

LEGEND

PROPERTY LINE	---	MECHANICAL EQUIPMENT	[Pattern]
PROJECT BOUNDARY	---	SUBSTATION	[Pattern]
PROJECT SETBACK	---	POND	[Pattern]
VOLUNTARY SETBACK	---	FLOOD ZONE A ⁵	[Pattern]
BUILDING	[Pattern]	FLOOD ZONE AE ⁵	[Pattern]
ROADWAY	[Pattern]	FLOODWAY ⁵	[Pattern]
PAVED WALK	[Pattern]		
EQUIPMENT YARD	[Pattern]		

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	7 TOTAL (BUILDINGS 1-7)	5 PONDS (1-5) SUBSTATION 1 ASSOCIATED PARKING
2	9 TOTAL (BUILDINGS 8-16)	2 PONDS (8-9) SUBSTATION 2 ASSOCIATED PARKING
3	8 TOTAL (BUILDINGS 17-24)	2 PONDS (6-7) SUBSTATION 3 ASSOCIATED PARKING

BULK AND DIMENSIONAL STANDARDS

EXISTING: BRISTOL TOWNSHIP, KENDALL COUNTY, IL ZONE A1, A1-SU, M2
PROPOSED: CITY OF YORKVILLE, KENDALL COUNTY, IL ZONE M2
REFERENCE: CITY OF YORKVILLE ZONING ORDINANCE
TOTAL COMBINED PROJECT AREA = ±540 ACRES (150 + 298 + 84 + 8)

LOT A - PHASE 1

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±150	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±6,800 ¹	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±60%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±80	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

LOT B - PHASE 2 AND 3

ITEM	REQUIRED	PROPOSED	REFERENCE
LOT SIZE (ACRES)	NONE	±298	10-3-9
MINIMUM LOT FRONTAGE (FEET)	NONE	±4,175	10-3-9
MAXIMUM BUILDING HEIGHT (FEET)	N/A	±56.5	10-3-9
MAXIMUM BLDG. EQUIPMENT HEIGHT (FT)	N/A	±70	---
MAXIMUM LOT COVERAGE (%)	±85%	±70%	10-3-9
LANDSCAPE ZONE (FEET)	30	50	2009-42
REQUIRED YARD (FEET)			
FRONT	25	±150	10-3-9
SIDE	MIN. 10% OF LOT MAX. 20	±50	10-3-9
REAR	N/A	±50	10-3-9

PARKING CHART

LOT A - PHASE 1

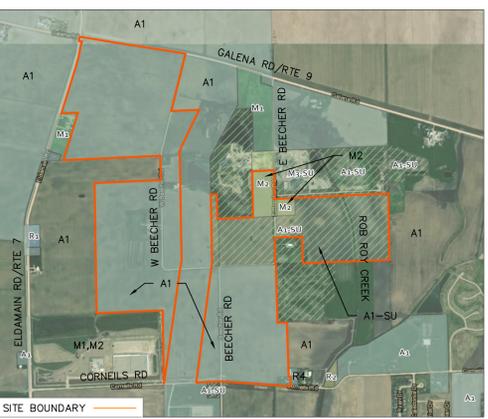
EMPLOYEE PARKING	TBD ²	315 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	6 ⁴	10-5-1(K)

LOT B - PHASE 2

EMPLOYEE PARKING	TBD ²	405 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	9 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	8 ⁴	10-5-1(K)

LOT C - PHASE 3

EMPLOYEE PARKING	TBD ²	360 ⁴	10-5-1
ACCESSIBLE PARKING	PER IL ADA	8 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	7 ⁴	10-5-1(K)

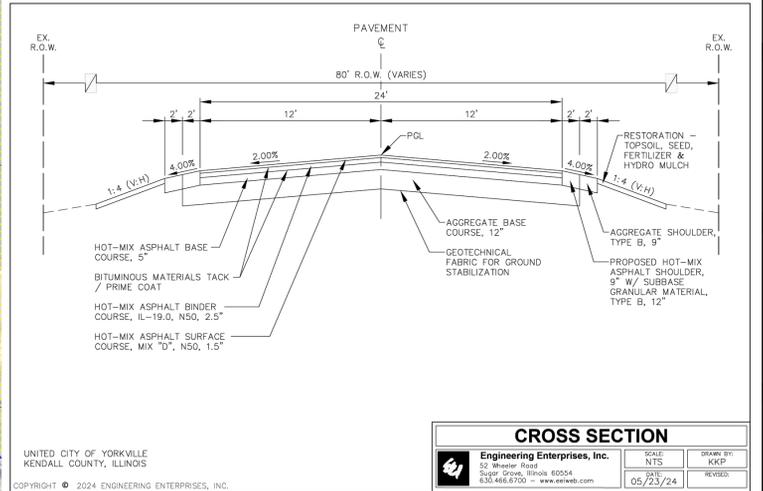


ZONING DISTRICT MAP

LEGEND: (BRISTOL TOWNSHIP - KENDALL COUNTY ZONING)

- A1 - AGRICULTURAL DISTRICT
- A1-SU - AGRICULTURAL DISTRICT SPECIAL USE
- M1 - LIMITED MANUFACTURING DISTRICT
- M2 - HEAVY MANUFACTURING DISTRICT
- M3-SU - AGGREGATE MATERIALS EXTRACTION, PROCESSING AND SITE RECLAMATION DISTRICT SPECIAL USE
- R1 - ONE-FAMILY RESIDENTIAL DISTRICT

- NOTES:
- APPROXIMATELY 5,000 LINEAR FEET OF LOT A FRONTAGE IS ALONG THE PROPOSED RELOCATED BEECHER ROAD.
 - A 30' BUFFERYARD IS REQUIRED WHEN: ADJACENT TO A RESIDENTIAL DISTRICT, PARKING LOT ADJACENT TO A PUBLIC RIGHT-OF-WAY, AND AROUND ANY STORM WATER STORAGE BASIN THAT HAS ITS HIGH WATER LINE WITHIN THE FRONT OR SIDE YARDS OF A LOT.
 - MINIMUM PARKING STALL DIMENSIONS SHALL BE 9 FEET WIDE BY 18 FEET DEEP.
 - ±45 TOTAL PARKING STALLS INCLUDING 2 ADA STALLS AND 1 EV CHARGING STALL PER BUILDING.
 - FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.



PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

Date	Description	No.
Revisions		

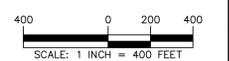
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PROJECT STEEL

KENDALL COUNTY ILLINOIS
Drawing Title

PRELIMINARY PUD PLAN

Project No.	541061101	Drawing No.	PUD-01
Date	3/14/2025	Drawn By	NRR
Checked By	TDO	Sheet	1 of 1



NOT FOR CONSTRUCTION