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

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

ZONING MAP AMENDMENT APPLICATION

For City Use	
Project Name:	Seventh Street Commons
Project Number:	2026 -PR- 009
Cityview Project Number:	PLMA202600024

Received Date
RECEIVED
JUN 10 2026
City of St. Charles
Community Development

- *File this application to request a zoning map amendment (rezoning) 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 and for compliance with applicable requirements prior to establishing a public hearing date.*

1. Property Information:	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, 09-28-477-008, 09-28-478-011	
2. Applicant Information:	Name: Pulte Home Company, LLC	Phone: [redacted]
	Address: 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173	[redacted]
3. Record Owner Information:	Name: WM ST Charles, LLC	Phone: [redacted]
	Address: 1731 N. Marcey Street, Suite 200, Chicago, IL 60614	Email: [redacted]

4. Zoning & Use Information:

Current zoning of the property: RT 2 Traditional Single Family Residential District

Current use of the property: Vacant Manufacturing Site

Comprehensive Plan land use designation of the property: Single Family Attached Residential

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

Proposed zoning of the property: RT 3 Traditional Single Family Residential District

Proposed use of the property: Single Family Residential

If the proposed Map Amendment is approved, what improvements or construction are planned?

Construction of 104 residential units (12 townhomes and 92 single-family homes).

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

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

☑ **APPLICATION FEE:** $500

☑ **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 zoning application with the City of St. Charles for the subject property.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 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.

☑ **SITE PLAN:** A site plan drawn to scale to demonstrate that the property can meet the minimum requirements of the proposed zoning district (including setbacks, landscaping, parking, etc.).

☑ **FINDINGS OF FACT:** Fill out the attached form.

☑ **ZONING COMPLIANCE TABLE:** Fill out the attached worksheet to compare the requirements of the proposed Zoning District with the existing/proposed development. Use the Residential table for residential zoning and the Nonresidential table for nonresidential zoning.

☑ **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

☑ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: http://www.kanedupageswcd.org/kd/natural-resource-inventory

☑ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: https://dnr2.illinois.gov/EcoPublic/

☑ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact 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

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 _____ June 1, 2026

Record Owner Wayne Moretti, Manager Date

_____ 6-1-26

Applicant or Authorized Agent Date

FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate "not applicable" and explain why it does not apply.

Project Name or Address: Sevent Street Commons

From the St. Charles Zoning Ordinance, Section 17.04.320.D:
In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. **The existing uses and zoning of nearby property.** ***(Relate the proposed land use and zoning to the land use and zoning of other properties in the area)***

   The existing land uses surrounding the Subject Property are as follows:
   a. North: M-1 (RR ROW);
   b. East: M-1; RT-4;
   c. South: M-1; RT-3; RT-4; RM-2;
   d. West: M-1.

   Petitioner proposes to develop the Subject Property as a mixed residential development that fits within the character of the surround neighborhood. The proposed development, to be known as Seventh Street Commons, consists of two distinct housing lines - the Townhome Series and the Single-Family Series. The two distinct housing lines will add to the diversity of the City's housing stock to meet the various needs/desires of a broad buyer pool. Accordingly, the proposed mixed residential community fits harmoniously with the existing adjacent land uses.

   Petitioner's proposal takes into consideration its location immediately adjacent to a variety of land uses ranging from high density apartments, to low density single-family, to light industrial commercial uses. Given the wide range of land uses in the immediate vicinity, Petitioner's plan incorporates a diversity of housing to provide consistency with the nearby residential uses and boost the number of residents in close proximity to Downtown St. Charles. The Subject Property has been vacant for the time it has been split zoned RT-3 and RM-2. The Comprehensive Plan provides the Subject Property to be zoned RT-3 and RM-2.

2. **The extent to which property values are diminished by the existing zoning restrictions.** ***(Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)***

   There is no evidence suggesting the proposed community will negatively impact nearby property values. In fact, the Subject Property has sat vacant and underutilized since the time it was demolished in 2010 and rezoned in 2013 and provides no tangible benefit to the City and nearby property values. The proposed development will ensure nearby property values will increase by

way of developing high-quality new construction homes priced competitively in today's market. While St. Charles has seen growth in its new housing supply, the vast majority of new home construction has occurred around the periphery of the City. The Petitioner studied home sales in the City of St. Charles over the last 12 months. The average sale price of a single-family detached home in the City of St. Charles was $670,460. On Average these homes are 2,910 sf and were built in 1978. The housing stock within general Downtown St. Charles is, on average, smaller, older and less expensive than the average St. Charles home. The average detached single-family home within one mile of Downtown St. Charles is 1,862 sf and built in 1954, selling for approximately $494,406 less ($176,054) than the citywide average. Petitioner believes that these numbers are reflective of the age of housing supply proximate to Downtown St. Charles, not market demand. With new home construction in Seventh Street Commons, Petitioner will diversify the housing stock within the western portion of Downtown St. Charles, thereby attracting new residents and disposable income that will support and grow Downtown St. Charles as a vibrant city center. These conditions will improve the property values of nearby properties.

3. **The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.** ***(If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?***

The purpose of the variety of residential zoning districts is to provide a variety of single-family residential uses in appropriate locations and to provide appropriate transitions to other residential and non-residential uses. The Petitioner's proposal of RM-2 and RT-3 zoning, respectively, will provide a seamless transition to the surrounding residential uses and buffering to the surrounding M-1 area. In addition, the proposal will offer housing consistent with current market trends, include more communal open space and less private yard maintenance obligations. The Petitioner is proposing two series of homes, comprised of 12 townhomes and 93 single-family homes on various width lots. Smaller lots have become widely desirable, given the demographic shift of the real estate market.

In addition, this smaller lot single-family concept is extremely successful in closer proximity to suburban downtowns. This allows for higher density in an area that will benefit from the increased number of local homeowners who will exercise their spending power on the local downtown businesses. These conditions help downtowns grow into the walkable restaurant, shopping and entertainment destinations they are intended to become. Accordingly, the proposed community meets the intent of the Code by providing a variety of housing options that meet the current market demands, which will support the local St. Charles businesses and will not negatively impact the healthy, safety, morals or general welfare of the public.

The Subject Property has been zoned RM-2 and RT-3 for several years and remains vacant and undeveloped. In its current form, the Subject Property provides no tangible benefit to the public or the City of St. Charles. By way of rezoning the Subject Property to RM-2 and RT-3, the City will allow the Subject Property to be developed in accordance with its highest and best use and in harmony with the nearby and adjacent zoning designations. Given the term of the Subject Property's state of vacancy, we can reasonably anticipate the Subject Property will not be developed in accordance with its mixed-use zoning designation in the near future. Thus, the Subject Property will likely

remain vacant, undeveloped and continue to negatively impact the adjacent properties and the general St. Charles public.

4. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.** ***(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)***

   The Subject Property is currently zoned RM-2 and RT-3 and suitable for the requested re-balance of the same zoning districts. The intent of the de-balanced current zoning is to provide a diversity of housing product to increase the number of residents in close proximity to Downtown St. Charles. This will encourage residents to bike, walk, or drive downtown and enhance the vitality of this area.

   The redevelopment of the Subject Property as a mixed-residential community will support the City's downtown area with significant new residential spending power. In particular, the redevelopment of the Subject Property can provide unique benefit to Downtown St. Charles due to its relative proximity. Downtown St. Charles will not be a "destination" for residents of Seventh Street Commons, but will be part of their extended neighborhood. Successful suburban downtowns are surrounded by residential uses to support the businesses comprising their downtown areas.

5. **The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.** ***(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)***

   The Subject Property is zoned RM-2 and RT-3 and has been vacant and undeveloped for so long as it has been zoned as such, and vacant as an industrial site for approximately 8 years prior to that. In 2005, the Subject Property ceased manufacturing activities and thereafter demolished in about 2010.

6. **The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.** ***(Development trends, market forces, and the Comprehensive Plan may be considered.)***

   With the exception of the few M-1 legacy uses, the Subject Property is surrounded by a variety of residential-zoned properties, including RM-2, RT-2, RT-3 and RT-4. Further adding to the diversity of housing in this area will ensure this Subject Property is developed consistent with the purposes and intent of the City's land use goals. While St. Charles has seen consistent growth in its new housing supply, new home construction has occurred around the periphery of the City. The proposed Single-Family Series is expected to be attractive to the millennial buyers starting to raise their families. This particular set of homebuyers are looking for a high-quality school district, proximity to a thriving downtown, and newer housing with amenities that meet their needs, which the proposed development will accommodate. In addition, the Single-Family Series will incorporate ranch floor plans to address the needs of the City's aging demographic. This option is widely popular among empty nesters who are ready to downsize, but not yet take the leap into an age-restricted community. Lastly, the Townhome Series will be targeted to the broadest homebuyer pool in that the townhomes will essentially meet the needs of everyone, including singles, young families,

persons in transition (divorce, widows, persons moving locally, young professionals), and empty nesters/active adults looking to downsize. The development will generate a wide range of housing diversity, which is an ongoing planning objective for the City.

7. **The consistency of the proposed amendment with the City's Comprehensive Plan.**

   The Comprehensive Plan ("Plan") currently designates the Subject Property RM-2 and RT-3. The Plan further stresses infill development over premier development.

8. **Whether the proposed amendment corrects an error or omission in the Zoning Map.**

   None.

9. **The extent to which the proposed amendment creates nonconformities.** ***(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)***

   The proposed re-zoning only re-balances the current RM-2 and RT-3 zoning for the Subject Property.

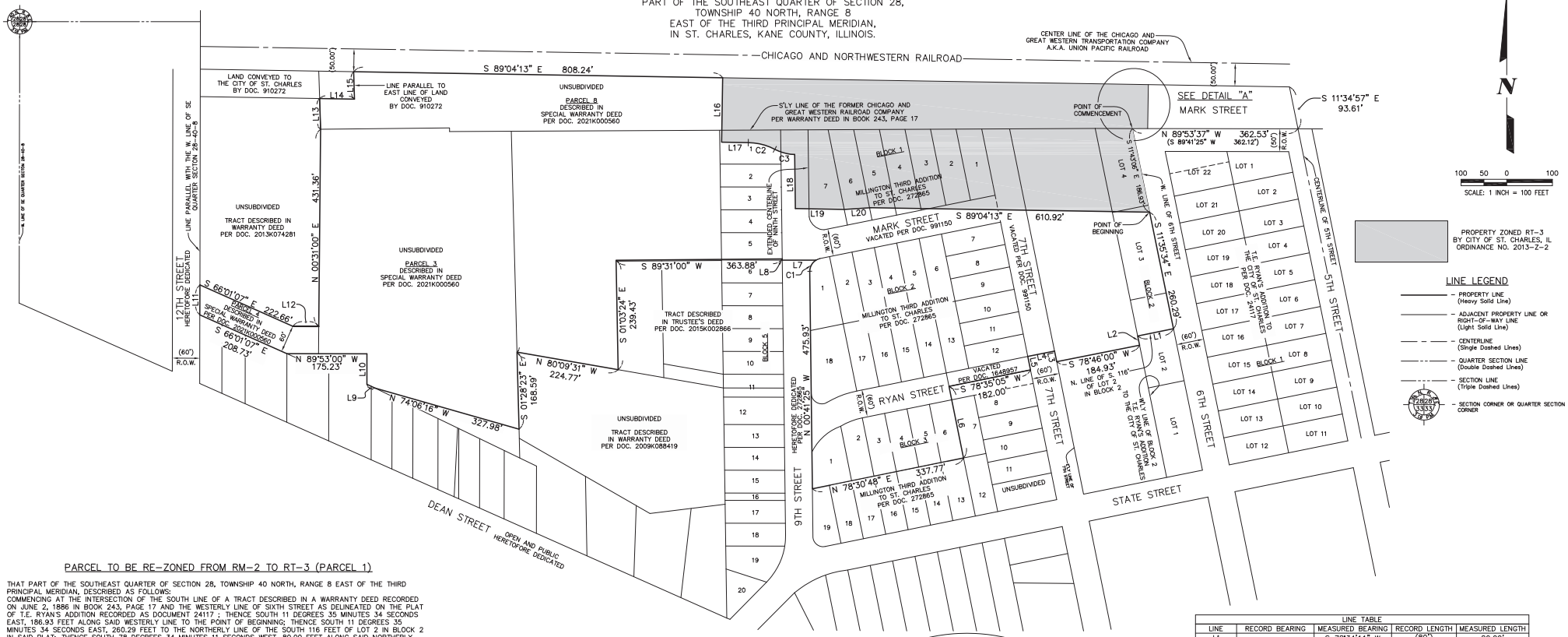
10. **The trend of development, if any, in the general area of the property in question.** ***(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)***

    No change in underlying zoning is requested, just a re-balancing of the existing RM-2 and RT-3 zoning, materially consistent with the adjoining uses.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

ZONING EXHIBIT

PART OF THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN ST. CHARLES, KANE COUNTY, ILLINOIS.



LINE LEGEND

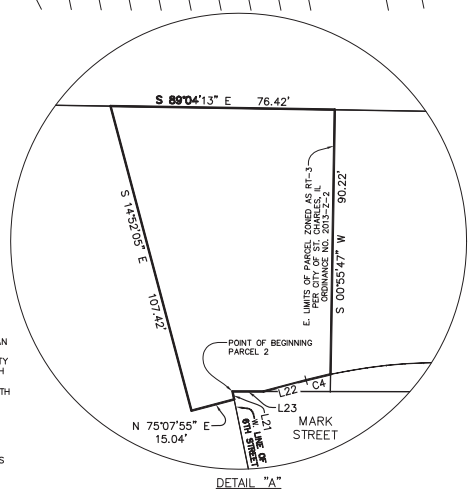
- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SECTION CORNER OR QUARTER SECTION CORNER

PARCEL TO BE RE-ZONED FROM RM-2 TO RT-3 (PARCEL 1)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED ON JUNE 2, 1886 IN BOOK 243, PAGE 17 AND THE WESTERLY LINE OF SIXTH STREET AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION RECORDED AS DOCUMENT 24117 ; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 186.93 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 260.29 FEET TO THE NORTHERLY LINE OF THE SOUTH 116 FEET OF LOT 2 IN BLOCK 2 IN SAID PLAT; THENCE SOUTH 78 DEGREES 34 MINUTES 11 SECONDS WEST, 80.00 FEET ALONG SAID NORTHERLY LINE; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 20.62 FEET; THENCE SOUTH 78 DEGREES 46 MINUTES 00 SECONDS WEST, 184.93 FEET; THENCE NORTH 11 DEGREES 27 MINUTES 25 SECONDS WEST, 23.70 FEET; THENCE SOUTH 78 DEGREES 35 MINUTES 05 SECONDS WEST, 60.00 FEET; THENCE SOUTH 11 DEGREES 27 MINUTES 25 SECONDS EAST, 30.00 FEET TO THE SOUTHERLY LINE OF THE NORTH HALF OF RYAN STREET AS VACATED PER DOCUMENT 1649957; THENCE SOUTH 78 DEGREES 35 MINUTES 05 SECONDS WEST, 182.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 11 DEGREES 27 MINUTES 25 SECONDS EAST, 159.98 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6 IN BLOCK 3 IN MILLINGTON THIRD ADDITION TO ST. CHARLES RECORDED AS DOCUMENT 272865; THENCE SOUTH 78 DEGREES 30 MINUTES 48 SECONDS WEST, 337.77 FEET ALONG THE SOUTHEASTERLY LINES OF LOTS 1 THROUGH 6 IN SAID BLOCK 3 TO THE EAST LINE OF NINTH STREET AS DEDICATED PER MILLINGTON THIRD ADDITION RECORDED AS DOCUMENT 272865; THE FOLLOWING TWO COURSES ARE ALONG SAID EAST LINE; 1) THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 475.93 FEET; 2) THENCE NORTHEASTERLY, 29.11 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING NORTH 29 DEGREES 05 MINUTES 29 SECONDS EAST TO THE SOUTH LINE OF THAT PORTION OF NINTH STREET AS VACATED PER DOCUMENT 991150; THENCE NORTH 89 DEGREES 54 MINUTES 25 SECONDS WEST, 73.82 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NINTH STREET AND THE EAST LINE OF A TRACT OF A TRACT DESCRIBED IN A TRUSTEE'S DEED RECORDED AS DOCUMENT 2015K002866; THE FOLLOWING THREE COURSES ARE ALONG THE EAST, NORTH AND WEST LINES OF SAID TRACT; 1) THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 2.69 FEET; 2) THENCE SOUTH 89 DEGREES 31 MINUTES 00 SECONDS WEST, 363.88 FEET; 3) THENCE SOUTH 01 DEGREES 03 MINUTES 24 SECONDS EAST, 239.43 FEET TO A NORTHERLY LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 2009K088419; THENCE NORTH 80 DEGREES 09 MINUTES 31 SECONDS WEST, 224.77 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF PARCEL 3 IN A TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT 2021K000560; THE FOLLOWING FIVE COURSES ARE ALONG THE EAST AND SOUTHERLY LINES OF SAID TRACT; 1) THENCE SOUTH 01 DEGREES 28 MINUTES 23 SECONDS EAST, 168.59 FEET; 2) THENCE NORTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, 327.98 FEET; 3) THENCE NORTH 64 DEGREES 36 MINUTES 43 SECONDS WEST, 19.57 FEET; 4) THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 66.61 FEET; 5) THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, 175.23 FEET ALONG SAID SOUTHERLY LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN AFORESAID SPECIAL WARRANTY DEED; THE FOLLOWING FOUR COURSES ARE ALONG THE BOUNDARY OF SAID TRACT; 1) THENCE NORTH 66 DEGREES 01 MINUTES 07 SECONDS WEST, 208.73 FEET; 2) THENCE NORTH 00 DEGREES 06 MINUTES 01 SECOND EAST, 65.62 FEET; 3) THENCE SOUTH 66 DEGREES 01 MINUTE 07 SECONDS EAST, 222.66 FEET; 4) THENCE SOUTH 89 DEGREES 48 MINUTES 07 SECONDS EAST, 56.93 FEET; TO THE WESTERLY LINE OF AFORESAID PARCEL 3; THENCE NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST, 431.36 FEET ALONG THE WEST LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF PARCEL B DESCRIBED IN AFORESAID SPECIAL WARRANTY DEED; THE FOLLOWING FOUR COURSES ARE ALONG THE BOUNDARY LINES OF SAID PARCEL B; 1) THENCE NORTH 01 DEGREES 45 MINUTES 16 SECONDS WEST, 67.18 FEET; 2) THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, 76.35 FEET; 3) THENCE NORTH 01 DEGREES 39 MINUTES 58 SECONDS WEST, 59.99 FEET; 4) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 808.24 FEET TO THE WEST LINE OF A PARCEL DESCRIBED IN CITY OF ST. CHARLES, ILLINOIS ORDINANCE NO. 2013-Z-2; THE FOLLOWING EIGHT COURSES ARE ALONG THE SOUTHERLY LINES OF SAID PARCEL; 1) THENCE SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, 140.96 FEET; 2) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 58.51 FEET; 3) THENCE EASTERLY, 60.42 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 130.00 FEET AND A CHORD BEARING SOUTH 75 DEGREES 45 MINUTES 19 SECONDS EAST; 4) THENCE EASTERLY 45.39 FEET (REC. 43.61) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 101.50 FEET AND A CHORD BEARING SOUTH 75 DEGREES 14 MINUTES 59 SECONDS EAST; 5) THENCE SOUTH 00 DEGREES 41 MINUTES 25 SECONDS EAST, 118.23 FEET 6) THENCE SOUTH 89 DEGREES 01 MINUTES 27 SECONDS EAST, 107.04 FEET; 7) THENCE NORTH 86 DEGREES 18 MINUTES 16 SECONDS EAST, 58.19 FEET; 8) THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 610.92 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL TO BE RE-ZONED FROM RT-3 TO RM-2 (PARCEL 2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED ON JUNE 2, 1886 IN BOOK 243, PAGE 17 AND THE WESTERLY LINE OF SIXTH STREET AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION RECORDED AS DOCUMENT 24117; THENCE SOUTH 11 DEGREES 35 MINUTES 34 SECONDS EAST, 2.74 FEET; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 15.04 FEET; THENCE NORTH 14 DEGREES 52 MINUTES 05 SECONDS WEST, 107.42 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO AND GREAT WESTERN RAILROAD COMPANY PER WARRANTY DEED IN BOOK 243, PAGE 17; THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 76.42 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 47 SECONDS WEST, 90.22 FEET; THENCE SOUTHWESTERLY, 8.51 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 76 DEGREES 29 MINUTES 10 SECONDS WEST; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 15.04 FEET TO THE AFORMENETIONED NORTH LINE OF MARK STREET; THENCE NORTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 10.58 ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



DETAIL "A"

LINE TABLE				
LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	---	S 78°34'11" W	(80')	80.00'
L2	---	S 11°35'34" E	---	20.62'
L3	---	N 11°27'25" W	---	23.70'
L4	---	S 78°35'05" W	(60')	60.00'
L5	---	S 11°27'25" E	(30')	30.00'
L6	---	S 11°27'25" E	---	159.98'
L7	---	N 89°54'25" W	---	73.82'
L8	---	N 00°41'25" W	---	2.69'
L9	(N 64°34'0" W)	N 64°36'43" W	(19.73')	19.57'
L10	---	N 00°03'50" W	(67.19')	66.61'
L11	---	N 00°06'01" W	(65.57')	65.62'
L12	---	N 89°48'07" W	(56.84')	56.93'
L13	---	N 01°45'16" E	---	67.18'
L14	(N 89°11' E)	S 89°04'22" E	(76.35')	76.35'
L15	(S 1°53' E)	N 01°39'58" W	(60.06')	59.99'
L16	(N 00°49'00" E)	S 00°55'47" W	(140.96')	140.96'
L17	(N 89°11'00" W)	S 89°04'13" E	(58.51')	58.51'
L18	(N 00°55'11" W)	S 00°41'25" E	(120.17')	118.23'
L19	(N 89°08'14" W)	S 89°01'27" E	(108.55')	107.04'
L20	(N 89°11'00" W)	N 86°18'16" E	(58.19')	58.19'
L21	---	S 11°35'34" E	---	2.74'
L22	---	S 75°07'55" W	---	15.04'
L23	---	N 89°53'37" W	---	10.58'

CURVE TABLE					
CURVE	RECORD LENGTH	MEASURED LENGTH	RADIUS	RECORD CHORD BEARING	MEASURED CHORD BEARING
C1		29.11'	28.00'	---	N 29°05'29" E
C2	(60.42')	60.42'	130.00'	(N 75°52'06" W)	S 75°45'19" E
C3	(43.61')	45.39'	101.50'	(N 74°51'47" W)	S 75°14'59" E
C4	---	8.51'	180.00'	---	S 76°29'10" W

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

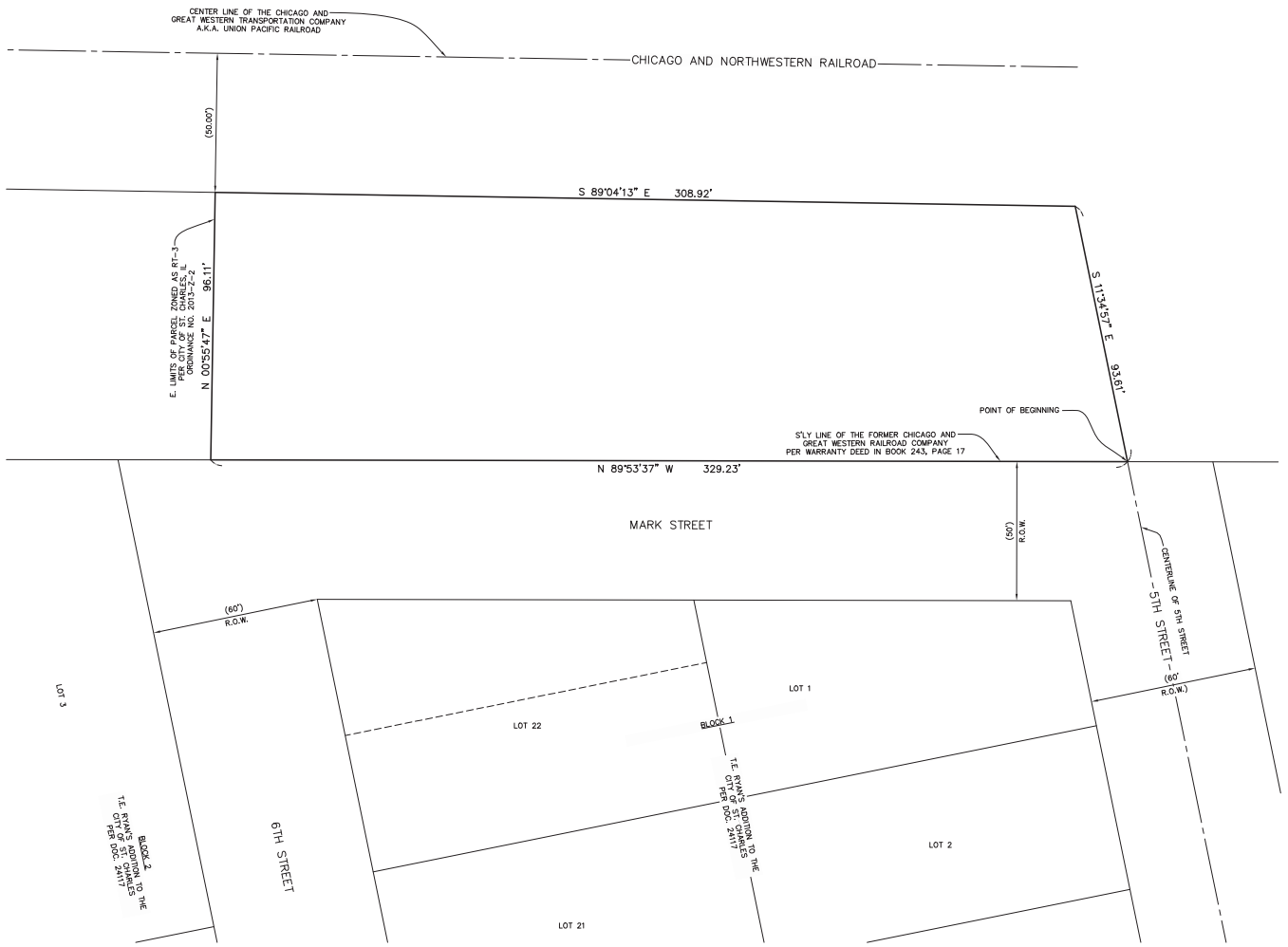
DISC NO.: 402184 FILE NAME: ZONING EXHIBIT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-15-26 JOB NO.: 402.184
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PLOT FILE CREATED: 6/15/2026 BY: TONY ELLIS
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ZONING EXHIBIT

PART OF THE SOUTHEAST QUARTER OF SECTION 28
AND THE SOUTHWEST QUARTER OF SECTION 27,
BOTH IN TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN ST. CHARLES, KANE COUNTY, ILLINOIS.



N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SECTION CORNER OR QUARTER SECTION CORNER

PARCEL OF RM-2 ZONING TO REMAIN

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FIFTH STREET WITH THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED ON JUNE 2, 1886 IN BOOK 243, PAGE 17 AND THE WESTERLY LINE OF SIXTH STREET AS DELINEATED ON THE PLAT OF T.E. RYAN'S ADDITION RECORDED AS DOCUMENT 24117; THENCE NORTH 89 DEGREES 53 MINUTES 37 SECONDS WEST, 329.23 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN CITY OF ST. CHARLES, ILLINOIS ORDINANCE NO. 2013-Z-2; THENCE NORTH 00 DEGREES 55 MINUTES 47 SECONDS EAST, 96.11 FEET TO A POINT ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY; THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS EAST, 308.92 FEET ALONG SIAD PARALLEL LINE TO THE EXTENDED CENTERLINE OF FIFTH STREET; THENCE SOUTH 11 DEGREES 34 MINUTES 57 SECONDS EAST ALONG SAID EXTENDED CENTERLINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 402184 FILE NAME: ZONING EXHIBIT-2
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 06-15-26 JOB NO.: 402.184
CHECKED BY:

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STATE OF ILLINOIS)
)
COUNTY OF KANE)
)
CITY OF ST. CHARLES)

PETITION TO THE CITY OF ST. CHARLES FOR DEVELOPMENT APPROVAL

The undersigned Petitioner, PULTE HOME COMPANY, LLC, a Michigan limited liability company (the "Petitioner"), as contract purchaser of certain real property as further described herein, respectfully petitions the CITY OF ST. CHARLES (the "City") to approve: (i) an amendment to the official zoning map to rezone the property legally described in Exhibit A ("Single-Family Property") to RT-3 (Traditional Single Family Residential) and to rezone the property legally described in Exhibit B ("Townhome Property") to RM-2 (Medium Density Multi-Family Residential) (Single-Family Property and Townhome Property are collectively the "Subject Property"); (ii) a Planned Unit Development to facilitate a residential development ("Seventh Street Commons") comprised of 93 single-family homes and 12 townhomes as depicted on the preliminary planned unit development plat attached hereto as Exhibit C (the "PUD Plat"), with associated deviations identified herein and as may be identified through the entitlement process; (iii) approve a plat of vacation and a preliminary plat of subdivision, copies of which are attached as Group Exhibit D (the "Vacation and Subdivision Plats"); and (iv) to approve such other relief from the St. Charles Municipal Code and Zoning Ordinance ("Code") as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the City as follows:

1. The Subject Property consists of ± 27.28 acres;

2. WM St. Charles, LLC, an Illinois limited liability company, is the owner of the Subject Property ("Subject Property Owner");

3. Petitioner (Pulte Home Company, LLC), a Michigan limited liability company with offices located at 1900 East Golf Road, Suite 300, Schaumburg, Illinois 60173, now seeks approvals necessary and appropriate to facilitate the redevelopment of the Subject Property for a mixed-residential subdivision consisting of 93 single-family homes and 12 townhomes to be known as Seventh Street Commons.

I. BACKGROUND INFORMATION

The subject property is a ± 27-acre former industrial site. The Applied Composites Company ceased operations on the site in 2005. The industrial buildings were mostly demolished by 2010. The property has been vacant since.

In 2013, the City approved Ordinance No. 2013-Z-2, which rezoned the property from M-1 Special Manufacturing to the current zoning designations of RT-3 Traditional Single-Family Residential and RM-2 Medium Density Multi-Family Residential. It also established a PUD for a development on the site, called Lexington Club, and approved plans which included 102 townhome units and 28 single-family homes. At that time, the City also approved a Tax Increment Financing (TIF) District to support the project.

In 2015, the Lexington Club developer, Lexington Homes, requested a PUD Amendment to change the plans from a mix of townhomes and single-family homes to entirely single-family homes (107 lots), with an average lot size of 5,161 square feet. The Plan Commission recommended approval, however the developer ultimately withdrew the application. The Lexington Club project was never constructed due to financial concerns. In 2022, the City dissolved the TIF District based on the Lexington Club development not moving forward.

Petitioner proposes to develop the Subject Property as a mixed residential redevelopment that proposes to fit within the character of the surrounding residential neighborhoods of differing zoning classifications, but adjacent to existing legacy industrial uses. The proposed development, to be known as Seventh Street Commons, consists of two distinct housing lines – The Townhome Series and the Single-Family Series. With two distinct housing lines, Seventh Street Commons will add to the diversity of the City's housing stock, meet the various needs/desires of a broad buyer pool and provide an infill development on an abandoned, vacant site, in close proximity to the City's downtown.

The Townhome Series will consist of 12 two-story front-load townhome units. The Townhome Series will be located in the northeast quadrant of the Subject Property, south of the abandoned railroad right-of-way, fronting Mark Street. The Townhome Series will serve as an appropriate transition between the proposed Single-Family Series development to the west and industrial use to the south and east. Floor plans will be offered within the Townhome Series, with options for 3-bedroom or 4-bedroom layouts. Individual units will range from approximately 2,387 – 2,771 square feet, depending on options selected by buyers. The Townhome Series will serve

diverse needs of both first-time homebuyers and move-down buyers. Ultimately, the Townhome Series will be an attractive option for buyers seeking to limit maintenance obligations and be located in close proximity to Downtown St. Charles. The traditional demographic of townhome buyers include young couples and families, persons in transition (divorce, moving locally, widows, young professionals), and empty nesters downsizing or wanting to be closer to children and grandchildren nearby.

The Single-Family Series will consist of 93 single-family detached homes. The Single-Family Series will be located in the western portion of the Subject Property, with access to and from 6th, 7th, 9th and Mark Streets. The Single-Family Series generally matches product type (detached homes) around the perimeter of the Subject Property, with overall density equal or below surrounding residential sub-areas. Six different floor plans will be offered in the Single-Family Series, including two ranch floor plans. Homes will range from 2-5 bedrooms and approximately 1,800 to 3,000 square feet, depending on buyer selected options. The Single-Family Series will be particularly attractive to both younger homebuyers who are now leaving more urban locations and move-up buyers who may already live in the tri-cities. Homebuyers will be particularly attracted to the premium location of the Subject Property being proximately to schools, Belgium Park, future rail to trail path, the Fox River to the east and Downtown St. Charles.

While St. Charles has seen growth in its new housing supply, the vast majority of new home construction has occurred around the periphery of the City. The Petitioner studied home sales in the City of St. Charles over the last 12 months. The average sale price of a single-family detached home in the City of St. Charles was $670,460. On Average these homes are 2,910 sf and were built in 1978. The housing stock within general Downtown St. Charles is, on average, smaller, older and less expensive than the average St. Charles home. The average detached single-family home within one mile of Downtown St. Charles is 1,862 sf and built in 1954, selling for approximately $494,406 less ($176,054) than the citywide average. Petitioner believes that these numbers are reflective of the age of housing supply proximate to Downtown St. Charles, not market demand. With new home construction in Seventh Street Commons, Petitioner will diversify the housing stock within the western portion of Downtown St. Charles, thereby attracting new residents and disposable income that will support and grow Downtown St. Charles as a vibrant city center.

The Subject Property is uniquely positioned and adjacent, if not part of, the western portion of the City's Downtown. In particular, the redevelopment of the Subject Property can provide unique benefit to Downtowns St. Charles due to its relative proximity. Downtown St. Charles will not only be a "destination" for residents of Seventh Street Commons but will be part of its extended neighborhood.

The City's 2013 Comprehensive Plan identifies the Subject Property to be a combination of Singel Family Attached Residential and Single Family Detached Residential. The City's 2013 Comprehensive Plan identifies the following land use policies, relevant to the Petitioner's proposed development:

> **Preserve the character of the City's existing single-family residential neighborhoods.** The City's residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk and orientation similar to its surrounds.
>
> **Consider the potential impact of new residential development on schools, municipal services and traffic.** As a mature community, the City's infrastructure is well established, particularly in the older areas of the community. Unlike emerging suburbs that are continuously growing, widening roads and building schools as necessary, the community infrastructure of St. Charles is well established and not as easily adaptable. Although road and intersections can be widened, and schools expanded, a less costly approach would be to work within the framework of the City's well-established infrastructure, evaluating proposed development's impact on City systems and working with developers to mitigate and minimize strains on local systems.
>
> **Transition densities to maximize compatibility.** As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City's busy commercial districts. This shift will create new challenges and obstacles for development not associated with easier "green-field" development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent use areas and provides additional density to serve as a transitional land use.

As a result of the industrial facilities demolition in 2010 and proposed remediation by the Petitioner, the Subject Property will be a blank slate for development. Petitioner has listened to feedback from the City and developed a plan for Seventh Street Commons that appropriately blends within the context of the existing neighborhoods, materially consistent with the Comprehensive Plan, the larger detached single-family homes are strategically located in the western portion of the Subject Property and the smaller attached single-family homes are located in the northeastern portion of the Subject Property. The transition between single-family detached and single-family attached homes occurs within the Seventh Street Commons and will not negatively impact existing residents.

II. APPROVAL OF A MAP AMENDMENT REZONING RM-2 AND RT-3 UNDER A PLANNED DEVELOPMENT

1. The Petitioner now seeks approval of a map amendment to rezone the majority of the Subject Property to RT-3 for the 93 detached single-family homes and the smaller, easter area RM-2 for the 12 townhomes, and an amendment to the Comprehensive Plan to change the future land uses as such for the Subject Property.

2. The requested zoning of RT-3 for the single-family property is consistent with portions of the current zoning of the Subject Property and certain zoning of adjoining residential areas.

3. The requested zoning of RM-2 for the townhome property is consistent with a portion of the current zoning for the Subject Property and certain adjoining residential areas.

4. A planned development is required to establish a site plan for the residential development and to approve deviations from the Code.

5. The proposed requests meet all City and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

A. ZONING MAP AMENDMENT

See attached Zoning Map Findings of Fact.

B. PLANNED UNIT DEVELOPMENT (PUD)

See attached Criteria for PUD.

III. APPROVAL OF A PLAT OF VACATION AND PRELIMINARY PLAT OF SUBDIVISION

1. Petitioner seeks approval of (i) a Plat of Vacation and (ii) a Preliminary Plat of Subdivision, copies of which are submitted herewith, to (a) vacate certain existing City right-of-ways and (b) to subdivide the Property to allow the construction of 105 dwelling units and associated storm water outlots that will be maintained by a homeowner's association that will be formed for the subdivision.

2. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Code.

WHEREFORE, by reason of the foregoing, the undersigned respectfully petitions the City to approve: (i) an amendment to the official zoning map to rezone the Single-Family Property to RM-2 (Medium Density Multi-Family Residential) and to rezone the Townhome Property to RT-3 (Traditional Single Family Residential); (ii) a Planned Unit Development to facilitate a residential development comprised of 93 single-family homes and 12 townhomes with associated deviations as depicted on the PUD Plat; (iii) approve a Plat of Vacation and Preliminary Plat of Subdivision; and (iv) to approve such other relief from the St. Charles Municipal Code and Zoning Ordinance ("Code") as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 6th day of August 2026.

PETITIONER:

PULTE HOME COMPANY, LLC,

A Michigan limited liability company

Exhibits A & B

New Legal Descriptions

PARCEL TO BE RE-ZONED FROM RM-2 TO RT-3 (PARCEL 1)

That part of the Southeast Quarter of Section 28, Township 40 North, Range 8 East of the Third Principal Meridian, described as follows:
Commencing at the intersection of the south line of a tract described in a warranty deed recorded on June 2, 1886 in Book 243, Page 17 and the westerly line of Sixth Street as delineated on the plat of T.E. Ryan's Addition recorded as Document 24117; thence south 11 degrees 35 minutes 34 seconds east, 186.93 feet along said westerly line to the point of beginning; thence south 11 degrees 35 minutes 34 seconds east, 26.29 feet to the northerly line of the south 116 feet of Lot 2 in Block 2 in said plat; thence south 78 degrees 34 minutes 11 seconds west, 80.00 feet along said northerly line; thence south 11 degrees 35 minutes 34 seconds east, 20.62 feet; thence south 78 degrees 46 minutes 00 seconds west, 184.93 feet; thence north 11 degrees 27 minutes 25 seconds west, 23.70 feet; thence south 78 degrees 35 minutes 05 seconds west, 60.00 feet; thence south 11 degrees 27 minutes 25 seconds east, 30.00 feet to the southerly line of the north half of Ryan Street as vacated per Document 164957; thence south 78 degrees 35 minutes 05 seconds west, 182.00 feet along said southerly line; thence south 11 degrees 27 minutes 25 seconds east, 159.98 feet to the southeasterly corner of Lot 6 in Block 3 in Millington Third Addition to Charles Record as Document 272865; thence south 78 degrees 30 minutes 48 seconds west, 337.77 feet along said southeasterly line of Lots 1 through 6 in said Block 3 to the east line of Ninth Street as dedicated per Millington Third Addition recorded as Document 272865; the following two courses are along said east line; 1) thence north 00 degrees 41 minutes 52 seconds west, 475.39 feet; 2) thence northeasterly, 29.11 feet along a curve to the right, having a radius of 28.00 feet and a chord bearing north 29 degrees 05 minutes 29 seconds east to the south line of that portion of Ninth Street as vacated per Document 99150; thence north 89 degrees 54 minutes 25 seconds west, 73.82 feet along said south line to the west line of said Ninth Street and the east line of a tract of land described in a trustee's deed recorded as Document 201SK002866; the following three courses are along the east, north and west lines of said tract; 1) thence north 00 degrees 41 minutes 25 seconds west, 2.69 feet; 2) thence south 89 degrees 31 minutes 00 seconds west, 363.88 feet; 3) thence south 01 degrees 03 minutes 24 seconds east, 239.43 feet to a northerly line of a tract described in a warranty deed recorded as Document 2009K088419; thence north 80 degrees 09 minutes 31 seconds west, 224.77 feet along said north line to the east line of Parcel 3 in a tract described in a special warranty deed recorded as Document 2021K000056; the following five courses are along the east and southerly lines of said tract; 1) thence south 01 degrees 28 minutes 23 seconds east, 168.59 feet; 2) thence north 74 degrees 06 minutes 16 seconds west, 327.98 feet; 3) thence north 64 degrees 36 minutes 43 seconds west, 19.57 feet; 4) thence north 00 degrees 03 minutes 50 seconds east, 66.61 feet; 5) thence north 89 degrees 53 minutes 00 seconds west, 17.23 feet along said southerly line and westerly extension thereof to a point on the south line of a tract described in aforesaid special warranty deed; the following four courses are along the boundary of said tract; 1) thence north 07 degrees 01 minutes 07 seconds west, 208.73 feet; 2) thence north 00 degrees 06 minutes 01 second east, 65.62 feet; 3) thence south 66 degrees 01 minute 07 seconds east, 222.66 feet; 4) thence south 89 degrees 48 minutes 07 seconds east, 56.93 feet to the westerly line of afore said Parcel 3; thence north 00 degrees 31 minutes 00 seconds east, 431.36 feet along the west line of said Parcel 3 to the southwest corner of Parcel 8 described in aforesaid special warranty deed; the following four courses are along the boundary lines of said Parcel 8; 1) thence north

New Legal Descriptions

01 degrees 45 minutes 16 seconds west, 67.18 feet; 2) thence south 89 degrees 04 minutes 22 seconds east, 76.35 feet; 3) thence north 01 degrees 39 minutes 58 seconds west, 59.99 feet; 4) thence south 89 degrees 04 minutes 13 seconds east, 808.24 feet to the west line of a parcel described in City of St. Charles, Illinois Ordinance No. 2013-Z-2; the following eight courses are along the southerly lines of said parcel; 1) thence south 00 degrees 55 minutes 47 seconds west, 140.96 feet; 2) thence south 89 degrees 04 minutes 13 seconds east, 58.51 feet; 3) thence easterly, 60.42 feet along a curve to the right, having a radius of 130.00 feet and a chord bearing south 75 degrees 45 minutes 19 seconds east; 4) thence easterly 45.39 feet (rec. 43.61') along a curve to the left, having a radius of 101.50 feet and a chord bearing south 75 degrees 14 minutes 59 seconds east; 5) thence south 00 degrees 41 minutes 25 seconds east, 118.23 feet; 6) thence south 89 degrees 01 minutes 27 seconds east, 107.04 feet; 7) thence north 86 degrees 18 minutes 16 seconds east, 58.19 feet; 8) thence south 89 degrees 04 minutes 13 seconds east, 610.92 feet to the point of beginning, in Kane County, Illinois.

PARCEL TO BE RE-ZONED FROM RT-3 TO RM-2 (PARCEL 2)

That part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, both in Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the intersection of the south line of a tract described in a warranty deed recorded on June 2, 1886 in Book 243, Page 17 and the westerly line of Sixth Street as delineated on the plat of T.E. Ryan's Addition recorded as Document 24117; thence south 11 degrees 35 minutes 34 seconds east, 2.74 feet; thence south 75 degrees 07 minutes 55 seconds west, 15.04 feet; thence north 14 degrees 52 minutes 05 seconds west, 107.42 feet to the southerly line of the former Chicago and Great Western Railroad Company per warranty deed in Book 243, Page 17; thence south 89 degrees 04 minutes 13 seconds east, 76.42 feet; thence south 00 degrees 55 minutes 47 seconds west, 90.22 feet; thence southwesterly, 8.51 feet along a curve to the left, having a radius of 180.00 feet and a chord bearing south 76 degrees 29 minutes 10 seconds west; thence south 75 degrees 07 minutes 55 seconds west, 15.04 feet to the aforementioned north line of Mark Street; thence north 89 degrees 53 minutes 37 seconds west, 10.58 along said north line to the point of beginning, in Kane County, Illinois.

PARCEL OF RM-2 ZONING TO REMAIN

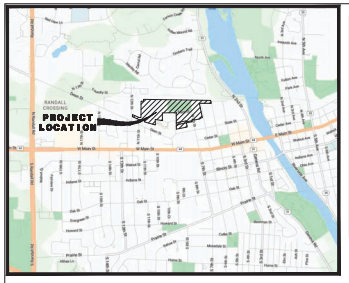
That part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, both in Township 40 North, Range 8 East of the Third Principal Meridian described as follows:
Beginning at the intersection of the centerline of Fifth Street with the southerly line of a tract described in a warranty deed recorded on June 2, 1886 in Book 243, Page 17, and the westerly line of Sixth Street as delineated on the plat of T.E. Ryan's Addition recorded as Document 24117; thence north 89 degrees 53 minutes 37 seconds west, 329.23 feet to the east line of a parcel described in City of St. Charles, Illinois Ordinance No. 2013-Z-2; thence north 00 degrees 55 minutes 47 seconds east, 96.11 feet to a point on a line 50.00 feet south of and parallel with the centerline of the Main Track of the Chicago and Northwestern Transportation Company; thence south 89 degrees 04 minutes 13 seconds east, 308.92 feet along said parallel line to the extended centerline of Fifth Street; thence south 11 degrees 34 minutes 57 seconds east along said extended centerline to the point of beginning, in Kane County, Illinois.

Exhibits C & D

PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN

FOR

SEVENTH STREET COMMONS



LOCATION MAP

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
SWMF	- STORMWATER MANAGEMENT FACILITY
H.O.A.	- HOME OWNERS ASSOCIATION
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U.&D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.N.	- PARCEL INDEX NUMBER

TOTAL AREA OF SUBDIVISION

27.284 ACRES
(1,188,491.04 S.F.)

(MORE OR LESS)

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ST. CHARLES, KANE COUNTY, ILLINOIS.

INDEX OF SHEETS:

1	TITLE SHEET
2–4	EXISTING CONDITIONS – DEMOLITION PLAN
5–7	PROPOSED GEOMETRY
8–10	PROPOSED UTILITY PLAN
11–13	PROPOSED GRADING PLAN

N

SCALE: 1 INCH = 100 FEET

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MON IL KANE 20 40 B (PID) AJ3022: STATION IS LOCATED 85 FT SOUTH OF CENTERLINE OF CRANE RD, 55 FEET WEST OF CENTERLINE OF RANDALL RD, 155 FEET SOUTHWEST OF POWERPOLE, 122 FEET SOUTH SOUTHEAST OF PP, 85 FEET NORTHEAST OF PP, 34 FEET EAST OF FENCE LINE, 4.4 FT EAST OF CONCRETE DITCH, 53 FEET SOUTH SOUTHEAST OF 24 INCH CONCRETE CULVERT, AND 2 FT EAST OF ORANGE FIBERGLASS WITNESS POST. NOTE – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.57 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 771 NAVD 88

CONTROL POINTS:

CP #177: SET '+' NEAR NORTHEAST CORNER OF THE CONCRETE DRIVEWAY FOR 1200 DEAN STREET APPROXIMATELY 11 FEET WEST OF THE CENTERLINE OF 12TH STREET AND APPROXIMATELY 145 FEET NORTHEASTERLY OF THE CENTERLINE OF DEAN STREET:
NORTHING: 1911770.33
EASTING: 985413.23
ELEVATION: 725.40 NAVD 88

CP #175: SET '+' IN TOP OF CONCRETE CURB IN FRONT OF FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF MARK STREET AND 6TH STREET. LOCATED APPROXIMATELY 13 FEET NORTHEASTERLY OF THE CENTERLINE OF 6TH STREET AND APPROXIMATELY 37 FEET SOUTH OF THE CENTERLINE OF MARK STREET.
NORTHING: 1912121.42
EASTING: 987553.47
ELEVATION: 721.36 NAVD 88

PARCEL DESCRIPTION

PARCEL ONE:
LOT 2 (EXCEPT THE SOUTHERLY 116 FEET); ALL OF LOTS 3 AND 4 IN BLOCK 2 OF T. E. RYANS ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 1 AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2; LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 AND LOTS 1, 2, 3, 4, 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY DOCUMENT 1788467 RECORDED AUGUST 19, 1986) AND THAT PART OF VACATED NINTH STREET NORTH OF THE SOUTH LINE EXTENDED EASTERLY OF LOT 5 IN SAID BLOCK 5 AND VACATED MARK STREET, AND THE NORTH 1/2 OF VACATED RYAN STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 13, BLOCK 2 EXTENDED AND LYING WESTERLY OF THE WESTERLY LINE OF SEVENTH STREET, ALL IN MILLINGTON'S THIRD ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH EAST 4 WITH THE NORTHERLY LINE OF DEAN STREET; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID DEAN STREET 1043 FEET; THENCE NORTH 2 DEGREES, 44 MINUTES 0 SECONDS EAST 150 FEET (SAID POINT HEREINAFTER REFERRED TO AS POINT A); THENCE SOUTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 149.92 FEET; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST, 62 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 31 MINUTES, 0 SECONDS WEST 651.43 FEET; THENCE SOUTH 89 DEGREES, 45 MINUTES, 0 SECONDS WEST 135.80 FEET; THENCE NORTH 7.90 FEET; THENCE SOUTH 89 DEGREES, 20 MINUTES, 0 SECONDS WEST 282.40 FEET; THENCE SOUTH 00 DEGREES, 27 MINUTES, 10 SECONDS WEST 490.78 FEET; THENCE EAST 106 FEET; THENCE SOUTH 67.19 FEET TO A LINE DRAWN NORTH 64 DEGREES, 34 MINUTES, 0 SECONDS EAST 19.73 FEET; THENCE SOUTH 74 DEGREES, 16 MINUTES, 30 SECONDS EAST 327.76 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40, RAGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTH EAST 1/4; THENCE EAST 396.08 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO A POINT OF BEGINNING; THENCE SOUTH 66 DEGREES, 13 MINUTES, 0 SECONDS EAST PARALLEL WITH THE NORTHERLY LINE OF DEAN STREET, 208.7 FEET (THIS COURSE HEREINAFTER REFERRED TO AS LINE "A"); THENCE EAST 69 FEET; THENCE NORTH 0 DEGREES, 27 MINUTES, 10 SECONDS EAST 60 FEET; THENCE WEST 56.84 FEET TO A LINE DRAWN PARALLEL WITH AND 60 FEET NORTHERLY OF, MEASURED AT RIGHT ANGLES THERETO, LINE "A" AFORESAID; THENCE NORTH 66 DEGREES, 13 MINUTES, 0 SECONDS WEST ALONG SAID PARALLEL LINE, 222.5] FEET TO A LINE DRAWN NORTH, PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4, FROM THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID PARALLEL LINE 65.57 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FIVE:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 2 OF MILLINGTON'S THIRD ADDITION TO THE TOWN OF ST. CHARLES; THENCE NORTH 11 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED, 356 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 78 DEGREES, 48 MINUTES, 0 SECONDS EAST 186.2 FEET TO THE WESTERLY LINE OF BLOCK 2 OF T. E. RYAN'S ADDITION TO ST. CHARLES; THENCE NORTH 11 DEGREES, 48 MINUTES, 0 SECONDS WEST ALONG SAID WESTERLY LINE 481.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND GREAT WESTERN RAILWAY; THENCE SOUTH 89 DEGREES, 30 MINUTES, 0 SECONDS WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MILLINGTON'S THIRD ADDITION TO THE SOUTHEAST CORNER OF BLOCK 2 IN SAID ADDITION; THENCE EASTERLY ALONG THE SOUTHERLY LINE EXTENDED EASTERLY OF SAID BLOCK 2 TO THE EASTERLY LINE OF WEST SEVENTH STREET EXTENDED; THENCE SOUTH 11 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG SAID EASTERN LINE TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL DESCRIPTION (Cont'd)

PARCEL SIX:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, ON THE NORTHERLY LINE OF DEAN STREET; THENCE NORTH 66 DEGREES, 07 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE OF DEAN STREET 335.3 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JULES VANOVERMEIREN BY DEED DATED DECEMBER 18, 1925, AND RECORDED DECEMBER 26, 1925 IN BOOK 788, PAGE 548, AS DOCUMENT 266367; THENCE NORTH ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID TRACT OF LAND 174 FEET; THENCE NORTH 60 DEGREES, 19 MINUTES, 0 SECONDS WEST, 168.19 FEET; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 188.59 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 29 MINUTES, 0 SECONDS WEST 476.71 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY; THENCE NORTH 89 DEGREES, 31 MINUTES, 0 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 456.2 FEET TO THE NORTHWEST CORNER OF SAID MILLINGTON'S THIRD ADDITION; THENCE SOUTH 1 DEGREE EAST ALONG THE WEST LINE OF SAID ADDITION 285 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS 132 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0SECONDS EAST 255.77 FEET TO A POINT SOUTH 80 DEGREES, 02 MINUTES, 0 SECOND EAST FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES, 02 MINUTES, 0 SECONDS WEST 325.65 EAST TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF MILLINGTON'S THIRD ADDITION TO ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST ALONG THE WEST LINE OF SAID ADDITION 285.0 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 132.0 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 255.77 FEET FOR A POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 04 MINUTES, 0 SECONDS WEST ALONG THE LAST DESCRIBED COURSE 255.77 FEET; THENCE SOUTH 89 DEGREES, 31 MINUTES, 0 SECONDS WEST 100.00 FEET; THENCE SOUTH 1 DEGREES, 04 MINUTES, 0 SECONDS EAST PARALLEL WITH SAID WEST LINE 237.41 FEET TO A LINE DRAWN NORTH 80 DEGREES, 06 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 80 DEGREES, 06 MINUTES, 0 SECONDS EAST 101.86 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED BY DOCUMENT 1788487 RECORDED AUGUST 19, 1986), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL EIGHT:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL FOLLOWS: BEGINNING AT THE INTERSECTION OF FIFTH STREET (STATE ROUTE ROUTE 31) AS PLATTED IN THE CITY OF ST. CHARLES WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JUNE 2, 1886 BETWEEN JOHN WARNE, AND OTHERS, AND THE MINNESOTA AND NORTH WESTERN RAILROAD COMPANY, FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY ON JUNE 4, 1886 IN BOOK 243 ON PAGE 17; THENCE WESTERLY ALONG THE SOUTH LINE BY SAID WARRANTY DEED, BEING ALONG THE SOUTH RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, A DISTANCE OF 1857.64 FEET. TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 7.90 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY; A DISTANCE OF 282.85 FEET TO A JOG IN SAID SOUTH RIGHT OF WAY LINE; THENCE NORTHERLY, ALONG SAID JOG, A DISTANCE OF 127.46 TO A POINT ON A LINE THAT IS 50.0 FEET SOUTH OF AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY; THENCE EASTERLY,ALONG SAID PARALLEL LINE, A DISTANCE OF 2126.02 FEET TO THE CENTER LINE OF 5TH STREET (STATE ROUTE 31) AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING, BEING SITUATED IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE CITY OF ST. CHARLES BY DOCUMENT 910272, SAID POINT BEING 50.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE UNION PACIFIC RAILROAD MAIN TRACK CENTER LINE; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 76.35 FEET, PARALLEL WITH SAID MAIN TRACK CENTER LINE; THENCE SOUTH 1 DEGREES 53 MINUTES EAST, 60.06 FEET, PARALLEL WITH THE EAST LINE OF SAID LAND CONVEYED BY DOCUMENT NO. 910272; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 76.35 FEET TO THE SOUTHEAST CORNER OF SAID DOCUMENT NO. 910272; THENCE NORTH 1 DEGREE 53 MINUTES WEST WEST, 60.06 FEET ALONG THE EAST LINE OF SAID DOCUMENT NO. 910272 TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CURVE TABLE					
CURVE	RECORD LENGTH	MEASURED LENGTH	RADIUS	CHORD BEARING	
C1	(70')	70.06'	212.00'	S 69°07'05" W	
C2	(41.5')	48.04'	23.00'	N 60°31'11" W	
C3	----	29.11'	28.00'	N 29°05'29" E	
C4	(83.0')	86.51'	114.00'	N 48°01'16" E	
C5	(50')	50.94'	152.00'	N 68°59'01" E	

LINE TABLE				
LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	----	S 78°34'11" W	(80')	80.00'
L2	----	S 11°35'34" E	----	20.62'
L3	----	N 11°27'25" W	----	23.70'
L4	----	S 78°35'05" W	(60')	60.00'
L5	----	S 11°27'25" E	(30')	30.00'
L6	----	N 11°27'25" W	(30')	30.00'
L7	----	N 89°54'25" W	----	73.82'
L8	----	N 00°41'25" W	----	2.69'
L9	(N 64°34'0" W)	N 64°36'43" W	(19.73')	19.57'
L10	----	N 00°03'50" W	(67.19')	66.61'
L11	----	N 00°06'01" W	(65.57')	65.62'
L12	----	N 89°48'07" W	(56.84')	56.93'
L13	----	N 01°45'16" E	----	67.18'
L14	(N 89°11' E)	S 89°04'22" E	(76.35')	76.35'
L15	(S 1°53' E)	N 01°39'58" W	(60.06')	59.99'
L16	----	N 00°41'25" W	(80.0')	80.41'

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SECTION CORNER OR QUARTER SECTION CORNER

- EXISTING R.O.W. TO BE VACATED UNDER SEPARATE DOCUMENT

PROPERTY OWNER:
WM ST CHARLES LLC
ATTN: WAYNE MORETTI
1731 N. MARCEY STREET, STE 200
CHICAGO, IL 60614
(773) 598-5449
wmoretti@lexingtonchicago.com

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

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CEMCON, Ltd.
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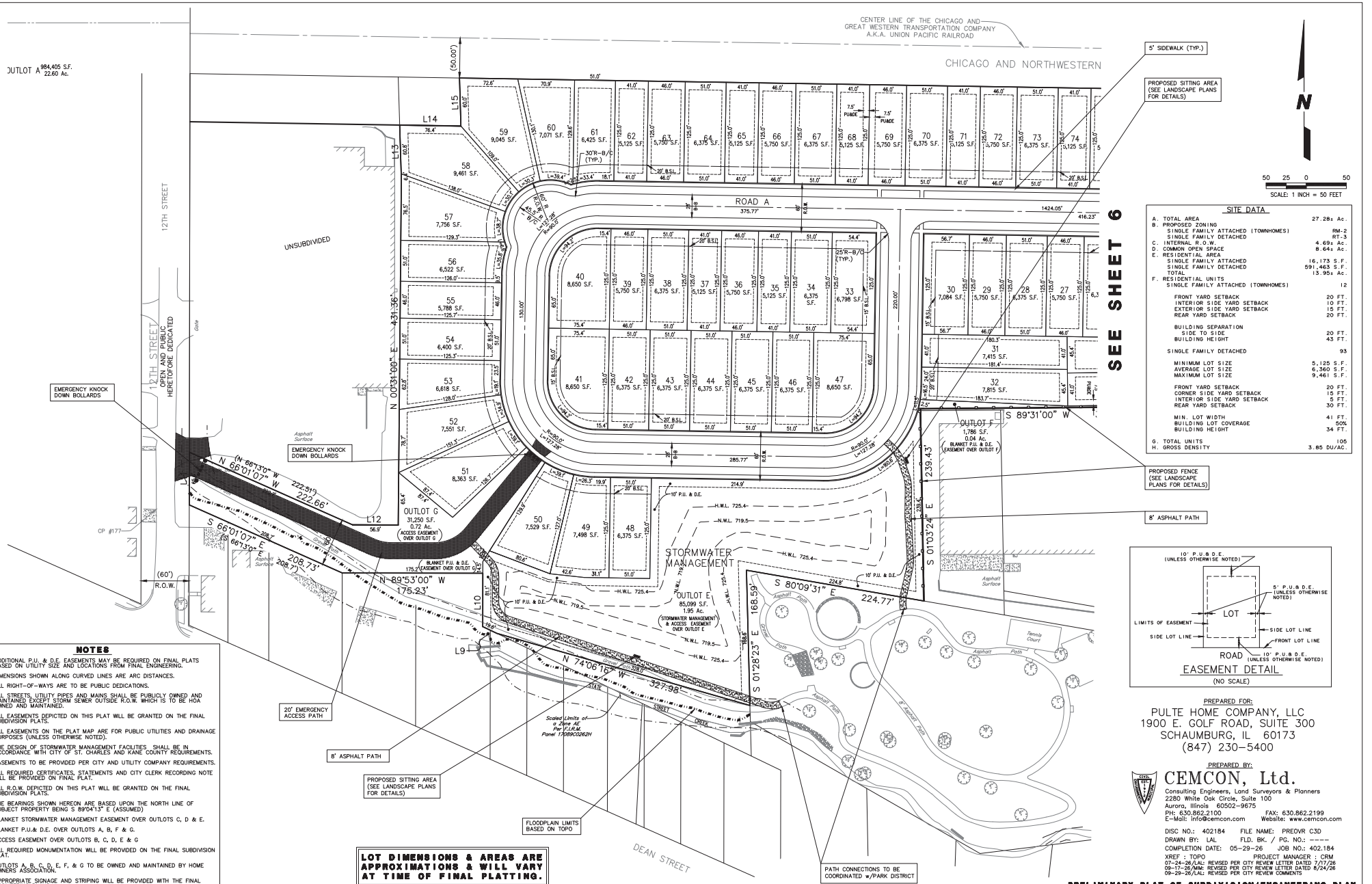
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COMPLETION DATE: 05-29-26 JOB NO.: 402.184
XREF : TOPO PROJECT MANAGER : CRM

07-24-26/LAL: REVISED PER CITY REVIEW LETTER DATED 7/17/26
09-17-26/MNE: REVISED PER CITY REVIEW LETTER DATED 8/24/26
09-29-26/LAL: REVISED PER CITY REVIEW COMMENTS

PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
TITLE SHEET - SHEET 1 OF 13

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SITE DATA

A. TOTAL AREA	27.28± Ac.
B. PROPOSED ZONING	
SINGLE FAMILY ATTACHED (TOWNHOMES)	RM-2
SINGLE FAMILY DETACHED	RT-3
C. INTERNAL R.O.W.	4.69± Ac.
D. COMMON OPEN SPACE	8.64± Ac.
E. RESIDENTIAL AREA	
SINGLE FAMILY ATTACHED	16,173 S.F.
SINGLE FAMILY DETACHED	591,463 S.F.
TOTAL	13.95± Ac.
F. RESIDENTIAL UNITS	
SINGLE FAMILY ATTACHED (TOWNHOMES)	12
FRONT YARD SETBACK	20 FT.
INTERIOR SIDE YARD SETBACK	10 FT.
EXTERIOR SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	20 FT.
BUILDING SEPARATION SIDE TO SIDE	20 FT.
BUILDING HEIGHT	43 FT.
SINGLE FAMILY DETACHED	93
MINIMUM LOT SIZE	5,125 S.F.
AVERAGE LOT SIZE	6,360 S.F.
MAXIMUM LOT SIZE	9,461 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	5 FT.
REAR YARD SETBACK	30 FT.
MIN. LOT WIDTH	41 FT.
BUILDING LOT COVERAGE	50%
BUILDING HEIGHT	34 FT.
G. TOTAL UNITS	105
H. GROSS DENSITY	3.85 DU/AC.

EASEMENT DETAIL
(NO SCALE)

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED EXCEPT STORM SEWER OUTSIDE R.O.W. WHICH IS TO BE HOA OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ST. CHARLES AND KANE COUNTY REQUIREMENTS.
8. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
9. ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
10. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
11. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SUBJECT PROPERTY BEING S 89°04'13" E (ASSUMED)
12. BLANKET STORMWATER MANAGEMENT EASEMENT OVER OUTLOTS C, D & E.
13. BLANKET P.U.& D.E. OVER OUTLOTS A, B, F & G.
14. ACCESS EASEMENT OVER OUTLOTS B, C, D, E & G
15. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
16. OUTLOTS A, B, C, D, E, F, & G TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
17. APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
18. "NO PARKING FIRE LANE" SIGNS WILL BE POSTED ON ONE SIDE OF STREET WITH FINAL ENGINEERING.

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

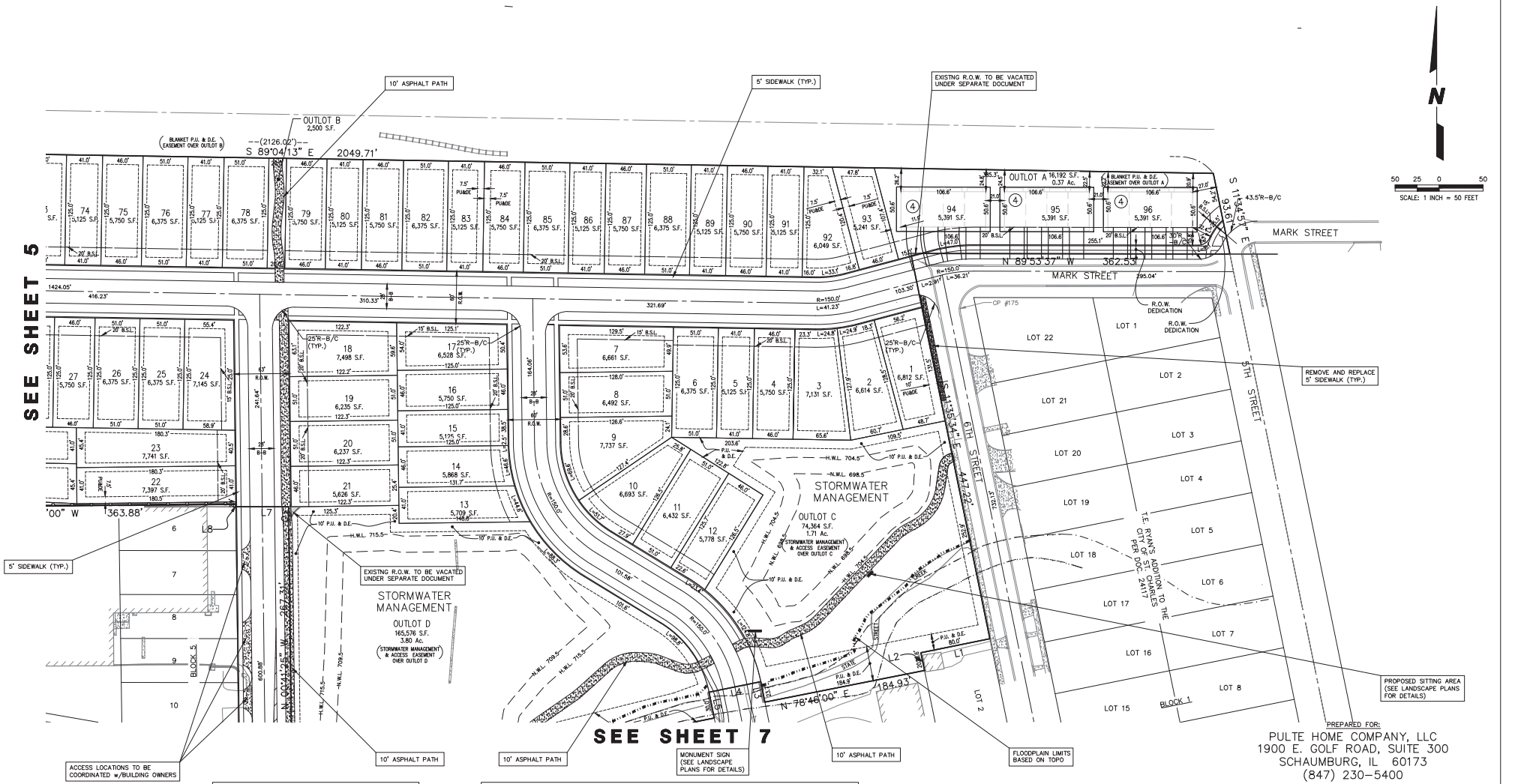
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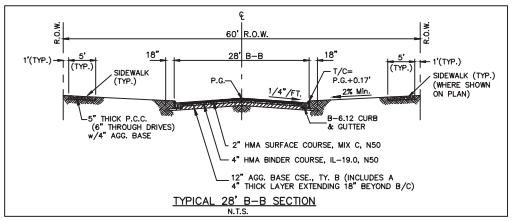
PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 5 OF 12
PREPLAT01

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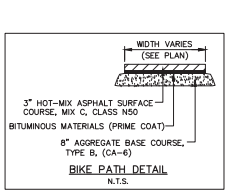
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EMERGENCY ACCESS PATH CROSS-SECTION
N.T.S.



TYPICAL 28' B-B SECTION
N.T.S.



BIKE PATH DETAIL
N.T.S.

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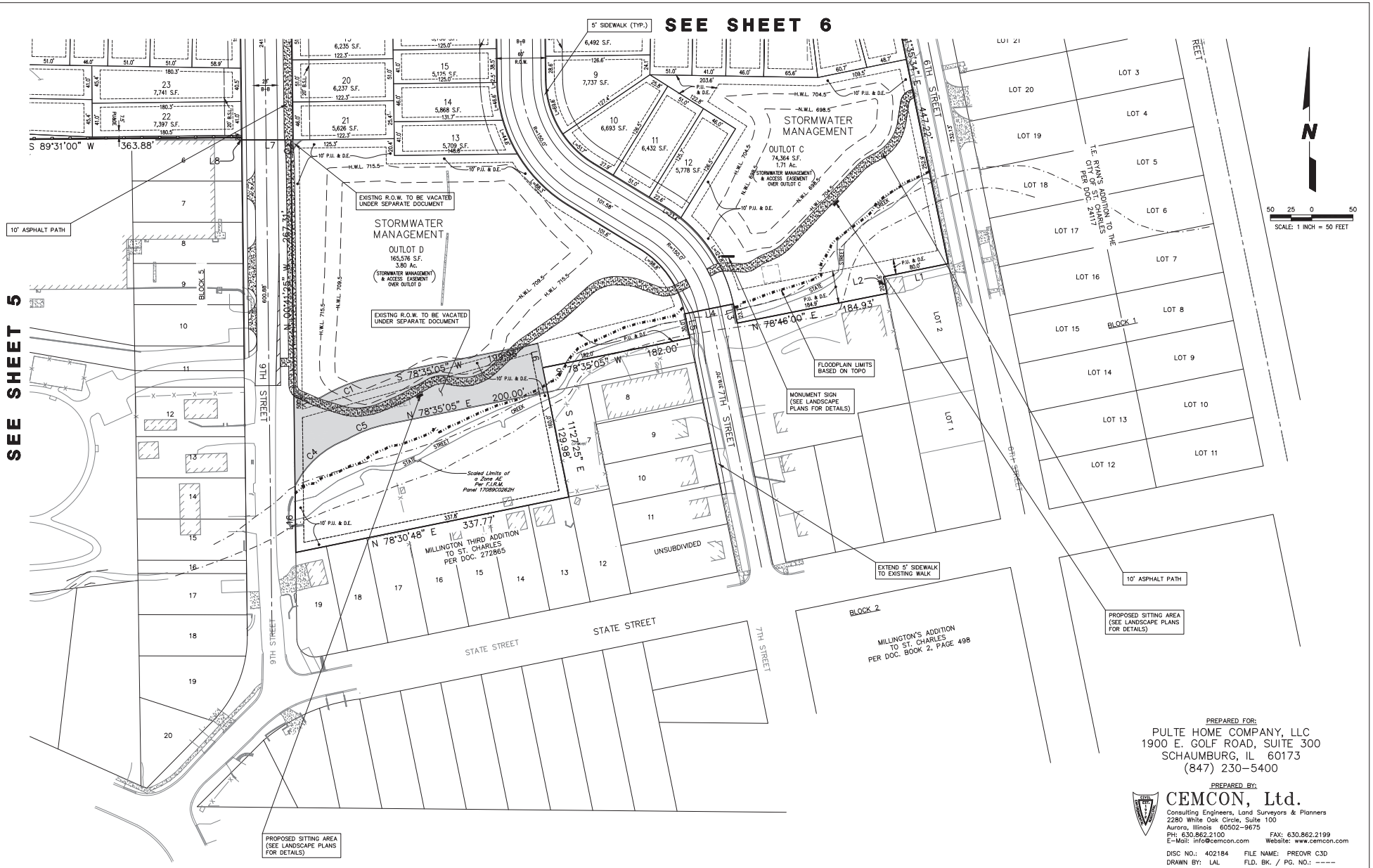
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09-29-26/LAL: REVISED PER CITY REVIEW COMMENTS

PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 6 OF 12

PREPLAT02

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PRELIMINARY PLAT OF SUBDIVISION/ENGINEERING PLAN
PROPOSED GEOMETRY - SHEET 7 OF 13
PREPLAT03

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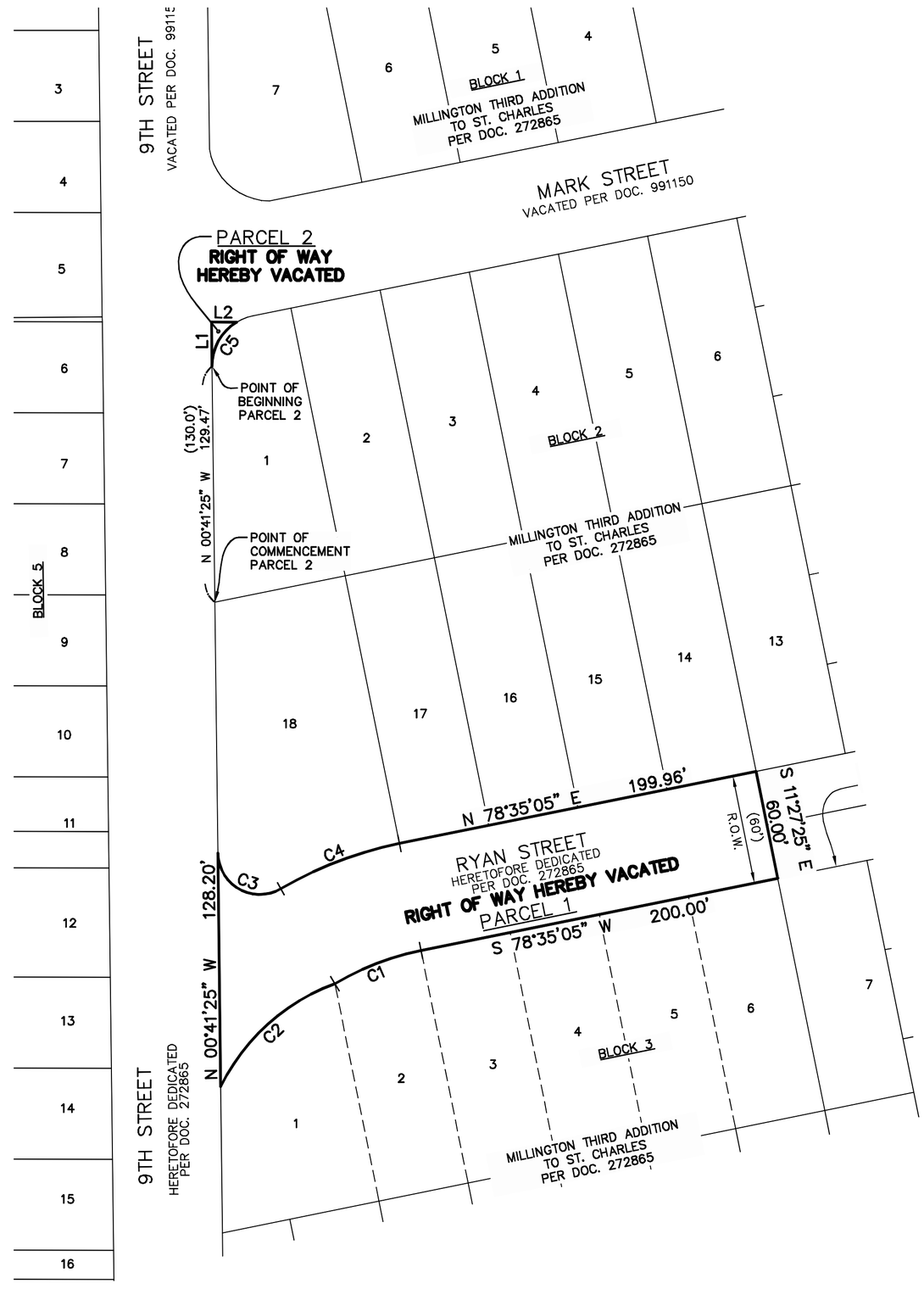
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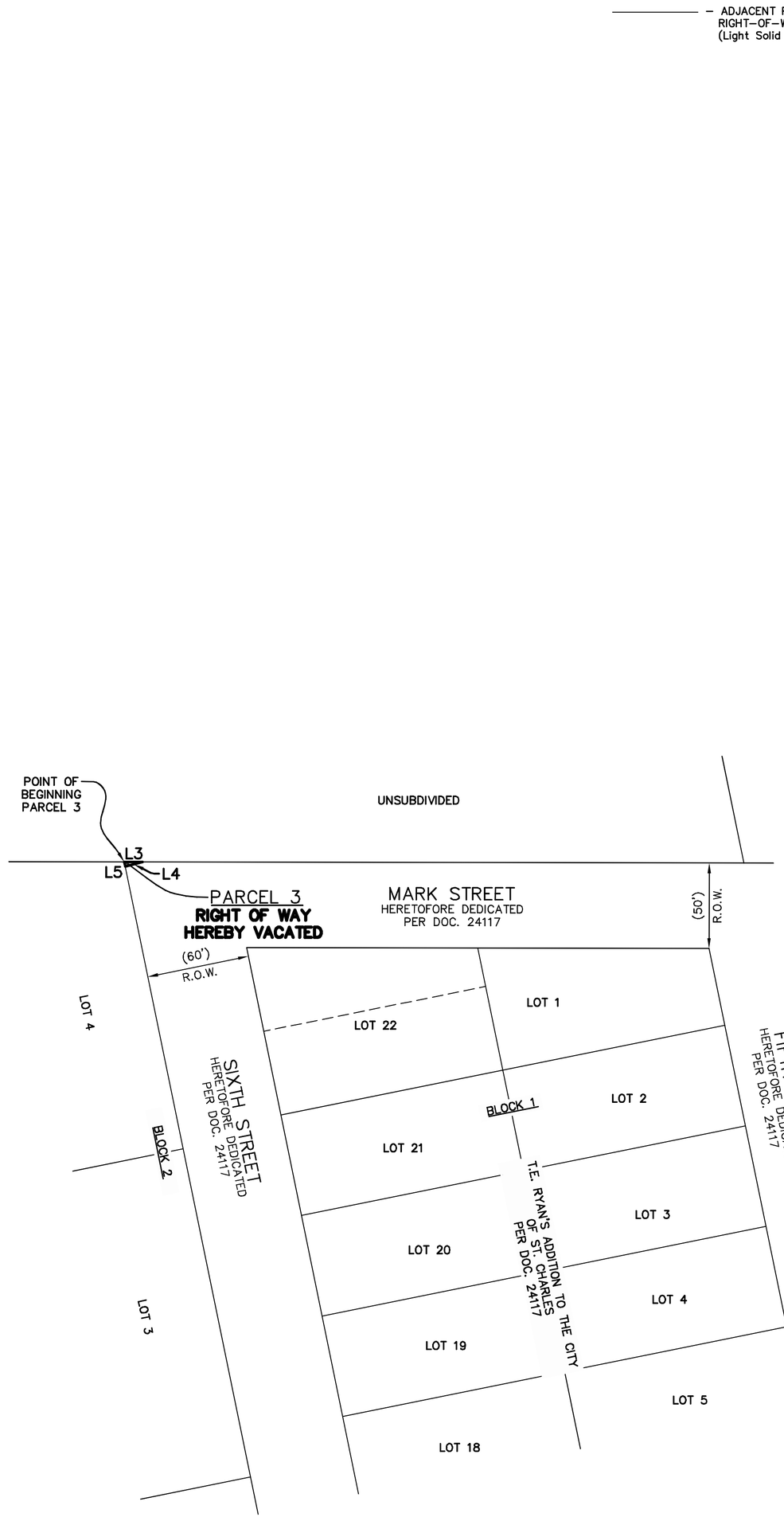
PLAT OF VACATION

PART OF EAST HALF OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN ST. CHARLES, KANE COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°41'25" W	24.33'
L2	S 89°54'25" E	13.82'
L3	S 89°53'37" E	10.58'
L4	S 75°07'55" W	10.38'
L5	N 11°35'34" W	2.74'

CURVE TABLE				
CURVE	RECORD LENGTH	MEASURED LENGTH	RADIUS	CHORD BEARING
C1	(50')	50.94'	152.00'	S 68°59'01" W
C2	(83.0')	86.51'	114.00'	S 48°01'16" W
C3	(41.5')	48.04'	23.00'	S 60°31'11" E
C4	(70')	70.06'	212.00'	N 69°07'05" E
C5	---	29.11'	28.00'	S 29°05'29" W





50 25 0 50

SCALE: 1 INCH = 50 FEET

LINE LEGEND

— RIGHT OF WAY VACATION LIMITS LINE (Heavy Solid Line)

— ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF ST. CHARLES ON

_____A.D.,20___

_____ _____
MAYOR CITY CLERK

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF KANE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK __.M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20____.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2027

UTILITY COMPANY RELEASE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN THE DEPICTED EASEMENT/RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID EASEMENT/RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED.

NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

COMCAST CABLE COMMUNICATIONS, INC.:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

CITY OF ST. CHARLES, ITS SUCCESSORS AND ASSIGNS:

THIS _____DAY OF _____A.D. 20_____.

_____ _____
TITLE WITNESS

PARCEL DESCRIPTIONS

PARCEL 1:
THAT PART OF RYAN STREET IN MILLINGTON THIRD ADDITION LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 272865, NOT PREVIOUSLY VACATED, LYING EASTERLY OF 9TH STREET, IN KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF MARK STREET AS DEDICATED ON MILLINGTON THIRD ADDITION LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 272865, LYING EASTERLY OF 9TH STREET, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SAID SUBDIVISION; THENCE NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 129.47 FEET (130.0 RECORD) ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 41 MINUTES 25 SECONDS WEST, 24.33 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS EAST, 13.82 FEET TO A POINT ON A NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTHWESTERLY, 29.11 FEET ALONG A CURVE TO LEFT, HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING SOUTH 29 DEGREES 05 MINUTES 29 SECONDS WEST TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF MARK STREET AS DEDICATED ON T.E. RYANS ADDITION TO THE CITY OF ST. CHARLES BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24117, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID MARK STREET AND THE WESTERLY LINE OF SIXTH STREET BOTH AS DEDICATED PER SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 53 MINUTES 37 SECONDS EAST, 10.58 FEET ALONG SAID NORTH LINE; THENCE SOUTH 75 DEGREES 07 MINUTES 55 SECONDS WEST, 10.38 FEET TO SAID WESTERLY LINE; THENCE NORTH 11 DEGREES 35 MINUTES 34 SECONDS WEST, 2.74 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402184 FILE NAME: VACATION_2008
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 05-18-26 JOB NO.: 402.184
CHECKED BY: JRP 05-21-26 & 05-27-26
REVISED 05-27-26\AJB ADDED ADDITIONAL VACATION PARCELS

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PLOT FILE CREATED: 5/27/2026 BY: TONY BLUS
DRAWING PATH: P:\402184\DWG\SURVEY\DRAWINGS\PLATS\VACATION_2008.DWG

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 9th 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

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Wayne Moretti, being first duly sworn on oath depose and say that I am President ~~Manager~~ of Lexington Homes Illinois, Inc., who is the Manager of WM ST CHARLES 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.:

Moretti LLC	
Ronald J Benach Trust	

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

By: _____
Wayne Moretti, its President

Subscribed and Sworn before me this 23 day of January, 2026.

_____
Notary Public

OFFICIAL SEAL
JAY CARL WENDT
Notary Public, State of Illinois
Commission No. 1004143
My Commission Expires
February 06, 2029

BENEFICIARIES DISCLOSURE FORM
CORPORATION

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Matt Brolley, being first duly sworn on oath depose and say that I am the Vice President Land Planning and Development of Pulte Home Company, LLC, an (Illinois) (_____) Corporation and that the following persons are all of the shareholders of 7% or more of the common stock of said Corporation:

PulteGroup, Inc., a publicly traded company - 100%

BY: [signature]

TITLE: Vice President Land Planning and Development

Subscribed and Sworn before me this 9th day of June, 20 26.

[signature]
Notary Public

OFFICIAL SEAL
JESSICA PEREZ ALVAREZ
Notary Public, State of Illinois
Commission No. 1002372
My Commission Expires January 09, 2029

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Seventh Street Commons

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RT-3	**Ordinance #:** Seventh Street C	
Minimum Lot Area	5,000 sf		5,125 sf
Minimum Lot Width	50 ft		41 ft
Maximum Building Coverage	25%		50%
Maximum Building Height	2 stories		2 stories /34'
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[1]	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	2		4

[1] 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: Seventh Street Commons

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RM-2	**Ordinance #:** Seventh Street C	
Minimum Lot Area	4,300 sf/du		2,697 sf/du
Minimum Lot Width	24 ft/du		25.5 ft/du
Maximum Building Coverage	35%		36%
Maximum Building Height	35'		43'
Minimum Front Yard	20 ft		20 ft
Interior Side Yard	10 ft		10 ft
Exterior Side Yard	20 ft		N/A
Minimum Rear Yard	25 ft		20 ft
Landscape Buffer Yards[1]	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	**2**		**4**

[1] 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.

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

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	Seventh Street Commons
Project Number:	2026 -PR- 009
Cityview Project Number:	PLSU202600025

Received Date
RECEIVED
JUN 10 2026
City of St. Charles
Community Development

- *File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance 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 a question please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.*

1. Property Information:	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, 09-28-477-008. 09-28-478-011	
	Proposed Name: Seventh Street Commons	
2. Applicant Information:	Name: Pulte Home Company, LLC	Phone:
	Address: 1900 E. Golf Road, Suite 300 Schaumburg, IL 60173	Email:
3. Record Owner Information:	Name: WM ST CHARLES LLC	Phone:
	Address: 1731 N. Marcey Street, Suite 200 Chicago, IL 60614	Email:

4. Identify the Type of Application:

☑ **Special Use for Planned Unit Development - PUD Name:** Seventh Street Commons

- ☑ New PUD
- ☐ Amendment to existing PUD- Ordinance #:
- ☐ PUD Preliminary Plan filed concurrently

☐ **Other Special Use (from list in the Zoning Ordinance):**

- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Single Family Attached Residential

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

What is the property's current zoning? RT 3 Traditional Single Family Residential District

What is the property currently used for? vacant manufacturing site

If the proposed Special Use is approved, what improvements or construction are planned?

Construction of 104 residential units (12 townhomes and 92 single-family homes).

6. For Special Use Amendments only:

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. **Required Attachments:**
If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☑ **APPLICATION FEE:** Special Use for PUD: $1,000
All other Special Use requests: $750

☑ **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 zoning application with the City of St. Charles for the subject property.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 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.

☑ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

☑ **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.

☑ **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

☑ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: https://kanedupageswcd.org/kd/natural-resource-inventory

☑ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: https://dnr2.illinois.gov/EcoPublic/

☑ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact 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

☑ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☑ **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.

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

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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 _____ June 1, 2026

Record Owner Wayne Moretti, Manager Date

_____ 6-1-26

Applicant or Authorized Agent Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

PUD Name: Seventh Street Commons

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Developing the Subject Property with both existing RM-2 and RT-3 zoning uses will fulfill the in-fill development of a vacant, blighted, abandoned industrial site with residential uses materially consistent with mixed surrounding residential zoning and legacy industrial uses. The Project will provide access opportunity to a proposed RRROW trail to the north, green space, stormwater facilities and a path along the south, buffering existing uses, as well as utilizing existing streets and public utilities.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

A. Conforming to the requirements would inhibit creative design that serves community goals, or
B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The Subject Property is currently zoned RM-2 and RT-3 with a previously approved butbut expired PUD. The proposed application re-balances but retains the existing zoning.The proposed plan will provide a desirable housing mix, with RR ROW trail accessopportunities, stormwater facilities not existing in the general area, with a path, acting asa buffer to the residential areas to the south. The proposed mix of housing choices willappeal to a broad segment of the market, with high quality, new construction.

iii. **The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed single family and townhome project will serve to bring into productive use a long vacant and abandoned industrial site, remediation to address all required environmental conditions, and provide in-fill development of residential uses, materially consistent with the surrounding uses and in proximity to the City's central downtown core.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The proposed project will utilize existing electric, water and sewer public utilities, without burden, provide code-compliant stormwater facilities, not otherwise existing, and connect to existing City right-of-ways, 6th, 7th, 9th and Mark Street.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

There is no evidence the surrounding property values will be diminished. The creation of new, high quality residential housing stock, re-developing a blighted and vacant industrial site in furtherance of a stalled 2013 re-zoning will further the City's goal to address stagnant in-fill sites.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed project is currently mixed zoned RM-2 and RT-3, pursuant to the 2013 approved re-zoning, but then expired PUD, and consistent with the City's Comprehensive Plan. The proposed project re-balances the existing zoning with more RM-2 zoning and smaller RT-3 zoning at the northeast corner of the Subject Property, all of which is consistent with the existing development in the surrounding area.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed residential development will bring into productive use of a blighted, vacant and abandoned industrial use, remediating existing environmental conditions.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed PUD will require deviations as set forth on the attached Deviations Exhibit.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The redevelopment of the Subject Property will bring into productive use a blighted, vacant and abandoned industrial site, providing much needed residential housing stock, improving the City's and other taxing districts' tax base, as well as 105 residential units providing an economic boost to the City's nearby downtown district.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The PUD zoning conforms to the City's existing Comprehensive Plan zoning of RM-2and RT-3, just re-balances the zoning to provide for more single-family units than townhomes.

PUD Requested Deviations

RM-2 Portion:

1. *Minimum Lot Area*: 2,697 sf/unit (4,300 sf/unit is required)
2. *Maximum Building Coverage*: 36% (35% is max permitted)
3. *Minimum Rear Yard*: 20 ft. (25 ft. is required)
4. *Height*: 43 ft. (35 ft. max permitted)
5. *Setback Measurement*: Allow setbacks to be measured from the boundary of Outlot A instead of proposed townhome lots.
6. *Private Yard (200 sf):* To waive the requirement of a 200 sf private yard for each townhouse unit.

RT-3 Portion:

1. *Minimum Lot Width*: 41 ft. (50 ft. is required)
2. *Maximum Building Coverage*: 50% (25% is max permitted)
3. *Interior Side Yard*: 5 ft. (6 ft. / 10% lot width is required)
4. *Side yard Encroachments:*
    a. mechanical equipment (48")
    b. optional service door concrete stoop (36")
    c. window wells (36")
5. *Height*: 34 ft. (32 ft. max permitted)
6. *Elevations*:
    a. To waive the requirement that primary siding materials be used consistently and at approximately the same proportion on each elevation of the building for single-family residences.
    b. To waive the requirement that garages for single-family residences must not exceed 50% of the width of the dwelling unit.
    c. To waive the requirement that garages for single-family residences must be set back from the front lot line or exterior side lot line that it faces at least five feet more than the remainder of the dwelling walls.

Subdivision Deviations:

1. *Minimum Curb Radius*: 25 ft. (30 ft. required)
2. *Fire Access Road*: Increase from 7% to 10%
3. *Right-of-Way*: 60 ft. (66 ft. standard)

Chapter 17.06 - Design Review Standards and Guideline: Requested Deviations

RM-2 (Townhomes): No deviations to the required standards are anticipated from Section 17.06.050 - Standards and Guidelines-RM-1, RM-2, and RM-3 districts.

RT-3 (one- and two-family dwellings):

Below are the noted deviations from the required standards of Section 17.06.060 - Standards and Guidelines—RT-1, RT-2, RT-3, RT-4 and CBD-2 Districts (one- and two-family dwellings only).

1. Standard: In the RT1, RT2, RT3, RT4, and CBD-2 Districts, when an attached garage faces a street, the width of the garage door shall not exceed fifty percent (50%) of the width of the dwelling, including the garage door, as measured along the front building line or exterior side building line that it faces. For corner lots, this restriction shall only apply along the lot line facing the primary front door entry into the building, as determined by the Building Commissioner.

    Garage doors exceed the 50% maximum as noted below:

    i. *Rybrook – 55% (16' garage door – 29' dwelling width)*
    ii. *Nelson – 55% (16' garage door – 29' dwelling width)*
    iii. *Boardwalk – 45% (16' garage door – 35' dwelling width)*
    iv. *Woodward – 45% (16' garage door – 35' dwelling width)*
    v. *Mystique – 41% (16' garage door – 39' 5" dwelling width)*
    vi. *Prestige – 41% (16' garage door – 39' 5" dwelling width)*

2. Standard: In the RT1, RT2, RT3, RT4, and CBD-2 Districts, attached private garages for one- and two-family dwellings with an overhead door facing a street shall be set back from the front lot line or exterior side lot line that it faces at least five (5) feet more than, a) the remainder of the dwelling walls, or b) the front of an unenclosed porch that extends along at least seventy-five percent (75%) of the length of the remainder of the dwelling walls adjacent to the garage door. For corner lots, this requirement shall apply to at least one (1) of the building lines facing the street and shall apply to the other building line only when the width of an overhead door or doors facing a street is less than sixty-six percent (66%) of the width of the dwelling including the garage, as measured along the front or exterior building line that it faces.

    Garages do not meet setback requirement as noted below:

    i. *Rybrook – 20' 7 ½" in front of front facade*
    ii. *Nelson – 13' 6" in front of front façade (7' 6" from porch)*
    iii. *Boardwalk – 1' setback from front façade (6' from porch)*
    iv. *Woodward – 5' setback from front façade (7' 6" from porch)*
    v. *Mystique – 5' + in front of front facade*
    vi. *Prestige – 4' setback from front façade*

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

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

PUD Preliminary Plan Application

For City Use
Project Name: Seventh Street Commons
Project Number: 2026 -PR- 009
Cityview Project Number: PLPUD202600026

Received Date
RECEIVED
JUN 10 2026
City of St. Charles
Community Development

- *File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.*
- *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 and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.*

1. Property Information:	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, 09-28-477-008, 09-28-478-011	
	Proposed PUD Name: Seventh Street Commons	
2. Applicant Information:	Name: Pulte Home Company, LLC	Phone:
	Address: 1900 E. Golf Road, Suite 300, Schaumburg, IL 60173	Email:
3. Record Owner Information:	Name: WM ST Charles, LLC	Phone:
	Address: 1731 N. Marcey Street, Suite 200, Chicago, IL 60614	Email:

4. Identify the Type of Application:

☑ **New proposed Planned Unit Development (PUD)** – *Special Use Application to be filed concurrently*

☐ **Existing Planned Unit Development (PUD)**

☐ PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

☐ **Proposed lot has already been platted and a new subdivision is not required.**

☑ **New subdivision of property is required:**

☐ Final Plat of Subdivision Application filed concurrently

☑ Final Plat of Subdivision Application to be filed later

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Submit 1 copy of each required item, unless otherwise noted.

☑ **APPLICATION FEE:** $500

☑ **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 zoning application with the City of St. Charles for the subject property.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 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.

☑ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: http://www.kanedupageswcd.org/kd/natural-resource-inventory

☑ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: https://dnr2.illinois.gov/EcoPublic/

☑ **PRELIMINARY STORMWATER MANAGEMENT REPORT:** Provide stormwater management information as listed in item #7 of the Preliminary Engineering Checklist (attached).

☑ **BUILDING UTILITY DATA SUMMARY:** Use the attached worksheet to provide preliminary estimates regarding utility needs for the development.

☑ **PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.

☑ **CONSTRUCTION SCHEDULE:** Indicate the following:

- Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
- Approximate dates for beginning and completion of each phase.

☑ **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 Impact 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: https://kdot.kanecountyil.gov/Pages/Impact-Fees.aspx

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.

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

☑ **COMMENT RESPONSE LETTER:** Provide a written response to all outstanding City review comments from the Concept Plan review (if applicable).

☑ **PRELIMINARY PLAT OF SUBDIVISION:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).

☑ **PRELIMINARY ENGINEERING PLANS:** Plans shall include the information listed on the Preliminary Engineering Checklist (attached).

☑ **PHOTOMETRIC PLAN:** Site lighting plan demonstrating compliance with Section 17.22.040 "Site Lighting". Depict proposed lighting levels within the site and up to all property lines. Identify locations and fixture specifications of all site lighting, including pole and building-mounted lighting.

☑ **ARCHITECTURAL PLANS:** Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

☑ **LANDSCAPE PLAN:** Landscape Plan demonstrating compliance with Ch. 17.26 "Landscaping & Screening" and which includes the following information:

- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
- Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
- Accurate property boundary lines
- Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
- Site area proposed to be landscaped in square feet and as a percentage of the total site area
- Percent of landscaped area provided as per code requirement
- Dimensions of landscape islands
- Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
- Location and identification of all planting beds and plant materials
- Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
- Landscaping of ground signs and screening of dumpsters and other equipment

☑ **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans"). This information may be included as part of the Landscape Plan set.

☑ **ELECTRIC UTILITY PLAN & ELECTRIC SERVICE APPLICATION:** Provide electric utility information as listed in item #5 of the Preliminary Engineering Checklist. Also fill out and submit the Electric Service Application form (attached). Please note: The St. Charles Municipal Electric Utility is a "zero standard" utility, which means that the developer pays 100% of the costs related to electrical infrastructure.

☑ **TRUCK TURNING EXHIBIT(S):** Provide a WB-50 template showing turning movements through the site to verify adequate access for Fire vehicles. Provide a Vactor truck template if the project will require City Vactor truck access for sanitary sewer maintenance.

☑ **SKETCH PLAN FOR LATER PHASES OF PUD:** For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

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 _____ June 1, 2026

Record Owner Wayne Moretti, Manager Date

_____ 6-1-26

Applicant or Authorized Agent Date

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	Seventh Street Commons
Date Submitted:	August 7, 2026
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 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*
Detached Single Family			
➢ 3 Bedroom	43 Two Bed (x 2.017) + 23 Three Bed	DU x 2.899	= 86.731 + 66.677 = 153.408
➢ 4 Bedroom	27	DU x 3.764	= 101.628
➢ 5 Bedroom	0	DU x 3.770	=
Attached Single Family			
➢ 1 Bedroom	0	DU x 1.193	=
➢ 2 Bedroom	0	DU x 1.990	=
➢ 3 Bedroom	12	DU x 2.392	= 28.704
➢ 4 Bedroom	0	DU x 3.145	=
Apartments			
➢ 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:

Seventh Street
Total Dwelling Units
(with deduction, if applicable)

283.74
Estimated Total Population

Park Site Requirements:

Estimated Total Population: 283.74 x .010 Acres per capita = 2.8374 Acres

Cash in lieu of requirements:

Total Site Acres: 2.8374 x $240,500 (Fair Market Value per Improved Land) = $ 682,394.70

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	Seventh Street Commons
Date Submitted:	August 7, 2026
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)*	
Detached Single Family							
➢ 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	=
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	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	=
Apartments							
➢ 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:	2.4789015

Cash in lieu of requirements:

2.4789015 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 596,175.81075

PULTEGROUP

August 7, 2026

RE: Inclusionary Housing Ordinance Requirement

Dear Ms. Johnson:

On April 21, 2026, and May 4, 2026, Pulte Homes presented a concept plan to both the Plan Commission and Committee of the Whole. The plan proposed 93 single-family homes and 12 townhomes on approximately 28 acres located north of State Street at the terminus of 6th, 7th, and 9th Streets, bounded by the railroad to the north, commonly referred to as the Lexington Club Property. The proposed development by Pulte Homes will be known as Seventh Street Commons.

During these meetings, Pulte Homes was asked how Seventh Street Commons would comply with the City's Inclusionary Housing Ordinance ("IHO"). Pulte representatives indicated that the current intent was to utilize the fee-in-lieu option rather than provide affordable units on-site. Staff subsequently requested additional explanation regarding this decision, including whether the proposed townhomes could satisfy the affordable housing requirement.

Pulte Homes respects the intent of the IHO and recognizes the importance of expanding housing opportunities within the community. However, Seventh Street Commons presents several unique development challenges that significantly impact project feasibility. The site's historic industrial use has resulted in environmental contamination requiring remediation, and Pulte is already investing in cleanup efforts prior to acquiring the property or receiving development approvals. In addition, the challenging topography necessitates substantial grading and infrastructure improvements.

Combined with continued increases in labor and material costs, these factors contribute to significant land development costs before vertical construction begins. Given the extraordinary costs associated with developing the Seventh Street Commons site, the project cannot absorb the additional financial burden of providing affordable units on-site while remaining economically viable.

While the proposed townhomes will not meet the affordability requirements established by the IHO, they were intentionally incorporated to provide a greater diversity of housing options and a more attainable ownership opportunity near downtown St. Charles. Pulte Homes appreciates the City's consideration of the unique challenges associated with Seventh Street Commons and respectfully requests acceptance of the fee-in-lieu option as the most appropriate means of complying with the Inclusionary Housing Ordinance for this site.

Sincerely,

Matt Brolley
Vice President Land Planning and Development

1900 E. Golf Road, Suite 300 Schaumburg, Illinois 60173
847.230.5400 pultegroupinc.com

INCLUSIONARY HOUSING WORKSHEET

Name of Development: Seventh Street Commons

Date Submitted: 8/7/2026

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%	=	10.5

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
1.2	1.2	X	$36,718	=	$44,061.60

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
9.3	9.3	X	$20,982	=	195,132.60