

EASEMENT LEGEND

TELECOM (AT&T)	---
ELECTRIC (COMED)	---
GAS (NICOR)	---
SANITARY	---
PROPOSED MULTI-USE WALKING TRAIL	---

LEGEND

PROPERTY LINE	---
PROJECT BOUNDARY	---
PROJECT SETBACK	---
VOLUNTARY SETBACK	---
100' LANDSCAPE BUFFER	---
FLOOD ZONE A ⁶	---
FLOOD ZONE AE ⁶	---
FLOODWAY ⁶	---

PROPOSED PHASING SCHEDULE

PHASE	BUILDINGS	SITE FEATURES
1	6 TOTAL (BUILDINGS 1-6)	3 PONDS (1-3) SUBSTATION 1 COMED PONDS ASSOCIATED PARKING
2	6 TOTAL (BUILDINGS 7-12)	2 PONDS (7-8) SUBSTATION 2 COMED POND ASSOCIATED PARKING
3	6 TOTAL (BUILDINGS 13-18)	3 PONDS (4-6) SUBSTATION 3 COMED POND 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'	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%	±30%	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	0.2 PER/1,000 ³	456 ³	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	10 ⁵	10-5-1(K)

LOT B - PHASE 2

EMPLOYEE PARKING	0.2 PER/1,000 ³	456 ³	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	10 ⁵	10-5-1(K)

LOT C - PHASE 3

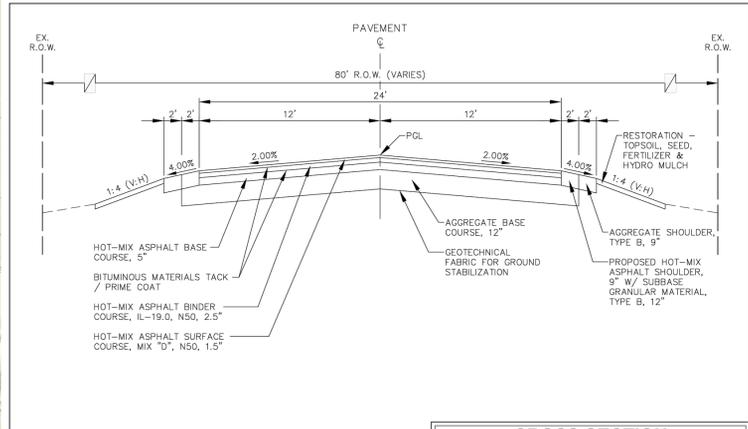
EMPLOYEE PARKING	0.2 PER/1,000 ³	456 ³	10-4-10
ACCESSIBLE PARKING	PER IL ADA	9 ⁴	10-5-1(D)
E/V PARKING	1 PER 50	10 ⁵	10-5-1(K)



- ### ZONING DISTRICT MAP
- (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.
 - FINAL REQUIRED PARKING CALCULATION TO BE DETERMINED THROUGH CITY OF YORKVILLE PERMITTING PROCESS. 0.2 STALLS PER 1,000 SQUARE FEET OF FLOOR AREA = 76 PARKING STALLS PER BUILDING.
 - 9 TOTAL ACCESSIBLE PARKING STALLS PROVIDED PER PHASE ACCORDING TO THE STATE OF ILLINOIS ACCESSIBILITY CODE TABLE 208.2
 - 456 TOTAL PARKING STALLS / 50 = 9.12 = 10 E/V STALLS REQUIRED PER PHASE.
 - FLOOD ZONE LIMITS ARE DEFINED BY 2005 INTERIM HYDROLOGIC AND HYDRAULIC ANALYSIS BY ENGINEERING ENTERPRISES, INC.

Date	Description	No.
Revisions		



CROSS SECTION

PROPOSED BEECHER ROAD PAVEMENT CROSS SECTION

LANGAN

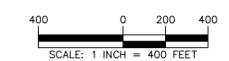
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PROJECT STEEL

YORKVILLE
KENDALL COUNTY ILLINOIS
Drawing Title

PRELIMINARY PUD PLAN

Project No.	541061101	Drawing No.	PUD-02
Date	5/16/2025	Drawn By	NRR
Checked By	TDO	Sheet	1 of 1



NOT FOR CONSTRUCTION