DEVELOPMENT COMMITTEE MEETING AGENDA

VILLAGE OF NORTH AUROR Crossroads on the F

MEETING DATE: Wednesday, September 20, 2017

MEETING TIME: 8:30 a.m.

MEETING LOCATION: Village Board Room, 25 E. State Street, North Aurora, IL 60542

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

APPROVAL OF MINUTES

1. Approval of Development Committee Minutes dated August 16, 2017.

NEW BUSINESS

1. Fox Valley Golf Course concept plan review.

OLD BUSINESS

OTHER INFORMATION

TRUSTEE COMMENTS

ADJOURN

VILLAGE OF NORTH AURORA DEVELOPMENT COMMITTEE MEETING WEDNESDAY, AUGUST 16, 2017 MINUTES

CALL TO ORDER

Trustee Guethle called the meeting to order at 8:35 a.m.

ROLL CALL

Committee Members in attendance: Trustee Mark Gaffino, Trustee Laura Curtis. Staff in attendance: Steve Bosco, Village Administrator; Mike Toth, Community and Economic Development Director; Cindy Torraco, Exec. Assistant. Absent: Trustee Mark Guethle.

APPROVAL OF MINUTES

Motion to approve the June 21, 2017 Development Committee Minutes made by Trustee Curtis and seconded by Trustee Gaffino. All in Favor – Motion Approved

NEW BUSINESS

1. TIF Façade Grant request in the amount of \$12,605.49 for the property located at 102 S. Lincolnway.

Toth presented information regarding a T.I.F. grant application from Garage 31 requesting \$12,605.49 in TIF funding for exterior façade enhancements including parking lot improvements, resurfacing striping and parking stops, dumpster pad and enclosure, and exterior paint and landscaping.

The property owner included a request to enhance existing freestanding sign, however it does not qualify as it is non-conforming. Parking lot improvements have already been completed and staff is recommending reimbursement for half of the parking lot improvements. Parking lot improvements were done when the storm drain was installed and staff had recommended to reduce costs, that the entire parking lot be improved at that time. The property owner has worked with the Village and been very patient. Staff asked for a more detailed landscape plan which will be provided at the final Board hearing.

Trustee Curtis asked what their plan was for the sign, noting she is not in favor of tall aerial signs along Route 31 and prefers the ground level signs. Toth noted they will enhance the current sign and spruce up the base of the sign for now. Gaffino agreed regarding ground signs preferred over aerial signs and noted the property is looking good.

2. Community Sign

Bosco provided a recap of the Community sign project and noted that per the contract with Western Remac, they have provided three design concepts with a rough cost estimate OF 59,000 TO \$69,000 depending on the size and materials of the sign. He asked the committee to not think of the cost or materials at this time, but to focus on the 3 design concepts and comment on their preferences. Bosco noted he would not be in attendance at the next C.O.W. meeting and as the Public Facilities meeting was cancelled, wanted to get Trustees Curtis and Gaffino's opinion in order to keep the project moving along.

The design concepts include A.) a brick based sign, B.) a mostly metal sign depicting the bridge as its base and C.) a flagstone based sign.

Curtis noted she preferred concept A. noting it was the most conforming to the entry way signs. She was not impressed with C. the bridge based design, noting it was too busy and detracted from the LED sign. Gaffino concurred that concept A. was more traditional and also C., however, he also noted B. with the bridge would be distracting. Bosco noted that Trustee Carroll also picked A. Bosco stated it looked like A. was the favored design and this issue will be presented to the Committee of the Whole at the September 18 2017 meeting.

OLD BUSINESS

Toth provided an update on the hotel projects in the Village. The My Place Hotel is scheduled to break ground this fall and the townhomes would come in at a later date as phase II of the project. Trustee Gaffino asked about any restaurants that may be coming in and Toth noted the current two lots are reserved for the hotel, so not at this time.

Regarding the Marriott Hotel that was first brought to the Village in 2014, along Deerpath Road, Toth noted someone is stepping in to take over this project and he received a call from the architect who will be creating a site plan.

The Baymont Hotel has converted to a Comfort Inn and they have completed a lot of updates with the lobby and some of the rooms. They are also in discussion with the Village regarding expansion to include banquet facilities. Toth recommended stopping in and seeing the improvements they have made.

Toth noted he is working with the North Aurora Hotel to become a Rodeway Inn which would be more recognizable and make them subject to corporate standards.

Trustee Curtis asked if Toth could reach out to Naf Naf Grill about locating in North Aurora. Toth noted he had reached out to them, and could call again to inquire. Bosco noted staff went through the ICSC book to see if there were other options for a Mediterranean grill or restaurant.

Toth noted that areas down Route 31 near I-88 are shaping up, and some of the properties with homes are getting cleaned up. Trustee Gaffino referenced one house that is south of the Edens Supportive Living and Toth noted Code Enforcement has met with them. Toth also noted that Marcy Augustyn, is handling commercial areas and doing an inventory of sites around town for code enforcement to review, while Rhonda, part-time code enforcement, is concentrating on non-commercial properties.

Bosco noted the tree removal bids will be going out this fall, and noted for the first time since he has been Administrator, the Village has not had to remove a huge amount of trees as in the past with the infected ash trees, noting 95% of the ash trees have been removed.

Trustee Curtis asked if the Police Department is on top of safety with West Aurora High School and if they are aware of what Aurora Police is doing to ensure student safety. She noted that have been shootings and a lot of gang activity around the area, and with students parking 3-4 blocks from the school in this area, as well as being at the school after hours for activities, and she is concerned about their safety. Bosco stated he would speak with Chief Fisher to find out what Aurora Police Department does and what resources are available after hours for after school activities. Gaffino stated, when his daughter went there, she unknowingly parked in front of a "gang" house, which he found out about later, noting she had no idea, adding North Aurora students aren't aware of the type of neighborhood it is near West Aurora. Trustee Curtis asked if the C.E.R.T. team could patrol the area after school or if there is some kind of list of "gang" houses in the area. Bosco noted the C.E.R.T. team is made up of strictly volunteers who assist with events and most likely would not be in a position to patrol the area. Further, there are no "gang" house lists, like a sex-offender list, as gang members are not required to register that they are in a gang. Trustee Curtis noted she would like to get ahead of this issue before something happens. Bosco noted we can have our Police Department work with the Aurora Police Department and have an officer go out and survey the situation. Bosco also noted that with the Strategic Plan coming up, staff and the board can look at more operational goals for the department with Chief Fisher being new in his position, this would be a good time to set some goals. The Strategic Plan goals tend to focus on community improvements, but now is the time to also focus on operation goals.

Bosco stated he is excited about the Silo Park project and staff has received 16 responses to the request for qualifications. He noted a meeting is scheduled with Mike Toth and John Laskowski, PW Director, along with a member of NOARDA and the Fox Valley Park District to review the qualifications and narrow them down to about 5. He noted there are some extremely qualified companies who have done multi-million dollar projects. As the Village is looking for a more moderate priced project, but want to do something different and exciting to draw people to the park, we will apply for grants and possible T.I.F. funds and possibly create the Silo park in phases as budget and grants allow.

Toth noted he has received a lot of positive feedback on North Aurora Days this year, especially for the Sunday activities that were added.

MOTION TO ADJOURN

Trustee Gaffino made a Motion to Adjourn, seconded by Trustee Curtis. All in Favor. Meeting Adjourned at 9:02 a.m.

Respectfully Submitted,

Cindy Torraco Executive Assistant/Deputy Clerk

VILLAGE OF NORTH AURORA DEVELOPMENT COMMITTEE REPORT

TO:	DEVELOPMENT COMMITTEE MEMBERS
	CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM:	MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT:	FOX VALLEY GOLF COURSE PROPERTY CONCEPT PLAN
DATE:	SEPTEMBER 20, 2017

ITEM

DR Horton has presented staff with a conceptual development plan for the Fox Valley Golf Course, to be referred to as 'Lincoln Valley on the Fox'. The plan consists of a mix of single-family, two-family and townhome units on the 102-acre former golf course site that are intended to accommodate an age-targeted demographic. The attached plan set is the second draft of the plan. Staff notes that additional site details are required (topographic survey, tree inventory, storm water calculations, etc.) before a final plan can be drafted and subsequently presented to the Plan Commission and Village Board.

Staff has already provided DR Horton with initial feedback on the attached plan and they are aware of the need to address the overarching concern that the attached plan does not take into consideration the existing topography and terrain. There are also a number of zoning entitlements most likely needed for the development of the property, including a special use for a planned unit development, map amendment (rezoning), subdivision plat approval and, as proposed, a number of exceptions to the planned unit development (variances). As such, the property could not be developed as proposed without consideration from the Village on a number of items (see attached "Zoning & Subdivision Ordinance Departure List").

DR Horton has requested a concept review before the Village Board to introduce themselves, the project and obtain direction on the plan before engaging in further site planning and engineering.

Attachments:

- 1. Concept Plan Packet, prepared by DR Horton, dated August 23, 2017.
- 2. Illustrative Landscape Plan, prepared by WBK Engineering, dated August 21, 2017.
- 3. Concept Plan, prepared by WBK Engineering, dated August 29, 2017.
- 4. Zoning & Subdivision Ordinance Departure List, prepared by DR Horton, updated September 14, 2017.
- 5. Traffic Planning Brief, prepared by Gewalt Hamilton Associates, Inc, dated August 8, 2017.
- 6. Stormwater Management Findings, prepared by Cemcon Ltd., dated August 16, 2017.

D·R·HORTON[®] America's Builder

LINCOLN VALLEY ON THE FOX

CONCEPT

Submitted By:

D.R. HORTON 8/23/17

ABOUT D.R. HORTON

- Largest homebuilder by volume in the United States for 15 consecutive years
- Operations in 78 markets in 26 States
- Closed 40,309 homes during its fiscal year ended September 30, 2016.
- The Company has a diverse brand portfolio that includes D.R. Horton, Emerald Homes, Express Homes and Freedom Homes with sales prices ranging from \$100,000 to over \$1,000,000.
- Building in the Chicagoland area for over 50 years
- Actively selling in 24 local communities throughout Chicagoland
- Sold over 600 homes in 2016, including in the communities of Deerfield, Lake Bluff, Arlington Heights, Gurnee and Elmhurst.







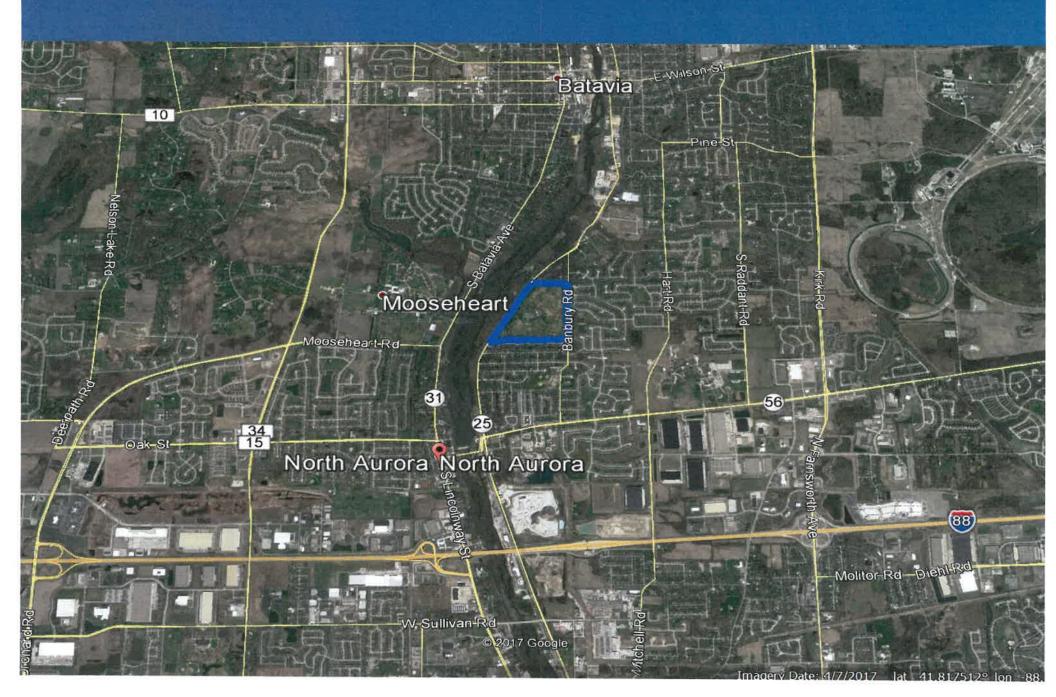
a D.R. Horton Company



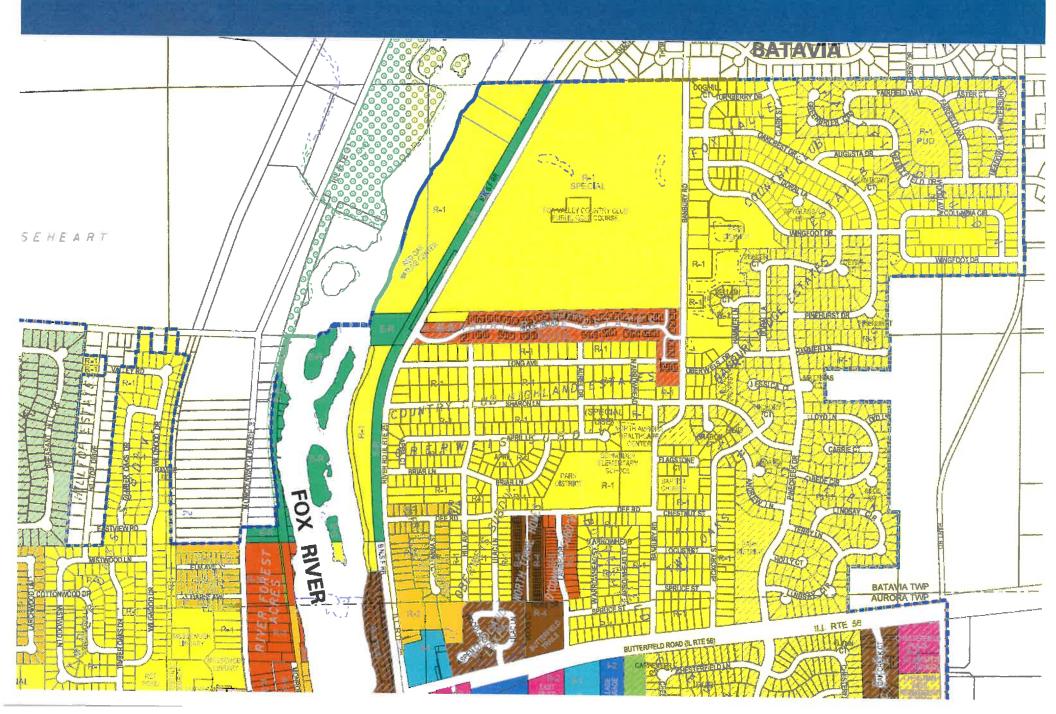
a D.R. Horton Company

EMERAL

PROPERTY LOCATION



SURROUNDING LAND USE: ZONING MAP



ILLUSTRATIVE LANDSCAPE PLAN





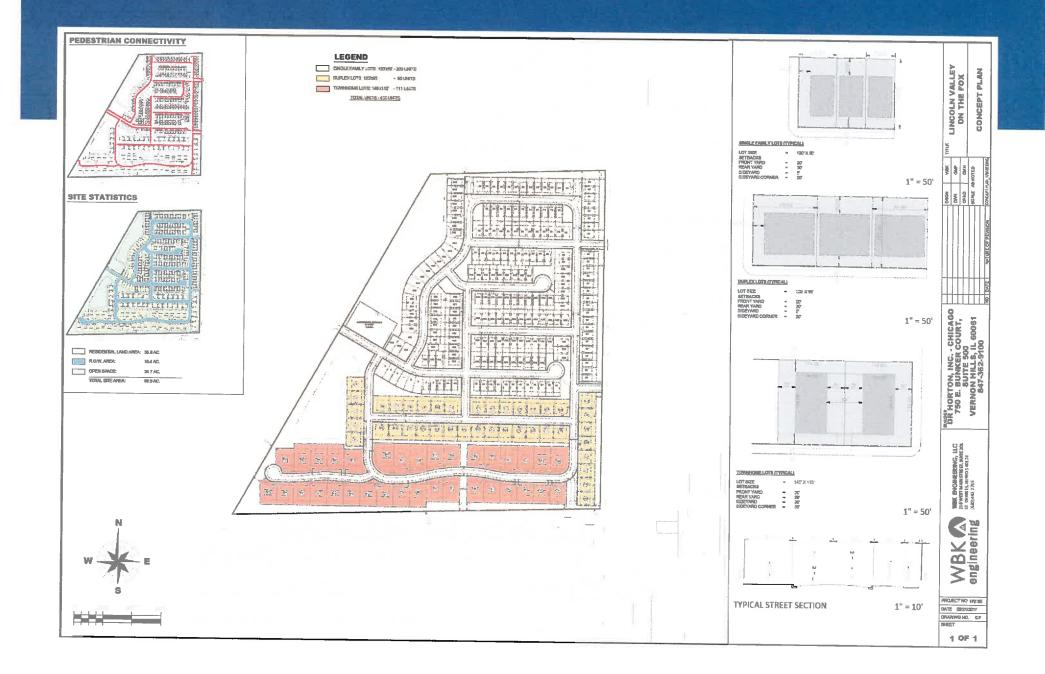
DR Horton, Inc - Chrcago Devision 750 Busker Court Vernon ridis, Strasis 60053 T (847) 8.15-0288

Land Platemet WBK 🔼 WBX Engineering, LLC, 116 West Koon Size at 21. Obarles, IKinori. 1: (630) 443-7755 engineering www.seblangmeering.com

Lincoln Valley on the Fox | Illustrative Landscape Plan North Aurora, Illinois

Project Number | 17-0185 Date | 08-21-2017 Not to Scale

CONCEPT PLAN











Arlington – 1664 SF 2 Bed / 2 Bath

Bristol – 1748 SF 2 Bed / 2 Bath

Camden – 1783 SF 2 Bed / 2 Bath



Clifton – 1865 SF 2 Bed / 2 Bath



Dover – 1958 SF 3 Bed / 2 Bath



Bedford – 2162 SF 3 Bed / 2 Bath

DUPLEX HOMES















Bach – 1402 SF 2 Bed / 2 Bath

Mozart – 1527 SF 2 Bed / 2 Bath



1600 SF: 2 Bed / 2 Bath 1723 SF: 2 Bed / 2 Bath 1836 SF: 2-3 Bed / 2 Bath

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LINCOLN VALLEY ON THE FOX

CONCEPT

Submitted By:

D.R. HORTON 8/23/17

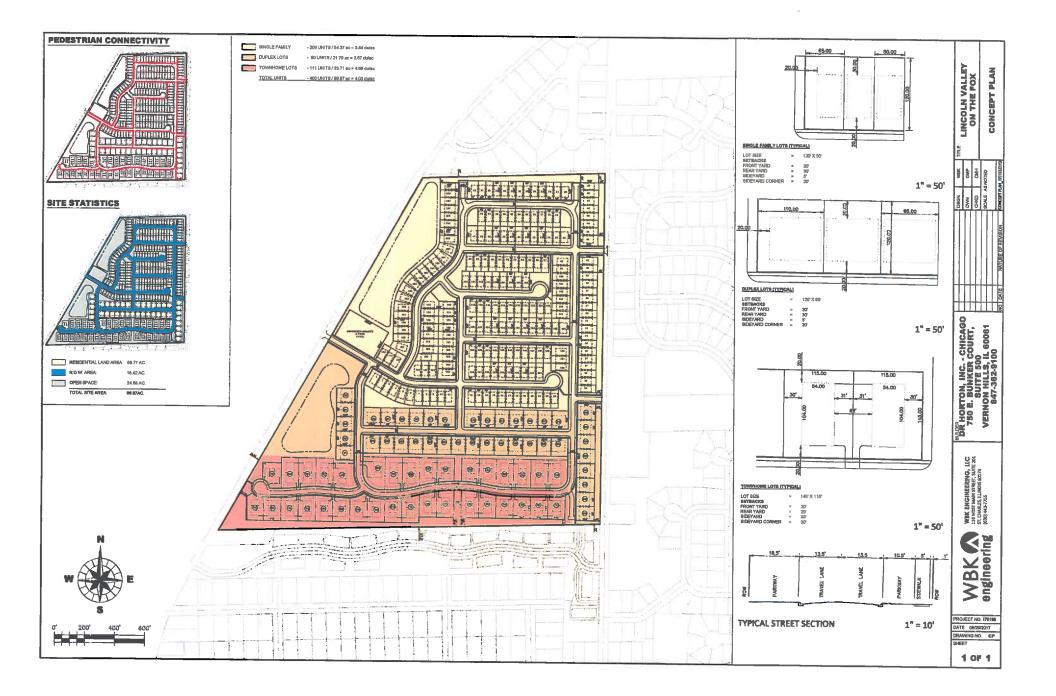


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Builder: DR Horton, Inc - Chicago Division 750 Bunker Court Vernon Hills, IWnois 60061 T: (847) 815-0288 www.uchronon.com WBK (A) engineering

Lincoln Valley on the Fox | Illustrative Landscape Plan North Aurora, Illinois

Project Number | 17-0185 Date | 08-21-2017 Not to Scale



Design Standard	Proposed	R-1 Village Standard	Code Section	R1 Departure
Bulk Regulations				
ot Area, Minimum	6,000 sf	10,000 sf	7.3	4,000 sf
ot Width, Minimum	50 ft	75 ft	7.3	25 ft
ot Coverage, Maximum*	50%	40%	7.3	10%
uilding Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	7.3	none
ard Regulations				
esidential Front Yard, Minimum	20 ft	30 ft	7.3	10 ft
esidential Rear Yard, Minimum	30 ft	40 ft	7.3	10 ft
esidential Interior Side Yard, Minimum	5 ft	10 ft	7.3	5 ft
esidential Corner Side Yard, Minimum	20 ft	30 ft	7,3	

Design Standard	Proposed	R3 - Village Standard	Code Section	R3 Departure
Bulk Regulations				
Lot Area, Minimum	11,400 sf	10,000 sf (Two-Family)	7.3	none
Lot Width, Minimum	95 ft	60 ft (One & Two Family)	7.3	none
ot Coverage, Maximum*	54%	40%	7.3	14%
Building Height, Maximum	2.5 stories not greater than 35 ft	2.5 stories not greater than 35 ft	7.3	none
fard Regulations				
Residential Front Yard, Minimum	20 ft	25 ft	7.3	5 ft
Residential Rear Yard, Minimum	30 ft	30 ft	7.3	none
Residential Interior Side Yard, Minimum	5 ft	10 ft	7.3	5 ft
Residential Corner Side Yard, Minimum	20 ft	30 ft	7.3	10 ft

Design Standard	Proposed	R4 - Village Standard	Code Section	R4 Departure
Bulk Regulations				
ot Area, Minimum	16,675 sf	9,000 sf (Townhouse)	7.3	none
ot Width, Minimum	115 ft	75 ft (Townhouse)	7.3	none
ot Coverage, Maximum*	40%	40%	7.3	none
Building Height, Maximum	3.5 stories not greater than 45 ft	3.5 stories not greater than 45 ft	7.3	none
ard Regulations				
tesidential Front Yard, Minimum	20 ft	25 ft	7.3	5 ft
lesidential Rear Yard, Minimum	20 ft	30 ft	7.3	10 ft
lesidential Interior Side Yard, Minimum	30 ft	10 ft	7.3	none
esidential Corner Side Yard, Minimum	30 ft	30 ft	7.3	none

		livision OrdinanceDepartures s from the North Aurora Village Ordinance		
Design Standard	Proposed	Village Standard	Code Section	Departure
Sidewalks	Residential Subdvisions. Sidewalks are permitted on one side of the street.	Residential Subdvisions. Sidewalks are required on both sides of all streets.	16.12.070.P.1.D	Yes
Street Light Distance - Local Road Streets	390 ft	250 ft	16.12.070.Q.4.A	140 ft
Right-of-Way Width	60 ft	66 ft	16.12.070.K	6 ft

TRAFFIC PLANNING BRIEF

Jeff Ende

DR Horton. Inc.



CONSULTING ENGINEERS

625 Forest Edge Drive, Vernon Hills, IL 60061 TEL 847.478.9700 = FAX 847.478.9701

www.gha-engineers.com

From: Bill Grieve, P.E., PTOE Senior Transportation Engineer

Date: August 8, 2017

To:

Subject: Carillon Valley North Aurora, Illinois

PART I – PROJECT CONTEXT AND SUMMARY STATEMENT

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Planning Study (TPS) for the above referenced project. As proposed, the Fox Valley Country Club would be redeveloped as an age targeted community, with a mix of single family homes, duplexes, and townhomes.

The following summarizes our findings and provides various recommendations for your consideration. *Exhibits* referenced are located at the end of this document. Briefly summarizing, although this traffic planning brief is not a complete Traffic Impact Study (TIS), we still believe that Carillon Valley traffic generated can be integrated on the adjacent roads. Reasons include:

- The site is located along a major arterial route, IL 25 (River Street), which serves many communities on the east side of the Fox River, from Carpentersville on the north to Oswego on the south.
- Banbury Road, a north-south collector route which borders the site on the east, will provide excellent access flexibility.
- > The access intersections will be designed to promote operational safety and efficiency.

PART II - BACKGROUND INFORMATION

Site Location Map and Aerial

Exhibit 1 provides an aerial location map and *Exhibit 2* provides a photo inventory of current traffic operations in the site vicinity. Pertinent comments include:

Land Uses

- The approximate 95-acre site is located between IL 25 (River Street) on the west and Banbury Road on the east in North Aurora, Illinois.
- Residential neighborhoods with a mix of single family and multi-family dwellings neighbor the parcel.

Roadway Network

- IL 25 (River Street) is a major north-south route that extends from Carpentersville on the north to Oswego on the south. IL 25 is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a "Strategic Regional Arterial" (SRA) route and is considered an "Other Principal Arterial" on the IDOT 5-year functional classification map. IL 25 has one travel lane in each direction and a posted speed limit of 40-mph to the south and 50-mph along the site.
- Banbury Road is a local north-south route that "collects" traffic from neighboring residential subdivisions. It extends from IL 25 north of the site to IL 56 (Butterfield Road) on the south. Banbury Road has one travel lane in each direction and a posted speed limit of 30-mph.
- The IDOT multi-year program (Year 2017-2022) indicates that there are not any road improvements scheduled along IL 25 in the site vicinity.

Non-Auto Mobility

- The Fox River Trail is located along the west side of IL 25.
- There no sidewalks along IL 25.
- Sidewalk is provided on the east side of Banbury Road from the site south to IL 56 (Butterfield Road) and on both sides of Banbury Road from the south end of the site to IL 56.
- There are no designated Pace bus routes in the site area.

Existing Traffic

Traffic volume data from the GHA and IDOT databases was collected. *Exhibit 3* illustrates the existing weekday morning and evening peak hour traffic volumes along the site, which occurred from 7:00 to 8:00 AM and from 5:00 to 6:00 PM. As well as the 24-hour or Average Daily Traffic (ADT) volumes.

PART III - TRAFFIC EVALUATION

Site Plan

Attached as *Exhibit 4* is the concept plan for the development prepared by WBK Engineering. As proposed, there will be a mix of 205 single family homes, 78 duplexes, and 112 townhomes. Carillon Valley is going to be marketed as an "age targeted community".

One full access street intersection is proposed on IL 25 at the approximate location of the Fox Valley Country Club access. Two access street intersections are prosed on Banbury Lane, one of which will align opposite Oak Crest Drive.

Project Traffic Characteristics

Exhibit 5 – *Part A* tabulates the traffic generation calculations for the proposed development. Traffic generations are based on historically observed trip rate data published by the Institute of Transportation Engineers (ITE) in the most recent, 9^{th} Edition of the manual *Trip Generation*.

<u>Discussion Point</u>. The traffic generations do not reflect the age targeted community being marketed. Thus, the volumes shown on *Exhibit 5 – Part A* are probably higher, perhaps 40% or more, than will ultimately be when Carillon Valley is fully built out.

Exhibit 5 – Part B presents the anticipated trip distribution, which is primarily based on the expected vehicle patterns and the existing traffic volumes on IL 25 and Banbury Lane, as well as the proposed access system.

Traffic Assignments

Exhibit 6 illustrates the site traffic assignment, which is based on the project characteristics summarized in *Exhibit 5* (e.g. traffic generations and trip distribution) and the site access system. Site traffic and the existing volumes (see *Exhibits 6 and 3*) were combined to produce the total traffic assignment, which is illustrated in *Exhibit 7*.

Carillon Valley Access Recommendations

IL 25 @ Site Access

- Per the IDOT BDE Manual, Figure 36-3D, a southbound left turn lane should be provided on IL 25.
- Per the IDOT BDE Manual, Figure 36-3A, a separate northbound right turn lane may not be needed.
- The Carillon Valley approach should have one inbound and two outbound lanes, striped for separate left and right turn lanes.
- Exiting site traffic should Have Stop control.

Banbury Road Site Access

- Per the site plan, the northern street intersection will align opposite Oak Crest Drive.
- The southern street will be a 3-way intersection.
- Separate northbound left turn or right turn lanes should not be needed at either street intersection.
- Both streets should have one inbound and one outbound lane.
- Exiting site traffic should have Stop control.

PART IV - TECHNICAL ADDENDUM

The following *Exhibits* were previously referenced. They provide technical support for our observations, findings, and recommendations discussed in the text.

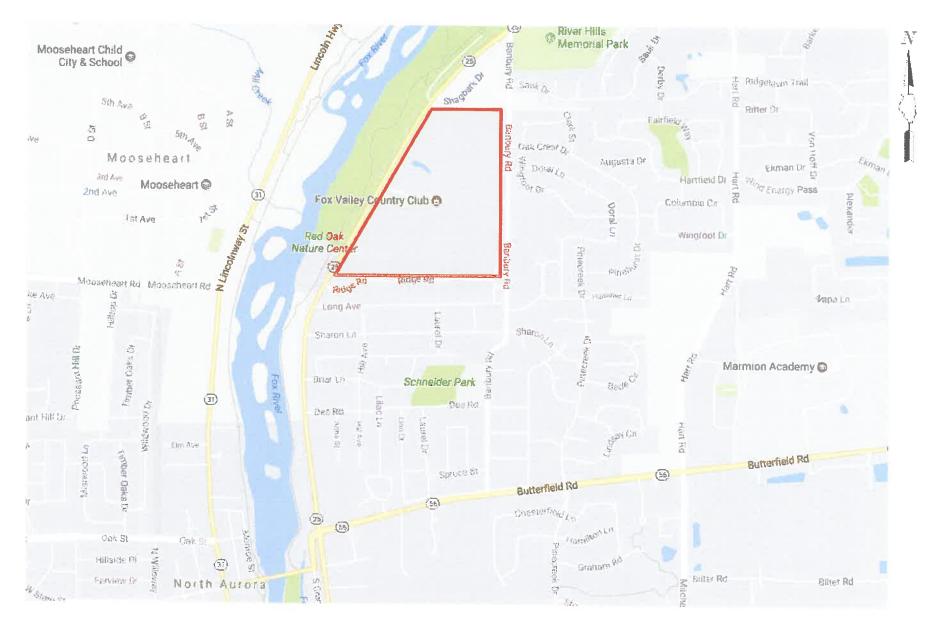
<u>Exhibits</u>

- 1. Site Location Map
- 2. Photo Inventory
- 3. Existing Traffic
- 4. Site Plan
- 5. Project Traffic Characteristics
- 6. Site Traffic
- 7. Total Traffic

EXHIBITS



Carillon Valley North Aurora, Illinois



Proposed Carillon Valley Residential Development - North Aurora, Illinois



Exhibit 1 Location Map







Looking northwest at River St site entrance approach

Looking northeast along River St at site entrance

Looking northeast along River St toward site entrance



Looking southwest along River St towards site entrance



Looking north along Banbury Rd approach to River St



Looking northeast along River St at Banbury Rd

Exhibit 2 Photo Inventory Page 1 | 3









Looking southwest along River St at Banbury Rd

Looking north along Banbury Rd approach to Oak Crest Dr

Looking west along Oak Crest Dr approach to Banbury Rd



Looking east across Banbury Rd to Oak Crest Dr



Looking north across Butterfield Rd at Banbury Rd



Looking west along Butterfield Rd at Banbury Rd

Exhibit 2 Photo Inventory Page 2 | 3









Looking east along Butterfield Rd approach at River St

Looking east along Butterfield Rd approach at River St

Looking east along Butterfield Rd approach at River St



Looking west along River Rd approach at Butterfield Rd



Looking south along Butterfield Rd at River St



Looking west along River Rd at Butterfield Rd

Exhibit 2 Photo Inventory Page 3 | 3



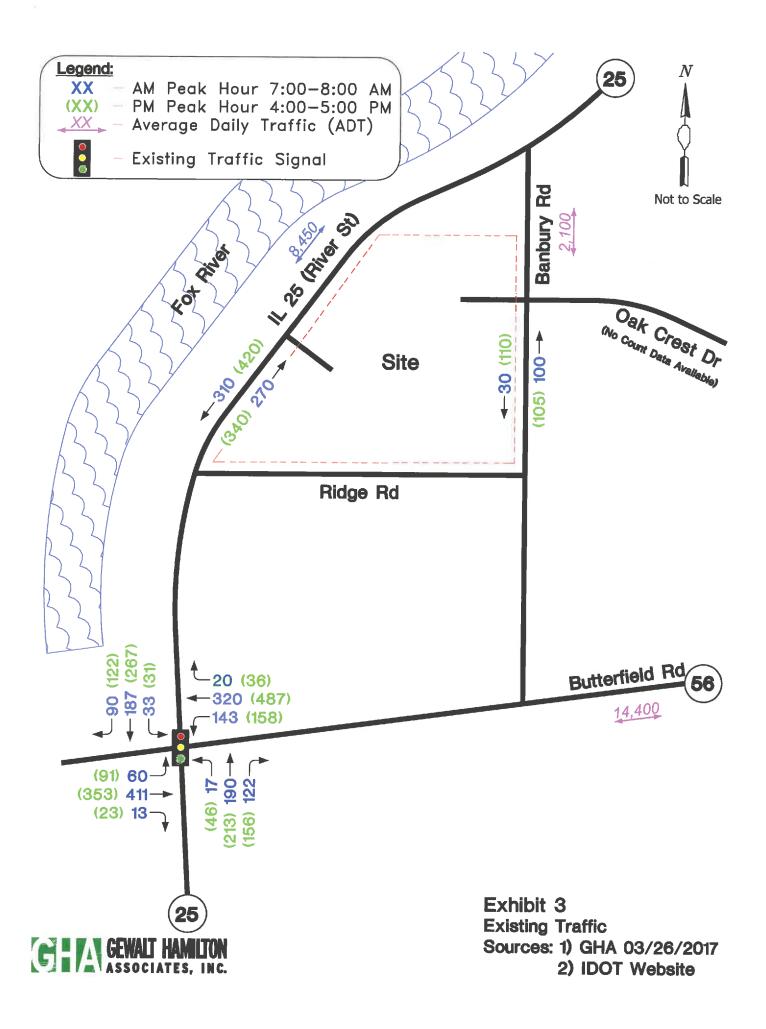




Exhibit 5 Project Traffic Characteristics Carillon Valley - North Aurora, Illinois

Part A. Traffic Generation Calculations

		Weekday Peak Hours			Daily				
		ITE		Mornin	g		Evening	g	
	Size	Code	ln	Out	Sum	<u>In</u>	Out	Sum	Sum
Single Family Lots	205 Dwellings	#210	40	115	155	125	75	200	2030
Duplex Lots	78 Dwellings	#230	10	35	45	35	15	50	520
Townhomes	112 Dwellings	#230	10	45	55	45	20	65	<u>7</u> 10
	Totals =		60	195	255	205	110	315	3,260

Notes:

1) Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition).

Part B. Trip Distribution

Route & Direction		Percent Use To/From Site
IL 25 (River Road)		
- North of Site		25%
- South of Site		30%
Banbury Road		
- North of Site		20%
- South of Site		25%
	Totals =	100%



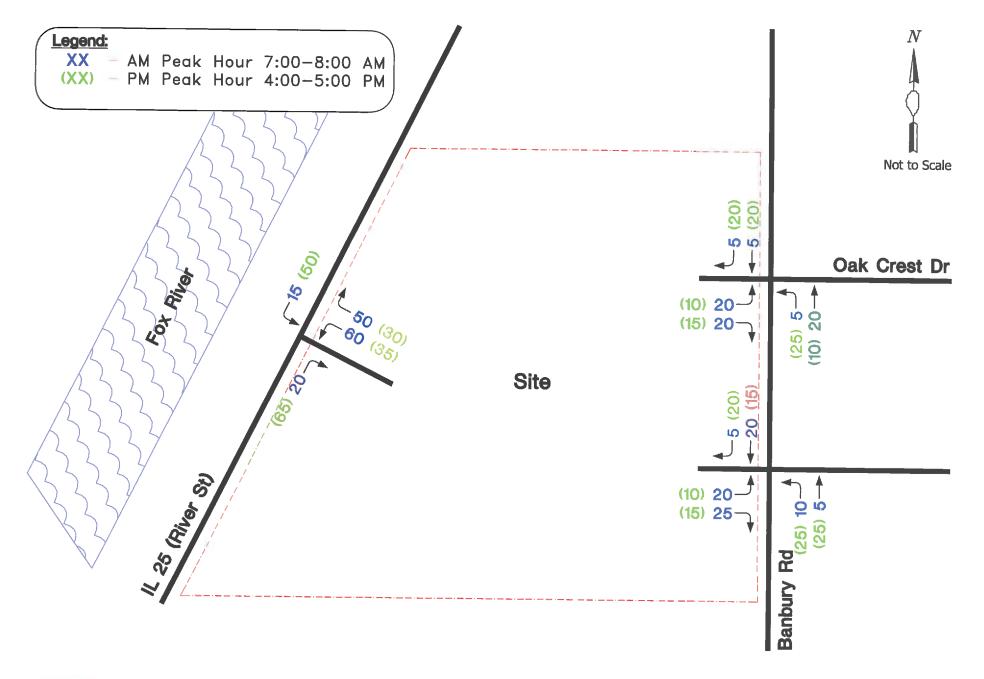
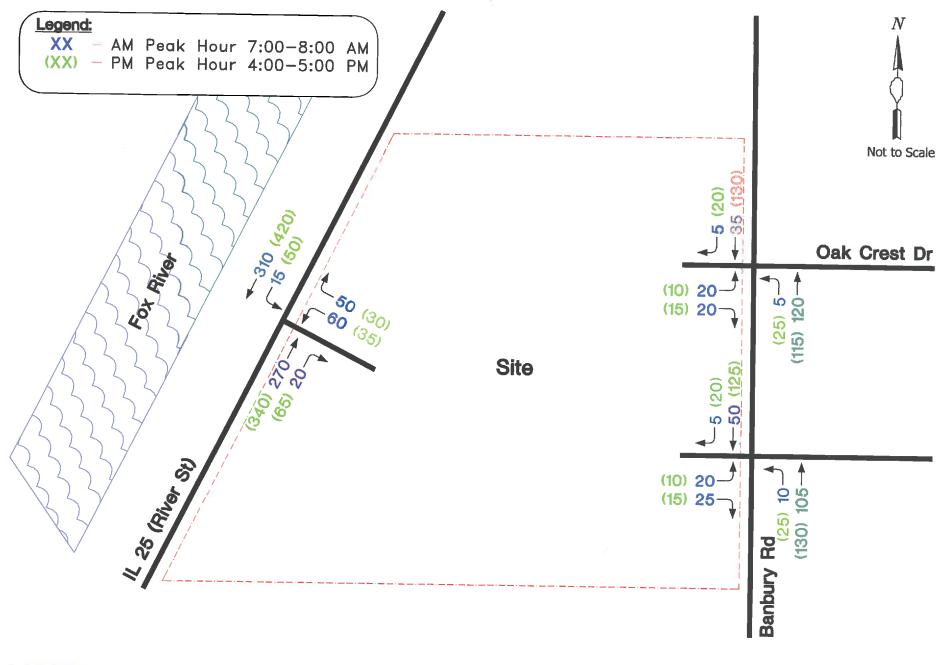




Exhibit 6 Site Traffic



GEWALT HAMILTON

Exhibit 7 Total Traffic Lincoln Valley Development CEMCON Proj. #: 637.013 August 16, 2017

Executive Summary

Stormwater Management Findings

The stormwater management system for the proposed Lincoln Valley development provides requisite stormwater management detention and conveyance for approximately 400 residential units, a common clubhouse, and associated roadways. The stormwater plan has been created to be compliant with the Kane County Stormwater Management ordinance while creating aesthetically pleasing amenities for the community. At this point, the site plan is not finalized; however, it should be assumed that the general size and location should be close enough to get an understanding that a comprehensive solution can be achieved.

The facilities will be designed to provide adequate storage volumes to attenuate the two year and one hundred year storms by providing dual restrictor outlet control structures. The combined release rate for a two year storm shall not to exceed 0.04 cfs/ac of disturbed land and the combined release rate for a one hundred year storm shall not exceed 0.15 cfs/ac of disturbed land. It has been conservatively assumed that a required volume of 0.4 ac-ft/ac of disturbed land will be necessary. The 104 acre site shall be divided into three tributary areas each having a hydraulically independent detention basin.

The first tributary area, approximately 51 acres, will be directed to Stormwater Management Facility #1. This area will consist of single family homes and their associated roadways. This facility will be an approximately 21 ac-ft wet bottomed pond with a normal water level of 686.0, a high water level of 691.0, and an emergency overflow elevation of 692.0. At the discretion of the developer this facility may be raised ten feet by adding retaining walls to be of equal elevations to facility #2 should walkout basements not be desired on adjacent lots.

The second tributary area, approximately 53 acres, will be directed to Stormwater Management Facility #2. This area will consist of both single and multifamily homes and their associated roadways. This facility will be an approximately 22 ac-ft wet bottomed pond with a normal water level of 696.0, a high water level of 701.0, and an emergency overflow elevation of 702.0.

The third tributary area, will be directed to Stormwater Management Facility #3. This area, approximately 0.6 acres, consists of the entrance and access road off of Route 25. This facility will be an approximately 0.4 ac-ft prefabricated underground storage system. At this point it is contemplated to be a 5' high StormTech arch system. The outlet and overflow elevations for this facility shall be designed and detailed with final engineering.

It shall be noted that the stormwater management facilities have been designed for onsite flows only at this point. CEMCON, Ltd. has determined that there are two culverts to the east of the subject parcel that run beneath Banbury Road. These areas have not yet been analyzed and it is assumed that these will be handled as bypass flows.

In summary, it is the opinion of CEMCON, Ltd. that the proposed improvements for Lincoln Valley will comply with the Kane County Stormwater Management Ordinance.

