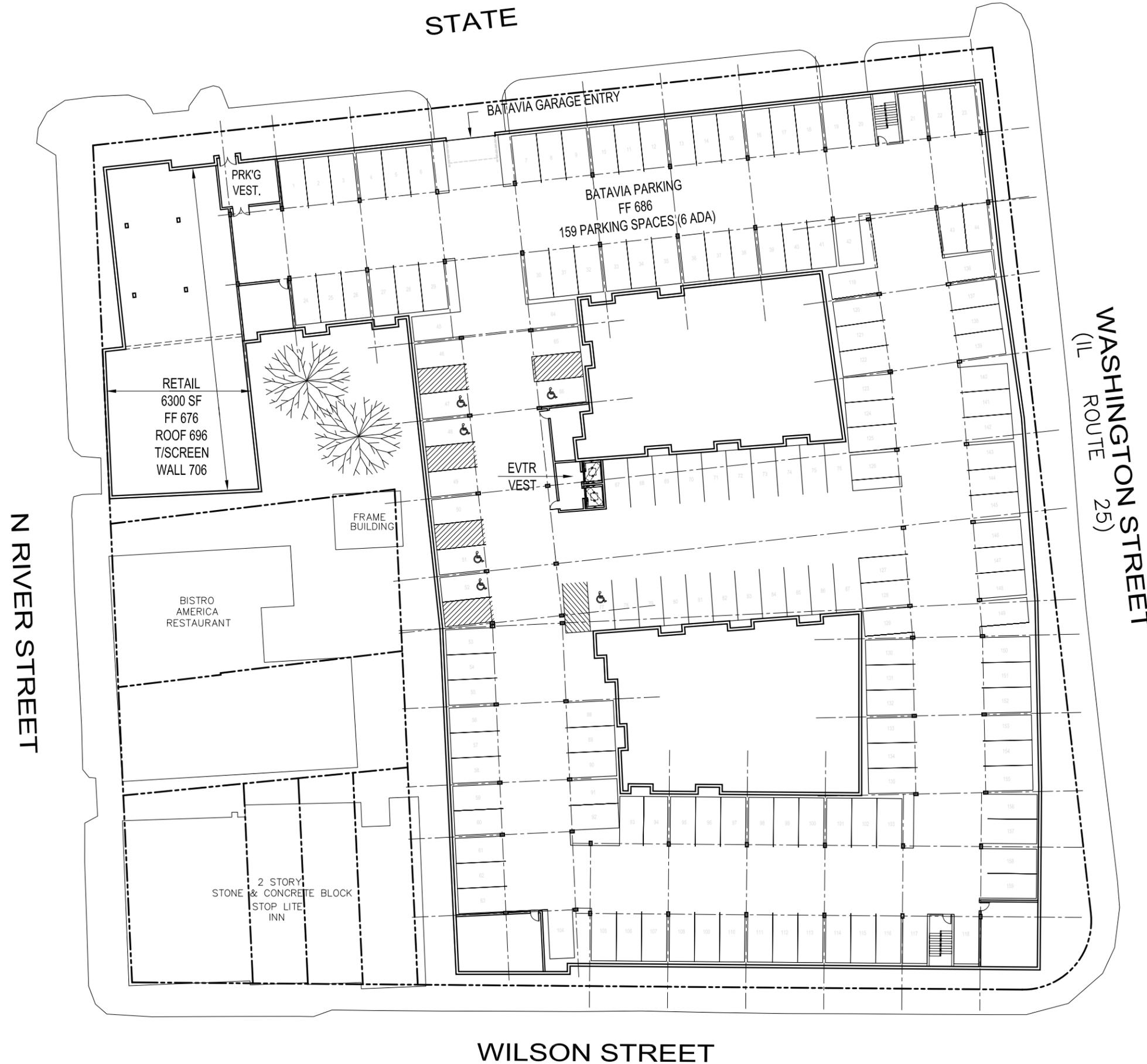
4TH FLR 741

GARAGE BELOW  
FF 696 UL  
FF 686 LL

WILSON STREET

## Lower Level Garage Plan

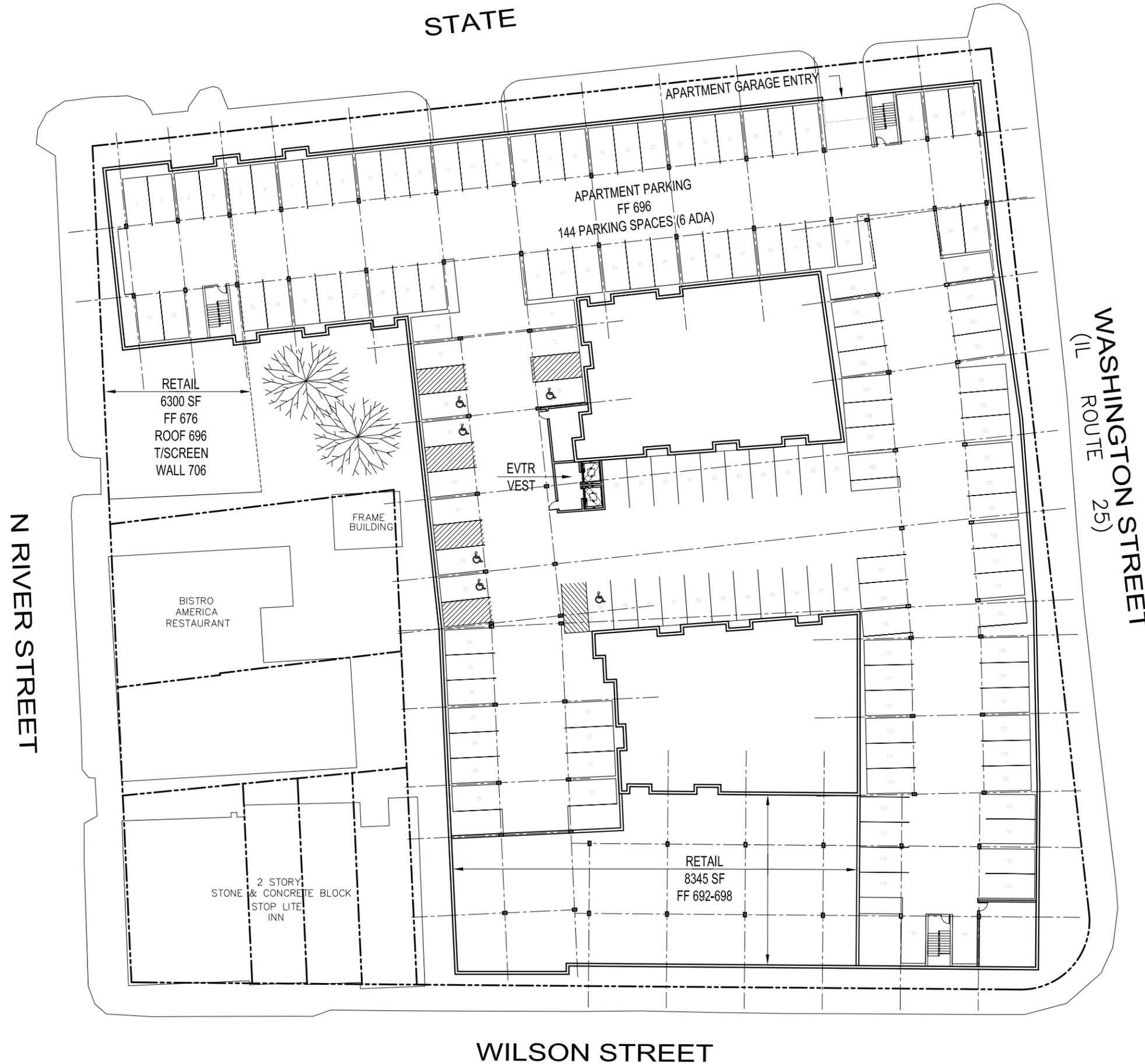
NOT TO SCALE—FOR REFERENCE ONLY

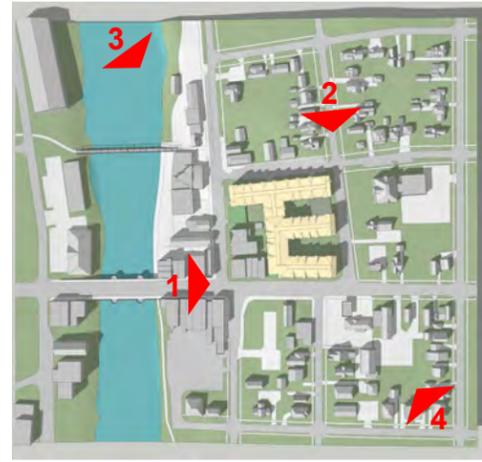


WILSON STREET

# Upper Level Garage Plan

NOT TO SCALE—FOR REFERENCE ONLY





**ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION  
DEVELOPER**

**NAGLE HARTRAY ARCHITECTURE  
ARCHITECT**

# Building Massing

NOT TO SCALE

