

# CITY OF ST. CHARLES

TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

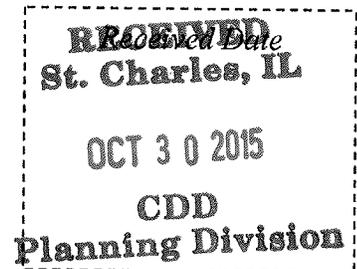


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

## CONCEPT PLAN APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>Prairie Center</u>
Project Number:	<u>2015 -PR- 025</u>
Application Number:	<u>2015 -AP- 047</u>



*To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.*

*When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.*

*The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.*

<b>1. Property Information:</b>	Location: North of IL Rt. 38, East of Randall Road	
	Parcel Number (s): 09-33-302-010, 09-33-302-011, 09-33-302-014; also 09-33-329-009	
	Proposed Project Name: Prairie Center	
<b>2. Applicant Information:</b>	Name Shodeen Group, LLC	Phone (630) 232-0300
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email c/o Dave@shodeen.com
<b>3. Record Owner Information:</b>	Name Towne Centre Equities, LLC	Phone (630) 232-0300
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email c/o Dave@shodeen.com

**Please check the type of application:**

- PUD Concept Plan:** Proposed Name: Prairie Center
- Subdivision Concept Plan** Proposed Name: Prairie Center
- Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: BR

Is the property a designated Landmark or in a Historic District? No

Current use of the property: Vacant

Proposed zoning of the property: \_\_\_\_\_ PUD? X

Proposed use of the property: Mixed Use (Commercial/Residential)

Comprehensive Plan Designation: West Gateway Sub Area

**Attachment Checklist**

**REIMBURSEMENT OF FEES AGREEMENT:**

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

**PROOF OF OWNERSHIP and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that*

*you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

- **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- **PLAT OF SURVEY:**  
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- **AERIAL PHOTOGRAPH:**  
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- **PLANS:**  
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
  - Architectural elevations showing building design, color and materials (if available)
  - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**❑ SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

**❑ PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- ❑ INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

**❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.**

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

**I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.**

\_\_\_\_\_  
Record Owner

\_\_\_\_\_  
Date

*D. D. A. Felt*  
\_\_\_\_\_  
Applicant or Authorized Agent

*10-28-15*  
\_\_\_\_\_  
Date

**OWNERSHIP DISCLOSURE FORM  
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS     )  
  ) SS.  
KANE COUNTY            )

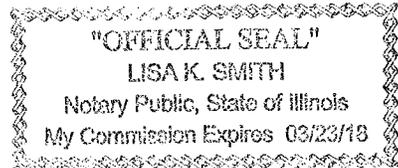
I, David A. Patzelt, being first duly sworn on oath depose and say that I am  
Manager of Towne Centre Equities, L.L.C., an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Towne Centre Management, L.L.C. \_\_\_\_\_
- Wennlund Farm, L.L.C. \_\_\_\_\_
- RJF Holdings, L.L.C. \_\_\_\_\_
- Silver Glen Capital, L.L.C. \_\_\_\_\_
- Kent W. Shodeen Trust No. 1 \_\_\_\_\_
- Kili, L.L.C. \_\_\_\_\_
- Koranda Capital Partners, L.P. \_\_\_\_\_

Towne Centre Management, L.L.C.  
Its: Manager  
By: *David A. Patzelt* a Manager  
David A. Patzelt

Subscribed and Sworn before me this 29<sup>th</sup> day of  
October, 20 15.

*Lisa K. Smith*  
Notary Public



# PRAIRIE CENTER DEVELOPMENT

Revised 12/30/15

\* \* \*

## APPLICATION FOR CONCEPT PLAN REVIEW

This is an application for zoning amendment to re-classify the Subject Property from its current zoning classification in the BR Regional Business Zoning District, to:

- A) Planned Unit Development (“PUD”) with residential, and commercial/retail uses; or
- B) As an alternative, three (3) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), CBD-1 Business / Mixed Use Zoning District (in part), and BR Business District (in part), or
- C) As a second alternative, two (2) new classifications for the Subject Property: RM-3 Residential Zoning District (in part), and BR Business District (in part).

The petitioner proposes that a PUD for a mixed use, residential and commercial development, be recommended for approval by the Plan Commission and approved by the City Council as the highest and best use for the vacant, 27-acre tract comprising the Subject Property.

However, if the proposal cannot be recommended for approval and finally approved, then Petitioner puts forth an alternative plan which will comply with all zoning regulations which would be applicable to the Subject Property; and if the City wishes not to classify property outside of the central core of the City in a CBD-1 District, then a second alternative eliminating that classification and utilizing only RM-3 and BR zoning.

For each alternative, there appears to Petitioner to be no valid reason for denial of a recommendation for approval by the Plan Commission and for final approval by the City Council, so that the Subject Property may proceed to re-development in the City after so long a time remaining vacant.

Respectfully submitted,

SHODEEN GROUP, LLC

By: \_\_\_\_\_



**SUMMARY OF DEVELOPMENT**

Revised 12/30/15

**PROPOSED PUD**

The proposed development of the 27-acre Prairie Center in St. Charles will be a mixed-use development, comprised of residential and commercial components.

Types / Quantities of land use	Residential/Mixed Use	-	21.68 acres
	Commercial	-	5.97 acres
Number / Type of Res Units	609 Dwelling units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential	3-story	50 ft.
	Commercial	2-story	40 ft.

Exceptions or departures from zoning / subdivision requirements: See the Zoning Compliance tables included with this Application, as to Residential and Non-Residential uses.

**Statement of Planning Objectives to be Achieved – PUD**

The subject parcels and development which, together constitute approximately 27 acres (the “Subject Property”) are under a single ownership / unified control by Owner.

The proposed planned unit development (“PUD”) incorporates a mix of uses planned and to be developed as a unit, and the planned unit development will provide certain amenities not otherwise required, including a mix of residential, retail, restaurant and office uses, and open spaces, within a walkable environment (collectively, the “Development”).

The PUD will contain 609 dwelling units in 3-story buildings of a “stacked flat” floor plan, served by common hallways and elevators. The PUD Project will promote a creative approach to site improvements, with an efficient use of the land, public utilities, street improvements and other facilities.

In sum, the proposed PUD:

- a) Advances one or more of the purposes of a PUD in the City
- b) Conforms to the requirements of the underlying zoning district, except to the extent that exceptions and deviations are noted in this Application;
- c) Conforms with the standards for a special use;

## Prairie Center Development Concept Plan – Summary

- d) Will be beneficial to the physical development, diversity, tax base, and economic well-being of the City;
- e) Conforms to the Comprehensive Plan.

The PUD Project will satisfy the requirements of the City Code for a PUD. It will accommodate a project that incorporates a mix of uses, providing amenities to the PUD Project via a creative approach to the development of the area. The PUD Project will be designed to create a strong sense of place. The residential neighborhood will feature underground parking facilities, common open space, connecting sidewalks, and a clubhouse with swimming pool. The design will give the PUD Project a pedestrian orientation with walkable neighborhoods, usable open space and recreational facilities, promoting both physical activity and social interaction among the residents. The pedestrian features will connect the residential neighborhood with the nearby retail, office, and restaurant uses. These features will serve to make the mix of uses in the PUD Project more harmonious and integrated.

The PUD Project will serve to re-develop an area of the City that has long remained vacant, while utilizing most of the existing (and underutilized) infrastructure. This includes the electric, water, and sanitary sewer, as well as existing access points to roadways, and public transportation systems.

The proposed design of the PUD will also promote the economic development of the City, by including the following uses:

- The portion the PUD dedicated to BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The portion of the PUD dedicated to CBD-1 Commercial Area will serve as a transitional zoning district between the RM – 3 Area in the PUD and the BR Commercial Area, as well as a buffer between IL 38 and the residential neighborhood. The pedestrian connections to the residential area, and the internal streets, will add to the attraction of this commercial area to the nearby residents and to all residents of the City and region.
- The portion of the PUD dedicated to RM-3 Multi-Family uses will provide buildings served by elevators, with underground parking and vast amounts of open space, trails, and a clubhouse with a pool.
- The design of the PUD allows for inclusion of 17% more commercial space that would be allowed under the strict conformity with the zoning regulations for these business districts.
- The proposed PUD plan brings to an area outside the downtown the commercial / residential features of the CBD-1 Zoning District, in keeping with Kane County's 2040 Growth Plan, and implementing the concept of mixed use along the Randall Road corridor, and further, serving here as a desired buffer between the commercial corridor of IL 38 and the residential neighborhood to the north.

## Prairie Center Development Concept Plan – Summary

The PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables.

On the other hand, strictly conforming to the zoning requirements for the Subject Property would inhibit the creative design allowed under the PUD regulations. The PUD regulations specifically allow this PUD Project to include the following amenities:

- A more upscale residential product (creating higher EAV, more real estate tax revenue).
- 17% more commercial space.
- Underground parking areas / no detached garages.
- More impactful site and open space landscaping and site furnishings.
- Less impermeable (asphalt) surface.
- Fewer residential buildings.
- No greater public works maintenance / off-site improvements.

These amenities could not be incorporated into the PUD Project without the PUD approach. In sum, the proposed PUD will provide benefits that outweigh those that would have been realized by conforming strictly to the strict requirements of the applicable zoning regulations.

The PUD Project also conforms to the Comprehensive Plan of the City. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for at least six different types of uses in this sub-area, all intermixed in a variety of ways. These uses include regionally oriented retail uses, locally oriented retail uses, mixed use office/secondary commercial uses, single family attached uses, and multi-family uses, together with integrated open space.

First, the Comprehensive Plan calls for the area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for businesses. The Plan allows for a series of mixed-use and/or multi-family townhome nodes to be developed. Residential and commercial uses should feature pedestrian environments and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses, and public transportation on Lincoln Highway and Randall Road. This should form a compact mix of uses to foster an active and interesting district overall.

A second alternative is for development of this sub-area as a “Comprehensive Mixed Use Center” which would include residential uses, and a residential uses above ground-floor commercial uses, in a PUD for the area. The Plan specifically calls for use of open space as a unique amenity in such a development.

Prairie Center draws from the alternatives and incorporates the uses in a refined and marketable way. The proposed PUD Project would create pedestrian nodes of development, with nearby mixed use residential and commercial uses, available by walkways for pedestrian access. There would be additional commercial uses along the IL 38 arterial corridor, available also by vehicular access. The

**Prairie Center Development  
Concept Plan – Summary**

mixed uses in this development would form an overall compact area fostering an active and interesting district.

**ALTERNATIVE PLAN “A” – ZONING IN THE  
RM-3, CBD-1 AND BR ZONING DISTRICTS**

The first alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in three zoning classifications, to allow for residential and commercial areas on the property (the “Straight Zoning Project #1”).

Types / Quantities of land use	Residential	RM 3	16.47 acres
	Commercial/Residential	CBD-1	5.1 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	316 Dwelling Units in seventeen (17) 3-story buildings 138 Dwelling Units in five (5) 4-story buildings (with retail on ground floor)		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Floor area ration (for non-residential buildings)	.3		
Height of buildings (feet, stories)	Residential – RM-3	4-stories	50 ft.
	Mixed Use – CBD-1	no stories	60 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –  
Straight Zoning Plan #1 (Alternative “A”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Project #1 incorporates three strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; mixed commercial - residential uses in a CBD-1 zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Project #1 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).

## Prairie Center Development Concept Plan – Summary

- The CBD-1 commercial area will serve as a buffer between IL 38 and the interior residential neighborhood, with pedestrian connections to the proposed residential area, and access from internal streets.
- The RM-3 area will be improved with 454 dwelling units with surface parking for residents and visitors.

Alternative Plan “A” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “A” meets these criteria.

Alternative Plan “A” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative “A” is not required, but is optional as a zoning map amendment. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject the Petitioner’s proposal as a development option for the Subject Property, then the Petitioner requests that Alternative Plan “A” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.

**ALTERNATIVE PLAN “B” – ZONING IN THE  
RM-3 AND BR ZONING DISTRICTS**

The second alternative proposed development for the 27-acre Prairie Center in St. Charles (the “Subject Property”) will be a development in two zoning classifications, to allow for residential and commercial areas on the property (Straight Zoning Plan #2). The only difference with be that no part of the property would be classified as CBD-1 District. All of the property would be committed to RM – 3 Residential, and BR – Community Business, uses.

Types / Quantities of land use	Residential	RM 3	21.68 acres
	Commercial	BR	5.97 acres
Number / Type of Residential Units	Dwelling Units in seventeen (17) 3-story buildings		
Maximum Building Coverage	Residential	30%	
	Commercial	30%	
Height of buildings (feet, stories)	Residential – RM 3	3-story	50 ft.
	Commercial - BR	no stories	40 ft.

Exceptions / departures from zoning / subdivision requirements: None.

**Statement of Planning Objectives to be Achieved –  
Straight Zoning Plan #2 (Alternative “B”)**

The Subject Property and development are currently under a single ownership / unified control by Owner.

Straight Zoning Plan #2 incorporates just two strata of uses, each within its own zoning classification, including residential in RM-3 residential zoning district; and retail uses in a BR zoning district along IL 38.

Straight Zoning Plan #2 will conform to applicable Codes and regulations of the underlying zoning districts, and will add to the economic development of the City:

- The BR Commercial Area along IL 38 will invite commercial activity along a high traffic arterial roadway, in an area currently vacant, and will re-develop the frontage along a key corridor in the City (formerly occupied by commercial enterprises that became obsolete).
- The RM-3 area will be improved with 429 dwelling units with surface parking for residents and visitors.

Alternative Plan “B” conforms to the Comprehensive Plan. The Comprehensive Plan identifies this area as the West Gateway Sub-Area, and allows for a mixed use neighborhood center type of development in this sub-area.

## Prairie Center Development Concept Plan – Summary

The Comprehensive Plan specifically calls for this area (the former St. Charles Mall site) to be developed as a “Neighborhood Center” including new residential units to form a potential customer base for local businesses. The Plan allows for a series of mixed-use and/or residential nodes to be developed. Residential and commercial uses should feature pedestrian environments, and appropriate transitions to surrounding neighborhoods. Especially, a strong pedestrian orientation should be developed in this sub-area, connecting the residential districts to the retail, entertainment, and dining uses. This will form a compact mix of uses to foster an active and interesting district overall. Alternative Plan “C” meets these criteria.

Alternative Plan “B” would replace the current zoning classification(s) of the Subject Property and their associated development restrictions with new zoning classifications that would reflect the highest and best use of the Subject Property would provide a gain to the community by filling the long-vacant land (19 years of vacancy) with presently viable uses; would be harmonious with the existing, surrounding uses; would provide an appropriate transition from single family residential use to commercial uses on a major arterial roadway in the City; and would require no exceptions or departures from the applicable zoning regulations.

Concept Review of Alternative Plan “B” is not required, but is optional. Table 17.04-1. It is presented here as an alternative to the more creative PUD plan above, and to the extent that the City may object to classifying property outside of the central core of the city in the CBD-1 District, so that the property need no longer sit vacant, but could be developed with a mix of residential and commercial uses without further delay.

Should the City Council reject Petitioner’s proposal for development of the Subject Property as a PUD, and also, object to including any part of the property in the CBD-1 District (as proposed in Alternative “A”), then the Petitioner requests that Alternative “B” should be immediately recommended for approval by the Plan Commission and thereafter given prompt final approval by the City Council.

CONCLUSION

Applicant, Shodeen Group, LLC, respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, its proposed PUD Concept in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

In the alternative, Applicant requests that the City Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #1 (Alternative “A”) Concept, which serves to re-develop an area of the City currently vacant, and which fully complies with applicable City Codes and zoning requirements.

Should the City object to classifying any portion of the property in the CBD-1 Central Business District, Applicant requests that the Plan Commission recommend for approval, and the City Council approve, its Straight Zoning Plan #2 (Alternative “B”) Concept, which also serves to re-develop an area of the City currently vacant, and which fully complies with applicable City codes and zoning requirements.

SHODEEN GROUP, LLC

By: \_\_\_\_\_



Peter C. Bazos  
Mark Schuster  
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[mschuster@sbfklaw.com](mailto:mschuster@sbfklaw.com)

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
	BR		BR-PUD
Minimum Lot Area	1 ACRE		0.75 ACRE
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	30%		30%
Maximum Gross Floor Area per Building	NONE		NONE
Maximum Building Height	40'		40'
Front Yard	B,P: 20'		B,P: 20'
Interior Side Yard	B: 15' P: 0'		B: 15' P: 0'
Exterior Side Yard	B,P: 20'		B,P: 20'
Minimum Rear Yard	B: 30' P: 0'		B: 30' P: 0'
Landscape Buffer Yard <sup>2</sup>	40'		B: 40' P: 0'
% Overall Landscaped Area	15%		15%
Building Foundation Landscaping	SEE ORD		PER ORD.
% Interior Parking Lot Landscaping	10%		10%
Interior Parking Lot Shade Trees	SEE ORD.		PER ORD.
# of Parking spaces	SEE ORD.		PER ORD.
Parking Stall Dimensions	9' x 18'		9' x 18'
Drive-through Stacking Spaces (if applicable)	SEE ORD.		PER ORD.

B= Building  
P= Parking

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed RM3-PUD
	District: RM3	Ordinance #:	
Minimum Lot Area	2,200 SF/DU		1,100 SF/DU
Minimum Lot Width	65'		65'
Maximum Building Coverage	40%		40%
Maximum Building Height	45' or 4 stories		45' or 4 stories
Minimum Front Yard	30'		30' measured from center of private road
Interior Side Yard	25' Ea side		15'
Exterior Side Yard	30'		15'
Minimum Rear Yard	30'		15'
% Overall Landscape Area	15%		15%
Building Foundation Landscaping	SEE ORD		PER ORD
% Interior Parking Lot Landscape	10%		10%
Landscape Buffer Yards <sup>1</sup>	30'		20'
# of Parking spaces	1.2 spaces / 1 bed 1.7 spaces / 2 bed 2.0 spaces / 3 bed		1.3 spaces / unit regardless of beds

<sup>1</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

## NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRAIRIE CENTER

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed CBD-1 PUD
	District: CBD-1	Ordinance #:	
Minimum Lot Area	Dwelling 1,000/du Non-resident no min.		Dwelling 1,000/du Non-resident - no min
Minimum Lot Width	NONE		NONE
Maximum Building Coverage	NONE		NONE
Maximum Gross Floor Area per Building	40,000 SF		40,000 SF
Maximum Building Height	50'		60'
Front Yard	B: Max 5' min 0' P: min 5'		B: max 5' min 0' P: min 5'
Interior Side Yard	B: if provided P: min 5' P: NONE		B: IF PROVIDED P: NONE
Exterior Side Yard	B: max 5' min 0' P: min 5'		B: max 5' min 0' P: min 5'
Minimum Rear Yard	B, P: none		B: P: none
Landscape Buffer Yard <sup>2</sup>	NONE		NONE
% Overall Landscaped Area	NONE		NONE
Building Foundation Landscaping	NONE		NONE
% Interior Parking Lot Landscaping	10%		10%
Interior Parking Lot Shade Trees	SEE ORD		SEE ORD
# of Parking spaces	C: see ord. R: see ord.		C: see ordinance R: 1.3 spaces/unit
Parking Stall Dimensions	9 X 18		9 X 18
Drive-through Stacking Spaces (if applicable)	SEE ORD		PER ORD

B: Building  
P: Parking  
C: commercial  
R: Residential

<sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

**City of St. Charles Land/Cash Worksheet**

*Instructions: Enter unit counts in yellow boxes; blue boxes automatically calculate required land donation & cash contribution*

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem. School	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	287	1.758	504.546	0.002	0.574	0.001	0.287	0.001	0.287
2 bedroom	322	1.914	616.308	0.086	27.692	0.042	13.524	0.046	14.812
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
<b>Estimated Population</b>	<b>609</b>		<b>1120.854</b>		<b>28.266</b>		<b>13.811</b>		<b>15.099</b>
<b>Park Acreage @ 10 acres per 1,000 population</b>			<b>11.20854</b>	<b>acres</b>					
<b>Park Land Dedication</b>			<b>0</b>	<b>acres</b>					
<b>Park Cash in Lieu @ \$240,500 per acre</b>			<b>\$2,695,653.87</b>						
Elementary School Acreage @ .025 acres per student					0.70665				
Middle School Acreage @ .0389 acres per student						0.5372479			
High School Acreage @ .072 acres per student								1.087128	
<b>Total School Acreage</b>			<b>2.3310259</b>						
<b>Total School Cash in Lieu @ \$240,500 per acre</b>			<b>\$560,611.73</b>						

1 1/2 Mile Jurisdiction Park Cash in Lieu  
 1 1/2 Mile Jurisdiction School Cash in Lieu

**\$1,961,494.50**  
**\$407,929.53**

(Not for development within City of St. Charles)  
 (Not for development within City of St. Charles)

# INCLUSIONARY HOUSING ORDINANCE WORKSHEET



Name of Development: PRAIRIE CENTER  
 Date Submitted: 10-26-15  
 Prepared by: DAVID PATZELT

NO CURRENT REQUIREMENT

## Affordable Unit Requirement Calculation

Range of Unit Counts	# of Units Proposed in Development		% of Affordable Units Required based on development size		% of requirement that currently applies based on most recent Affordable Housing Survey (0, 25, 50, 75 or 100%) *Contact City for current requirement*		# of Affordable Units Required
1 to 10 Units		X	0% 5%	X		=	0
11 to 50 Units		X	0% 10%	X		=	0
More Than 50 Units		X	0% 15%	X		=	0

## Fee In-Lieu Calculation

Range of Unit Counts	# of Affordable Units Required (from table above)	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
<b>1 to 10 Units</b> <i>(Fee allowed for 100% of Required Affordable Units)</i>			X	\$104,500	=	0
<b>11 to 50 Units</b> <i>(Fee allowed for maximum 50 % of Required Affordable Units)</i>			X	\$104,500	=	0
<b>More Than 50 Units</b> <i>(With Housing Commission recommendation, fee is allowed for up to 50 % of Required Affordable Units)</i>			X	\$104,500	=	0

What is the justification for requesting to pay the fee-in-lieu to reduce the number of affordable units constructed?

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EXHIBIT "A"  
LEGAL DESCRIPTION

**PARCEL 1:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 354.0 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 350.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 9.0 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 167.02 FEET TO A LINE DRAWN PARALLEL WITH AND 580.0 FEET EASTERLY OF THE EAST LINE OF SAID SUBDIVISION (MEASURED ALONG THE CENTER LINE OF PRAIRIE STREET); THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 447.40 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 334.54 FEET TO A LINE DRAWN PARALLEL WITH AND 894.54 FEET EASTERLY OF SAID EAST LINE (MEASURED ALONG SAID CENTER LINE); THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 168.93 FEET TO A LINE DRAWN PARALLEL WITH AND 935.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 858.84 FEET TO A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE FROM A POINT ON SAID NORTHEASTERLY LINE THAT IS 1088.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING (MEASURED ALONG SAID NORTHEASTERLY LINE); THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 835.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 494.0 FEET TO A POINT THAT IS 592.0 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET TO SAID NORTHEASTERLY LINE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 468.0 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

ALL OF THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE, POWERS AND ALL OTHER RIGHTS OR INTERESTS FOR THE BENEFIT OF PARCEL ONE, INCLUDING BUT NOT LIMITED TO A NON-EXCLUSIVE EASEMENT FOR THE FREE AND UNRESTRICTED USE OF THE DRIVEWAYS, SIDEWALKS AND VEHICLE PARKING LOTS LOCATED ON AND OVER THE LAND DESCRIBED IN THAT CERTAIN RECIPROCAL CONSTRUCTION, OPERATING AND EASEMENT AGREEMENT BETWEEN STATE BANK OF ST. CHARLES, AS TRUSTEE UNDER TRUST NUMBER 1393, AND STATE BANK OF ST. CHARLES, AS TRUSTEE UNDER TRUST NUMBER 1385 DATED JANUARY 16, 1979 AND RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494080.

**PARCEL 3:**

EASEMENTS AND RIGHTS FOR STORM WATER DRAINAGE SYSTEM FOR BENEFIT OF PARCEL ONE CONTAINED IN DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494073; AMENDMENT RECORDED OCTOBER 17, 1981 AS DOCUMENT 1595258 AND RELEASE OF CITY OF ST. CHARLES RECORDED DECEMBER 7, 1983 AS DOCUMENT 1662945.

**PARCEL 4:**

EASEMENTS AND RIGHTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, FOR BENEFIT OF PARCEL ONE CONTAINED IN DECLARATION RECORDED FEBRUARY 13, 1979 AS DOCUMENT 1494081 AND AMENDED BY DOCUMENT RECORDED APRIL 30, 1982 AS DOCUMENT 1605303.

(09-33-329-009 and 09-33-302-014)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 5:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION 40.03 FEET TO A POINT THAT IS 40.0 FEET SOUTHERLY OF THE CENTER LINE (MEASURED AT RIGHT ANGLES THERETO) OF PRAIRIE STREET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 894.54 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 188.96 FEET TO A LINE DRAWN PARALLEL WITH AND 836.0 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO) OF ILLINOIS STATE ROUTE NO. 38 FOR A POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE 168.86 FEET; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE 240.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE 320.88 FEET TO A LINE DRAWN PARALLEL WITH AND 835.0 FEET NORTHEASTERLY OF SAID NORTHEASTERLY LINE (MEASURED AT RIGHT ANGLES THERETO); THENCE NORTHWESTERLY PARALLEL WITH SAID NORTHEASTERLY LINE 279.27 FEET TO THE POINT OF THE BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

(09-33-302-015)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 6:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF JOE KEIM'S RANDALL ROAD SUBDIVISION, ST. CHARLES TOWNSHIP KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 36, 646.0 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 124.0 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 203.0 FEET TO SAID NORTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE 124.0 FEET TO THE POINT OF THE BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

(09-33-302-011)