

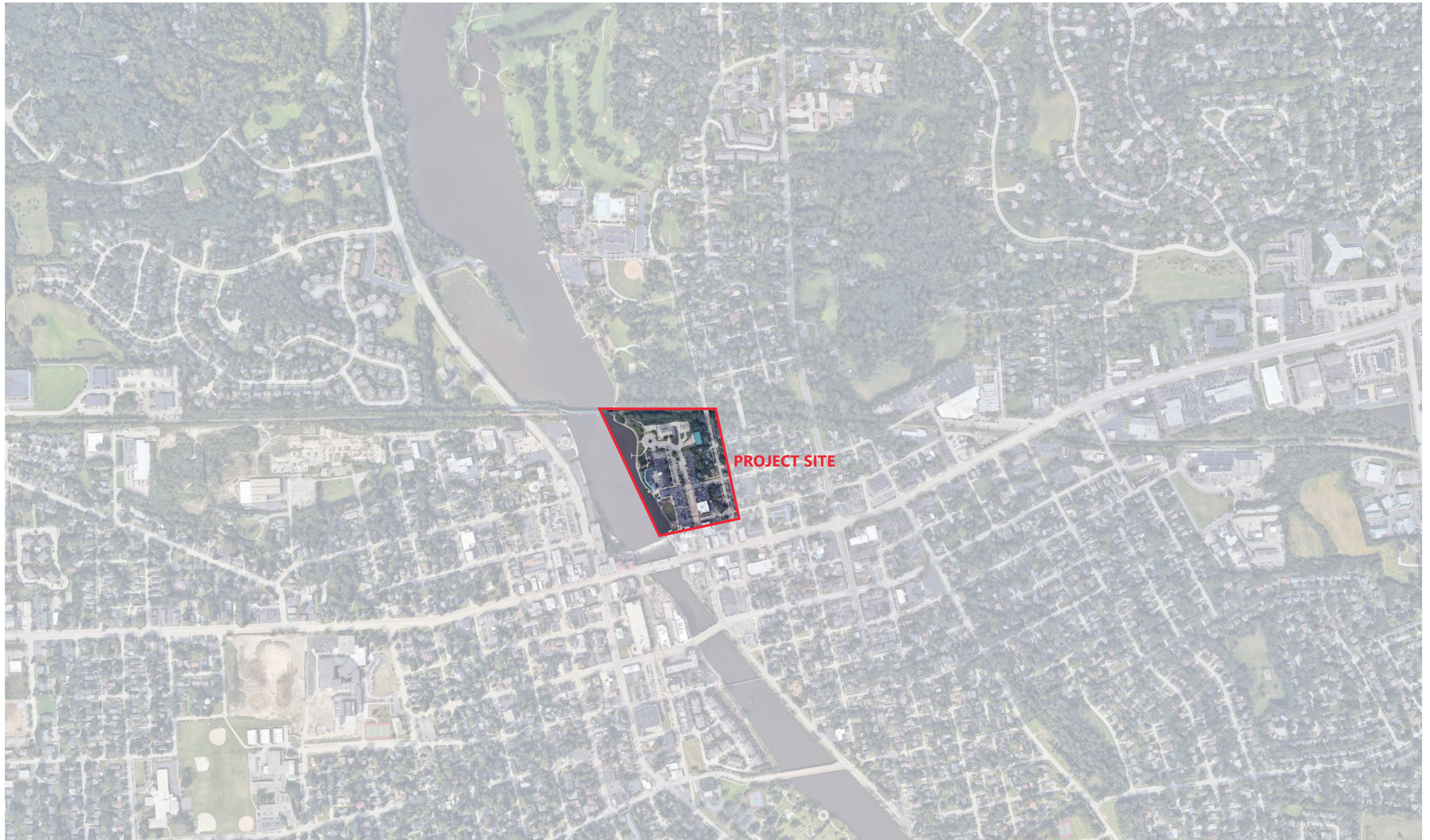


# MURPHY DEVELOPMENT GROUP, LLC | **ST. CHARLES POLICE STATION SITE**

RFP RESPONSE  
03.15.2022











### **ZONING HIGHLIGHTS**

#### **ZONING DISTRICT: CBD-1**

The purpose of the CBD-1 Central Business District is to provide for the maintenance and orderly growth of a mixed use, pedestrian friendly, compact district of retail, service, office, and higher density residential uses in the central area of the City. Development within the CBD-1 District is intended to promote the upgrade and full utilization of existing older structures as well as appropriate redevelopment.

#### **MINIMUM LOT AREA: 1,000 SF/DU**

Police Station Site: 87 units max

Parcel A: 20 units max

Parcel B: 32 units max

#### **MINIMUM LOT WIDTH: NONE**

#### **MAXIMUM BUILDING COVERAGE: NONE**

#### **MAXIMUM GROSS FLOOR AREA PER BUILDING: 40,000**

#### **MAX BUILDING HEIGHT: 50 FT**

#### **FRONT YARD SETBACK: MAX. 5', NO MINIMUM**

#### **NO SIDE OR REAR YARD SETBACKS**

#### **NO LANDSCAPE BUFFER REQUIRED**

#### **PARKING RATIOS:**

Residential: 1 per Dwelling Unit (Multifamily & Townhouse)

Bowling Alley: 4 per lane

Indoor Amusement & Recreation: 4 per 1,000 sf of GFA

Restaurant: 10 per 1,000 sf of GFA

Retail: 4 per 1,000 sf of GFA













## INITIAL THOUGHTS CONCEPT SKETCHES

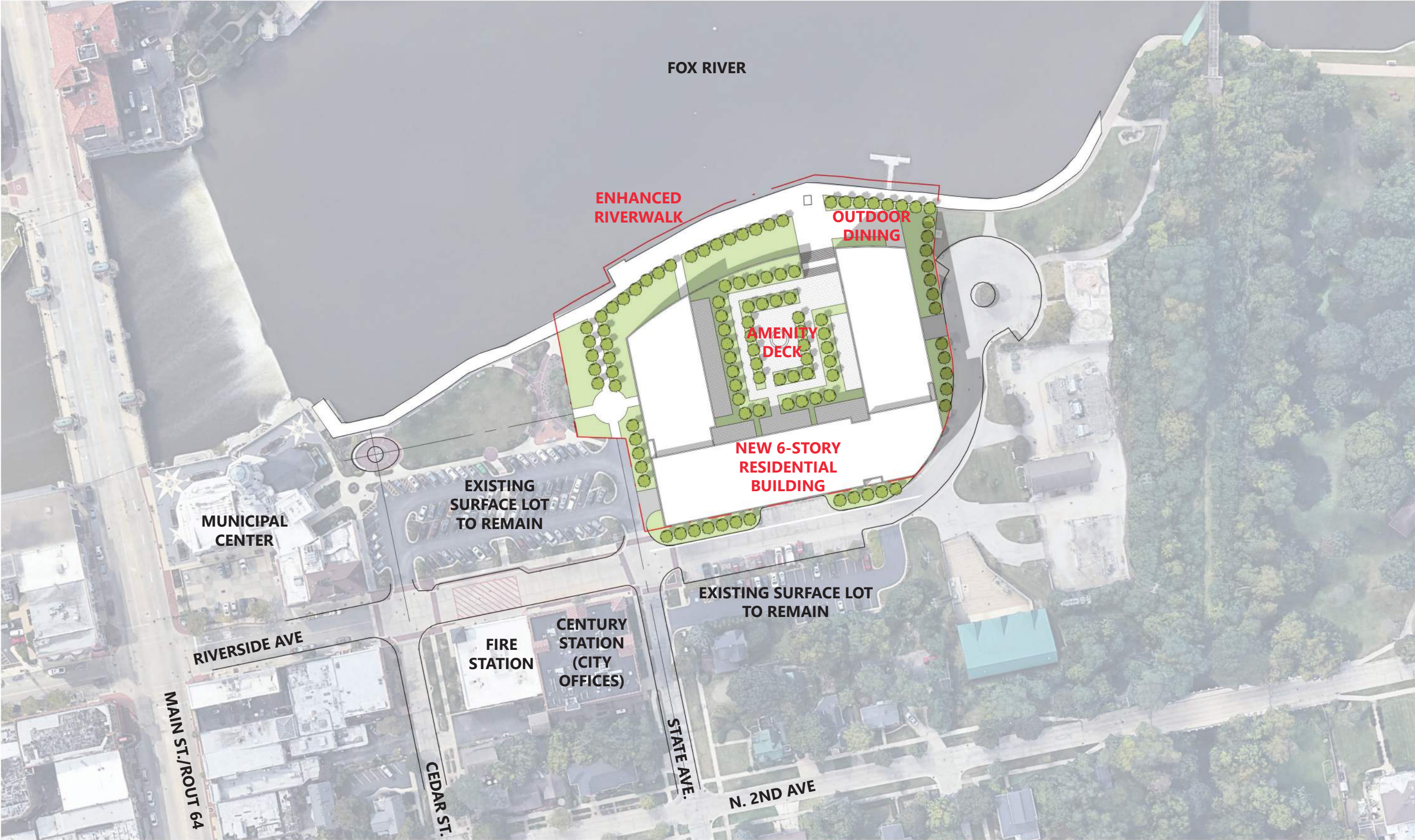


Our team studied all the parcels available in the RFP to determine the best possible use for the development, and formed three main ideas that informed our proposed solution:

- Maintain **visual connections** and view corridors from Cedar St. & State Ave. through to the **Fox River**
- **Engage the riverfront** with outdoor dining, enhanced open space, and views from the residential units
- Develop a **program** that is best suited for the site, including a destination **restaurant** and market-driven **residential**

While our initial proposal is focused only on the Police Station Site, we see the opportunity for a larger development which would include parcels A, B & C through a partnership with the City. We welcome a discussion directly with the City of St. Charles to explore the possibilities on this important site.

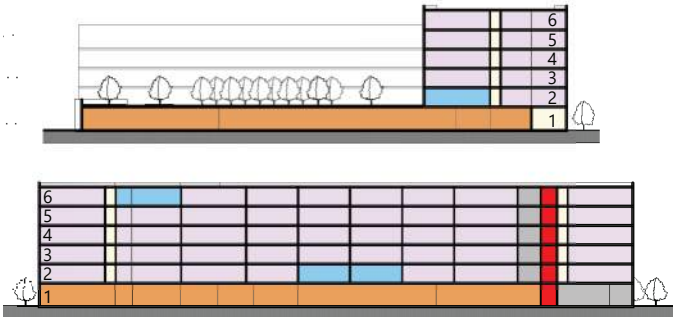




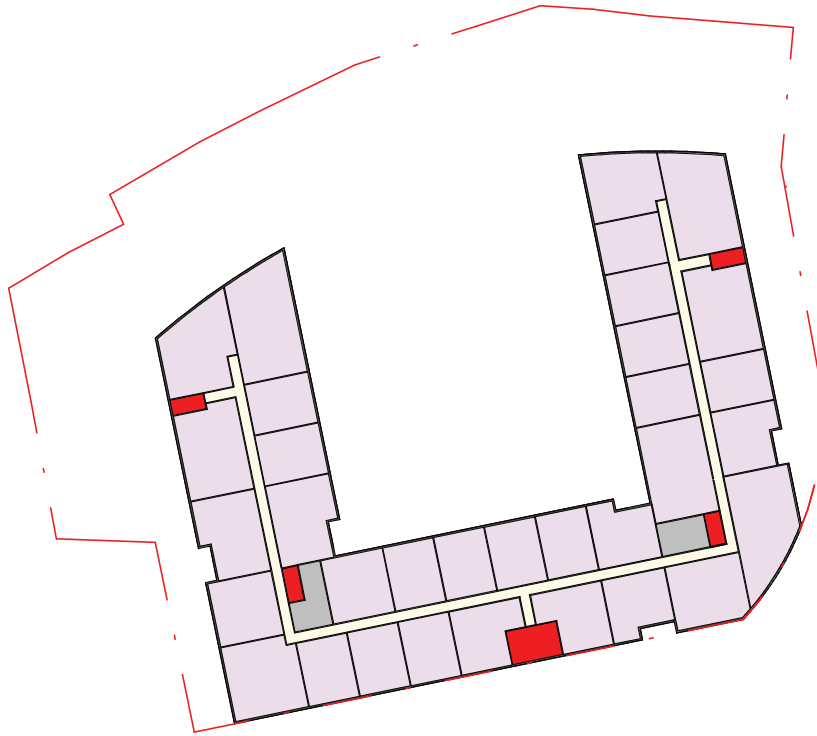


INITIAL THOUGHTS  
CONCEPT FLOOR PLANS

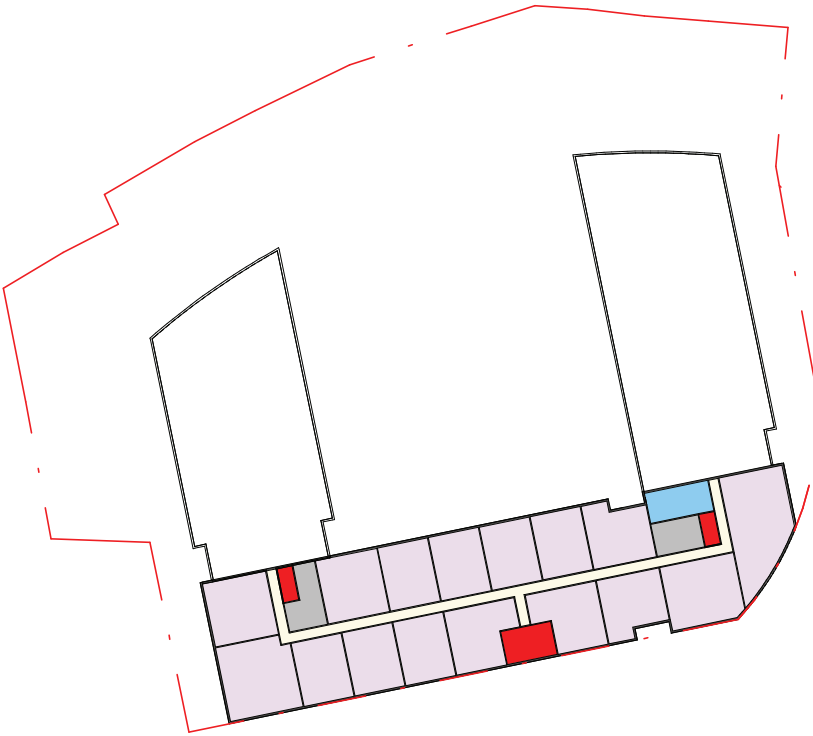
- MULTIFAMILY RESIDENTIAL
- PARKING
- COMMERCIAL
- VERTICAL CIRCULATION
- CORE/SERVICES
- RESIDENTIAL AMENITY
- GARAGE ACCESS
- LOBBY ACCESS



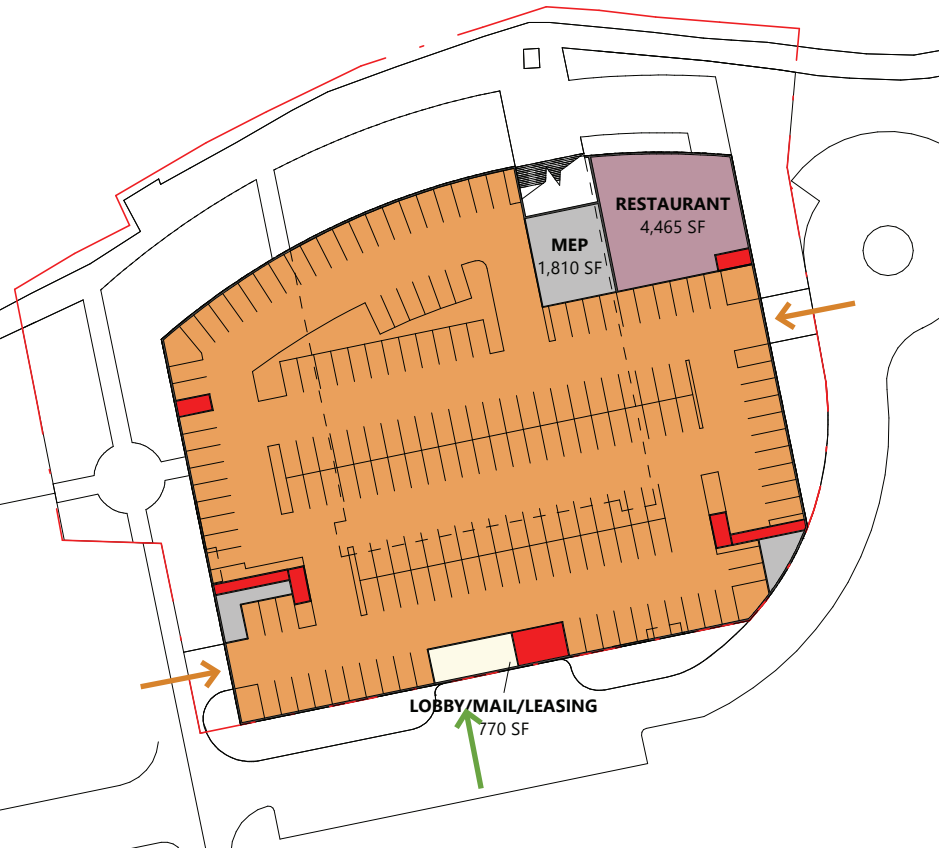
SECTION LOOKING EAST



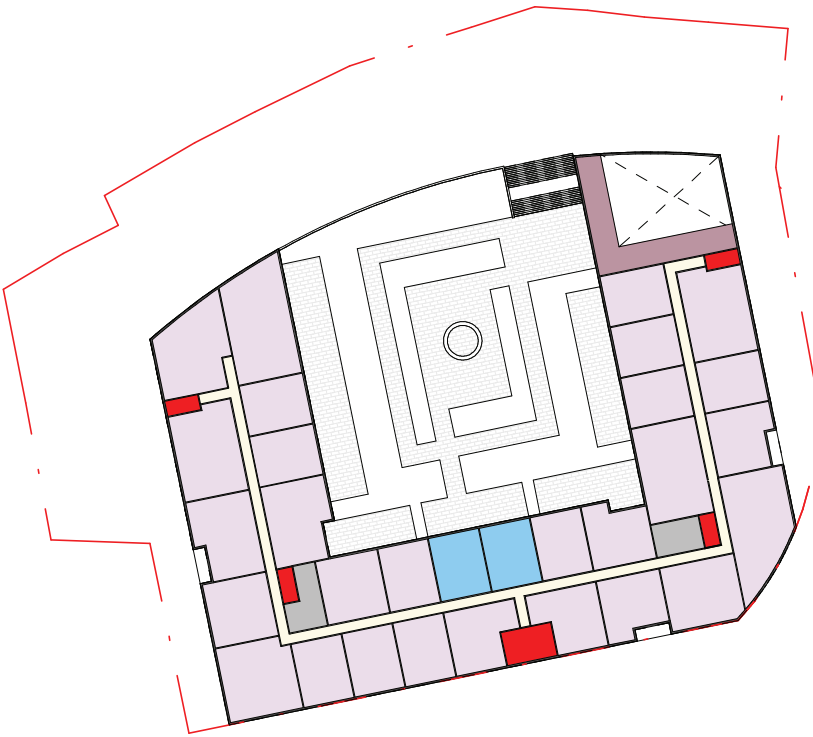
04-05 FLOOR PLAN



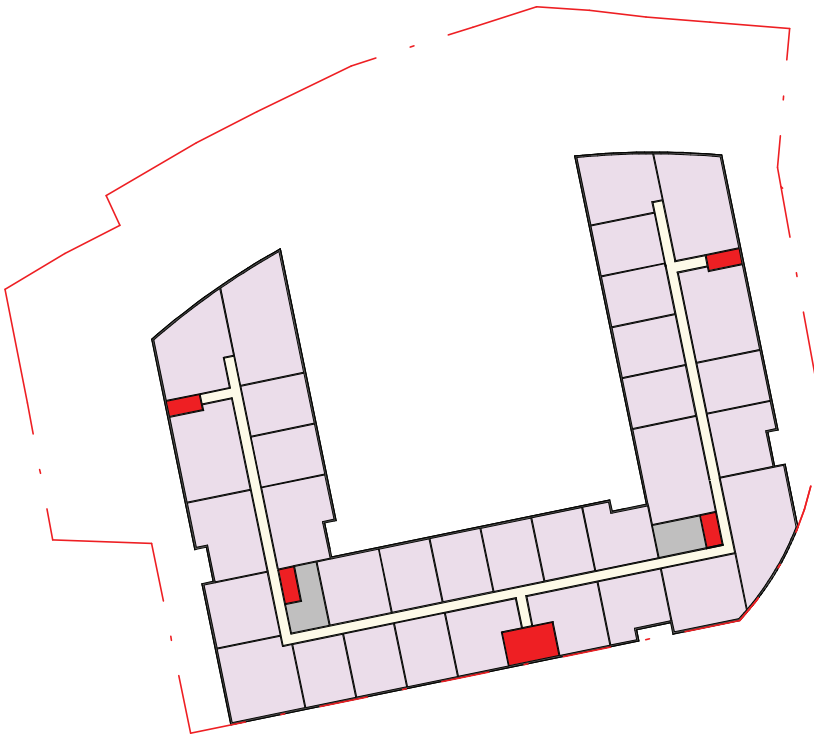
06 FLOOR PLAN



01 FLOOR PLAN



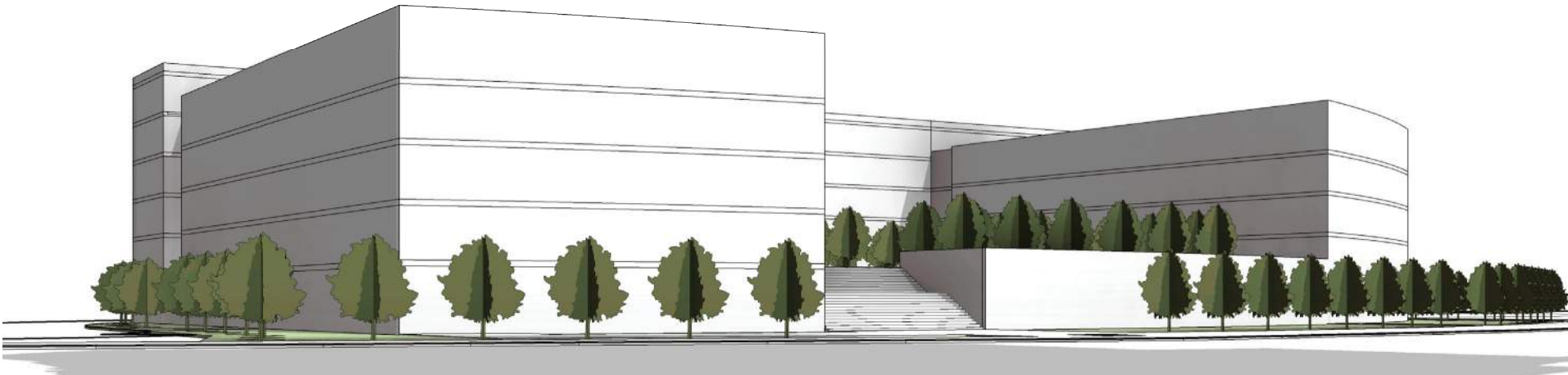
02 FLOOR PLAN



03 FLOOR PLAN



INITIAL THOUGHTS  
PROJECT SUMMARY



VIEW FROM RIVER

Police Station Site			
Site Area	87,010 sf	2.00 acres	
Current Use	Police Station and associated parking		
Proposed Use	Multifamily Residential, Commercial, and Public Parking		
Existing Parking	67 spaces		

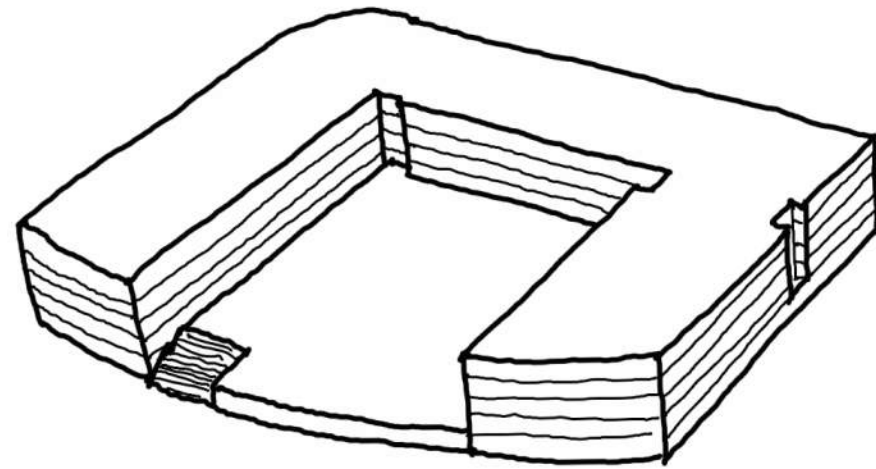
	Gross Area	Residential Area	Commercial Area	Parking Area	Units	Parking Spaces
Level 06	22,295 sf	22,295 sf			17	
Level 05	46,105 sf	46,105 sf			34	
Level 04	46,105 sf	46,105 sf			34	
Level 03	46,105 sf	46,105 sf			34	
Level 02	46,105 sf	44,605 sf	1,500 sf		29	
Level 01	74,665 sf		4,465 sf	62,875 sf		177
Total	281,380 sf	205,215 sf	5,965 sf	62,875 sf	148	177

RESTAURANT/VISITOR PARKING = 29  
RESIDENTIAL PARKING = 148

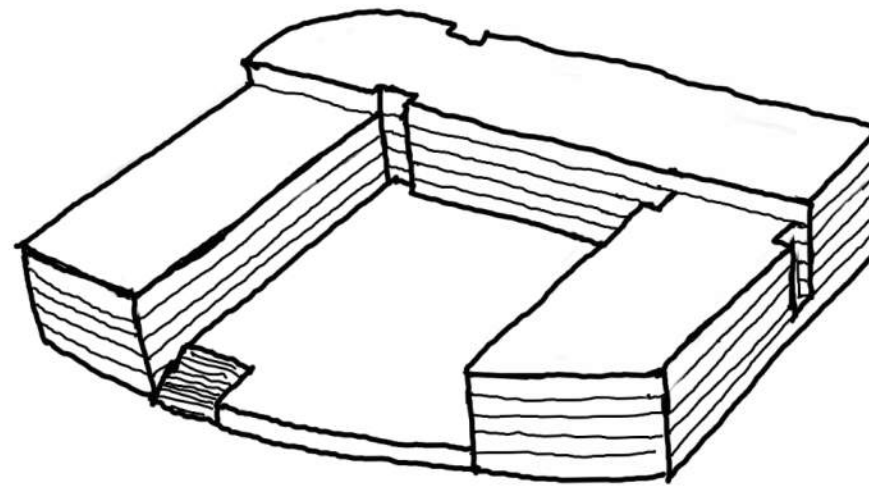


VIEW ABOVE FOX RIVER

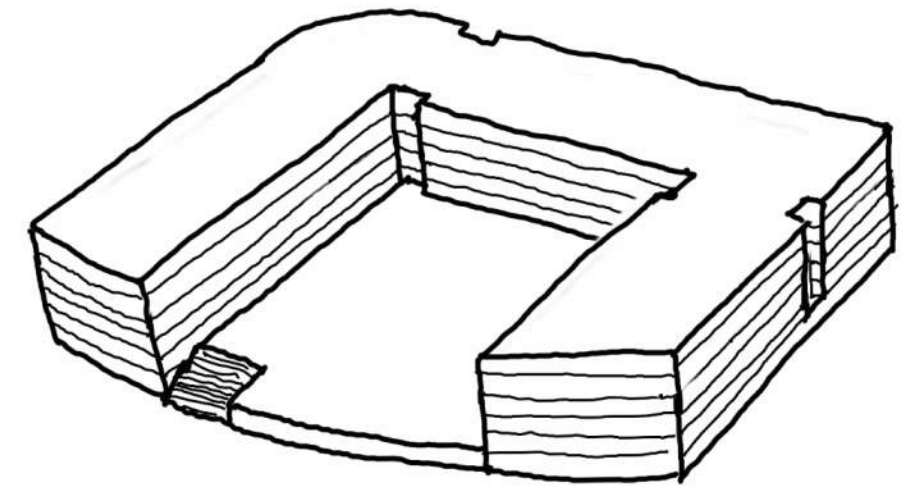




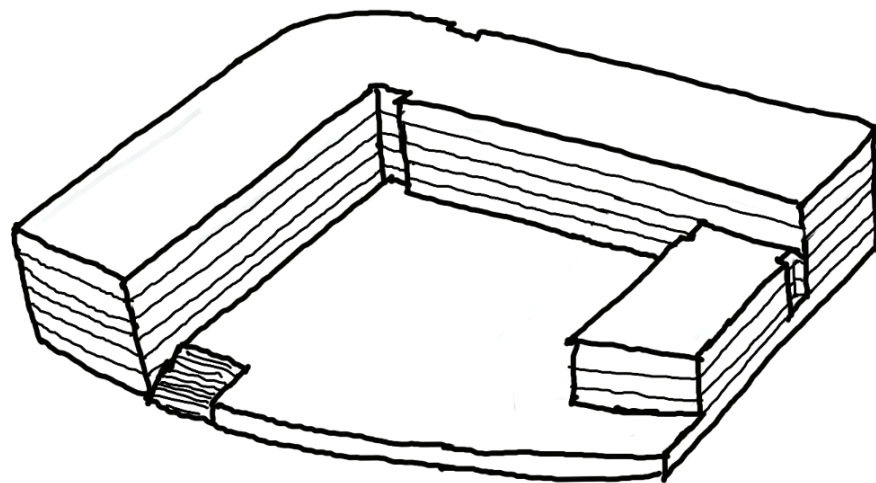
5-5-5: SMALLER UNITS



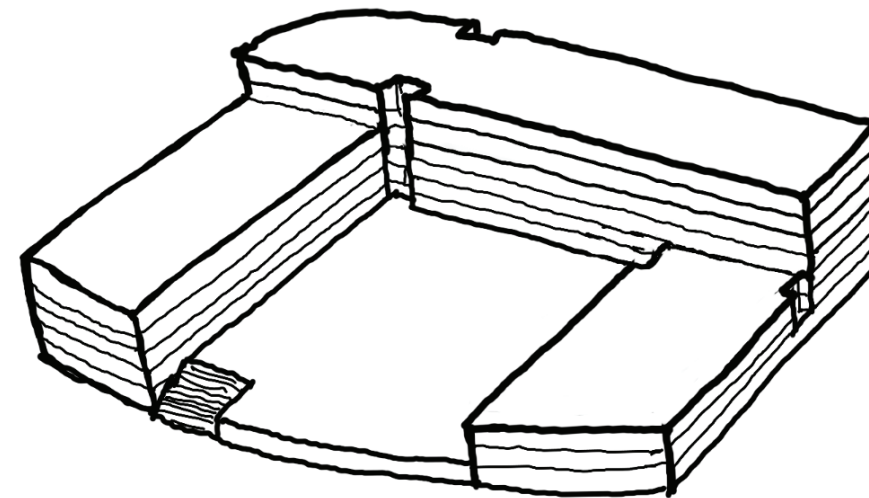
6-5-5



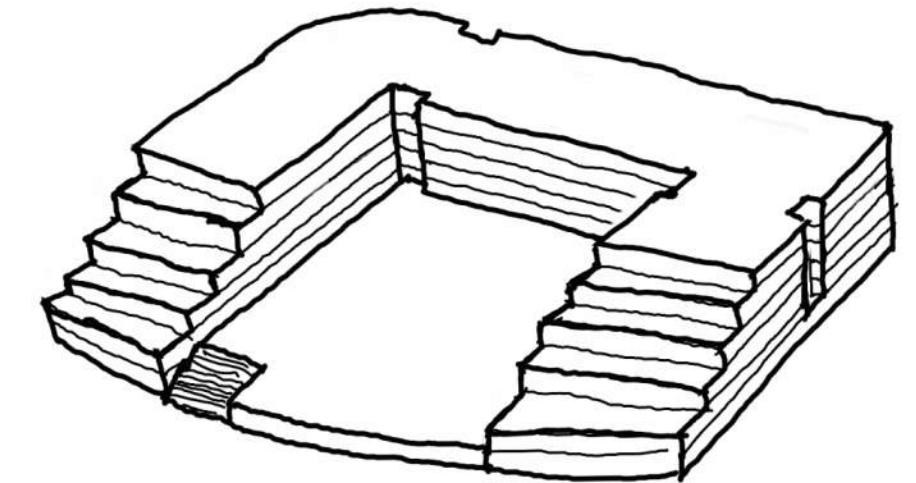
6-6-6: BIGGER UNITS



6-6-4: SHORTER SOUTH LEG



7-5-3



TERRACED





Lawndale Redefined  
Invest South/West Program  
Chicago, IL







Orland Park Triangle  
Orland Park, IL