

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

**PLAN COMMISSION
AGENDA**

**Wednesday, August 17, 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
July 20, 2016 Plan Commission Minutes

Documents:

[PC 7-20-16_DRAFTF.PDF](#)

5. Public Hearing: Multiple Family Building At 1600 West Wilson Street, SJR Inc, Applicant
 - Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units per Acre
 - Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District
 - Design Review for a New Residential Building

Documents:

[PC-MEMO-SPHULER-COMP-PD-DR-081216.PDF](#)

6. Public Hearing: Zoning Map Amendment For Sections Of The Illinois Prairie Path, Kane County Forest Preserve District, Owner, City Of Batavia, Applicant
Open and Continue to September 21, 2016
7. Other Business
8. Adjournment

Plan Commission

Tom Gosselin
Sara Harms
Joan Joseph
Tom LaLonde, Chair
Sue Peterson
Gene Schneider, Vice-Chair

MINUTES
July 20, 2016
Plan Commission
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 for the Plan Commission

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

2. Roll Call:

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

Members Absent:

Also Present: Scott Buening, Director of Community Development; Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; Drew Rackow, Planner; 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: June 15, 2016, Plan Commission

Motion: To approve the minutes from June 15, 2016, Plan Commission

Maker: Joseph

Second: Schneider

Voice Vote: 6 Ayes, 0 Nays, 0 Absent
All in favor. Motion carried.

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

Rackow reported that this building is being designed as a spec industrial building and there are no tenants at this time. The building would be ready for a warehouse/industrial use. The applicant is proposing to build the building in the central part of the site, detention pond on the west side of the site, parking in front and loading and truck parking in the rear of the property. The building setbacks comply with the zoning code. The items that staff recommends for a condition for approval are the retaining wall on the south portion of the site, a condition regarding the location of the transformer on the site to be approved by the electric division and Community Development staff, signage could be reviewed separately by staff, and the landscape. Due to this need to relocate landscape to facilitate utility access Staff would recommend a condition requiring it approve any landscape modifications along the west side of

the building.. The proposed lighting generally complies with the code however there is a requirement to provide full cut off lighting as consistent with the Zoning Code. With the land banked parking proposed, they will meet the requirement for industrial parking. Bicycle parking is shown in two potential parking spaces and staff suggests having the bike parking on the side allowing for more vehicle parking spaces.

LaLonde asked where the bicycle parking is located. Rackow stated the far northwest corner and the far northeast corner of the parking lot. LaLonde asked what is the height of the retaining wall. Rackow stated that it should be seven or eight feet. In response to an inquiry from the Commission Buening noted that no railing would be required on the south side because it is not considered a pedestrian area.

Mark Tegrootenhuis, HSA Commercial Real Estate, stated that the proposed building is straightforward. There is no user as of yet. Rackow stated that staff does not have a problem with the color as proposed. LaLonde asked about aluminum accent tubes. Mark stated that represents the vertical line at the front of the building and is a design accent.

Locations of the bike racks were discussed. LaLonde stated that he likes the location of the bike racks to be in the landscaped areas either right on the corner or around the corner.

Motion: Approval of the findings of approval recorded on the staff memo of July 15th
Maker: Schneider
Second: Peterson
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider
Nay:
6-0 Vote, 0 Absent, All in Favor. Motion carried.

Motion: Approval of the design review subject to the recommended conditions specified in the staff memo
Maker: Harms
Second: Schneider
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider
Nay:
6-0 Vote, 0 Absent, All in favor. Motion carried.

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

Strassman reported that Shodeen Construction is proposing redevelopment of the former First Baptist Church property and adjacent property. This study session is to introduce the Plan Commission to this project and to discuss land use and Zoning Code compliance. If this moves forward, there would be an application for planned development. The Commission should consider issues of land use, building bulk (particularly height), and parking. The City Council has begun discussing creating a Tax Increment Financing District (TIF) and a redevelopment agreement with Shodeen for this project.

Dave Patzelt, of Shodeen Construction, reviewed One North Washington Place with a PowerPoint presentation. He discussed the following:

- Location of the site
- First Baptist Church Redevelopment and the SB Friedman & Company 2009 study's issues of:
 - Downtown urban design principles
 - River District opportunity
 - Opportunities and constraints identified by Friedman in the study
 - Bell tower might not be able to be saved and HPC Commissioners took a liking to reusing some of the elements of the bell tower and replicating in a new building using some of the existing materials.
 - Site slopes
 - Opportunity to hide parking in new garage
 - Planning principles
 - Site principles
 - Pedestrians and shared spaces
- Project Components
 - 171 Residential Units (72 One and 99 Two bedroom)
 - 14,645 +/- Commercial
- Project Site Plan (Shown over existing building footprints)
- Proposed Mixed Use Multi Story Building Program Summary
- Proposed Mixed Use Multi Story Building Site Plan
- Proposed Mixed Use Multi Story Building Residential Plan – Floors 1-3 (Levels 3-5)
- Proposed Mixed Use Multi Story Building Residential Plan – 4th Floor (6th Level)
- Proposed Mixed Use Multi Story Building Residential Plan – Lower Level Garage Plan
- Proposed Mixed Use Multi Story Building Residential Plan – Upper Level Garage Plan
- Proposed Mixed Use Multi Story Building Residential Plan – Building Massing
 - Northwest of project site
 - Southeast of project site
 - East across Wilson St Bridge
 - Looking west along E. Wilson St. near gas station
 - Utilities
- Concept review

Parking was discussed. Patzelt stated that the parking studies have shown that living in this type of environment can use shared parking. This residential product would have 1.0 cars per residential unit. Joseph asked about the parking north of the church. Patzelt stated that would have parking below grade and part of the building above. Patzelt stated that today there is a parking count of 120, including the block area. Those 120 parking spaces would be gone. Joseph asked about the parking area behind the retail how many spots total. Patzelt stated there 301 spaces is the total proposed and that includes everything under the building. He continued the parking would not be reserved for the residents. Buening stated that parking passes could be purchased for overnight parking. The intention for the garage is to be public on both levels for residential and commercial tenants to use.

Harms asked if these would be apartments or condos. Patzelt stated that the residential units would be rentals, but are being built to condo quality that could be converted. The Geneva Dodson Development building was discussed. Rental rates there are \$2,400 a month. This type of project attracts empty nesters and seniors. The parking number continues to fall at the Dodson development.

The PC discussed the failing stability of the Baptist Church building. Buening stated that the the congregation does not have a problem with the building being demolished, but they do want to salvage the stained glass. Peterson asked about the Route 25 extension where the proposed property was to be utilized. Buening answered that project was dropped due to its cost.

Schneider stated that he likes the project and he thinks that it would be great. It would be a big change to Batavia. Peterson stated that the bulk would still need to be considered. Schneider commented that he feels the building's height is reasonable.

Strassman stated that the next step is for City Council to continue its discussion on the redevelopment agreement and the TIF District. After that, Shodeen would submit applications for Planned Development and Design Review. Patzelt stated that he hopes to return with more detailed plans in thirty to sixty days.

7. Other Business

There was no other business at this time.

8. Adjournment

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission. Schneider moved to adjourn the meeting, Joseph seconded. The meeting was adjourned at 8:19pm.

Minutes respectfully submitted by Jennifer Austin-Smith

CITY OF BATAVIA

DATE: August 12, 2016
TO: Plan Commission
FROM: Drew Rackow AICP, Planner
SUBJECT: **Public Hearing:** Multiple Family Building at 1600 West Wilson Street, SJR Inc, Applicant

- Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units per Acre
- Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District
- Design Review for a New Residential Building SJR Inc, Applicant

Background and Information Supplied by the Applicant

Arney Silvestri, representing SJR Inc., has submitted applications for several actions to allow for a proposed 12 unit multiple family residence building at the former west side water tower site at the intersection of Wilson Street with Sphuler and Independence Drives. The property is approximately ½ acre. The Comprehensive Plan Land Use Map Amendment would place the property under a land use category consistent with the proposed multiple family residence use and current zoning, rather than the present designation of Public Facilities and Institutional. The proposed Planned Development is to allow for relief from the Zoning Code for several aspects of the development, including a lesser amount of lot area per unit and allowing narrower setbacks among other proposed site conditions. Design Review is required to approve the exterior elevations and design of the site.

The applicant proposes a 12 unit building with 8 two bedroom units and 4 one bedroom units. Six units would access Sphuler Drive and six units would access Independence Drive. Each unit would have one garage parking place and one space in a common driveway. Landscaping is proposed around the perimeter of the site. The parcel is currently zoned R4, Residential Multiple Family Residence Medium Density. Abutting properties to the south share this zoning district. Properties to west are zoned CC, Community Commercial. Properties to the north are O, Office. Properties to the east are zoned R1-L, Single Family Residential. The applicant notes the unique layout of the site and the identified needs for rental housing as factors to consider as part of the review of the request for a Planned Development. As a rental building, it would be subject to the City's Apartment Licensing and Inspection Program.

Staff Analysis

Comprehensive Plan: The proposed amendment to the Comprehensive Plan is to place the property into a classification to reflect the conversion to residential. The property is currently designated as Public Facilities and Institutional. The Comprehensive Plan established a Gross Density (area prior to street dedication) for the proposed Multiple Family Residential, Medium Density District designation. An analysis of the change relative to the Comprehensive Plan Goals is as follows:

Land Use: The amendment would address goal 1 “Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses” through Policy C: “Encourage mixed uses of land where they are compatible and integrated with the neighborhood”. Goal 4 “Maintain a diversity of housing types, prices and styles for all segments of the community” would be met by Policy E to “Effectively use information from studies of the Batavia housing market to better address City-wide housing needs” Goal 5 of “Coordinate land use and transportation planning” would be facilitated through Policy C: “Locate higher density residential uses convenient to transit corridors and employment centers” The amendment would reinforce Goal 8, Policy B, of “Provide gradual land use transitions and buffers between lower intensity and higher intensity uses” and Policy E to “Consider transitional zoning district designations to effectively separate incompatible land use s when amending the Official Zoning Map”, by placing an appropriate designation on the existing zoning of the property.

Housing, Neighborhood Conservation and Historic Preservation: The proposed development would assist in accomplishing Goal 1, “Provide a wide range of housing opportunities for people in all life circumstances” by accomplishing Policy A: “Provide a diversity of quality rental and owner occupied housing” and Policy D: “Encourage varied housing styles, densities and types within neighborhoods”. Goal 2 “Preserve the character of established residential neighborhoods” could be accomplished through Policy B: “Prevent commercial encroachment into residential neighborhoods”, by providing a transition from existing commercial and office uses.

Utility Impacts – The proposed change is not expected to have a negative impact on the City’s infrastructure or its ability to serve development in the immediate area or the city as a whole. Sufficient utilities/infrastructure is in place to serve the proposed use.

Overall, the proposed Comprehensive Plan Land Use Map Amendment places the property in a Land Use category consistent with the current zoning district and proposed use. The proposed designation would align more closely with the actual proposed residential density requested through the planned development.

Building/Setbacks/Density (Planned Development Request): The building would be composed of vinyl sided elevations with an asphalt shingle roof. Second floor units would have individual balconies. Ground units would have smaller concrete patios. An articulated entrance corridor is provided at the north and south elevations. Building setbacks would require relief under the Zoning Code, specifically to allow narrower setbacks. Setbacks are at 21.53 feet on Wilson Street and 23.12 on Sphuler, while the Independence setback is at 25.16 feet. These dimensions are from the balconies. Effectively the building setback is approximately 26 feet on these three elevations. In order to provide greater distance from Wilson Street, the south (rear) setback proposes a greater amount of relief with a setback of 10.26 instead of the required 20 feet. The

proposed building height meets zoning requirements. The applicant intends to provide material and color samples at the Plan Commission meeting.

The applicant does propose density greater than the base district regulations. The R4 Zoning District permits a minimum lot square footage of 2,333 per unit (18.67 units per acre). This base district allowance would permit 9 units on the property. The proposed density would be at a rate of approximately 1,777 square feet per unit (24.53 units per acre). The multiple family developments to the south are approximately 12.41 units per acre (3,510 square foot per unit). The Homes for a Changing Region Plan does forecast a need for additional residential apartments within the community, projecting a need, under a “balanced housing profile” of 1,085 additional multiple family dwellings in the community by 2040.

The Planned Development Overlay allows for greater increases in density, setbacks and other standards for unique developments and to advance Comprehensive Plan goals. The applicant notes the unique configuration of the site as being a factor for the Planned Development request. Three frontages ultimately have an effect of reducing the amount of land available for development on the parcel, as the Zoning Code is not written to contemplate a triple frontage configuration. For this reason a planned development is a suitable solution. The submitted plans would determine the future development of the site. Additionally, by providing the proposed housing mix in the community with one and two bedroom apartments, the building would also further advance City development goals. For these reasons, staff is supportive of the Planned Development request. The increase in the number of units allowed on the property from 9 to 12 under the Zoning District is a reasonable request for the Commission to consider.

Landscape: The proposed landscaping generally meets Zoning Code requirements, with trees provided along the perimeter of the site and for parkway plantings. Trees counts do result in one tree per unit. Separate detention areas are not provided as this site was accounted for in the West Winds Subdivision.

Lighting: No specific site lighting is proposed other than that required by building code.

Access: Access is provided with two driveways, one that faces Sphuler Drive and the other that faces Independence Drive. The proposed driveway as depicted would provide a break in pavement. The consensus of staff upon review of the current plans has concluded that this may create access issues for the center garages, especially if driveway parking places are occupied by larger vehicles. Staff would recommend the replacement of these trees elsewhere on site or if not feasible as a contribution to the parkway tree program. The tree along Independence is 22”, staff would recommend an inch per inch replacement of this tree with additional trees on site. Additionally, the Commission may consider requiring a smaller landscape area to break up the driveway. Relief from driveway requirements would be a Planned Development request. Access to units would be provided by doors with a common hallway oriented north and south. Some garages would also have access to the common hallway. The new public sidewalks are currently depicted at four feet. Staff recommends a condition that all sidewalks other than Sphuler Drive, which is presently four feet, be revised to five feet, consistent with City Code.

Parking: The site plan depicts 24 parking places (12 in driveways and 12 in garages). This meets the Zoning Code requirements for multi-family units. As individual garages with storage areas are provided, there is no requirement for bicycle parking.

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:

Design Review Findings:

A. The project is consistent with applicable design guidelines: The proposed improvements would be generally consistent with the Multi-Family Design Guidelines, some aspects where differences exist are also considered as part of the Planned Development, or would otherwise not be applicable to a property of this scale.

B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements: As a proposed the proposed plan would conform to the proposed Land Use Map Amendment and advance goals of the Land Use Element. The project does not conflict with Urban Design element goals and policies.

C. The project is consistent with all applicable provisions of the Zoning Code: The project requests relief from the Zoning Code through the planned development. In all other regards it will be consistent with the Zoning Code.

D. The project is compatible with adjacent and nearby development: The proposed development would provide a transitional buffer from adjacent Office and Commercial Districts to the Single Family Districts to the east. It would be similar to adjacent multiple family development.

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 conduct the Public Hearing for the requested Comprehensive Plan and Zoning actions and conduct the Design Review. Staff has provided positive findings for each, consistent with the Staff Recommendation. Staff recommends the following actions:

1. Open and Conduct a Public Hearing for the proposed Comprehensive Plan and Zoning Map (Planned Development) amendments.
 - a. After conducting the Public Hearing, if no further information is to be considered, close the hearing.
 - b. If the Plan Commission requires additional information, or would like to see revisions, continue the hearing to a date certain.
2. After the Conclusion of the Public Hearing, staff recommends the Plan Commission review and take action on the Findings of Approval for Design Review

3. Approve a Comprehensive Plan Land Use Map Amendment to amend the Comprehensive Plan Land Use Map designation from PFI, Public Facilities and Institutional to Residential, 8 to 15 dwelling units per Acre.
4. Approve the Planned Development and Design Review subject to the following conditions:
 - a. Development shall be substantially in compliance with the plans submitted by Michael J. Grissom and Associates, Donahue and Thornhill Inc. and RLS Landscape dated July 18, 2016 and July 6, 2016.
 - b. Revision of the driveways to provide full access to interior units, with provision of a small landscape area, subject to City Staff approval.
 - c. Replacement of removed tree at Independence with the replacement of trees at a one to one inch caliper rate on site, and/or equivalent contribution to the City Parkway Tree program.
 - d. All trees to be of the required minimum sizing, as required by Zoning Code.
 - e. Public Sidewalks other than along Sphuler Road be revised to five feet in width.
 - f. Approval of Final Engineering Plans by City Staff.
 - g. If the City and petitioner do not complete the sale of the property, the approval shall be null and void.

Attachment: Application Submittal

C: Mayor and City Council
Arney Silvestri, SJR Inc. – Applicant
Kate McCracken, Applicant Attorney
Media

Requested Relief from the Zoning Code for a Planned Development

1. Relief from Table 2.204 for a Minimum Perimeter building setback, corner(east) of approximately 23.12' instead of the required 30 feet.
2. Relief from Table 2.204 for a Minimum Perimeter building setback, corner(west) of approximately 25.16' instead of the required 30 feet.
3. Relief from Table 2.204 for a Minimum Perimeter building setback, rear of approximately 10.26' instead of the required 20 feet.
4. Relief from Table 2.204 for a Minimum Perimeter landscape area for the rear of approximately 9.25' instead of the required 20 feet.
5. Relief from Table 2.204 for private open space for four ground floor units, being provided 24 square feet rather than the required 60 square feet.
6. Relief from Table 2.204 for common open space amenities, 600 square foot playground.
7. Relief from Table 2.204 for a Minimum Perimeter building setback, front of approximately 21.53 instead of the required 30 feet.
8. Relief from Table 2.204 for Minimum net land area per unit of approximately 1,777 square feet instead of the required 2,333 square feet.
9. Relief from 4.207.A to allow a driveway width of approximately 61' instead of 18'.
10. And other relief necessary from the Zoning Code to grant approval of the proposed site plans, in general conformance with the plans depicted for review by the Plan Commission.

Law Offices
Hoscheit, McGuirk, McCracken & Cuscaden, P.C.
1001 East Main Street, Suite G
Saint Charles, Illinois 60174-2203

John J. Hoscheit
John M. McGuirk
Kate L. McCracken
Douglas R. Cuscaden

Telephone: 630-513-8700
Facsimile: 630-513-8799
Email: kate@hmcpc.com

July 15, 2016

Via Email: drackow@cityofbatavia.net

Mr. Drew Rackow, Planner
City of Batavia
100 North Island Avenue
Batavia, IL 60510

Re: SJR, Inc. Apartment Project Narrative– Former Water Tower Site

Dear Mr. Rackow:

As you know, this firm represents SJR, Inc. (“SJR”), with respect to its anticipated application for approval of a Planned Unit Development providing for the construction of 12 residential rental units (the “Project”) on that certain property commonly known as the former Municipal Water Tower Site (the “Water Tower”). I have been asked to assist the applicant, SJR, with respect to the Project narrative.

As you know, this is an approximately 20,000 sq. foot infill parcel. In conjunction with the removal of the Water Tower, it is my understanding the City made a determination to declare the parcel as surplus property. While there may have been more than one declaration of surplus property for purpose of the solicitation of acceptable bids, ultimately SJR, Inc. was the successful bidder. While it may appear from earlier surveys that SJR was acquiring and developing a lot with a 131 +/- foot lot width to the north, in reality, the true width of the northerly lot line has been determined to be only 123.14 feet in width, requiring certain Project adjustments relating thereto. When the Water Tower was removed several years ago the parcel became a vacant parcel surrounded by commercial uses on Wilson Street to the north, Westwinds Subdivision to the south, single family residential on Spuhler Drive to the east and commercial uses west of Independence.

As stated above, the Project will consist of a 12-unit apartment building comprised of eight 2-bedroom units and four 1-bedroom units. The Project is intended to provide a small, atypical apartment complex with a look much more in keeping with a traditional condominium or townhome development. Garages will be attached as opposed to detached and each unit will have an exterior patio.

This Project is intended to address, to the extent allowed by the size of the parcel, the gap in the housing profile for the market segment in need of moderately priced rental homes near employment and large areas of vehicular access consistent with the recent CMAP

recommendations. The Project further contemplates the addition of landscaping along with proposed sidewalks along Independence and Spuhler Drive and provides an ideal transition between Windmill Center, Westwind Subdivision, Spuhler residential uses and businesses along Wilson Street. Building material samples are being submitted by the Developer and we will be available to continue to respond to comments and to answer any questions Staff may have moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate L. McCracken". The signature is fluid and cursive, with the first name "Kate" being more prominent.

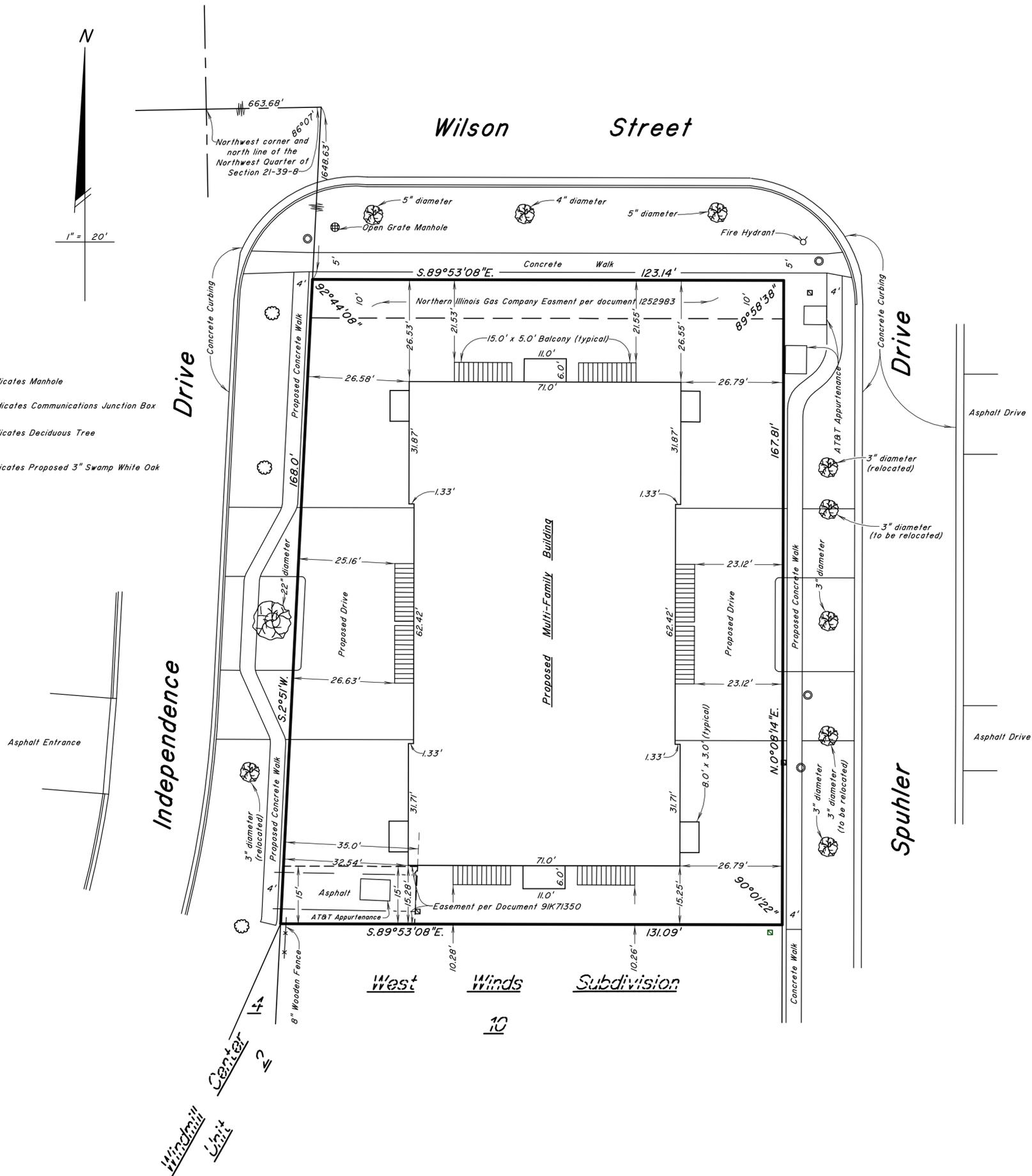
Kate L. McCracken

KLM:dlj

Plat of
Part of the Northwest Quarter of Section 21-39-8
Batavia Kane County Illinois



- Indicates Manhole
- Indicates Communications Junction Box
- Indicates Deciduous Tree
- Indicates Proposed 3" Swamp White Oak



State of Illinois)
)ss
 County of Lee)

This is to certify that the plat hereon drawn is a correct representation of that part of the Northwest Quarter of Section 21, Township 39 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of said Quarter; thence easterly along the north line of said Quarter 663.68 feet; thence southerly along a line forming an angle of 86°07' with said north line (measured from west to south) 1648.63 feet to the south line of Wilson Street for the point of beginning; thence continuing southerly along the prolongation of the last described course 168.0 feet to a northwesterly corner of West Winds Subdivision, Batavia, Kane County, Illinois; thence easterly parallel with the south line of Wilson Street, being also along a northerly line of said West Winds Subdivision forming an angle of 87°15'52" with the last described course (measured clockwise therefrom) 131.09 feet to the east line of Spuhler Drive; thence northerly along said east line forming an angle of 90°01'22" with the last described course (measured clockwise therefrom) 167.81 feet to said south line; thence westerly along said south line 123.14 feet to the point of beginning, in the City of Batavia, Kane County, Illinois together with the improvements proposed to be constructed thereon. All distances are given in feet and decimal parts thereof.
 Dated at Lee, Illinois, March 1, 2016

Illinois Professional Land Surveyor No. 2411
 DONAHUE and THORNHILL, INC.
 (Illinois Professional Design Firm No. 2713)

1321 Woodlawn Road
 Lee, Illinois 60530
 (630) 561-1567

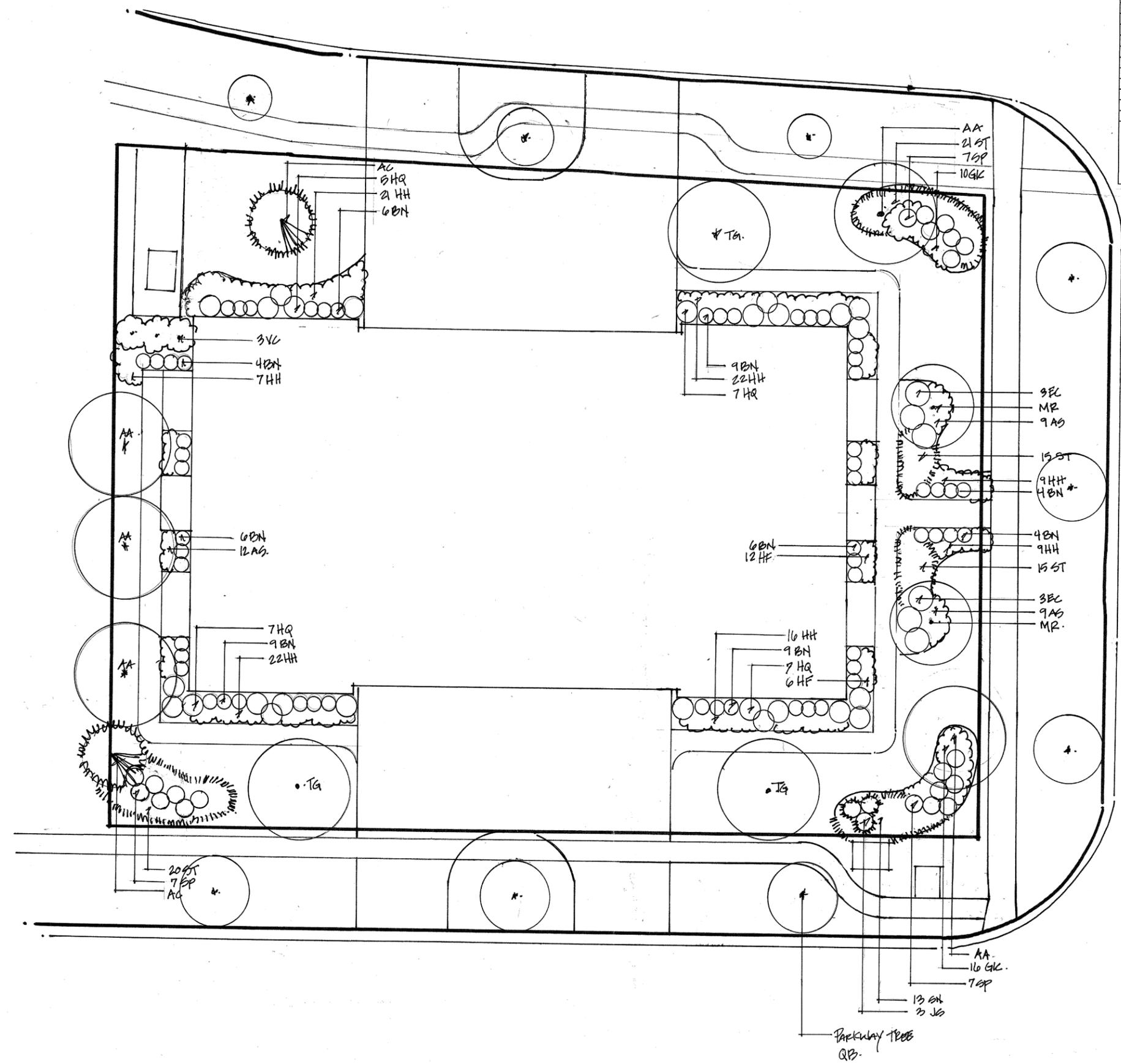


License Renewal/Date of
 Expiration = 11/30/2016

Plat revised July 6, 2016 to
 address May 23, 2016 City
 of Batavia review comments.

Planting Key				
symbol	quantity	botanical name	common name	minimum installed size
HQ	26	Hydrangea 'quickfire'	quickfire tardiva hydrangea	5 gallon
SP	21	Spirea 'tor'	birch leaf spirea	5 gallon
BN	51	Buxus 'northern charm'	northern charm boxwood	5 gallon
EC	6	Euonymus 'compactus'	dwf burning bush	30"bb
JS	3	Juniper 'sea green'	sea green juniper	5 gallon
TG	3	Tillia 'green spire'	little leaf linden	3" bb
AC	2	Abies concolor	concolor fir	8' bb
AA	5	Acer 'autumn blaze'	autumn blaze maple	3" bb
MR	2	Malus 'red jewel'	red jewel flowering crabapple	2" bb
HH	106	Hemerocallis 'happy returns'	yellow daylily	1 gallon
AS	30	Allium 'summer beauty'	allium	1 gallon
HF	18	Hosta 'francee'	green and white hosta	1 gallon
GK	26	Geranium 'karmina'	pink perennial geranium	1 gallon
ST	71	Sporobolus 'tara'	dwf prairie dropseed	1 gallon
SN	13	Sorghastrum nutans	indian grass	1 gallon
QB	1	Quercus bicolor	swamp white oak	3" bb

Notes:
 Mulch all new planting areas with 3" hardwood shredded bark mulch.
 Mulch all parkway trees with 3" hardwood shredded bark mulch.
 Amend all perenial and shrub beds with mushroom compost.
 Fine grade and seed all remaining lawn areas, sloped areas blanket and seed
 All plant material to be warranted for one year from installation.



↑ Wilson St. ↓

REVISIONS	BY

LANDSCAPE PLANTING PLAN.

RLS Landscape and Nursery Co.
 630.365.4769
 rllandscapeandnursery.com

Date 4/10/2016
 Scale 1"=10'
 Drawn DMK.
 Job
 Sheet 1 of 1
 Of Sheets

North →

Revised 6/6/2016 DMK.



FRONT ELEVATION



REAR ELEVATION

MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2999

July 18, 2016
11:45 AM
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

5

SCALE 3/16"=1'-0"

MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2999

July 18, 2016
11:50 AM
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

1

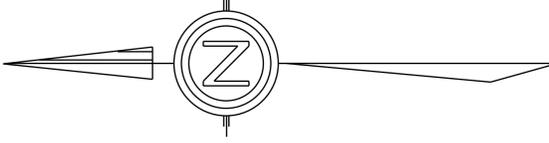


WEST ELEVATION



EAST ELEVATION

SCALE 3/16"=1'-0"

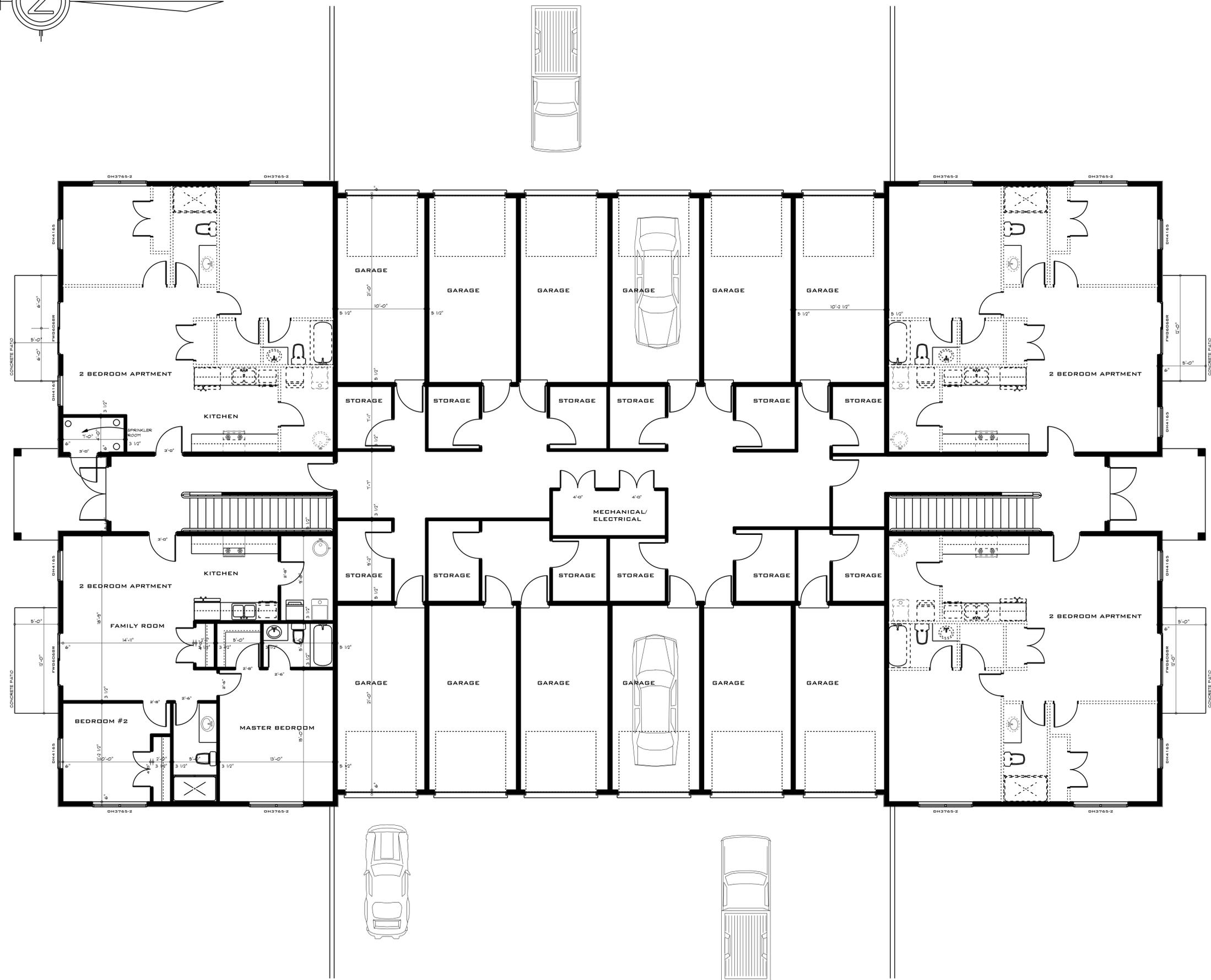


MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2999

July 18, 2016
11:39 AM
14.4.4



SILVESTRI CUSTOM HOMES

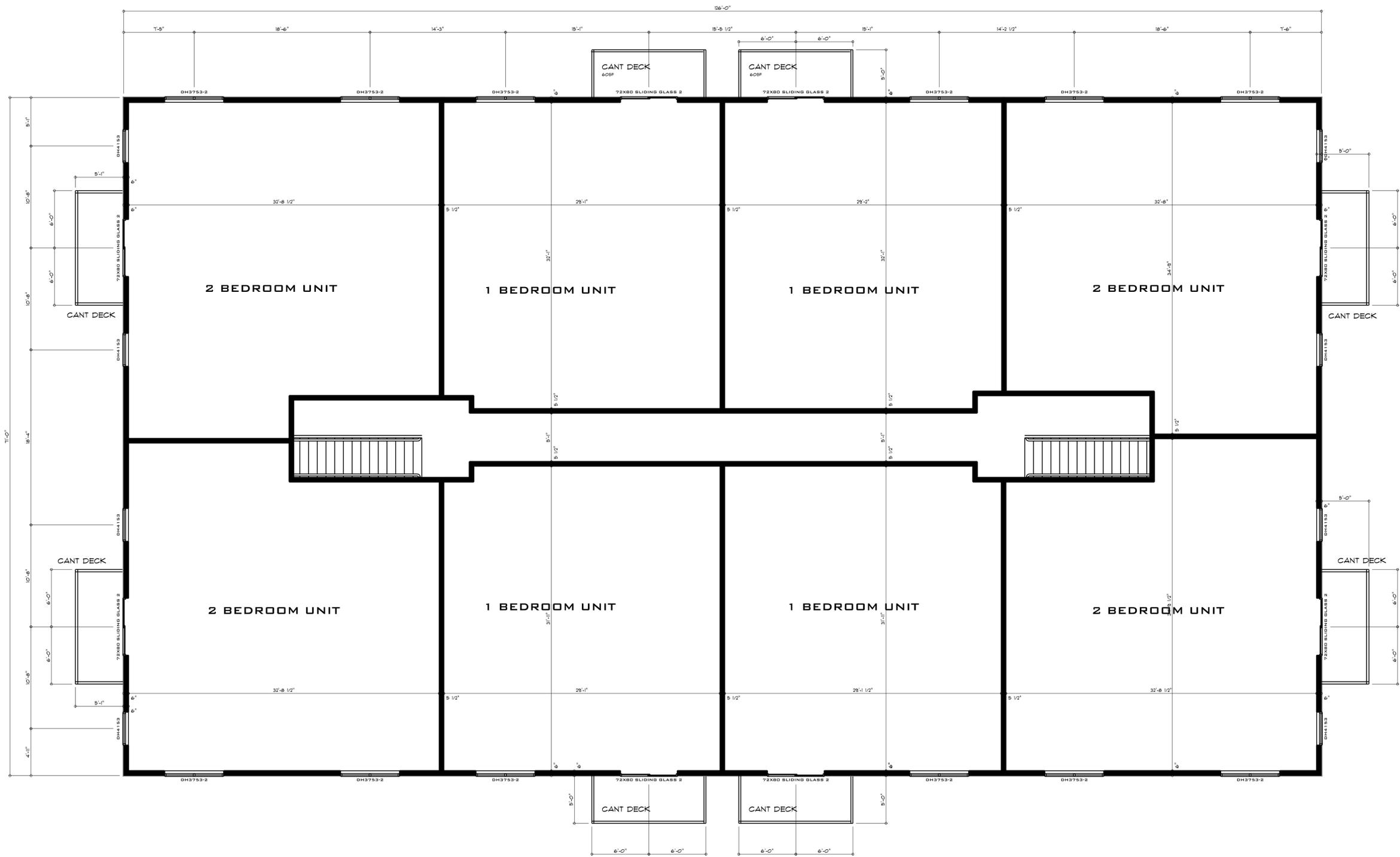
WILSON STREET
BATAVIA ILLINOIS

DRAWN: MJG

INDEPENDENCE DR

SCALE 3/16"=1'-0

SHEET:
3



MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2999

July 18, 2016
11:40 AM
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET
BATAVIA ILLINOIS

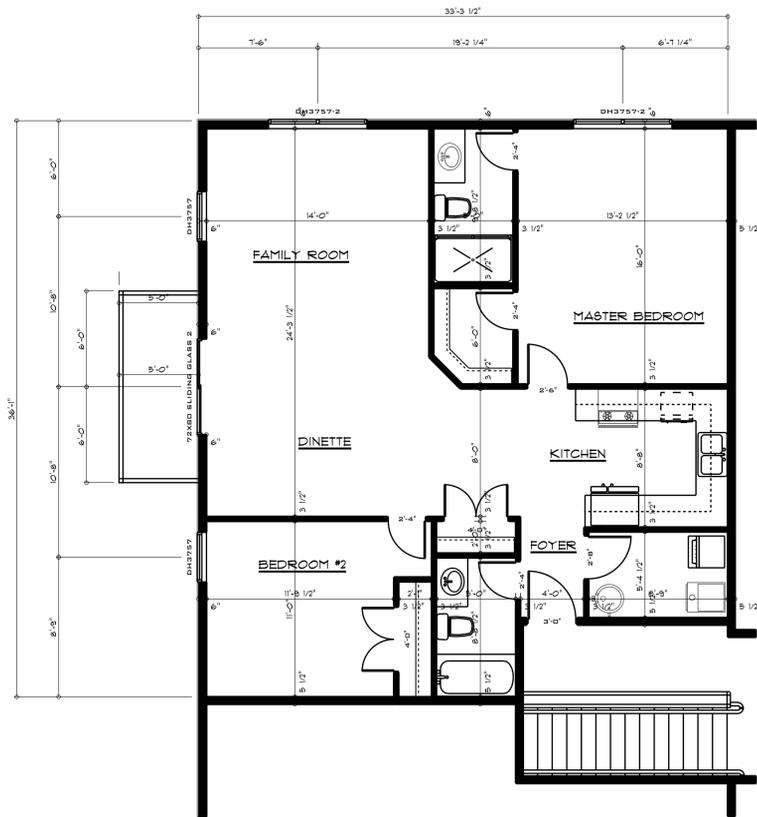
DRAWN: MJG

SHEET:

4

SECOND FLOOR PLAN

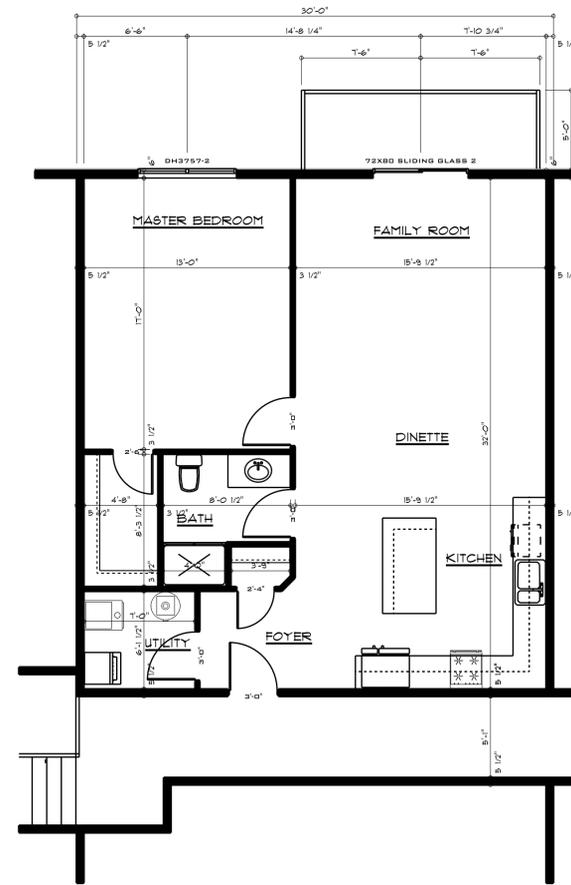
SCALE 3/16"=1'-0"



FIRST FLOOR PLAN

FIRST FLOOR 12008F

- CROSS BRIDGING SHALL BE PROVIDED IN ALL FLOOR JOISTS SPACED A MAXIMUM OF 8'-0" O.C. BRIDGING SHALL BE EITHER 1X3" WITH A DOUBLE NAIL AT EACH END OR SOLID BLOCKING FULL DEPTH 2" NOMINAL LUMBER.
- CROSS BRIDGING SHALL BE PROVIDED IN ALL CEILING JOISTS SPACED A MAXIMUM OF 8'-0" O.C. BRIDGING SHALL BE SOLID BLOCKING FULL DEPTH 2" NOMINAL LUMBER. FOR CEILING JOISTS 2X8 OR LARGER 1" X 3" WITH A DOUBLE NAIL IS ALLOWABLE.
- APPROVED PLANS SHALL BE ON-SITE AT ALL TIMES.



FLOOR PLAN 1 BEDROOM

FLOOR PLAN: 10008F

MICHAEL J. GRIMSON
AND ASSOC.

920-D PRAIRIE DRIVE
SYCAMORE ILLINOIS

TEL 815/895-5695
FAX 815/991-2999

July 18, 2016
11:41 AM
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

5

SCALE 3/16"=1'-0"