



Applicant:	Leo Brown Group
Property Owner:	Todd Dempsey
Location:	29 acres on south side of Rt 38, west of Meijer
Purpose:	Feedback on a proposed residential development
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	BR Regional Business/PUD
Current Land Use:	Agriculture
Comprehensive Plan:	Corridor/Regional Commercial & Industrial/Business Park

Traditions of St. Charles / Springs at 38 West



Summary of Proposal:	<p>Leo Brown Group, represented by Kevin See, has filed a Concept Plan proposing a two-part development consisting of a senior living facility and multi-family apartment community on the 29 acres west of Meijer in the Bricher Commons PUD. Details:</p> <ul style="list-style-type: none"> • Access from Rt 38 / Lincoln Hwy and private drive south of Metro Storage. • Emergency access behind Meijer • Stormwater detention at southwest corner • Traditions of St. Charles – Developed by Leo Brown Group <ul style="list-style-type: none"> ○ Senior living facility with 167 units in a single building ○ Independent living, assisted living, memory care ○ 7.3 acres • Springs at 38 West – Developed by Continental Properties <ul style="list-style-type: none"> ○ 306 rental apartments ○ 14 buildings; 2 to 3 stories ○ Clubhouse ○ 22.2 acres
Info / Procedure on Application:	<ul style="list-style-type: none"> • Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.” • A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. • No recommendation or findings are involved.

Suggested Action:	Provide feedback on the Concept Plan. Staff has provided topics Commissioners should consider to guide feedback to the applicant.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property constitutes three parcels totaling 29.5-acres, located west of Meijer on the south side of Rt 38 / Lincoln Hwy. The subject property is part of the Bricher Commons PUD. When approved in 1999 under Ord. 1999-Z-11, the PUD included the subject property and the property to the south, what is now Prairie Winds. In 2017, Prairie Winds was removed from the Bricher Commons PUD and a new PUD was established for that development.

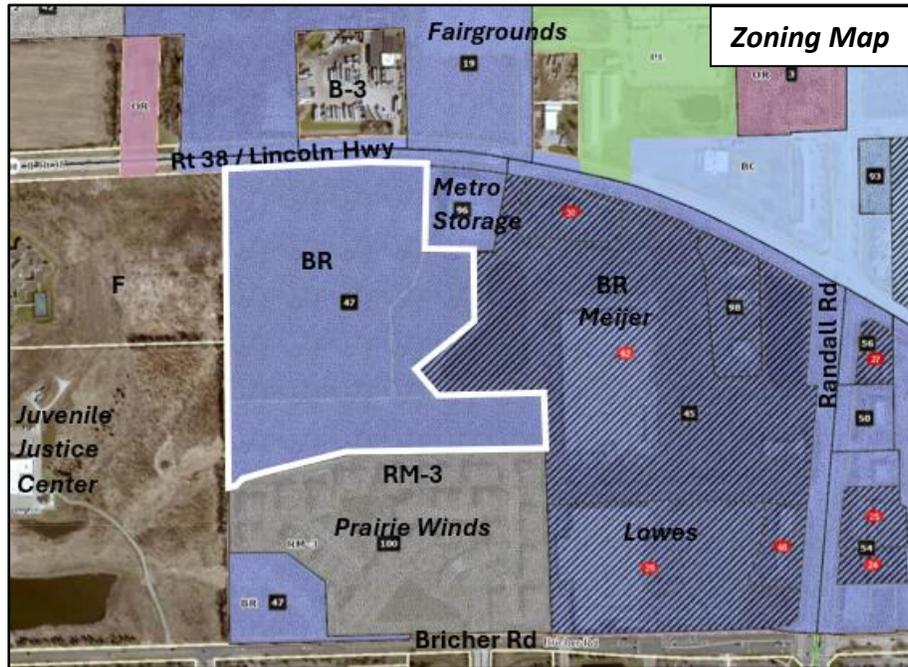
In 2006, prior to the removal of Prairie Winds, the Bricher Commons PUD was amended under Ordinance No. 2006-Z-7. In addition to the commercial uses already permitted on the property, the amendment allowed for multi-family residential uses on up to 34.5 acres of the property, subject to a density limitation (maximum of 250 units) and that 20% of the residential units be affordable. No preliminary plans were submitted for development of the property as contemplated under the 2006 PUD ordinance.

In 2024, developers Quarterra and Lennar proposed a two-part residential development consisting of 388 apartment units in 12, 3-story buildings and 72 townhome units. A Concept Plan for the proposal was reviewed by the City and generally positive feedback was provided. However, the developers did not pursue the project further due to financial considerations.

B. Zoning

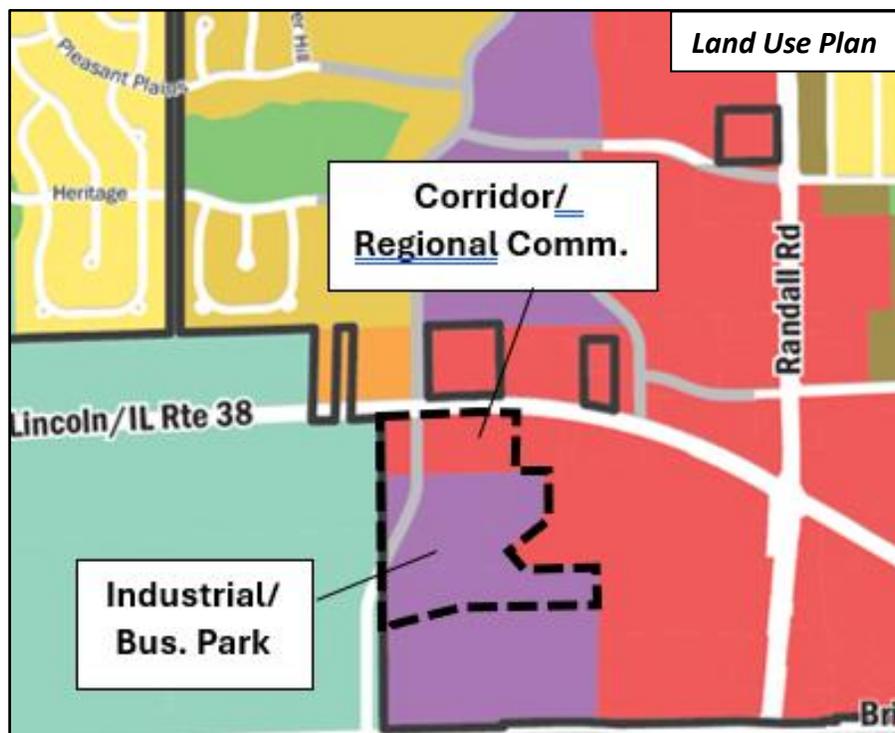
The subject property is zoned BR Regional Business and is located in the Bricher Commons PUD. Commercial zoning exists to the north and east, with multi-family residential to the south and Kane County Farming district to the west.

	Zoning	Land Use
Subject Property	BR Regional Business / PUD	Farmland
North	BR Regional Business / PUD Kane County B-3 Business District	Kane County Fairgrounds; Black Sea Transportation
East	BR Regional Business / PUD	Metro Self Storage; Meijer
South	RM-3 General Residential / PUD	Prairie Winds Apartments
West	Kane County Farming District	Open space/Kane County Juvenile Justice Center



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the northern third of the subject property, along Lincoln Hwy, as “Corridor/Regional Commercial” and the southern two-thirds “Industrial/Business Park”.



The Corridor/Regional Business land use is described as follows:
Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on

customer base that extends beyond City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The Industrial/Business park land use is described as follows:

Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand alone” office buildings and complexes or several buildings incorporated into a “campus like” setting.

Light industrial uses in St. Charles are concentrated in industrial parks, but they can also be found in commercial and office areas. As a distinct land use, these areas can provide significant employment opportunities, tax revenue generation, and, if developed correctly, can help establish a positive community image.

While these uses create significant jobs and tax revenue, care must be taken to ensure they don’t become a source of blight for surrounding uses. At times, their externalities are unpopular with community members, but heavy industrial uses are generally treated as assets as long as care is taken to eliminate their negative effects.

Chapter 8 of the Comprehensive Plan contains the West Gateway Subarea Plan. The subject property is located within the West Gateway Subarea which focuses on the Randall Road corridor (p.94).

Subarea Goals

The West Gateway subarea provides unique opportunities within a specific context of a corridor capable of competing with other commercial areas of the City, including Downtown. These opportunities and goals are not meant to create competition with Downtown; rather, they strive to complement each other. The overall vision for the subarea includes the following elements:

- *An economically competitive corridor that capitalizes on its unique advantages and regional position and complements downtown.*
- *Redevelopment and repositioning to include the next generation of regional development and services.*
- *An attractive environment that is distinguishable from adjacent communities and respectful of surrounding neighborhoods.*
- *A multi-use area that provides a balance in and ease of access between residential, commercial, and retail activities.*

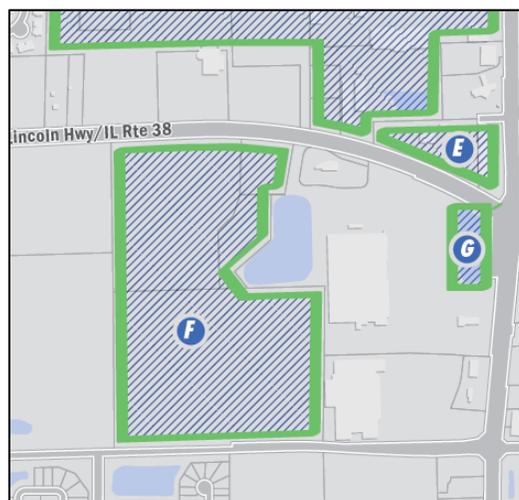
Subarea Objectives

- *Improvement of the appearance of the Randall Road Corridor and the identity of the St. Charles community through installation of streetscaping, wayfinding, and gateway elements.*

- *Enhancement of the character of both existing and new development through on-site landscaping, at - tractive building design and materials, and more consistent signage regulation.*
- *Improved mobility and access throughout the corridor, including between adjacent development sites or blocks.*
- *Comprehensive bicycle, pedestrian, and transit access through infrastructure and technology improvements.*
- *Preservation of surrounding neighborhoods through the use of screening and buffering from commercial development.*
- *Redevelopment of the St. Charles Mall site with activities and a character that complement Randall Road and maintain an appropriate relationship with adjacent neighborhoods.*
- *Creation of market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *A transitioning land use pattern that is supportive of Bus Rapid Transit (BRT) along Randall Road.*
- *Achieve balance by promoting connections between the Downtown and the West Gateway area without competing with the Downtown.*

The subject property, along with what is now Prairie Winds to the south, is identified as Catalyst Site “F” within the West Gateway Subarea (p.97):

Situated between the Meijer on Randall Road and the Kane County Government Center is a 55-acre site known as Bricher Commons. Portions of the site have excellent visibility and frontage to Lincoln Highway, however not all of the site can capitalize on the visibility and access that IL Route 38 provides. The northern areas of the site should develop with commercial uses fronting Lincoln Highway with either multifamily, single-family attached, or offices and commercial services, in the rear and interior of the site.



Senior Housing is called out in the plan despite there not being a separate land use category for senior housing (p.42):

“Senior Housing is an essential component of the City’s residential offerings and should be appropriately accommodated in select locations. The notion of “aging in place” is important, as it allows residents to remain in the City as they progress through the different stages of life. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City’s existing and future senior population. In general, senior housing can be in the form of single-family detached, attached, or multi-family dwellings. As locations are considered for accommodating senior housing development, preference should be given to proximity of transit, goods, and services. The ability to walk to restaurants, shops, transit, recreation, entertainment, and services is often important to seniors as it reduces their dependence on the automobile for daily needs. Given issues of proximity, areas within or near the

Downtown, Randall Road, or near the intersection of Kirk Road and Main Street should be considered ideal for senior housing.”

The following Residential Land Use Policies are relevant to review of the Concept Plan (p.43-44):

“Seek opportunities to provide senior housing within the City considering locations that are within close proximity to recreation, public transit, healthcare, and daily goods and services- The City seeks to provide opportunities for residents to “age in place”, meaning that housing within the community accommodates all stages of life. As members of the community become older, and their lifestyles change, the City’s diverse housing stock should provide opportunities to remain in the City of St. Charles. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City’s existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors.”

“Prioritize infill development over annexation and development- While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City’s west side. While most of these opportunities are within unincorporated Kane County, they fall within the City’s 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City’s boundaries. When residential development does occur within the City’s growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent “leap frog” development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.”

Staff Comments

- ✓ The Catalyst Site F description recommends commercial uses along Rt 38, with either multi-family, townhomes, or offices/commercial services on the remainder of the property. The Industrial/Business Park land use designation for the southern two-thirds of the property may reflect the office park suggestion. Based on the Catalyst Site description, residential would also be acceptable.
- ✓ The West Gateway Improvement Plan within the Comprehensive Plan (p.96) indicates an intended street connection stretching from Bricher Road, north along the west side of Prairie Winds and the subject property, through the Fairgrounds, behind Costco, connecting to Oak Street and ultimately Rt 64. Prairie Winds was approved without the southern portion of the street connecting down to Bricher. Without that southern portion, the street connection through the subject property would not make sense.
- ✓ The Comprehensive Plan does not identify specific locations where senior housing is recommended but calls out the importance of providing more housing options for seniors in appropriate locations, including near the Randall Road corridor due to proximity of services.

II. PROPOSAL

Leo Brown Group is under contract to purchase the subject property. Leo Brown Group intends to sell a portion of the property to Continental Properties. Each developer would be responsible for

development of their own site, with coordination to develop the shared components including site access and stormwater detention.

The Concept Plans submitted for feedback proposing the following:

- Rezoning to RM-3 General Residential District with a Planned Unit Development (PUD)
- Main site entrance on Rt 38/Lincoln Hwy
- Secondary access via private drive to the east, running south of Metro Self Storage and connecting to Rt 38 and Meijer
- Emergency access at southeast corner behind Meijer
- Potential cross-access to the south connecting to Prairie Winds
- Stormwater detention at the southwest corner
- Internal network of sidewalks
- **Traditions of St. Charles** – Developed by Leo Brown Group
 - 7.3 acres
 - Senior living facility with three wings and shared amenities
 - Independent living wing – 69 suites
 - Assisted living wing – 64 units
 - Memory care wing – 34 units
 - 167 units total
 - 3 stories
 - Surface parking and 36 garage units (rented by residents)
- **Springs at 38 West** – Developed by Continental Properties
 - 22.2 acres
 - Rental apartment community
 - 306 units in 14 buildings
 - 12 two-story buildings with 20 units each
 - 35' building height
 - 2 three-story buildings with 33 units each
 - 43' building height
 - 28 studio units; 124 1-bedroom units; 124 2-bedroom units; 30 3-bedroom units
 - 149 garage parking spaces
 - 350 surface parking spaces
 - Clubhouse with fitness center and pool
 - 2 pet playgrounds
 - Perimeter fence; gated entry at east end by clubhouse

Leo Brown Group has not previously developed in St. Charles. Continental Properties was the developer of Springs at St. Charles on Smith Road. That project was approved by the City as a PUD in 2022. Construction completed in 2025. City staff had a positive experience working with Continental Properties.

III. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. Staff have also evaluated the Concept Plan for good design and best planning practices beyond the specific requirements of our codes and ordinances. The plan was reviewed against the following code sections and documents:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.12 Residential Districts
- Ch. 17.26 Landscaping & Screening

A. Proposed Zoning

The applicant has identified that a zoning designation of RM-3 General Residential District would be requested for this development. The purpose of the RM-3 District is as follows:

To accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

Density: Proposed net density based on the Concept Plan is 16 units per acre, including the senior living facility (Traditions), multi-family portion (Springs), roadways, open space, etc. Density is below the 20 units per acre maximum permitted in the RM-3 District, but higher than the RM-2 District which is 10 units per acre.

Uses: Multi-family residential is a permitted use in the RM-3 District. Traditions would be considered an “Assisted Living Facility”, which is also a permitted use in the RM-3 District and defined in the zoning ordinance as:

A facility providing residential accommodations and daily assistance for elderly or disabled residents that meets the definition of assisted living established in the Assisted Living and Shared Housing Act.

Based on proposed density, uses, and bulk regulations (discussed later), the RM-3 District is appropriate for this development. A Zoning Map Amendment would be required to rezone the property from BR to RM-3.

The subject property is within the Bricher Commons PUD. The 2006 PUD approval for this property would not accommodate this proposal and therefore would need to be amended to allow the proposed development. The applicant has indicated that a new PUD would be requested. This would need to be approved alongside the Zoning Map Amendment.

B. Zoning Bulk Standards

The tables below compare the Concept Plan with the RM-3 District bulk standards. The first table is for the Traditions senior living portion. The second table is for the Springs multi-family portion. Note- for the purpose of applying zoning bulk standards, each of the two components are considered single zoning lots.

Traditions Senior Living:

Category	RM-3 District (proposed zoning)	Concept Plan
Min. Lot Area	10,000 sf	198,300 sf
Min. Lot Width	24 ft. / unit	478 ft. (along Rt 38)
Max. Building Coverage	40%	TBD; appears to meet
Max. Building Height	3 stories / 35 ft.	3 stories / 45 ft.
Front Yard	30 ft.	Parking: 40 ft. from Rt 38 Building: 90 ft. from Rt 38
Interior Side Yard	10 ft.	Parking: 5 ft. from east lot line adjacent to Springs Building: 35 ft.
Rear Yard	30 ft.	Parking: 0 ft. from south lot line Building: 40 ft.
Landscape Buffer Yard	30 ft.	0 ft. (adjacent to Springs)
Parking	0.25 spaces per unit; 42 spaces required	Surface parking: 105 spaces Detached garages: 36 spaces Total spaces: 141 spaces

Springs Multi-Family:

Category	RM-3 District (proposed zoning)	Concept Plan
Min. Lot Area	2,200 sf / unit	3,162 sf / unit
Min. Lot Width	65 ft.	371 ft. (along Rt 38)
Max. Building Coverage	40%	TBD; appears to meet
Max. Building Height	4 stories / 45 ft.	2 story bldgs.: 31'5" 3 story bldgs.: 42'10"
Front Yard	30 ft.	Parking: 30 ft. from Rt 38 Building: 90 ft. from Rt 38
Interior Side Yard	25 ft.	Parking: 5 ft. from east lot line adjacent to Traditions Building: 25 ft.
Rear Yard	30 ft.	Parking: 35 ft. from far south lot line Building: 30 ft. from far south lot line
Landscape Buffer Yard	30 ft.	Approx 15 ft. along south lot line adjacent to Prairie Winds; approx 25' along east lot line adjacent to Meijer 0 ft. adjacent to Traditions
Parking	Studio/1-bedroom: 1.2 spaces/unit 2-bedroom: 1.7 spaces/unit 3-bedroom: 2 spaces/unit 453 spaces required	Attached garages: 108 spaces Detached garages: 40 spaces Surface parking: 338 Apron spaces (in front of garages): 82 Total spaces: 568 spaces

Staff Comments:

- ✓ Most bulk requirements of the RM-3 District are met for each portion of the development.
- ✓ Deviations would need to be requested to allow lesser setbacks for parking along interior lot lines between the Springs and Traditions portions.
- ✓ Deviations would also need to be requested regarding the 30 ft. landscape buffer yard, which is required along all lot lines, for both Traditions and Springs. If the plans are not modified to provide the 30 ft. buffer, at a minimum landscape plantings should be provided to the greatest extent possible around the perimeter of the overall development, particularly to provide screening from Prairie Winds to the south and Meijer to the east. Perimeter landscaping around Traditions where adjacent to Springs should also be provided to the extent possible.
- ✓ Note- the Traditions detached garages are 10 ft. from the west lot line; detached garages are a permitted yard encroachment and only require a 3 ft. setback.
- ✓ Standard size for parking stalls is 9'x18', however parking spaces for multi-family spaces are required to be 9.5' in width. The applicant has indicated that they plan to request a deviation to allow standard 9'x18' stalls. This deviation was granted for the Springs at St. Charles on Smith Road.

C. Subdivision

A Plat of Subdivision will be required to plat the property. The applicant has indicated that the Springs portion will be platted as a single lot with the Traditions portion on another single lot. The stormwater detention area will be platted as an outlot.

Staff Comments:

- ✓ A zoning deviation would need to be requested to allow more than one principal building on a single lot for the Springs portion. This deviation was granted for the Springs at St. Charles on Smith Road.
- ✓ As part of the subdivision review, information will be needed on the intended ownership structure of both portions of the development. Maintenance responsibilities of all common areas, landscaping, and detention will need to be defined, and ultimately memorialized in a recorded agreement between all parties.
- ✓ Utility, stormwater, and cross-access easements will need to be identified on the Plat of Subdivision.

D. Site Access / Connectivity / Site Plan

Proposed is a primary access point on Rt. 38, which forms a drive curves east, connecting to the existing private drive that runs behind Metro Self Storage and connects to the Meijer site. Two additional access points on Rt 38 are accessible with this cross-access connection. An existing roadway easement over the private drive was put into place in 2003 to allow for future cross-access to this property.

The third access point into the property is via an emergency access at the southeast corner, behind Meijer. This would be available for use only by emergency vehicles. This access is required to meet Fire Code.

A fourth potential access point is shown to the south, connecting to Prairie Winds. This access is not required but is desirable from a connectivity standpoint.

Cross-access between the Springs and Traditions is shown at the north end of the property. This cross-access is shown to be gated and used only for emergency purposes. The applicant has stated that both Springs and Traditions prefer for this access to be gated as opposed to open in order to direct Springs traffic through the primary Springs entrance, and to minimize cut-through traffic through the Traditions site.

The entrance to the Springs is off the private drive behind Metro Self Storage. A gated entrance is shown.

Sidewalk is shown along the Rt 38 frontage, as well as interior to the development on both the Springs and Traditions sites. Sidewalks connect to the Meijer property at the northeast corner and along the emergency access at the southeast corner. Sidewalk is also shown along the southern cross-access to Prairie Winds.

Staff Comments

- ✓ An easement agreement with Meijer will need to be obtained to allow the required emergency access at the southeast corner.
- ✓ An easement agreement with Prairie Winds would be needed to allow the cross-access to the south. If Prairie Winds is not agreeable to vehicular cross-access, pedestrian access should be provided at a minimum.
- ✓ The existing easement over the private drive south of Metro Self Storage may need to be modified to allow the sidewalk connection to Meijer.
- ✓ IDOT approval will be required for the proposed new access on Rt 38.
- ✓ A Traffic Impact Study will be required should the project move forward. The study will need to estimate trip generation and assess impacts to the surrounding roadway network, need for turn lanes, deceleration lanes, new signals and/or signal optimization, etc. The study should also assess circulation internal to the proposed development.
- ✓ Staff suggests a walking path around the detention basin.
- ✓ Entry gates are generally discouraged in St. Charles. The Springs at St. Charles on Smith Road was approved with an entry gate, with a condition that the gate remain open between the hours of 6am and 8pm. Staff suggests this development be subject to the same condition.
- ✓ Staff would prefer the gated cross-access between Springs and Traditions at the north end be an open access point, allowing more convenient access for Springs residents living in the northwest portion of the property.
- ✓ Two dog parks are proposed on the Springs site. A playground or other park for children is suggested.

E. Landscaping

A landscape plan will be required for this development should the project move forward. This includes landscaping around the buildings, detention pond, street frontage, within parking lots, and along property lines. Overall, at least 20% of the site needs to be landscaped.

All buildings will be subject to building foundation landscaping requirements. Foundation planting beds, 5 ft. in depth, will be needed along 50% of the building walls (excluding doorways), with adequate plantings provided per Section 17.26.080. It appears there is adequate space to provide the required foundation landscaping.

Street frontage landscaping requirements will apply along Rt 38, with 1 tree required per 50 ft. and planting beds along at least 75% of the street frontage.

Staff Comments:

- ✓ Landscape buffering should be provided to the extent possible along the south lot line adjacent to Prairie Winds, along the east adjacent to Meijer, along the west, and between the Springs and Traditions sites.

F. Building Design

Buildings in the RM-3 District are subject to the Design Review standards and guidelines contained in Ch. 17.06.

Renderings of the Springs buildings have been provided. The 2-story Springs building design, intended for 12 out of the 14 buildings, includes Hardie Board vertical siding and board and batten as the primary exterior materials. The same materials are shown for the two 3-story Springs buildings.

A rendering of the Traditions building has also been provided. Cementous lap siding and stone veneer accents are the primary façade materials. Building height varies from single-story to 3-story.

Staff Comments:

- ✓ Variety between buildings within a unifying design is encouraged for Springs. At a minimum, there should be variation in color scheme among the buildings.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

Staff has provided engineering comments to the applicant, advising on items that will need to be addressed in a future preliminary engineering submittal, should the project move forward.

Water modeling will need to be conducted to confirm adequate water pressure and fire flow requirements. Capacity of the existing sanitary sewer running along the west side of the property will need to be evaluated.

A detention pond is proposed at the southwest corner. The development will need to comply with the Kane County Stormwater Ordinance. Wetlands exist on the property. A wetland delineation report will be required to determine jurisdictional authority for wetland regulation.

B. Electric Utility

The developed will be served from the existing City distribution system. The developer will be responsible for design, installation, and all associated costs.

C. Fire Dept. Review

Fire Prevention Bureau staff has reviewed the Concept Plan. Fire Department access to this site appears adequate. The emergency access at the southeast corner behind Meijer is

required.

A truck turning exhibit will need to be provided to ensure Fire Department access throughout the site.

VI. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code.

Springs: The affordable unit requirement for the proposed 306 multi-family units is 30.6 units, rounded up to 31 units if units are provided instead of fee-in-lieu. These units are to be affordable to a household making 60% of Area Median Income. Rents must comply with the rental rates published annually by Illinois Housing Development Authority. For example, the current affordable rent for a 1-bedroom apartment is \$1,350 and \$1,620 for a 2-bedroom.

The applicant has indicated their intent to provide on-site affordable units. They have also prepared a high-level financial analysis to assess the feasibility of providing the affordable units. Based on the analysis, a gap of \$95,900 per affordable unit, approximately \$3 million total, has been identified. The analysis is under review by staff. The applicant is interested in further discussions with the City on options such as St. Charles Housing Trust Fund assistance or other tax-increment or fee-rebate structures.

Traditions: The assisted living and memory care components of the facility are considered institutional uses and are therefore not subject to the Inclusionary Housing Ordinance (IHO). The independent living component is considered residential and is subject to the IHO. The affordable unit requirement for the proposed 69 independent living units is 6.9 units (10%). The fee-in-lieu of providing affordable units would be \$361,932.60 which would be placed in the City's Housing Trust Fund to support affordable housing programs and projects. The applicant is requesting that the independent living units be exempt from the IHO and therefore not be required to provide affordable units or fee-in-lieu. Their position is that the independent living residents receive many of the same services and amenities as the assisted living and memory care residents, such as dining, amenity spaces, social activities, and 24/7 monitored emergency call system. The independent living residents pay an all-inclusive fee; rent is not separated from other services included in the price.

B. School District

This development will be subject to Ch. 16.10 "Dedications" of the Subdivision Code, which requires a land or cash contribution to St. Charles CUSD 303.

Springs: The developer proposes a full cash contribution to the School District. The Concept Plan and a land-cash worksheet have been provided to the School District for review. Based on the anticipated unit type/bedroom count, a total contribution of \$354,437.31 would be due to D303 prior to issuance of building permit.

Traditions: The assisted living and memory care components of the facility are considered institutional uses and are therefore not subject to the School land/cash ordinance. The independent living units (69 units) are considered residential uses and would be subject to the

ordinance. These units are age-restricted (age 55+). The developer has requested these units be exempt from the land/cash ordinance due to the age restriction. The developer has stated they may be agreeable to a deed restriction to ensure the property does not house students. The City has requested the School District provide feedback on this request. The City has not yet received a response.

C. Park District

Also per Ch. 16.10 of the Subdivision Code, a land or cash contribution will be required to the St. Charles Park District.

Springs: A total cash contribution of \$1,402,475.75, land dedication of 5.8 acres, or combination thereof, is required to the St. Charles Park District. The developer is not proposing an on-site park donation. It is staff's understanding that the developer is looking into an off-site land donation. The details regarding location, size, etc. have not been provided to staff. The Park District has been asked to provide feedback; the City has not yet received a written response.

Traditions: The assisted living and memory care components of the facility are considered institutional uses and are therefore not subject to the Park land/cash ordinance. The independent living units (69 units) are considered residential uses and would be subject to the ordinance. A total contribution of \$299,614.90 would be owed to the Park District. The developer has requested these units be exempt given the age restriction and on-site amenities. However, staff anticipates the ordinance would be imposed on these units based on feedback provided to previous senior independent living proposals.

VII. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following would need to be approved in order to entitle the development as proposed in the Concept Plan:

1. Zoning Map Amendment: To rezone the property from BR to RM-3.
2. Special Use for PUD: To amend the Bricher Commons PUD by removing the property from said PUD and establishing a new PUD with unique development standards for the project.
3. PUD Preliminary Plan: To approve the physical development of the property, including preliminary plat of subdivision, building elevations, and preliminary site, engineering, and landscape plans.

The above applications would be reviewed concurrently. If approved, submittal of applications for Final Plat of Subdivision for staff review and City Council approval, and PUD Final Plan for staff review, would be required prior to permitting.

VIII. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Proposed land uses and compatibility with surrounding development and with the Comprehensive Plan's direction for the site.

- ✓ Proposed density.
- ✓ Site layout, access, and connectivity.
- ✓ Zoning:
 - a. RM-3 District designation.
 - b. Planned Unit Development – Is a PUD appropriate or desirable for this project? Does the plan adequately advance one or more of the purposes of the PUD procedure:
 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*

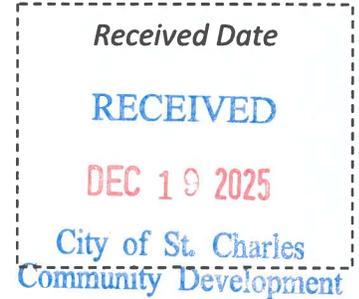
IX. ATTACHMENTS

- Application for Concept Plan; received 12/19/26
- Plans



CONCEPT PLAN APPLICATION

For City Use	
Project Name:	Traditions of St. Charles / Springs at 38 West
Project Number:	2025 -PR- 012
Cityview Project Number:	PLCP202500120



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

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: 317-552-2284
	Address 12411 N Pennsylvania St Ste 300 Carmel, IN 46032	Email: ksee@leobrowngroup.com
3. Record Owner Information:	Name: Dempsey, Todd I DCLRN of TR, Trustee Batavia Enterprises INC	Phone: 630-879-3680
	Address: 140 First St, BATAVIA, IL 60510-2453	Email: adempsey@beicre.com

4. Identify the Type of Application:

PUD Concept Plan Proposed PUD Name:

Subdivision Concept Plan Proposed Subdivision Name:

Other Concept Plan

5. Zoning & Use Information:

Current zoning of the property: BR Regional Business District

Current use of the property: Agricultural

Comprehensive Plan designation of the property: Industrial/Business Park + Corridor/Regional Commercial

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

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

PUD? Yes

Proposed use of the property: Multifamily Apartments and Senior Living Facility

6. Required Attachments:

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

REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

p. 8 - 13

REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

PROOF OF OWNERSHIP: a) A current title policy report; or

p. 95 - 113

b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

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

p. 14

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
 p. 15
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
 p. 11 - 13
- 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.
 p. 29 - 34
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
 - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
 - Planning objectives to be achieved and public purposes to be served by the development
 - Explanation of the rationale behind the proposal
 - Anticipated exceptions or departures from zoning and subdivision requirements, if any
 p. 5 - 7
- 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.
 p. 16 - 17
- 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.
 p. 18 - 20
- 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.
 p. 21 - 22
- KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>
 p. 23 - 24
- 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
 p. 25 - 27
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
 p. 34
- 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.
 p. 28 - 52
Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov
 Wetlands - 53 - 94

****See next page****

Concept Plans shall show the following information:

1. Existing Features:

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Existing streets on and adjacent to the subject property
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner 12.17.2025
Date



Applicant or Authorized Agent 12.17.2025
Date



December 12th, 2025

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

To the City of St. Charles Community Development Division,

The proposed development in St. Charles will transform 29 acres of the Bricher Commons PUD, located south of Lincoln Highway and west of South Randall Street, from existing agricultural land into RM-3 Medium Density Multiple-Family Residential District. This land is situated within a transitional area characterized by commercial use to the east, Multifamily residential to the south, Kane County municipal services to the west and the fairgrounds to the north.

The introduction of residential uses at this location advances several planning objectives, including diversification of the City's housing supply, provision of additional options for young professionals to empty nesters, and stimulation of local spending to reinforce the commercial vitality of Randall Road. Importantly, the project also addresses the City's identified need for senior housing by incorporating a comprehensively planned campus that balances community needs with creativity. The overall development will feature over 300 multi-family apartment homes alongside 167 age-restricted residences (55 and older), offering a continuum of care from Senior Independent Living to Licensed Assisted Living and Memory Care. In doing so, the project ensures that aging residents have access to appropriate living arrangements while attracting younger households, thereby preserving corridor vibrancy, strengthening the City's real estate tax base, and generating new economic opportunities. All aspects of the design will adhere to municipal requirements, including masonry standards and height limitations, ensuring architectural compatibility with the surrounding area.



Continental Properties is proposing a multi-family market rate residential community on approximately 22.19 acres within the Bricher Commons PUD. The proposed Springs community will feature 306 dwelling units across twelve (12) two-story and two (2) three-story residential buildings, with attached garage opportunities. Residents have a choice between attached, detached garages, or surface parking to best fit their needs. There will be a variety of home types including studio, one-bedroom, two-bedroom, three-bedroom homes.

Additionally, the development will include a community clubhouse, a mail kiosk, and a community maintenance building. The clubhouse and leasing center includes offices for Continental's onsite management team, a resident lounge, and 24-hour fitness center. Special attention has been made to the site layout, allowing proper vehicular and pedestrian circulation, and ease of maintenance for the multiple amenities proposed for our future residents.

Springs apartment communities are owned and managed by Continental Properties and offer upscale and spacious apartments in convenient locations with premium amenities and exceptional customer service. Residents will have access to high-end community amenities including a resort-style swimming pool, state-of-the-art fitness center, two leash-free pet parks, 24-hour maintenance response, and a dedicated on-site team.

Continental's approach emphasizes both livability and long-term durability, creating a vibrant residential environment that compliments the adjacent age-restricted community.

Leo Brown Development is developing a 167-unit age-restricted facility on approximately 7.3 acres at the northeast corner of the Bricher Commons PUD. The community will include 69 Independent Living suites, 64 Licensed Assisted Living units, and 34 Memory Care studios, providing a range of living options tailored to different needs. Within each Independent Living (IL) suite will be a fully functional kitchen, washer and dryer, and most will offer private balconies. The facility will offer extensive amenities, including lounge areas, secured courtyards, a multipurpose room, salon, outdoor activity spaces & walking paths, and multiple dining options, served by an onsite commercial kitchen. The exterior will comply with all masonry requirements and maxes out at three stories (>45 total feet).



Accessory parking garages, located west of the building, will provide up to 36 rentable units for resident convenience.

Traditions of St. Charles will be operated by Traditions Management, an affiliated company to Leo Brown Development, ensuring alignment between development, construction and long-term operations. As the onsite management team, Traditions will provide professional staffing and comprehensive residential care within the senior living community. Their approach integrates care and support directly into the campus, fostering an environment where residents are encouraged to remain engaged and independent while families have confidence in the quality and safety of services provided. This management structure underscores the project's commitment to delivering a well-planned, sustainable community that meets the City's identified senior housing needs and enhances overall quality of life.

This proposed development brings together diverse housing options in one thoughtfully planned campus, creating a community that supports independent lifestyles while providing specialized care. By meeting the needs of younger working residents and older adults alike, it strengthens St. Charles' ability to grow as an inclusive and resilient city.

Warm regards,

Kevin See

MANAGING DIRECTOR
LEO BROWN DEVELOPMENT, LLC

OWNER'S CONSENT TO DEVELOPMENT APPLICATION

To: City of St. Charles, Illinois
Re: Concept Plan Application
Applicant / Petitioner: St. Charles Senior Partners, LLC

The undersigned Todd L. Dempsey as Agent, 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: December 16, 2025

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

By: Todd L. Dempsey as Agent
Name: _____

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Springs at 38 West
Date Submitted:
Prepared by:

Total Dwelling Units:

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

Total Dwelling Units w/ Deduction:

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
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	124	DU x 1.758	= 217.992
➤ 2 Bedroom	124	DU x 1.914	= 237.336
➤ 3 Bedroom	30	DU x 3.053	= 91.59

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

Park Site Requirements:

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

Cash in lieu of requirements:

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Springs at 38 West
 Date Submitted: 12/12/2025
 Prepared by: Jen Patton- Continental Properties

Total Dwelling Units: 306

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	124	DU x .002	= 0.248	DU x .001	= .0124	DU x .001	= .0124
➤ 2 Bedroom	124	DU x .086	= 10.664	DU x .042	= 5.208	DU x .046	= 5.704
➤ 3 Bedroom	30	DU x .234	= 7.02	DU x .123	= 3.69	DU x .118	= 3.54

Totals: 306 TDU (with deduction, if applicable) 17.932 TE 9.022 TM 9.368 TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	17.932	x .025	= 0.4483
Middle (TM)	9.022	x .0389	= 0.3509558
High (TH)	9.368	x .072	= 0.674496

Total Site Acres: 1.4737518

Cash in lieu of requirements:

1.4737518 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 354,437.31

INCLUSIONARY HOUSING WORKSHEET

Name of Development: 306

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	306	X	10%	=	31

2) How will the Inclusionary Housing requirement be met?

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

Fee In-Lieu Payment Calculation

Multi-Family Development:

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

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

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		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	=	

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>Traditions of St. Charles</u>
Date Submitted:	<u>02.05.2026</u>
Prepared by:	<u>Kevin See</u>



Total Dwelling Units: 69 Units

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

Total Dwelling Units w/ Deduction: _____

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
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		DU x 1.294	=
➤ 1 Bedroom	48 Units	DU x 1.758	= 84.384
➤ 2 Bedroom	21 Units	DU x 1.914	= 40.194
➤ 3 Bedroom		DU x 3.053	=

Totals	<u>69 Units</u>	<u>124.58</u>
	Total Dwelling Units (with deduction, if applicable)	Estimated Total Population

Park Site Requirements:

Estimated Total Population 124.58 x .010 Acres per capita = 1.2458 Acres

Cash in lieu of requirements:

Total Site Acres 1.2458 x \$240,500 (Fair Market Value per Improved Land) = \$ 299,614.90

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>Traditions of St. Charles</u>
Date Submitted:	<u>01.29.2026</u>
Prepared by:	<u>Nathan Banker</u>



Total Dwelling Units: 69 Units

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

Total Dwelling Units w/ Deduction: _____

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom	48 Units	DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom	21 Units	DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals 69 Units TDU 1.902 TE 0.93 TM 1.014 TH
(with deduction, if applicable)

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	1.902	x .025	= 0.04755
Middle (TM)	0.93	x .0389	= 0.036177
High (TH)	1.014	x .072	= 0.073008

Total Site Acres 0.156735

Cash in lieu of requirements:

0.156735 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 37,694.77

INCLUSIONARY HOUSING WORKSHEET

Name of Development:

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		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):

Fee In-Lieu Payment Calculation

Multi-Family Development:

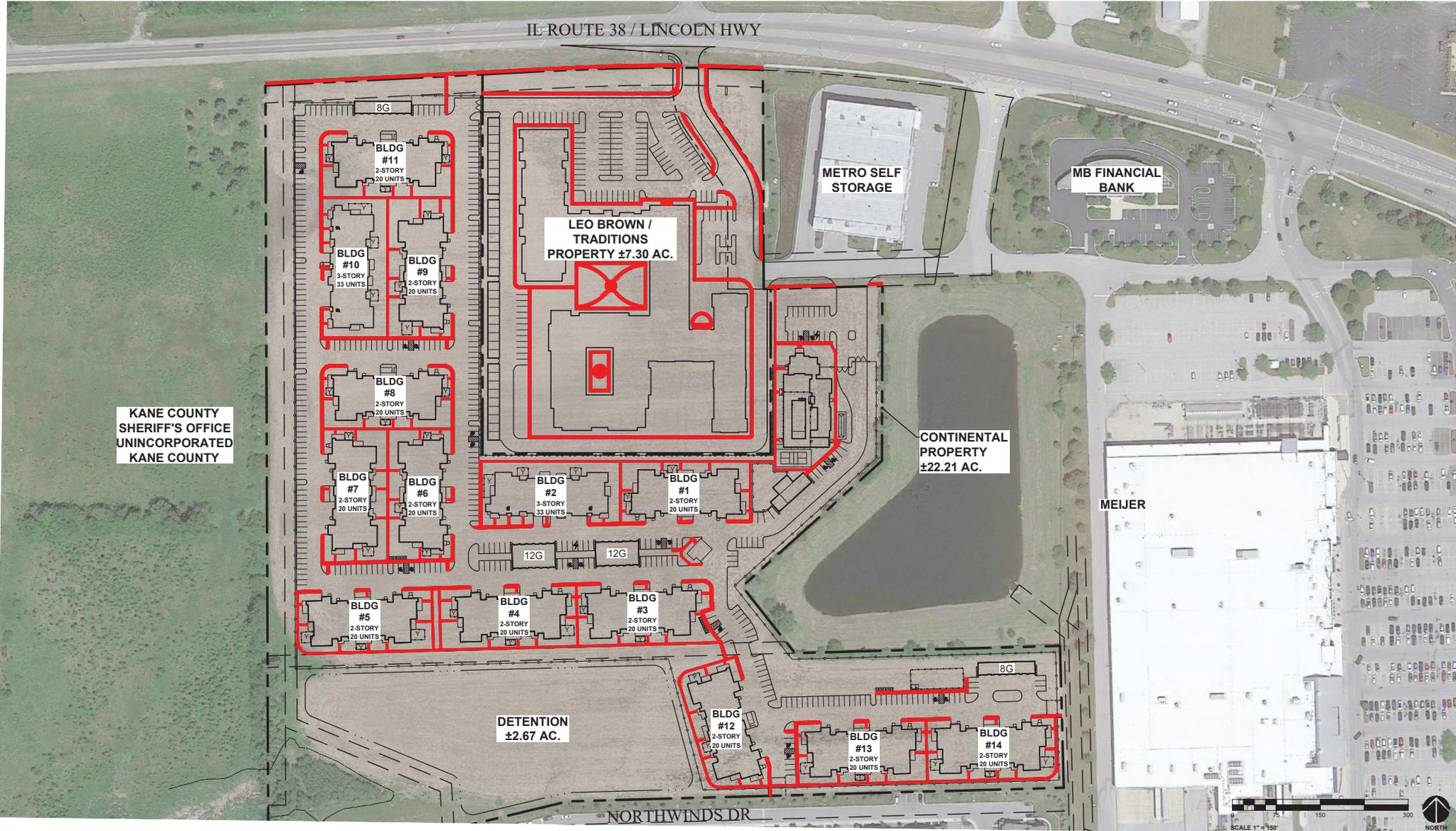
# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$52,454	=	

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	=	



PEDESTRIAN CONNECTIVITY

ST. CHARLES - ILLINOIS

2/18/2026



Traditions at St. Charles - Senior Living Facility



NORTHEAST PERSPECTIVE



FRONT ENTRY PERSPECTIVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TRADITIONS OF ST. CHARLES RENDERINGS
 LINCOLN HIGHWAY ROUTE 38
 ST. CHARLES, ILLINOIS



FILENAME:
DATE: 12/10/2025
JOB NO.
SHEET

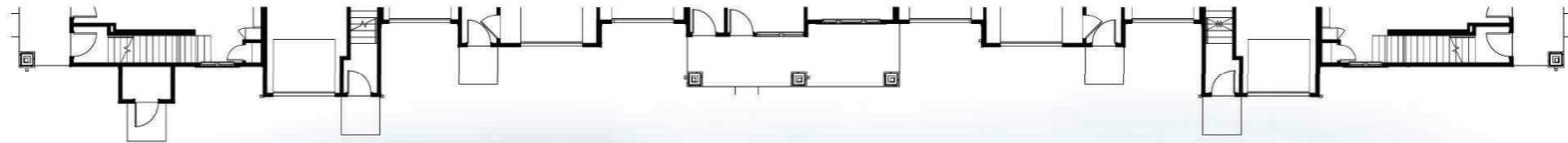
Springs at 38 West - Apartments

-  BOARD & BATTEN
-  LAP SIDING 1
-  LAP SIDING 2
-  ROOF
-  BALCONY DOOR
-  UNIT ENTRY DOOR
-  GARAGE DOOR
-  TRIM



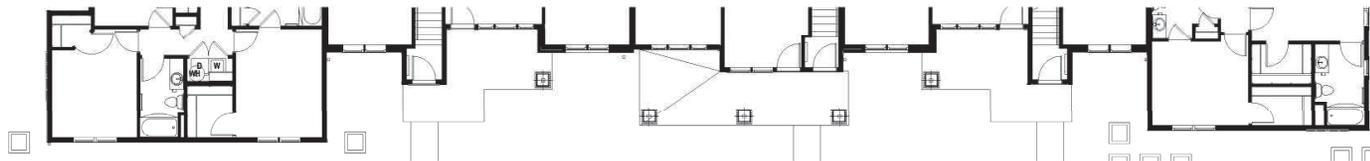
Front Elevation

SCALE: 1/8"=1'-0"



Rear Elevation

SCALE: 1/8"=1'-0"



20 UNIT BUILDING- 8 GARAGES

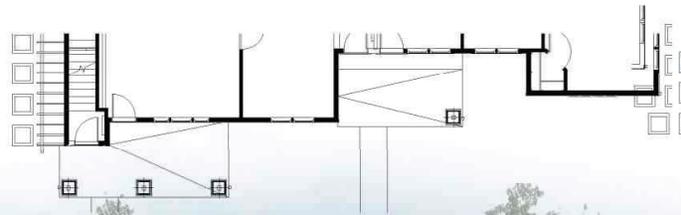
Springs at 38 West - Apartments

-  BOARD & BATTEN
-  LAP SIDING 1
-  LAP SIDING 2
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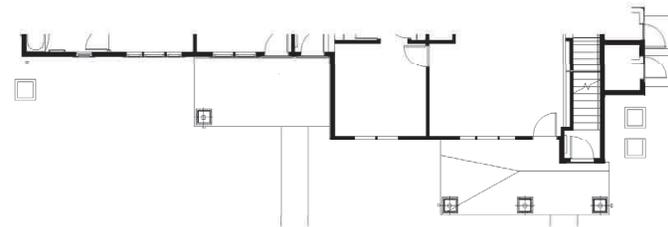
Right Elevation

SCALE: 1/8"=1'-0" 1/4"=1'-0"



Left Elevation

SCALE: 1/8"=1'-0" 1/4"=1'-0"



20 UNIT BUILDING- 8 GARAGES

Springs at 38 West - Apartments

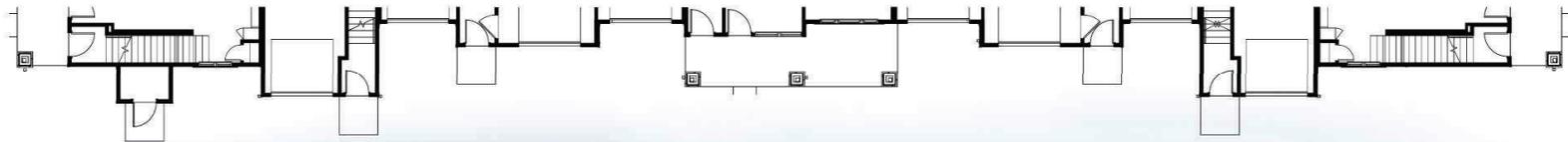
-  BOARD & BATTEN 1
-  BOARD & BATTEN 2
-  LAP SIDING
-  ROOF
-  BALCONY DOOR
-  UNIT ENTRY DOOR
-  GARAGE DOOR
-  TRIM



-  HIGHEST ROOFLINE 131'-5"
-  ROOF BEARING 119'-5"
-  SECOND FLOOR 110'-7 1/8"
-  TRUSS BRG 109'-1 1/8"
-  FIRST FLOOR 100'-0"

Front Elevation

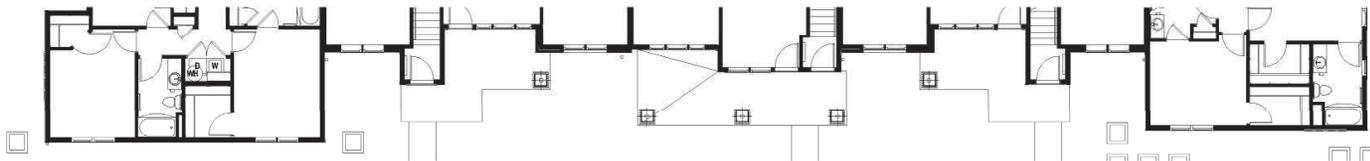
SCALE: 1/8"=1'-0"



-  HIGHEST ROOFLINE 131'-5"
-  ROOF BEARING 119'-5"
-  SECOND FLOOR 110'-7 1/8"
-  TRUSS BRG 109'-1 1/8"
-  FIRST FLOOR 100'-0"

Rear Elevation

SCALE: 1/8"=1'-0"



20 UNIT BUILDING- 8 GARAGES

Springs at 38 West - Apartments



BOARD & BATTEN 1



BOARD & BATTEN 2



LAP SIDING 1



LAP SIDING 2



ROOF



BALCONY DOOR



UNIT ENTRY DOOR

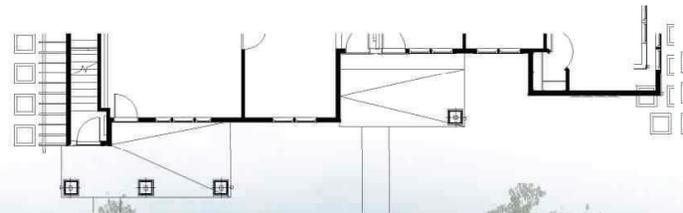


TRIM



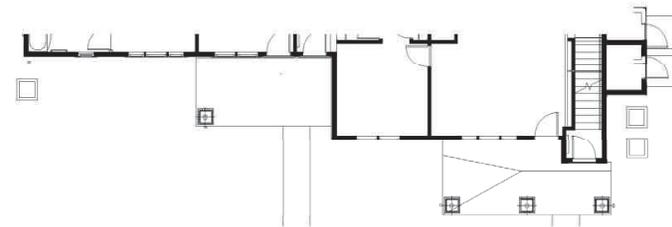
Right Elevation

SCALE: 1/8"=1'-0"



Left Elevation

SCALE: 1/8"=1'-0"



20 UNIT BUILDING- 8 GARAGES

Springs at 38 West - Apartments



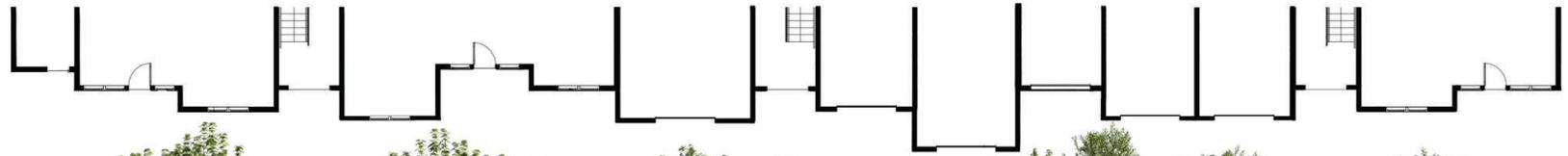
YOU ARE HERE

33 HOME BUILDING

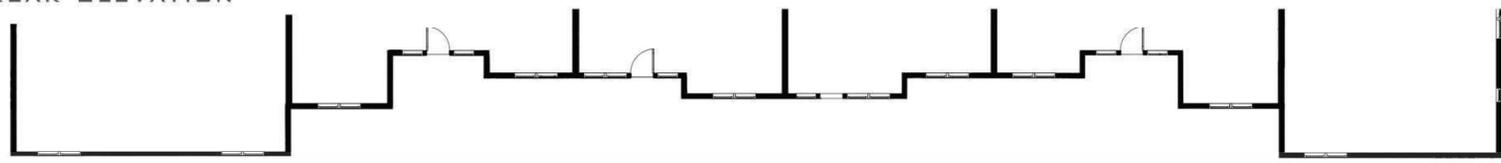
- Flat Panel
- Board & Batten 1
- Flat Panel
- Board & Batten 2
- Lap Siding
- Roof
- Common Door
- Doors
- Trim



FRONT ELEVATION



REAR ELEVATION



Springs at 38 West - Apartments

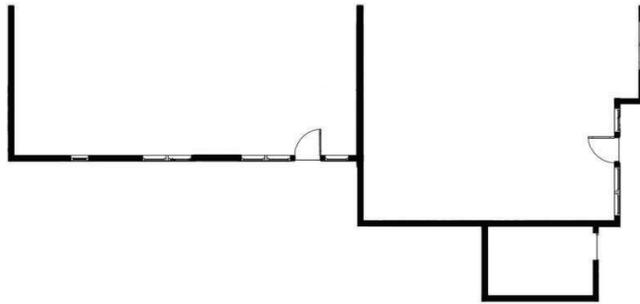


YOU ARE HERE
33 HOME BUILDING

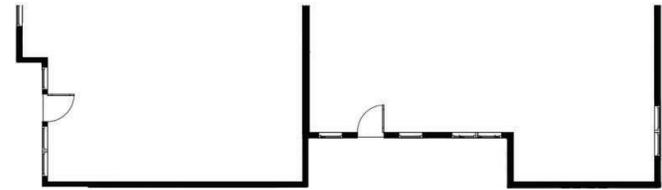
- Flat Panel
- Board & Batten 1
- Flat Panel
- Board & Batten 2
- Roof
- Common Door
- Doors
- Trim



LEFT ELEVATION



RIGHT ELEVATION



Springs at 38 West - Apartments



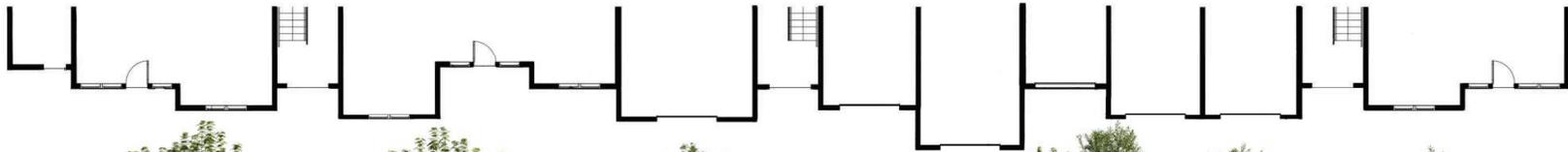
YOU ARE HERE

33 HOME BUILDING

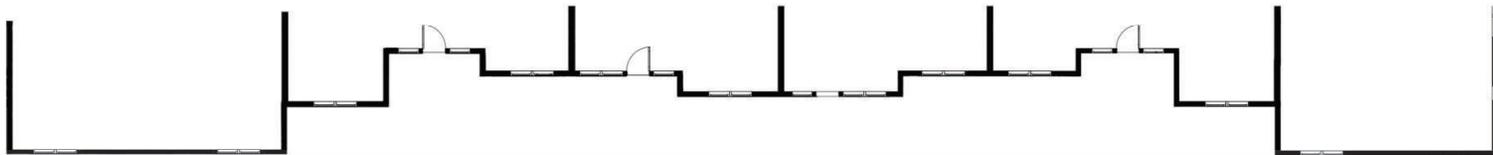
- Flat Panel
- Board & Batten 1
- Flat Panel
- Board & Batten 2
- Lap Siding
- Roof
- Common Door
- Doors
- Trim



FRONT ELEVATION



REAR ELEVATION



Springs at 38 West - Apartments



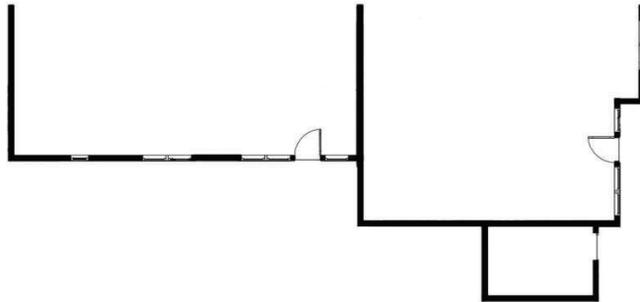
YOU ARE HERE

33 HOME BUILDING

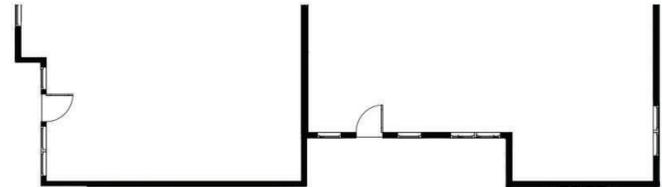
- Flat Panel
- Board & Batten 1
- Flat Panel
- Board & Batten 2
- Roof
- Common Door
- Doors
- Trim



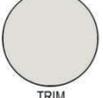
LEFT ELEVATION

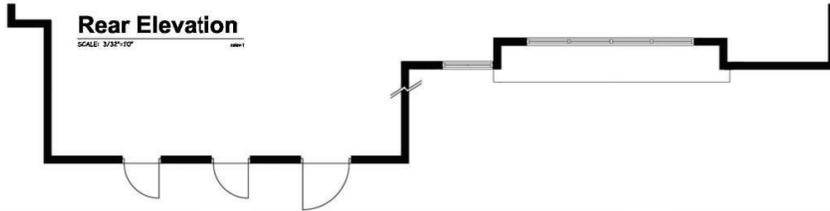
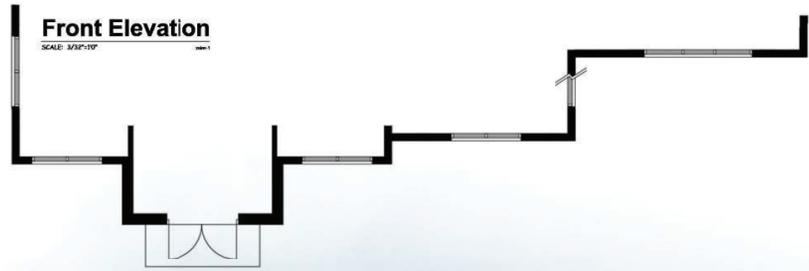


RIGHT ELEVATION



Springs at 38 West - Clubhouse

-  FLAT PANEL 1
-  FLAT PANEL 2
-  ROOF
-  DOORS
-  TRIM



CLUBHOUSE
4630 SQ FT

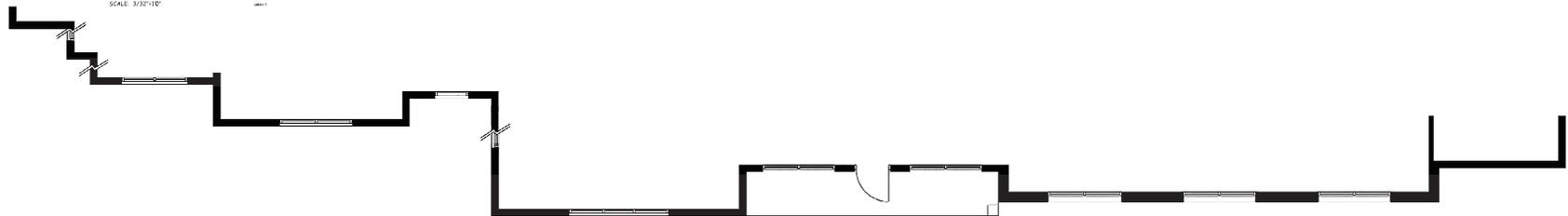
Springs at 38 West - Clubhouse

- FLAT PANEL 1
- FLAT PANEL 2
- ROOF
- DOORS
- TRIM



Right Elevation

SCALE: 3/8"=1'-0"



CLUBHOUSE

4630 SQ FT

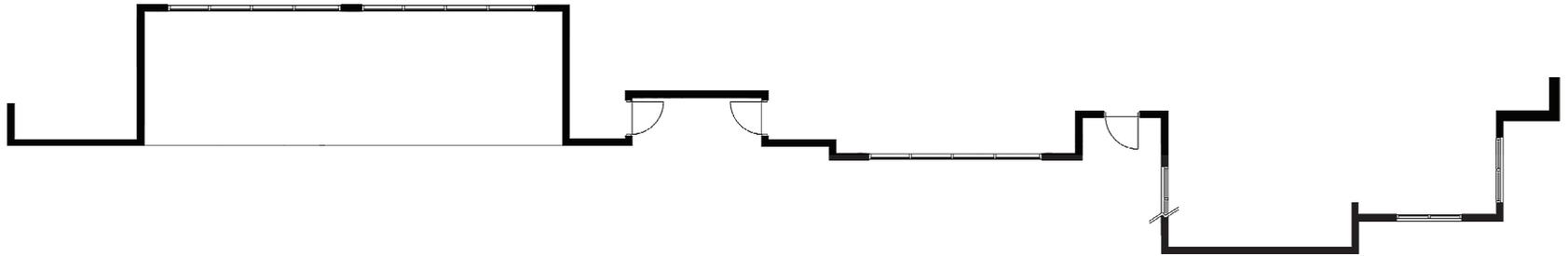
Springs at 38 West - Clubhouse

- FLAT PANEL 1
- FLAT PANEL 2
- ROOF
- DOORS
- TRIM



Left Elevation

SCALE: 3/32"=1'-0"



CLUBHOUSE

4630 SQ FT