

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

<b>For City Use</b>	
Project Name:	<u>Ninth Street Commons</u>
Project Number:	<u>2026-PR-009</u>
Cityview Project Number:	<u>PLCP202600014</u>

Received Date  
**RECEIVED**  
**MAR 18 2026**  
 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:	North of State Street at the terminus of 6th, 7th and 9th Street, bounded by the railroad on the North	
	Parcel Number (s):	09-27-303-001, 09-28-400-002, 09-28-452-003, 09-28-476-019, 09-28-477-003, 09-28-477-014, 09-28-478-019, 09-28-478-020, 09-28-478-021, 09-28-478-022, 09-28-478-023, 09-28-478-024, 09-28-478-025, 09-28-478-026, 09-28-478-027, 09-28-478-028, 09-28-478-029, 09-28-478-030, 09-28-478-031, 09-28-478-032, 09-28-478-033, 09-28-478-034, 09-28-478-035, 09-28-478-036, 09-28-478-037, 09-28-478-038, 09-28-478-039, 09-28-478-040, 09-28-478-041, 09-28-478-042, 09-28-478-043, 09-28-478-044, 09-28-478-045, 09-28-478-046, 09-28-478-047, 09-28-478-048, 09-28-478-049, 09-28-478-050, 09-28-478-051, 09-28-478-052, 09-28-478-053, 09-28-478-054, 09-28-478-055, 09-28-478-056, 09-28-478-057, 09-28-478-058, 09-28-478-059, 09-28-478-060, 09-28-478-061, 09-28-478-062, 09-28-478-063, 09-28-478-064, 09-28-478-065, 09-28-478-066, 09-28-478-067, 09-28-478-068, 09-28-478-069, 09-28-478-070, 09-28-478-071, 09-28-478-072, 09-28-478-073, 09-28-478-074, 09-28-478-075, 09-28-478-076, 09-28-478-077, 09-28-478-078, 09-28-478-079, 09-28-478-080, 09-28-478-081, 09-28-478-082, 09-28-478-083, 09-28-478-084, 09-28-478-085, 09-28-478-086, 09-28-478-087, 09-28-478-088, 09-28-478-089, 09-28-478-090, 09-28-478-091, 09-28-478-092, 09-28-478-093, 09-28-478-094, 09-28-478-095, 09-28-478-096, 09-28-478-097, 09-28-478-098, 09-28-478-099, 09-28-478-100	
	Proposed Name:	Ninth Street Commons	
<b>2. Applicant Information:</b>	Name:	Pulte Home Company, LLC	Phone: [REDACTED]
	Address:	[REDACTED]	Email: [REDACTED]
<b>3. Record Owner Information:</b>	Name:	WM ST Charles, LLC	Phone: [REDACTED]
	Address:	[REDACTED]	Email: [REDACTED]

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

- PUD Concept Plan                      Proposed PUD Name: Ninth Street Commons
- Subdivision Concept Plan              Proposed Subdivision Name:
- Other Concept Plan

**5. Zoning & Use Information:**

RM2 Medium Density Multi-Family Residential District +  
 Current zoning of the property: RT-3 Traditional Single-Family Residential District

Current use of the property: Vacant Manufacturing Site

Comprehensive Plan designation of the property: Single Family Attached Residential

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

RM2 Medium Density Multi-Family Residential District +  
 Proposed zoning of the property: RT-3 Traditional Single-Family Residential District              PUD? Yes

Proposed use of the property: Single 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.
- ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.
- 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.**

**WM ST CHARLES LLC**

By  1/23/24  
Record Owner **Wayne Moretti, Manager** Date

**Matt Brolley**

Digitally signed by Matt Brolley  
DN: C=US, E=Matt.Brolley@PulteGroup.com, O="Pulte  
Home Company, LLC", CN=Matt Brolley  
Date: 2026.03.07 08:53:16-06'00'

\_\_\_\_\_  
Applicant or Authorized Agent Date

LAW OFFICES

**STORINO, RAMELLO & DURKIN**

9501 TECHNOLOGY BOULEVARD, SUITE 4200

ROSEMONT, ILLINOIS 60018

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ANTHONY J. CASALE  
PETER A. PACIONE  
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March 9, 2026

JOSEPH G. KUSPER  
BRYAN J. BERRY  
ANN M. WILLIAMS  
RICHARD F. PELLEGRINO  
DONALD J. STORINO II  
BRIAN R. KUSPER  
MARK R. STEPHENS

OF COUNSEL

IN REPLY REFER TO FILE NO.

Mr. Russell Colby  
Director of Community Development  
City of St. Charles  
2 East Main Street  
St. Charles, Illinois 60174

Re: Proposed PUD Concept Plan for the Ninth Street Commons Project

Dear Russell:

Please be advised that this firm represents Pulte Homes Company, LLC ("Pulte"), as the contract purchaser of the approximately ± 28 acre vacant property, generally north of State Street at the terminus at 6<sup>th</sup>, 7<sup>th</sup> and 9<sup>th</sup> Streets, bounded by the abandoned railway right of way to the north.

As City staff is aware, Pulte proposes to acquire and develop the property as a residential PUD, with approximately twelve (12) townhomes and ninety-three (93) detached single family lots. The development provides internal dedicated rights-of-way integrating and connecting with the surrounding City street network, as well as substantial, code-compliant, storm water management facilities to serve the development located along the southern borders of the development to act as a buffer to existing residential areas to the south. The development plan also provides for public connections to the abandoned railway right-of-way to the north, to accommodate any public access to a future trail.

For reference, this PUD concept plan is consistent with the residential re-zoning of this property from its prior abandoned industrial use, pursuant to the 2013 approved PUD for this site, but materially reflects the strong commitment of Pulte to reduce density from the proposed 2013 PUD and carry forward the substantial increase in the mix of single family detached lots, similar to the proposed 2015 concept plan, with a small section of townhomes, proposed to be concentrated in the northeast corner of the property.

**STORINO, RAMELLO & DURKIN**

Mr. Russell Colby

March 9, 2026

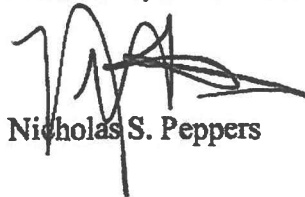
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Fast forward to 2026 and Pulte, a nationally recognized leader in quality residential development, now proposes to acquire, develop and construct its best-in-class single family detached and townhome residential units. The result of which will be to finally redevelop this abandoned, dormant and unsightly former industrial site, consistent with the City's comprehensive plan, prior re-zoning, keeping in harmony with the residential character of most of the immediate area and providing a high-class residential development and housing stock to the City, overall.

We are pleased to present this concept plan to the City and please provide a schedule to present the PUD concept plan to the appropriate City Commissions, Committees and Council for approval.

Very truly yours,

**STORINO, RAMELLO & DURKIN**

A handwritten signature in black ink, appearing to read 'N. S. Peppers', with a long horizontal flourish extending to the right.

Nicholas S. Peppers

NSP/jac

1/23, 2026

Russell Colby  
Director of Community Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Owner's Consent – WM ST CHARLES LLC for approximately 26.9497 acres  
located north of 9<sup>th</sup> Street and State Street in the City of St. Charles, Illinois

Dear Mr. Colby,

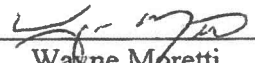
WM ST CHARLES LLC is the owner of a portion of the above referenced property (the "Subject Property"). The Subject Property is currently under contract for purchase by Pulte Home Company, LLC, a Michigan limited liability company ("Purchaser").

Please allow this letter to serve as evidence of WM ST CHARLES LLC's authorization for Purchaser to submit an application for zoning entitlements with respect to the Subject Property (the "Entitlements").

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

WM ST CHARLES LLC  
By: Lexington Homes Illinois, Inc.

By:   
Wayne Moretti  
Its: President

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Ninth Street Commons  
Date Submitted: March 6, 2025  
Prepared by: Matt Brolley, Pulte Home Company

Total Dwelling Units:

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 per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom	43 Two Bed + 23 Three Bed	DU x 2.899	= 153.408
➤ 4 Bedroom	27	DU x 3.764	= 101.628
➤ 5 Bedroom	0	DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom	0	DU x 1.193	=
➤ 2 Bedroom	0	DU x 1.990	=
➤ 3 Bedroom	12	DU x 2.392	= 28.714
➤ 4 Bedroom	0	DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency	0	DU x 1.294	=
➤ 1 Bedroom	0	DU x 1.758	=
➤ 2 Bedroom	0	DU x 1.914	=
➤ 3 Bedroom	0	DU x 3.053	=

Totals:  Total Dwelling Units (with deduction, if applicable)  Estimated Total Population

## Park Site Requirements:

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

## Cash in lieu of requirements:

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

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	Ninth Street Commons
Date Submitted:	March 6, 2025
Prepared by:	Matt Brolley, Pulte Home Company

Total Dwelling Units: 105

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)	
<b>Detached Single Family</b>							
➤ 3 Bedroom	43 Two Bed + 23 Three Bed	DU x .369	= 14.335	DU x .173	= 6.043	DU x .184	= 5.092
➤ 4 Bedroom	27	DU x .530	= 14.31	DU x .298	= 8.046	DU x .360	= 9.72
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
<b>Attached Single Family</b>							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom	12	DU x .234	= 2.808	DU x .058	= 0.696	DU x .059	= 0.708
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
<b>Apartments</b>							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: 105 TDU (with deduction, if applicable) 31.453 TE 14.785 TM 15.52 TH

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	31.453	x .025	= 0.786325
Middle (TM)	14.785	x .0389	= 0.5751365
High (TH)	15.52	x .072	= 1.11744

Total Site Acres: 2.4789

## Cash in lieu of requirements:

2.4789 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 596,175

# INCLUSIONARY HOUSING WORKSHEET

Name of Development: Ninth Street Commons

Date Submitted: 3/6/2025

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	105	X	10%	=	11

## 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
		X	\$52,454	=	

#### 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
2	2	X	\$36,718	=	73,436

#### 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
9	9	X	\$20,982	=	188,838

## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Ninth Street Commons **Single-Family Homes**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RT-3	Ordinance #:	
Minimum Lot Area	5,000 sf		5,125 sf
Minimum Lot Width	50 ft		41
Maximum Building Coverage	25%		47%
Maximum Building Height	2 Stories		2 Stories
Minimum Front Yard	20 ft		20 ft
Interior Side Yard	6' or 10% Lot Width		5 ft
Exterior Side Yard	15 ft		15 ft
Minimum Rear Yard	30 ft		30 ft
Landscape Buffer Yards <sup>1</sup>	n/a		n/a
% Overall Landscape Area	n/a		n/a
Building Foundation Landscaping	n/a		n/a
Public Street Frontage Landscaping	n/a		n/a
Parking Lot Landscaping	n/a		n/a
# of Parking Spaces	<b>2</b>		<b>4</b>

<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.

## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Ninth Street Commons **Townhomes**

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RM-2	Ordinance #:	
Minimum Lot Area	4,300 sf/du		2,610 sf/di
Minimum Lot Width	24 ft/du		32 ft/du
Maximum Building Coverage	35%		36%
Maximum Building Height	40'		Less than 40'
Minimum Front Yard	20 ft		20 ft
Interior Side Yard	10 ft		10 ft
Exterior Side Yard	20 ft		20 ft
Minimum Rear Yard	25 ft		21 ft
Landscape Buffer Yards <sup>1</sup>	n/a		n/a
% Overall Landscape Area	n/a		n/a
Building Foundation Landscaping	n/a		n/a
Public Street Frontage Landscaping	n/a		n/a
Parking Lot Landscaping	n/a		n/a
# of Parking Spaces	<b>2</b>		<b>4</b>

<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.