

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: Traditions / Springs at 38 West
Project Number: 2025 -PR- 012
Cityview Project Number: PLMA202600032

Received Date

RECEIVED

AUG 20 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: Three (3) parcels located at Bricher Commons in the city of St. Charles, Kane County Illinois Parcel Number (s): 09-32-400-029; 09-32-400-031; 09-32-451-002	
2. Applicant Information:	Name: Kevin See Address: 12411 N Pennsylvania St Ste 300 Carmel, IN 46032	Phone: Email:
3. Record Owner Information:	Name: Todd Dempsey I DECL of TR, Trustee Batavia Enterprises INC Address: 140 First St, BATAVIA, IL 60510-2453	Phone: Email:

4. Zoning & Use Information:

Current zoning of the property:

Current use of the property:

Comprehensive Plan land use designation of the property:

Is the property a designated Landmark or in a Historic District?

Proposed zoning of the property:

Proposed use of the property:

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

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.

01 ☐ **APPLICATION FEE:** \$500

02 ☐ **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.

03 ☐ **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

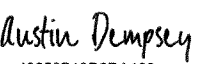
04 ☐ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

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.

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

- 06 ☐ **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.
- 07 ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- 08 ☐ **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.
- 09 ☐ **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.).
- 10 ☐ **FINDINGS OF FACT:** Fill out the attached form.
- 11 ☐ **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.
- 12 ☐ **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
- 13 ☐ **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>
- 14 ☐ **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/>
- 15 ☐ **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.

DocuSigned by:

40830813D6DA480...

7/29/2026

Record Owner

Date



7/29/26

Applicant or Authorized Agent

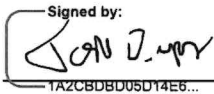
Date

OWNERSHIP DISCLOSURE FORM
LAND TRUST

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

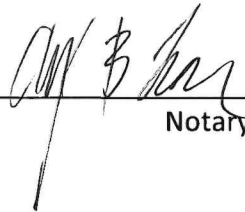
I, Todd Dempsey, being first duly sworn on oath depose and say that I am Trust Officer of
The Todd L. Dempsey Land Trust, and that the following persons are all of the beneficiaries
of Land Trust No. 2640:

____ Todd Dempsey _____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By:  _____, Trust Officer
1A2C8DBD05D14E6...



Subscribed and Sworn before me this 17 day of
July, 2020.



Notary Public

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

INDIANA
STATE OF ~~ILLINOIS~~)
HAMILTON) SS.
KANE COUNTY)

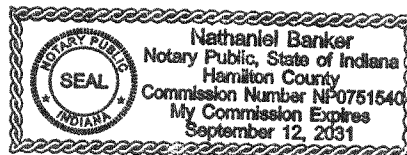
I, THOMAS C. SMITH, being first duly sworn on oath depose and say that I am
Manager of SENIORS AQUISITIONS, LLC, an ~~ILLINOIS~~ ^{INDIANA} Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager

Subscribed and Sworn before me this 18TH day of

August, 20 26.




Notary Public

OWNER'S CONSENT TO DEVELOPMENT APPLICATION

To: City of St. Charles, Illinois

Re: Zoning Map Amendment, Special Use for PUD and PUD Preliminary Plan
Applicant / Petitioner: St. Charles Senior Partners, LLC

The undersigned Todd Dempsey, as Trustee under The Todd L. Dempsey Declaration of Trust dated May 15, 1992 ("**Owner**"), and being the owner of record of the property which is legally described on Exhibit A attached hereto (the "**Subject Property**"), hereby consents to the filing and processing of the said application by the applicant, St. Charles Senior Partners, LLC ("**Applicant**") and the administrative processing by the City of St. Charles, Illinois (the "**City**"), but only with the understanding that no ordinances or resolutions will be adopted by the City that bind the Subject Property unless and until (1) the Applicant takes fee simple title to the Subject Property, or (2) the Owner subsequently agrees in writing to any such action by the City.

Dated: August 14, 2026

Owner: **The Todd L. Dempsey Declaration of Trust dated May 15, 1992**

Signed by:
By: Todd Dempsey
Name: Todd Dempsey

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:

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)***

- 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.)***

- 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?)***

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.)*
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.)*
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.)*
7. The consistency of the proposed amendment with the City's Comprehensive Plan.
8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

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.)*

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.)*

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.

July 31st, 2026

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

ZONING MAP AMENDMENT APPLICATION

Dear City of St. Charles Community Development Division,

On behalf of Continental Properties and Leo Brown Development, this Zoning Map Amendment Application is submitted for the proposed coordinated development within the Bricher Commons PUD in St. Charles. The application supports the subdivision and advancement of two complementary residential communities: Continental Properties' Springs at 38 West multifamily community and Leo Brown Development's Traditions of St. Charles senior living community. Together, the proposed developments are intended to create a cohesive residential plan that diversifies housing options, improves connectivity, and implements a thoughtful transition between surrounding commercial, civic, and residential uses.

Continental Properties proposes revised multifamily community plan will feature 280 dwelling units across fourteen (14) two-story, residential buildings and approximately 31'-6" high. There will be a variety of home types including 28 studio homes, 112 one-bedroom, 112 two-bedroom, and 28 three-bedroom homes.

Residential Unit Mix		
Home Type	Number of Units	Unit Mix (%)
Studio	28	10%
1-bedroom	112	40%
2-bedroom	112	40%
3-bedroom	28	10%
Total	280	100

Additionally, the multifamily community will include a community clubhouse, mail kiosk, and community maintenance building. The community clubhouse and leasing center includes employee offices for Continental's management team, a resident lounge, and

24-hour fitness center. Special attention has been paid to the site layout, allowing proper vehicular and pedestrian circulation and ease of maintenance for the various amenities proposed for future residents.

Continental's communities are privately owned and operated, offering spacious apartment homes in convenient locations supported by premium amenities and a high level of customer service. This long-term ownership model reflects Continental's commitment to both residents and investors through first-class onsite management and maintenance. The community will provide a mix of

Parking Information	
Parking Type	Quantity
Attached Garage	112
Detached Garage	41
Surface Parking/ Apron Stalls Not Included	355
Total	508
Overall Parking Ratio	1.81

attached garages, detached garages, and surface parking stalls to accommodate a range of resident parking needs. The revised plan also responds to City comments by addressing property line setbacks either by right or deviation request, on-site and off-site pedestrian connectivity, programmable active and passive open space, bike storage and parking, and emergency-only access to Prairie Winds.

Continental apartment communities are designed with a strong emphasis on resident satisfaction and on being a positive, lasting part of the surrounding community. The Springs building elevations incorporate high-quality materials, including cementitious siding, architectural-grade shingles, large windows that maximize natural light, and private patios and balconies. The community will feature two complementary building elevation color schemes strategically distributed throughout the site to create visual interest and avoid a monotonous streetscape. Each residential building includes eight (8) attached garages, which are either directly assigned to specific units or available to be rented separately, as shown on the floor plans provided in the PUD submittal package.

Gated access is a defining feature of Continental's Springs multifamily communities, intended to enhance both resident security and the overall amenity experience. The primary entrance to the site will be controlled by a 24/7 FOB-access gate, with ample space provided between the access point and gate to allow for vehicle stacking and safe maneuvering. Consistent with City feedback and requirements, the gates will remain open between 6:00 a.m. and 8:00 p.m. The revised plan also includes an emergency-only access connection to Prairie Winds, and Continental has maintained ongoing,

positive communication with Prairie Winds regarding both the emergency access arrangement and the proposed public pedestrian path connection.

Valet trash service is another valued resident amenity offered to all Springs residents at lease execution. Under this program, residents are provided with a designated refuse bin, which is placed outside their door on scheduled collection days, typically four to five times per week. Continental staff then collect the refuse, transport it to the on-site trash compactor, and return the bins to residents, reducing the need for additional dumpsters throughout the community and helping maintain a clean, orderly appearance.

The Springs Grounds Building includes a designated Car Care Center, consisting of a covered area equipped with a hose bib and vacuum for residents to independently wash and clean their vehicles. This amenity is intended to provide a convenient vehicle-cleaning option for residents and is not designed to function as a full-service car wash or to accommodate oil changes or other vehicle maintenance activities. The building also includes a pet washing station, further enhancing convenience for residents with pets.

COMMUNITY FEATURES

- 2-Story Garden-Style Community
- Resident Clubhouse with 24-Hour Fitness Center
- Resort-Style Swimming Pool
- Outdoor Firepit
- Pergolas with Benches & Outdoor Seating
- Active/ Passive Programmable Open Space
- Public Pedestrian Paths
- Community-Focused Gathering Spaces
- Studio, 1-3 Bedroom Homes
- Ample Attached, Detached & Surface Parking
- Bike Parking and Storage
- On-Site Pet Playgrounds, and Pet Spa Area
- On-Site Car Care Center
- 'Above and Beyond' Resident Services with a 5-Star Standard
- Bright, Open Concept Floor Plans
- Stylish Interiors with High Ceilings, Large Windows, and Designer Touches
- Spacious Kitchen Islands with Granite Countertops
- Ample Storage
- Energy Efficient Appliances
- Hardwood-Style Flooring
- Private Entry in Select Homes
- Private Balcony and Patios in Select Homes
- Attached and Detached Garage Options

Traditions of St. Charles is a proposed senior living community by Leo Brown Development at the northeast corner of the Bricher Commons PUD. The project is planned for approximately 7.3 acres and will provide 167 age-restricted residences, including 69 Independent Living suites, 64 Licensed Assisted Living units, and 34 Memory Care studios. Together, these options are intended to support residents with varying needs while allowing for continuity of care within one thoughtfully planned campus.

Independent Living suites will include full kitchens, in-unit washers and dryers, and, in most cases, private balconies. The broader community will offer resident-focused amenities such as lounge areas, secured courtyards, a multipurpose room, salon, outdoor activity areas, walking paths, and multiple dining venues served by an onsite commercial kitchen. The building will comply with applicable masonry requirements and is proposed at a maximum height of three stories, with accessory parking garages located west of the building providing up to 36 rentable spaces for residents.

Traditions Management, an affiliate of Leo Brown Development, will operate the community and provide onsite staffing, residential care, and day-to-day management. This integrated development and operations model is intended to promote long-term consistency, support resident independence, and give families confidence in the quality and safety of services provided. Overall, the project advances a well-planned senior housing option that responds to an identified community need while contributing positively to quality of life in St. Charles.

Collective Public Benefits Summary

The **Traditions of St. Charles / Springs at 38 West** development represents a coordinated effort between Leo Brown Development and Continental Properties to advance the City's long-standing vision for this parcel. Together, the senior living and multifamily components expand and diversify the City's housing supply, strengthen pedestrian and transit connections, and create a compatible transition between the Route 38 commercial corridor and surrounding residential neighborhoods. These improvements directly support the purposes of the Planned Unit Development process and align with the City's Comprehensive Plan objectives for mixed-use, context-sensitive growth.

Mixed Housing for All Life Stages The combined development provides housing options for a full range of household types and life stages. The Springs community introduces studio, one-, two-, and three-bedroom apartments, while the adjacent Traditions senior living campus offers independent living, assisted living, and memory care. This coordinated mix of family, workforce, senior, and attainable housing responds to documented community needs and supports the City's goal of inclusive residential opportunities. Continental's commitment to pursue income-restricted units on site—serving teachers, municipal employees, healthcare workers, and first responders—further enhances the public benefit by integrating attainable housing within a high-quality environment.

Usable Open Space and Recreation The site plan includes a thoughtfully distributed network of landscaped open spaces designed to support both active and passive use. These areas provide visual relief, promote walkability, and create informal gathering opportunities throughout the community. Together, the open spaces reinforce a cohesive site design while supporting the City's emphasis on livability and the general welfare of residents and neighbors.

Public Pedestrian Connectivity The project extends the public pedestrian network through an 8-foot path along the west property line connecting to Prairie Winds and a 10-foot path along the Route 38 frontage, linking to the existing trail at Peck Road. These improvements enhance access to parks, transit, and commercial services, fulfilling the City's Comprehensive Plan directive for integrated mobility. The development team continues to coordinate with Kane County and the City of St.

Charles Park District to ensure these connections serve both residents and the broader community.

Economic and Community Impact Springs at 38 West and Traditions of St. Charles will generate significant economic activity through resident spending, local job creation, and ongoing operations. Construction is expected to support roughly 425 jobs, with permanent employment for on-site management and maintenance. Beyond fiscal benefits, the project transforms a long-vacant agricultural parcel into productive use consistent with surrounding development patterns—advancing public health, safety, and welfare through thoughtful land use and sustainable design.

In Closing...

Thank you for your time, effort, and continued coordination throughout the review process. We appreciate the City's thoughtful feedback and collaboration as we've refined the plan and addressed staff comments. We look forward to continuing to work with the City of St. Charles toward approval of a coordinated development that delivers meaningful housing options, public benefits, and long-term value to the community.



Jennifer Patton
DEVELOPMENT DIRECTOR
CONTINENTAL 947 FUND LLC
CONTINENTAL PROPERTIES COMPANY



Kevin See
MANAGING DIRECTOR
LEO BROWN DEVELOPMENT, LLC

ZONING COMPLIANCE TABLE

Name of Development: Springs at 38 West

	Zoning District Requirement	Proposed
	District: RM-3	
Minimum Lot Area	616,000 SF	751,346 SF
Minimum Lot Width	65'	374'
Maximum Building Coverage	40%	30%
Maximum Building Height	45 ft or 4 stories, whichever is less	31' - 6" (2 Story)
Minimum Front Yard	30'	30'
Interior Side Yard	25'	7'-6"
Exterior Side Yard	30'	N/A
Minimum Rear Yard	30'	5'-6"
Landscape Buffer Yards [1]	30'	Site does not abut RE, RS, or RT districts
% Overall Landscape Area	20%	36%
Building Foundation Landscaping	232 Small Trees 2,324 Shrubs, Grasses, Perennials	126 Small Trees 2,380 Shrubs, Grasses, Perennials - 107 additional small trees planted on-site
Public Street Frontage Landscaping	8 Shade Trees ~281 LF Planted Frontage & ~150 LF Planted Frontage if reduced requirement is met	8 Shade Trees - Planted Frontage
Parking Lot Landscaping	36 Shade Trees & ~9 Evergreens	36 Shade Trees - 9 Evergreen Trees
# of Parking Spaces	415	508
Parking Space Dimensions	9.5' x 18'	9' x 18'

[1] With 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.

NON RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Traditions of St. Charles

	Zoning District Requirement	Proposed
	District: RM-3	
Minimum Lot Area	10,000 SF	198,300 sf
Minimum Lot Width	85'	478'
Maximum Building Coverage	30%	30%
Maximum Gross floor Areas per Building	Max. FAR = 0.5	Max. FAR = 1.0
Maximum Building Height	45' / 3 Stories	45' / 3 Stories
Front yard	25'	25'
Interior Side Yard	10'	10'
Exterior Side Yard	30'	30'
Minimum Rear Yard	25'	25'
Landscape Buffer Yard ²	Min. 20' Landscaped strip (adj. to commercial)	Min. 20' Landscaped strip (adj. to commercial)
% Overall Landscaped Area	Min. 30%	Min. 30%
Building Foundation Landscaping	Min. 5' landscaped strip around all perimeter	Min. 5' Landscaped strip around all perimeter
Public Street Frontage Landscaping	Min. 10' landscaped strip	Min. 10' Landscaped strip
Parking Lot Landscaping	Min. - 10% of the gross parking lot area	Min. 10% of the gross parking lot area
# of Parking Spaces	87 + 17 (1/2 max. staff)	150
Drive-through Stacking Spaces (if applicable)	N/A	N/A

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

City of St. Charles
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: Traditions / Springs at 38 West
Project Number: 2025 -PR- 012
Cityview Project Number: PLSU202600033

Received Date

RECEIVED

AUG 20 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:	Three (3) parcels located at Bricher Commons in the city of St. Charles, Kane County Illinois		
	Parcel Number (s):	09-32-400-029; 09-32-400-031; 09-32-451-002		
	Proposed Name:	Traditions of St. Charles / Springs at 38 West		
2. Applicant Information:	Name:	Kevin See	Phone:	[REDACTED]
	Address	12411 N Pennsylvania St Ste 300 Carmel, IN 46032	Email:	[REDACTED]
3. Record Owner Information:	Name:	Todd Dempsey I DECL of TR, Trustee Batavia Enterprises INC	Phone:	[REDACTED]
	Address:	140 First St, BATAVIA, IL 60510-2453	Email:	[REDACTED]

4. Identify the Type of Application:

- ☐ **Special Use for Planned Unit Development - PUD Name:**
 - ☐ 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:

Is the property a designated Landmark or in a Historic District?

What is the property's current zoning?

What is the property currently used for?

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

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.

- 01** ☐ **APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750
- 02** ☐ **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.
- 03** ☐ **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 |
- 04** ☐ **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.*
- 05** ☐ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- 06** ☐ **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.
- 07** ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- 08** ☐ **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.
- 09** ☐ **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.
- 10** ☐ **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.
- 11** ☐ **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
- 12** ☐ **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>

- 13** ☐ **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/>
- 14** ☐ **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>
- 15** ☐ **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.
- 16** ☐ **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.

Record Owner

Date

8/14/2026

Applicant or Authorized Agent

Date

8/14/26

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:

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

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 art, 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.

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

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.

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.

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

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

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: Traditions / Springs at 38 West
Project Number: 2025 -PR- 012
Cityview Project Number: PLP4202600031

Received Date

RECEIVED

AUG 20 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: Three (3) parcels located at Bricher Commons in the city of St. Charles, Kane County Illinois
	Parcel Number (s): 09-32-400-029; 09-32-400-031; 09-32-451-002
	Proposed PUD Name: Traditions of St. Charles / Springs at 38 West
2. Applicant Information:	Name: Kevin See
	Address 12411 N Pennsylvania St Ste 300 Carmel, IN 46032
3. Record Owner Information:	Name: Todd Dempsey I DECL of TR, Trustee Batavia Enterprises INC
	Address: 140 First St, BATAVIA, IL 60510-2453

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.

01 ☐ **APPLICATION FEE:** \$500

02 ☐ **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.

03 ☐ **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

04 ☐ **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.

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

06 ☐ **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.

07 ☐ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

08 ☐ **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.

- 09** ☐ **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>
- 10** ☐ **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/>
- 11** ☐ **PRELIMINARY STORMWATER MANAGEMENT REPORT:** Provide stormwater management information as listed in item #7 of the Preliminary Engineering Checklist (attached).
- 12** ☐ **BUILDING UTILITY DATA SUMMARY:** Use the attached worksheet to provide preliminary estimates regarding utility needs for the development.
- 13** ☐ **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.
- 14** ☐ **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.
- 15** ☐ **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.
- 16** ☐ **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.
- 17** ☐ **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.
- 18** ☐ **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).
- 20** ❑ **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).
- 21** ❑ **PRELIMINARY ENGINEERING PLANS:** Plans shall include the information listed on the Preliminary Engineering Checklist (attached).
- 22** ❑ **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.
- 23** ❑ **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.
- 24** ❑ **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
- 25** ❑ **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.
- 26** ❑ **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.
- 27** ❑ **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.

DocuSigned by:

Austin Dempsey

7/29/2026

Record Owner

Date

[Signature]

7/29/26

Applicant or Authorized Agent

Date

Appendix:

28_Drain Tile Investigation - 4-13-32_X2-HUDDMAC

29_Continental Open Space Exhibit

30_Trail Exhibit

31_Continental Sanitary Flow Calculation

July 31st, 2026

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

PUD PRELIMINARY PLAN APPLICATION

Dear City of St. Charles Community Development Division,

On behalf of Continental Properties and Leo Brown Development, this Preliminary Plat of Subdivision Application is submitted for the proposed coordinated development within the Bricher Commons PUD in St. Charles. The application supports the subdivision and advancement of two complementary residential communities: Continental Properties' Springs at 38 West multifamily community and Leo Brown Development's Traditions of St. Charles senior living community. Together, the proposed developments are intended to create a cohesive residential plan that diversifies housing options, improves connectivity, and implements a thoughtful transition between surrounding commercial, civic, and residential uses.

Continental Properties proposes revised multifamily community plan will feature 280 dwelling units across fourteen (14) two-story, residential buildings and approximately 31'-6" high. There will be a variety of home types including 28 studio homes, 112 one-bedroom, 112 two-bedroom, and 28 three-bedroom homes.

Residential Unit Mix		
Home Type	Number of Units	Unit Mix (%)
Studio	28	10%
1-bedroom	112	40%
2-bedroom	112	40%
3-bedroom	28	10%
Total	280	100

Additionally, the multifamily community will include a community clubhouse, mail kiosk, and community maintenance building. The community clubhouse and leasing center includes employee offices for Continental's management team, a resident lounge, and

24-hour fitness center. Special attention has been paid to the site layout, allowing proper vehicular and pedestrian circulation and ease of maintenance for the various amenities proposed for future residents.

Continental's communities are privately owned and operated, offering spacious apartment homes in convenient locations supported by premium amenities and a high level of customer service. This long-term ownership model reflects Continental's commitment to both residents and investors through first-class onsite management and maintenance. The community will provide a mix of

Parking Information	
Parking Type	Quantity
Attached Garage	112
Detached Garage	41
Surface Parking/ Apron Stalls Not Included	355
Total	508
Overall Parking Ratio	1.81

attached garages, detached garages, and surface parking stalls to accommodate a range of resident parking needs. The revised plan also responds to City comments by addressing property line setbacks either by right or deviation request, on-site and off-site pedestrian connectivity, programmable active and passive open space, bike storage and parking, and emergency-only access to Prairie Winds.

Continental apartment communities are designed with a strong emphasis on resident satisfaction and on being a positive, lasting part of the surrounding community. The Springs building elevations incorporate high-quality materials, including cementitious siding, architectural-grade shingles, large windows that maximize natural light, and private patios and balconies. The community will feature two complementary building elevation color schemes strategically distributed throughout the site to create visual interest and avoid a monotonous streetscape. Each residential building includes eight (8) attached garages, which are either directly assigned to specific units or available to be rented separately, as shown on the floor plans provided in the PUD submittal package.

Gated access is a defining feature of Continental's Springs multifamily communities, intended to enhance both resident security and the overall amenity experience. The primary entrance to the site will be controlled by a 24/7 FOB-access gate, with ample space provided between the access point and gate to allow for vehicle stacking and safe maneuvering. Consistent with City feedback and requirements, the gates will remain open between 6:00 a.m. and 8:00 p.m. The revised plan also includes an emergency-only access connection to Prairie Winds, and Continental has maintained ongoing,

positive communication with Prairie Winds regarding both the emergency access arrangement and the proposed public pedestrian path connection.

Valet trash service is another valued resident amenity offered to all Springs residents at lease execution. Under this program, residents are provided with a designated refuse bin, which is placed outside their door on scheduled collection days, typically four to five times per week. Continental staff then collect the refuse, transport it to the on-site trash compactor, and return the bins to residents, reducing the need for additional dumpsters throughout the community and helping maintain a clean, orderly appearance.

The Springs Grounds Building includes a designated Car Care Center, consisting of a covered area equipped with a hose bib and vacuum for residents to independently wash and clean their vehicles. This amenity is intended to provide a convenient vehicle-cleaning option for residents and is not designed to function as a full-service car wash or to accommodate oil changes or other vehicle maintenance activities. The building also includes a pet washing station, further enhancing convenience for residents with pets.

COMMUNITY FEATURES

- 2-Story Garden-Style Community
- Resident Clubhouse with 24-Hour Fitness Center
- Resort-Style Swimming Pool
- Outdoor Firepit
- Pergolas with Benches & Outdoor Seating
- Active/ Passive Programmable Open Space
- Public Pedestrian Paths
- Community-Focused Gathering Spaces
- Studio, 1-3 Bedroom Homes
- Ample Attached, Detached & Surface Parking
- Bike Parking and Storage
- On-Site Pet Playgrounds, and Pet Spa Area
- On-Site Car Care Center
- 'Above and Beyond' Resident Services with a 5-Star Standard
- Bright, Open Concept Floor Plans
- Stylish Interiors with High Ceilings, Large Windows, and Designer Touches
- Spacious Kitchen Islands with Granite Countertops
- Ample Storage
- Energy Efficient Appliances
- Hardwood-Style Flooring
- Private Entry in Select Homes
- Private Balcony and Patios in Select Homes
- Attached and Detached Garage Options

Traditions of St. Charles is a proposed senior living community by Leo Brown Development at the northeast corner of the Bricher Commons PUD. The project is planned for approximately 7.3 acres and will provide 167 age-restricted residences, including 69 Independent Living suites, 64 Licensed Assisted Living units, and 34 Memory Care studios. Together, these options are intended to support residents with varying needs while allowing for continuity of care within one thoughtfully planned campus.

Independent Living suites will include full kitchens, in-unit washers and dryers, and, in most cases, private balconies. The broader community will offer resident-focused amenities such as lounge areas, secured courtyards, a multipurpose room, salon, outdoor activity areas, walking paths, and multiple dining venues served by an onsite commercial kitchen. The building will comply with applicable masonry requirements and is proposed at a maximum height of three stories, with accessory parking garages located west of the building providing up to 36 rentable spaces for residents.

Traditions Management, an affiliate of Leo Brown Development, will operate the community and provide onsite staffing, residential care, and day-to-day management. This integrated development and operations model is intended to promote long-term consistency, support resident independence, and give families confidence in the quality and safety of services provided. Overall, the project advances a well-planned senior housing option that responds to an identified community need while contributing positively to quality of life in St. Charles.

Collective Public Benefits Summary

The **Traditions of St. Charles / Springs at 38 West** development represents a coordinated effort between Leo Brown Development and Continental Properties to advance the City's long-standing vision for this parcel. Together, the senior living and multifamily components expand and diversify the City's housing supply, strengthen pedestrian and transit connections, and create a compatible transition between the Route 38 commercial corridor and surrounding residential neighborhoods. These improvements directly support the purposes of the Planned Unit Development process and align with the City's Comprehensive Plan objectives for mixed-use, context-sensitive growth.

Mixed Housing for All Life Stages The combined development provides housing options for a full range of household types and life stages. The Springs community introduces studio, one-, two-, and three-bedroom apartments, while the adjacent Traditions senior living campus offers independent living, assisted living, and memory care. This coordinated mix of family, workforce, senior, and attainable housing responds to documented community needs and supports the City's goal of inclusive residential opportunities. Continental's commitment to pursue income-restricted units on site—serving teachers, municipal employees, healthcare workers, and first responders—further enhances the public benefit by integrating attainable housing within a high-quality environment.

Usable Open Space and Recreation The site plan includes a thoughtfully distributed network of landscaped open spaces designed to support both active and passive use. These areas provide visual relief, promote walkability, and create informal gathering opportunities throughout the community. Together, the open spaces reinforce a cohesive site design while supporting the City's emphasis on livability and the general welfare of residents and neighbors.

Public Pedestrian Connectivity The project extends the public pedestrian network through an 8-foot path along the west property line connecting to Prairie Winds and a 10-foot path along the Route 38 frontage, linking to the existing trail at Peck Road. These improvements enhance access to parks, transit, and commercial services, fulfilling the City's Comprehensive Plan directive for integrated mobility. The development team continues to coordinate with Kane County and the City of St.

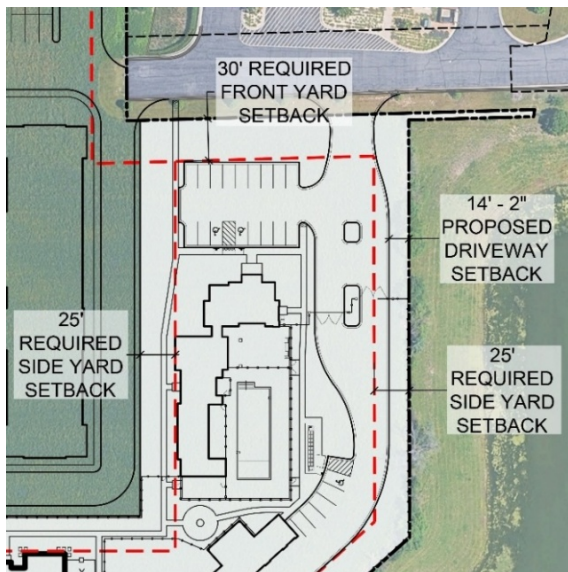
Charles Park District to ensure these connections serve both residents and the broader community.

Economic and Community Impact Springs at 38 West and Traditions of St. Charles will generate significant economic activity through resident spending, local job creation, and ongoing operations. Construction is expected to support roughly 425 jobs, with permanent employment for on-site management and maintenance. Beyond fiscal benefits, the project transforms a long-vacant agricultural parcel into productive use consistent with surrounding development patterns—advancing public health, safety, and welfare through thoughtful land use and sustainable design.

Departures Requests & Rationale

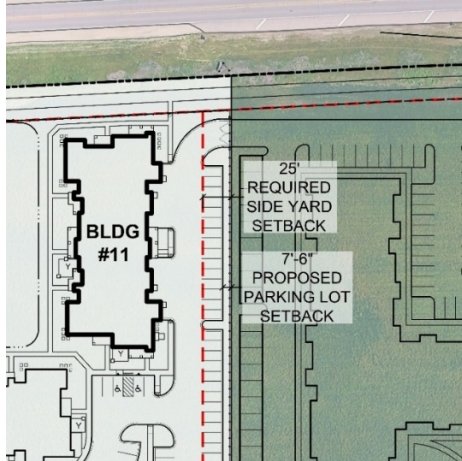
Continental Properties Line Setbacks:

1. Interior Side Yard Setback – 25' Required / 14'-2" Proposed Setback for Springs entry drive.



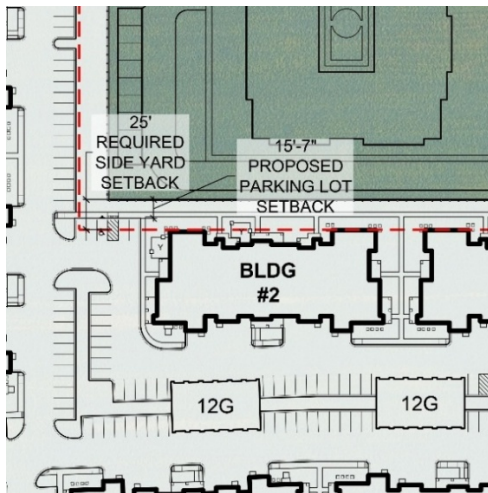
The proposed 14'-2" setback deviation from the required 25' interior side yard between the Springs entry drive and the existing Meijer Pond site allows the west side of the Springs clubhouse and east side of the Traditions building to maintain minimum required setbacks and landscaping and maximize building separation.

2. Interior Side Yard Setback (East of Building 11) - 25' Required / 7'-6" Parking Setback Proposed



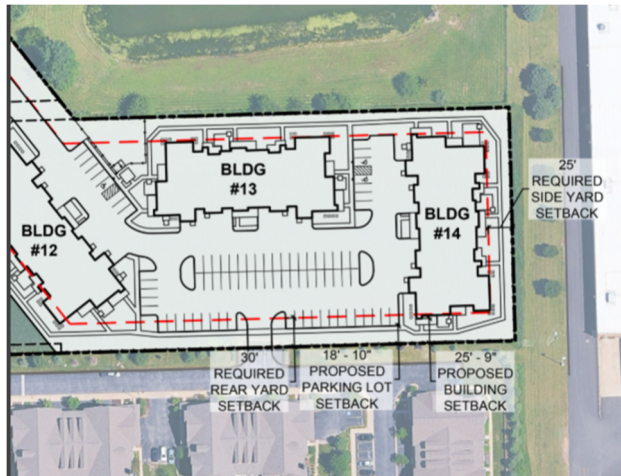
The requested 7'-6" setback deviation is needed for parking and the emergency drive aisle connection to the Traditions parcel. This allows for appropriate parking distribution serving Building 11 while also preserving additional area west of Building 11 for dry-bottom detention and programmable open space within the Springs perimeter fencing.

3. Interior Side Yard Setback (West of Building 2) – 25' Required / 15'-7" Parking Setback Proposed



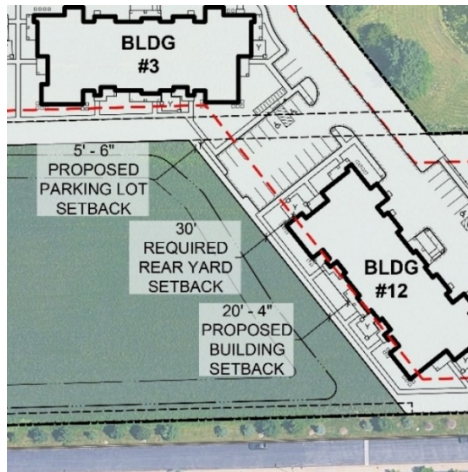
The requested 15'-7" setback deviation for parking stalls allows for adequate parking distribution serving Building 2 and surrounding residential buildings while maintaining vehicular circulation throughout the site.

4. Rear Yard Setback (Adjacent to Prairie Winds) - 30' Required / 18'-10" Parking & 25'-9" Building Setback Proposed



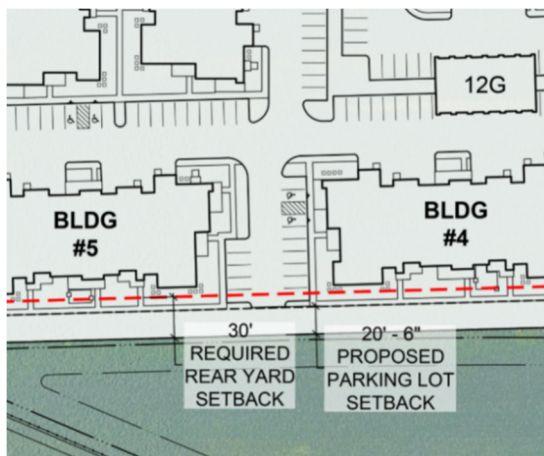
Due to the site's irregular, elongated configuration in the southeast corner, Continental is requesting a rear yard setback deviation along the south property line adjacent to Prairie Winds. While the required rear yard setback for both parking and buildings is 30', Continental proposes a reduced setback of 18'-10" for parking stalls along the property line and a reduced setback of 25'-9" for Building 14. These reductions allow the site plan to respond to existing site constraints while still providing adequate parking, landscaping, pedestrian circulation, and usable open space, including a pet playground location along the north and east end of Building 13.

5. Rear Side Yard Setback (Building 12) – 30' Required / 5'-6" Parking & 20'-4" Building Setback Proposed



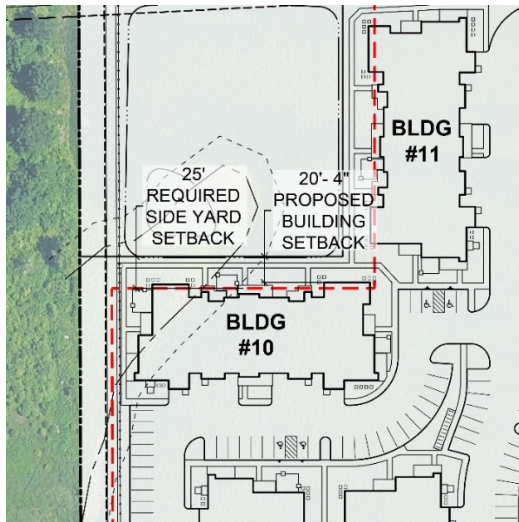
The requested 5'-6" setback for parking allows for adequate parking distribution serving Building 12. The requested 20'-4" building setback accommodates the drive isle for vehicular and emergency vehicles serving buildings 13 & 14 in the southeast section of the site.

6. Rear Side Yard Setback (Between Building 4 & 5) – 30' Required / 20'-6" Parking Setback Proposed



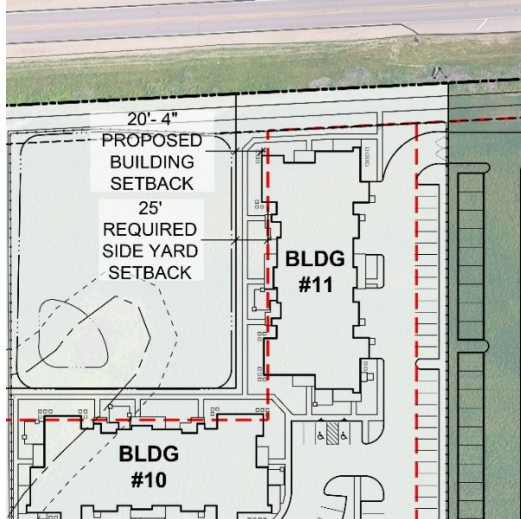
The requested 20'-6" setback deviation allows for parking for adequate parking distribution serving Buildings 4 & 5 while preserving area for stormwater connections.

7. Interior Side Yard Setback (North of Building 10) – 25' Required / 20'-4" Building Setback Proposed



The requested 20'-4" building setback deviation for Building 10 allows for vehicular circulation and parking around the east and south sides of the building while preserving additional area north of Building 10 for dry-bottom detention and programmable open space within the Springs perimeter fencing.

8. Interior Side Yard Setback (West of Building 11) – 25' Required / 20'-4" Building Setback Proposed



The requested 20'-4" building setback deviation for Building 11 accommodates the emergency drive aisle connection to Traditions and nearby parking while preserving area west of Building 11 for dry-bottom detention and programmable open space within the Springs perimeter fencing.

Continental Properties - Zoning – Number of Principle Buildings on Single Lot

Continental requests a zoning deviation to allow multiple principal buildings on a single lot. The proposed Springs at 38 West parcel will include a clubhouse, 14 residential buildings, a grounds and maintenance building, four detached garage structures, and a trash enclosure.

Continental Properties - Parking Space Dimensions – 9.5'x18' Required / 9'x18' Proposed

Section 17.24.070.B requires parking stalls to be 9' x 18'. Continental requests a deviation to allow 9' x 18' stalls for the proposed multifamily development. The reduced width limits additional paved area and help preserve open space while maintaining the required stall depth. A 9' stall width was previously approved for Springs at St. Charles and is widely used throughout Continental's national portfolio.

Continental Properties - Inclusionary Housing Ordinance - Section 19.02 requires 10% of units to be restricted at 60% AMI in perpetuity. Continental requests a deviation to provide 15% of units (42 of the 280 homes) restricted at 60% AMI for an initial 10-year term, with the intent to exercise two successive 10-year renewals under the state's Affordable Housing Special Assessment Program (AHSAP, 35 ILCS 200/15-178), for a total committed period of up to 30 years.

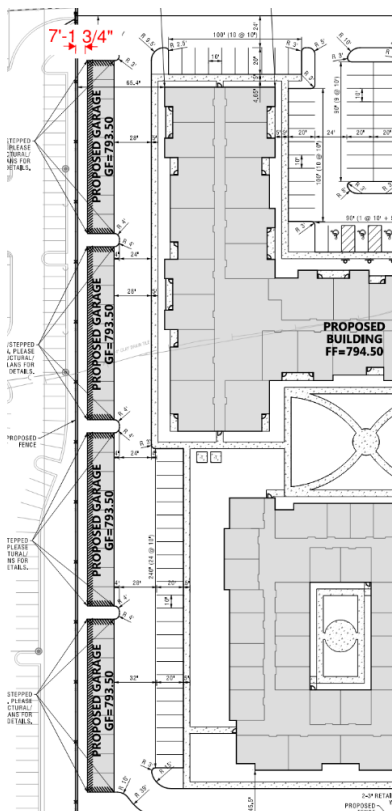
The AHSAP structure, administered by IHDA and the Kane County Chief County Assessment Officer, provides the reduced assessed valuation needed to make 60% AMI units financially feasible on a market-rate basis, a gap the perpetual 10% code standard cannot close without a City cash contribution or a TIF pledge. In exchange for the modified term, Continental is delivering 50% more restricted units on-site (42 vs. 28) at the AMI tier the City has prioritized, without requiring public financial participation.

Leo Brown Development - Inclusionary Housing Ordinance - Section 19.02 The City has stated that the Independent Living units have been considered "residential" in the past and thus subject to the inclusionary housing requirements. While we understand the initial perception, we believe these units are more similar to Assisted Living and "institutional" than they are residential. Some reasons are as follows;

- The proposed project is a single building facility. The Independent Living units are part of the overall facility and community that houses all three living types, Independent, Assisted Living and Memory Care residents. The Independent Living residents receive many of the same services and amenities as the other types, such as dining, use of amenities spaces, social activities, and even a 24/7 monitored emergency call system.
- The Traditions Independent Living experience is different from traditional multifamily residential communities. This is a closed type community where residents choose to live with the aforementioned services. All residents in the community would be 55 years or older and fully independent, but the average age of our residents in Independent Living are over 83, less active, and generally transition to Assisted Living and/or Memory Care. This is a reason many residents choose our facility, as they can age in place and remain in the same, familiar community.
- In the single community concept, we are not providing separate Independent Living cottages or villas, which might have the ability to be structured differently than Independent Living units within the main building.

In summary the Traditions Independent Living facility is not truly "independent" in the sense of the word. It is part of the overall community in which residents receive services, are part of a social community and transition into additional care and services over time. In light of this, we respectfully request that the community, including the Independent Living units, be exempt from both the inclusionary housing requirement and the fee in lieu of payment. The latter would further strain our development and not allow us to further invest these costs back into the community to provide better amenities, care, and services.

Leo Brown Development – School Fee - Section 16.10.050 We respectfully request that the Independent Living units (69) be exempt from the school fee, consistent with prior discussions regarding this issue. Based on previous correspondence, we understand that any such exemption may require a deed restriction confirming that the property will not house students in the future. We believe this is an appropriate and reasonable approach and are prepared to pursue the necessary deed restriction in connection with the requested exemption. The Restrictive Covenant document would abide by the Housing for Older Persons Act ("HOPA"). We can include as the basis of a Deed Restriction Document



Leo Brown Development - Accessory Structures (West of Main Building) – Section 17.22.020 All zoning districts, including RM-3, allow accessory structures their own setback requirements, which differ from the principal building setbacks established in RM-3. Our development includes four accessory structures (9-bay garages) associated with the main senior living building, and these structures are therefore regulated by the accessory setback standards in Section 17.22.020 rather than the RM-3 yard requirements.

In Closing...

Thank you for your time, effort, and continued coordination throughout the review process. We appreciate the City's thoughtful feedback and collaboration as we've refined the plan and addressed staff comments. We look forward to continuing to work with the City of St. Charles toward approval of a coordinated development that delivers meaningful housing options, public benefits, and long-term value to the community.

**Jennifer Patton**

DEVELOPMENT DIRECTOR
CONTINENTAL 947 FUND LLC
CONTINENTAL PROPERTIES COMPANY

**Kevin See**

MANAGING DIRECTOR
LEO BROWN DEVELOPMENT, LLC

July 31st, 2026

Ellen Johnson, Planner II
Community Development Division
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: Comment Response to City of St. Charles Pre-Application Meeting Summary

Dear Ms. Johnson,

Thank you for the opportunity to respond to the City of St. Charles Pre-Application Meeting Summary for the PUD Preliminary Plan Application, following our meeting held on June 10th, 2026. We appreciate City Staff's review and the opportunity to address the items outlined in the summary.

Below, please find our responses to each of the requested items:

Pedestrian Connectivity:

Pedestrian circulation within the site has been designed to align with the connectivity expectations outlined in the City's staff report for the Bricher Commons area and further refined through ongoing discussions with City staff, the Park District, Kane County, and the development team. The internal sidewalk network provides continuous, ADA-compliant connections between the different buildings throughout the site, parking areas, and outdoor amenities, with an added on-site path along the west property line and southern detention pond connecting to Prairie Winds. Sidewalk improvements are also provided along the Lincoln Highway frontage, ensuring safe pedestrian access to the broader corridor. In addition, the developer is coordinating with the Park District and Kane County regarding an off-site path along Route 38 to Peck Road, which the Park District has identified as a priority pedestrian connection. The current proposal contemplates the developer constructing the Route 38 path on County property, with sidewalk connections to the judicial center building, and the Park District maintaining the path. The remaining Park District cash contribution would be dependent on the value of these improvements. Combined with the Continental Properties connectivity

efforts, these improvements establish a cohesive and accessible pedestrian system that supports walkability within the community and enhances connectivity to surrounding uses, consistent with the City's Comprehensive Plan and West Gateway Subarea objectives.

Open Space:

The site plan identifies additional open space throughout the development, including opportunities for programmable, passive, and active areas that may support resident amenities and enhance the overall site character. The plan includes an approximately 0.8-acre programmable open space area at the northwest corner of the site. This area will remain private and may also be needed for detention, with the potential for limited programming where feasible. Other open space areas and amenities will continue to be refined as the site plan advances.

Route 38 Access:

Based on IDOT's direction, full-movement access at the proposed main drive location on Route 38 will not be permitted. The project will comply with the allowed three-quarter movement configuration, including left-in, right-in, and right-out movements, and will move forward with this design intent as instructed.

Emergency Access:

We plan to include a Memorandum of Understanding from Prairie Winds confirming their commitment to work with us on the coordinated emergency access connection between the two sites in a document forthcoming. The MOU also affirms Prairie Winds' willingness to participate in establishing the public pedestrian connection and to address any survey or encroachment issues associated with the shared access corridor.

Unit Count:

The original 3-story Springs buildings have been modified, and all Springs buildings are now proposed as 2-story structures. The revised Springs layout includes 14 two-story buildings with a total of 280 units, reduced from the previously proposed 306 units. The Traditions development will remain at 167 units within a three-story building.

Affordable Housing:

Continental has met with Kane County regarding the Affordable Housing Fund and is continuing to evaluate how the County reviews and applies affordable housing proposals. The team is also pursuing the IHDA tax abatement program, which would require 15% of units to be affordable at 60% AMI. While the program may provide a path to additional affordability, there are ongoing considerations related to the longer leasing timeline and the documentation required from applicants for income qualification. The development team may also request that the city waive impact fees for affordable units provided in excess of 10%, which could be addressed through an Affordable Housing Agreement approved concurrently with the zoning entitlements. The IHDA program includes a 10-year affordability period, with an option to extend up to 30 years. The team is continuing to evaluate the program with the Township Assessor and County, including any potential risk that the County Board could opt out of the program in the future.

Traffic Study:

A revised Traffic Impact Study has been completed and included at the end of the Preliminary Plan Application. This incorporates original comments from IDOT and addresses internal circulation. We will continue to work with IDOT for final approval.

Utilities:

Water modeling, sanitary capacity analysis, and other required utility studies have been incorporated into the Preliminary Plat Submittal package. Coordination with Public Works has been ongoing throughout the design process.

Electric:

The electric service plan and load information are included in the Preliminary Plat Submittal for City Electric review.

Stormwater:

The stormwater management plan is included in the Preliminary Plat Submittal.

We appreciate the City's guidance and the opportunity to address the staff comments. We look forward to continuing our collaboration with the City throughout the zoning process. If you have any questions, comments, or require additional information, please do not hesitate to contact us. Warm regards,



Jennifer Patton

DEVELOPMENT DIRECTOR
CONTINENTAL 947 FUND LLC
CONTINENTAL PROPERTIES COMPANY



Kevin See

MANAGING DIRECTOR
LEO BROWN DEVELOPMENT, LLC

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: C947 Fund LLC- Springs at 38 West
Date Submitted:
Prepared by: Jonathon Guse

Total Dwelling Units: 280

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		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency	28	DU x 1.294	= 36.232
➤ 1 Bedroom	112	DU x 1.758	= 196.896
➤ 2 Bedroom	112	DU x 1.914	= 214.368
➤ 3 Bedroom	28	DU x 3.053	= 85.484

Totals:

280

Total Dwelling Units
(with deduction, if applicable)

532.98

Estimated Total Population

Park Site Requirements:

Estimated Total Population: 532.98 x .010 Acres per capita = 5.3298 Acres

Cash in lieu of requirements:

Total Site Acres: 5.3298 x \$240,500 (Fair Market Value per Improved Land) = \$ 1,281,816.90

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: C947 Fund LLC- Springs at 38 West
 Date Submitted:
 Prepared by: Jonathon Guse

Total Dwelling Units: 280

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

Total Dwelling Units w/ Deduction:

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency	28	DU x .000	= 0	DU x .000	= 0	DU x .000	= 0
➤ 1 Bedroom	112	DU x .002	= 0.224	DU x .001	= 1.12	DU x .001	= 1.12
➤ 2 Bedroom	112	DU x .086	= 9.632	DU x .042	= 4.704	DU x .046	= 5.152
➤ 3 Bedroom	28	DU x .234	= 6.552	DU x .123	= 3.444	DU x .118	= 3.304

Totals: 280 TDU (with deduction, if applicable) 16.408 TE 9.268 TM 9.576 TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	16.408	x .025	= 0.4102
Middle (TM)	9.268	x .0389	= 0.3605
High (TH)	9.576	x .072	= 0.6895

Total Site Acres: 1.4602

Cash in lieu of requirements:

1.4602 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 351,178.10

INCLUSIONARY HOUSING WORKSHEET

Name of Development: C947 Fund LLC- Springs at 38 West

Date Submitted:

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

1) Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	280	X	10%	=	28

2) How will the Inclusionary Housing requirement be met?

- ☒ Provide on-site affordable units (15% Per IHDA Requirements)
- ☐ 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
		X	\$36,718	=	

Single-Family Development:

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

INCLUSIONARY HOUSING WORKSHEET

Name of Development: Traditions of St. Charles

Departure/Deviation Requested

Date Submitted: 7/31/2026

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		X	10%	=	

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):

Springs at 38 West exceeds the required percentage in the Inclusionary Housing Worksheet

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
		X	\$36,718	=	

Single-Family Development:

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