

City of St. Charles  
Community Development Division  
2 E. Main Street  
St. Charles, IL 60174



Phone: (630) 377-4443  
Email: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

## CONCEPT PLAN APPLICATION

### For City Use

Project Name: AR Building Co - Pine Ridge Park PUD  
Project Number: 2025 -PR- 003  
Cityview Project Number: PLCP202500085

Received Date  
**RECEIVED**  
**MAR 27 2025**  
City of St. Charles  
Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

|                                     |  |  |
|-------------------------------------|--|--|
| <b>1. Property Information:</b>     | Location:<br>North, West, and South of the Woodward Drive and Barbara Ann Drive Intersection |  |
|                                     | Parcel Number (s):<br>(09-29-452-007, -008, -009), (09-29-455-002, -003), (09-29-426-003)    |  |
|                                     | Proposed Name:<br>Woodward Drive Apartments  |  |
| <b>2. Applicant Information:</b>    | Name:<br>AR Development Co. (Attn: Emily Mitchell)   | Phone:<br>724-741-2331                 |
|                                     | Address<br>310 Seven Fields Blvd.<br>Suite 350<br>Seven Fields, PA 16046                     | Email:<br>emily@arbuilding.com         |
| <b>3. Record Owner Information:</b> | Name:<br>Pine Ridge 8, LLC   | Phone:<br>c/o Zach Hansen 847-420-2720 |
|                                     | Address:<br>2490 Skokie Valley Road, Highland Park, IL, 60035                                | Email:<br>zhansen@4porsche.com         |

**4. Identify the Type of Application:**



**PUD Concept Plan**

Proposed PUD Name: Woodward Drive Apartments



**Subdivision Concept Plan**

Proposed Subdivision Name:



**Other Concept Plan**

**5. Zoning & Use Information:**

Current zoning of the property: BC Community Business District

Current use of the property: Vacant

Comprehensive Plan designation of the property: Industrial/Business Park

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

Proposed zoning of the property: RM-3 General Residential District

PUD? Yes

Proposed use of the property: Multi-Family Residential

**6. Required Attachments:**

***Provide 1 copy of each required item, unless otherwise noted.***



**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 subject property:

| Number of Review Items | Under 5 Acres | 5-15 Acres | 16-75 Acres | Over 75 Acres |
|------------------------|---------------|------------|-------------|---------------|
| 1                      | \$2,000       | \$3,000    | \$4,000     | \$5,000       |
| 2 or 3                 | \$3,000       | \$5,000    | \$6,000     | \$8,000       |
| 4 or more              | \$4,000       | \$6,000    | \$8,000     | \$11,000      |



**PROOF OF OWNERSHIP:** a) A current title policy report; or  
b) A deed and a current title search

*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.*



**OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

- ☒ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- ☒ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- ☒ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ☒ **SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
  - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
  - Planning objectives to be achieved and public purposes to be served by the development
  - Explanation of the rationale behind the proposal
  - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- ☒ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- ☒ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- ☒ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>
- ☒ **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. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: [http://gistech.countyofkane.org/gisims/kanemap/kanegis4\\_AGOx.html](http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html)
- ☒ **AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable 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.

**Copies:** Ten (10) full size copies and PDF electronic file emailed to: [cd@stcharlesil.gov](mailto:cd@stcharlesil.gov)

**\*\*See next page\*\***

**Concept Plans shall show the following information:**

**1. Existing Features:**

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Existing streets on and adjacent to the subject property
- 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 serve the development.

**2. Proposed Features:**

- Name of project, north arrow, scale, date
- Property boundaries 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 serve the development.

**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.**

See Zoning Authorization Letter  
Record Owner \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Applicant or Authorized Agent \_\_\_\_\_ Date 8/10/25

## RESIDENTIAL ZONING COMPLIANCE TABLE

**Name of Development:** AR Development Co.

|                                     | Zoning District Requirement | Existing PUD Requirement (if applicable) | Proposed          |
|-------------------------------------|-----------------------------|--|-------------------|
|                                     | District:<br>RM-3           | Ordinance #:<br>2006-Z-4                 |                   |
| Minimum Lot Area                    | 2,200 SF/DU                 |  | 2,300 SF/DU       |
| Minimum Lot Width                   | 65 ft                       |  | 290 ft            |
| Maximum Building Coverage           | 40%                         |  | 40%               |
| Maximum Building Height             | 45 ft / 4 Stories           | 40 ft / 4 Stories                        | 45 ft / 4 stories |
| Minimum Front Yard                  | 30 ft                       | 40 ft                                    | 40 ft             |
| Interior Side Yard                  | 25 ft                       |  | 25 ft             |
| Exterior Side Yard                  | 30 ft                       |  | 30 ft             |
| Minimum Rear Yard                   | 30 ft                       |  | 30 ft             |
| Landscape Buffer Yards <sup>1</sup> | N/A                         |  | N/A               |
| % Overall Landscape Area            | 15%                         |  | TBD               |
| Building Foundation Landscaping     | Per 17.26.080               |  | TBD               |
| Public Street Frontage Landscaping  | Per 17.26.090               |  | TBD               |
| Parking Lot Landscaping             | Per 17.26.100               |  | TBD               |
| # of Parking Spaces                 | 220                         |  | 236               |

<sup>1</sup> Within the RM-3 zoning district, 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.

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

STATE OF ILLINOIS       )  
                                      ) SS.  
LAKE COUNTY               )

I, **ERNIE SEMERSKY AS TRUSTEE**, being first duly sworn on oath depose and say that I am  
Manager of PINE RIDGE 8, LLC, an Illinois Limited Liability Company (L.L.C.), and that the  
following persons are all of the members of the said L.L.C.:

ERNIE SEMERSKY DECLARATION OF TRUST, ERNIE SEMERSKY, TRUSTEE

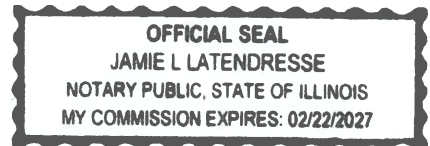
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| _____ | _____ |

By: **ERNIE SEMERESKY, TRUSTEE, Manager**

Subscribed and Sworn before me this 21st day of

January 2025.

  
\_\_\_\_\_  
Notary Public



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

STATE OF ~~ILLINOIS~~ Pennsylvania  
Butler ) SS.  
~~KANE~~ COUNTY )

I, Keith Lenhart, being first duly sworn on oath depose and say that I am  
Manager of A.R. Building Company, an ~~Illinois~~ Pennsylvania Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Alan Richard Nerinberg  
Susan Nerinberg

By: Keith Lenhart, Manager

Subscribed and Sworn before me this 20<sup>th</sup> day of  
January, 20 25.

Annette M. Provenza  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Annette M. Provenza, Notary Public  
Allegheny County  
My commission expires October 15, 2027  
Commission number 1237073  
Member, Pennsylvania Association of Notaries

**PINE RIDGE 8, LLC  
2490 Skokie Valley Road  
Highland Park, IL 60035**

January 21, 2025

A.R. Building Company, Inc  
Atten: Emily Mitchell  
310 Seven Fields Blvd.  
Suite 350  
Seven Fields, Pa. 16046

Re: Authorization for Application of Re- Zoning of  
Pine Ridge Park Phase 1 Lots 1,2,3,14 &15 and Lot  
19 of Resub of Part of Parcel 1 Pine Ridge Park  
Phase 1, Woodward Drive, St Charles, IL ("Property")

Dear Ms. Mitchell:

This letter will confirm the existence of the contract between the owner of the Property, Pine Ridge 8, LLC, an Illinois limited liability company ("Owner"), and A.R. Building Company, Inc. ("Buyer") to purchase the Property. Owner acknowledges that Buyer will be pursuing certain zoning changes to the Property pursuant to applications with the City of St. Charles.

A.R. Building Company, Inc. is hereby authorized to file any and all necessary applications for zoning changes to the Property including but not limited to a Concept Plan Application to the City of St. Charles and any other applications as required by the City of St. Charles.

This Letter shall be deemed authorization for reliance upon by the City of St Charles to permit A.R. Building Company, Inc. to proceed with all necessary zoning applications.

Respectfully,

Pine Ridge 8, LLC

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

Ernie Semersky, as Trustee of the Ernie Semersky  
Declaration of Trust  
Title: Manager and Sole Member



**Legal Description**

**PARCEL 1:**

LOTS 1, 2, 3, 14, AND 15 OF PINE RIDGE PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 2006K011887, IN THE CITY OF ST CHARLES, KANE COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 19 OF RESUBDIVISION OF PART OF PARCEL 1 PINE RIDGE PARK PHASE I PLANNED UNIT DEVELOPMENT, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2012K089448.

## Summary of Development

**Date:** March 7, 2025

**Re:** Woodward Drive Apartments  
City of St Charles, IL

The project site is approximately 8.3 acres in total and is split into a north parcel and southwest parcel separated by Woodward Drive. The north parcel is approximately 5.3 acres, and the southwest parcel is approximately 3.0 acres. These properties are located at the intersection of Woodward Drive and Barbara Ann Drive in the City of St. Charles, Kane County, Illinois, in Section 29, Township 40 North, and Range 8 East of the Third Principal Meridian. The project site is currently vacant, covered by grass and other natural vegetation, with no existing structures on-site.

For this project, the applicant is proposing a multi-family residential development consisting of three, 4-story apartment buildings that will provide 152 units (81 one-bedroom and 71 two-bedroom). The applicant will be seeking to amend the existing PUD and rezone the property from the existing BC Community Business District to RM-3 General Residential District. At this stage of design, there are no exceptions or departures from the zoning and subdivision requirements expected. The applicant will work with staff to identify any exceptions or departures needed as the project moves forward in the design process. This project aims to serve the City of St. Charles and its residents by adding to the variety of housing options available. The proposed development will provide a quality and desirable apartment community that will benefit local businesses, the city, and the greater Fox River Valley.

## PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Woodward Drive Apartments  
Date Submitted:  
Prepared by: Manhard Consulting

Total Dwelling Units: 152

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*\*If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

### Estimated Population Yield:

| Type of Dwelling              | # Dwelling Units (DU) | Population Generation<br>per Unit | Estimated Population |
|-------------------------------|-----------------------|-----------------------------------|----------------------|
| <b>Detached Single Family</b> |                       |                                   |                      |
| ➤ 3 Bedroom                   |                       | DU x 2.899                        | =                    |
| ➤ 4 Bedroom                   |                       | DU x 3.764                        | =                    |
| ➤ 5 Bedroom                   |                       | DU x 3.770                        | =                    |
| <b>Attached Single Family</b> |                       |                                   |                      |
| ➤ 1 Bedroom                   |                       | DU x 1.193                        | =                    |
| ➤ 2 Bedroom                   |                       | DU x 1.990                        | =                    |
| ➤ 3 Bedroom                   |                       | DU x 2.392                        | =                    |
| ➤ 4 Bedroom                   |                       | DU x 3.145                        | =                    |
| <b>Apartments</b>             |                       |                                   |                      |
| ➤ Efficiency                  |                       | DU x 1.294                        | =                    |
| ➤ 1 Bedroom                   | 81                    | DU x 1.758                        | = 142.398            |
| ➤ 2 Bedroom                   | 71                    | DU x 1.914                        | = 135.894            |
| ➤ 3 Bedroom                   |                       | DU x 3.053                        | =                    |

Totals:

152

Total Dwelling Units  
(with deduction, if applicable)

278.292

Estimated Total Population

### Park Site Requirements:

Estimated Total Population: 278.292 x .010 Acres per capita = 2.78292 Acres

### Cash in lieu of requirements:

Total Site Acres: 2.78292 x \$240,500 (Fair Market Value per Improved Land) = \$ 669,292.26

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Woodward Drive Apartments  
 Date Submitted:  
 Prepared by: Manhard Consulting

Total Dwelling Units: 152

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction:

*\*If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

## Estimated Student Yield by Grades:

| Type of Dwelling       | # of dwelling Units (DU) | Elementary (Grades K to 5) |         | Middle (Grades 6 to 8) |         | High (Grades 9 to 12) |         |
|------------------------|--------------------------|----------------------------|---------|------------------------|---------|-----------------------|---------|
| Detached Single Family |                          |                            |         |                        |         |                       |         |
| ➤ 3 Bedroom            |                          | DU x .369                  | =       | DU x .173              | =       | DU x .184             | =       |
| ➤ 4 Bedroom            |                          | DU x .530                  | =       | DU x .298              | =       | DU x .360             | =       |
| ➤ 5 Bedroom            |                          | DU x .345                  | =       | DU x .248              | =       | DU x .300             | =       |
| Attached Single Family |                          |                            |         |                        |         |                       |         |
| ➤ 1 Bedroom            |                          | DU x .000                  | =       | DU x .000              | =       | DU x .000             | =       |
| ➤ 2 Bedroom            |                          | DU x .088                  | =       | DU x .048              | =       | DU x .038             | =       |
| ➤ 3 Bedroom            |                          | DU x .234                  | =       | DU x .058              | =       | DU x .059             | =       |
| ➤ 4 Bedroom            |                          | DU x .322                  | =       | DU x .154              | =       | DU x .173             | =       |
| Apartments             |                          |                            |         |                        |         |                       |         |
| ➤ Efficiency           |                          | DU x .000                  | =       | DU x .000              | =       | DU x .000             | =       |
| ➤ 1 Bedroom            | 81                       | DU x .002                  | = 0.162 | DU x .001              | = 0.081 | DU x .001             | = 0.081 |
| ➤ 2 Bedroom            | 71                       | DU x .086                  | = 6.106 | DU x .042              | = 2.982 | DU x .046             | = 3.266 |
| ➤ 3 Bedroom            |                          | DU x .234                  | =       | DU x .123              | =       | DU x .118             | =       |

Totals: 152 TDU (with deduction, if applicable) 6.268 TE 3.063 TM 3.347 TH

## School Site Requirements:

| Type            | # of students | Acres per student | Site Acres |
|-----------------|---------------|-------------------|------------|
| Elementary (TE) | 6.268         | x .025            | = .1567    |
| Middle (TM)     | 3.063         | x .0389           | = .11915   |
| High (TH)       | 3.347         | x .072            | = .240984  |

Total Site Acres: .5168347

## Cash in lieu of requirements:

.5168347 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 124,298.75

# INCLUSIONARY HOUSING WORKSHEET

Name of Development: 2006-Z-4

Date Submitted:

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

## 1) Calculate the number of affordable units required:

| Unit Count Range   | # of Units Proposed in Development |   | % of Affordable Units Required |   | # of Affordable Units Required |
|--------------------|------------------------------------|---|--------------------------------|---|--------------------------------|
| 1 to 15 Units      |                                    | X | 5%                             | = |                                |
| More than 15 Units | 152                                | X | 10%                            | = | 15.2                           |

## 2) How will the Inclusionary Housing requirement be met?

- ☐ Provide on-site affordable units
- ☒ Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- ☐ Provide a mixture of affordable units and fee in-lieu
- # of affordable units to be provided:
  - Amount of fee in-lieu to be paid (calculate below):

### Fee In-Lieu Payment Calculation

#### Multi-Family Development:

| # of Affordable Units Required | # of Affordable Units Proposed to Pay the Fee-In-Lieu |   | Fee-In-Lieu Amount Per Affordable Unit |   | Total Fee-In-Lieu Amount |
|--------------------------------|---|---|--|---|--------------------------|
| 15.2                           | 15.2  | X | \$52,454                               | = | \$797,300.80             |

#### Single-Family Attached (Townhouse) / Two-Family Development:

| # of Affordable Units Required | # of Affordable Units Proposed to Pay the Fee-In-Lieu |   | Fee-In-Lieu Amount Per Affordable Unit |   | Total Fee-In-Lieu Amount |
|--------------------------------|---|---|--|---|--------------------------|
|                                |   | X | \$36,718                               | = |                          |

#### Single-Family Development:

| # of Affordable Units Required | # of Affordable Units Proposed to Pay the Fee-In-Lieu |   | Fee-In-Lieu Amount Per Affordable Unit |   | Total Fee-In-Lieu Amount |
|--------------------------------|---|---|--|---|--------------------------|
|                                |   | X | \$20,982                               | = |                          |