

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



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

CONCEPT PLAN APPLICATION

For City Use	
Project Name:	<u>The Grove</u>
Project Number:	<u>2024</u> -PR- <u>008</u>
Cityview Project Number:	<u>PLCP202400016</u>

Received Date
RECEIVED
 APR 05 2024
 City of St. Charles
 Community Development

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

1. Property Information:	Location: 5N024 HWY 31, St. Charles, Illinois	
	Parcel Number (s): 09-15-351-003	
	Proposed Name: The Grove	
2. Applicant Information:	Name: FD Fund II LLC	Phone: 630-461-7075
	Address 5 E Main Street St. Charles IL 60174	Email: conrad@frontierdevelopmentgroup.com
3. Record Owner Information:	Name: Virgilio L. Calahong & Misty G. Aldea K/N/A Misty Aldea Calahong	
	Address: 609 Oakton Street, Apt 2D Evanston IL 60202	Email:

4. Identify the Type of Application:

- PUD Concept Plan** Proposed PUD Name:
- Subdivision Concept Plan** Proposed Subdivision Name: The Grove
- Other Concept Plan**

5. Zoning & Use Information:

Current zoning of the property: RS-1 Low Density Suburban Single-Family Residential District

Current use of the property: Vacant and Unimproved Land

Comprehensive Plan designation of the property: Single Family Attached Residential

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

Proposed zoning of the property: RM-2 Medium Density Multi-Family Residential District PUD? No

Proposed use of the property: Single Family Attached Residential

6. Required Attachments:

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

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

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

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

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

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

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

- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
 - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
 - Planning objectives to be achieved and public purposes to be served by the development
 - Explanation of the rationale behind the proposal
 - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
- 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
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

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

Date


- manager

4-5-24

Applicant or Authorized Agent

Date

April 25, 2024

Bruce Sylvester
Assistant Director - Community Development P&E
City of St. Charles
2 E. Main Street
St. Charles, IL 60714

RE: New Residential Subdivision “The Grove” – 5N024 Rte. 31
Application for Rezoning and Plat of Subdivision

Dear Mr. Sylvester,

On behalf of FD Fund II LLC (the “Applicant”), we are pleased to present the plans for a new attached single-family residential community called “The Grove,” which will be located at 5N024 Route 31 in St. Charles (the “Subject Property”) on approximately 2.55 acres of currently unimproved land. The Grove will contain 21 3-story, rear-loaded townhomes comprised of 14 3-bedroom/2.5-bath units and 7 2-bedroom/2.5-bath units. Each unit will have a two-car garage and provide parking for two additional cars in the garage driveway.

In accordance with applicable provisions of Chapter 17 of the City Code (the “Zoning Ordinance”), and in furtherance of the construction of The Grove, we are submitting to you an application (“Application”) requesting the following elements of zoning relief: (i) the rezoning of the Subject Property to the RM-2 Medium Density Multi-Family Residential District, and (ii) approval of a preliminary and final plat of subdivision..

The Grove

The Grove has been planned to be a self-contained townhome community that is comparable to the very successful Park Place townhome community in nearby Geneva. It has been designed to be compatible with and complementary to the character of the existing neighborhood and to provide a new housing option for the area.

Townhome units have been positioned around a private cul-de-sac which will be constructed to public street construction standards, with a significant “Central Park” green space amenity at its center. The decks, garages, street parking and primary residential entrances have all been positioned along the interior of the development to minimize any potential impact of the new community on surrounding neighborhoods. Exterior elevations have been designed to mirror traditional residential elevations with front doors. A walking path is provided around the exterior of the Subject Property to act as circulation through the green space to the front doors of the units.

Parking provided on-site will exceed the Zoning Ordinance’s requirements for off-street parking by approximately 54 spaces. 42 spaces are required, but 96 spaces are being provided. This includes 12 on-street parking spaces which will also be available for guests of community residents.

The Subject Property is situated on the east side of Route 31, surrounded by a mix of residential zoning districts including RS-1 Low Density Single-Family Suburban to the west and south and RE-2 Single-Family Estate to the east. The Subject Property is bordered on the north by a heavily wooded lot owned by the City, with a creek bed that creates a natural buffer to the private road White Bridge Lane. It is separated from the adjacent neighborhood to the south by an existing landscape buffer comprised of old growth trees which will be maintained as part of the proposed development. To the west, there is an existing stormwater management basin that provides a buffer to City-owned land currently being used for stormwater management and open space purposes. This basin will be evaluated and improved to accommodate or exceed the stormwater management needs of the new community, which may also help reduce the potential for flooding in the surrounding area.

Conformity with the Comprehensive Plan

Admittedly, the Comprehensive Plan designates the Subject Property for detached single-family residential development. However, the Comprehensive Plan also establishes goals and objectives which will be advanced by The Grove.

For instance, a housing development with a higher density than a typical detached single-family development will help sustain local businesses and shopping centers by creating a greater number of customers and patrons. It will also create a housing option for the different populations who seek to call St. Charles home, which in the case of The Grove will be the growing demographic of those who are between the ages of 25 and 34. The importance of this to the City is recognized by the fact that the Comprehensive Plan allows flexibility for certain townhome developments and duplexes that conform with or enhance the single-family character of the surrounding area.

Project Goals and Community Benefits

1. Creative and Financially Feasible Development of Vacant and Unimproved Land
The Subject Property presents significant development challenges. It is a small landlocked, vacant and undeveloped parcel of land which will not be able to be economically developed without the expenditure of significant sums of money. For example, it is not currently connected to potable water service. To provide that service to the Subject Property, any developer of the Subject Property will need to construct a new and costly watermain that extends for several hundred feet along the frontage of Route 31.
2. Dedication of New Road Right-of-Way
If the construction of The Grove proceeds, the developer will be dedicating approximately 0.15 acres of land to the state of Illinois as new road right-of-way.
3. New Landscaping Improvements and Preservation of Existing Natural Features
Construction of The Grove will include the installation of significant new landscaping improvements and the preservation of some significant existing natural features on and in the vicinity of the Subject Property. These improvements and features are identified on the plans included with this Application.
4. Stormwater Management

Bruce Sylvester, Assistant Director - Community Development P&E

City of St. Charles

April 25, 2024

Page 3 of 3

Analysis of the existing stormwater basin on the Subject Property is ongoing. Current plans include the repair and improvement of this basin to accommodate the stormwater management needs of the proposed development. These stormwater improvements may also work to benefit the surrounding area by adding drainage capacity near existing residential neighborhoods and alleviating the strain on City-owned land to the west of the Subject Property which is currently used for stormwater management.

5. Diverse Housing Stock

Townhomes are a crucial component of a diverse housing stock, offering options that cater to a wide range of income levels and lifestyles. When integrated into existing single family zoning areas, townhomes can have a complementary effect by slightly adding density without adversely impacting the overall single-family character of the area. We have carefully designed this community to blend into the existing architecture and landscape of the adjacent neighborhoods. Product finish levels and price points were designed to complement the single-family stock. Included with our application is a third-party market study performed by Housing Trends, LLC, which sets forth the target demographic of this community and concludes that there is a market demand for the townhomes The Grove will provide. This study also concludes that construction of The Grove will not adversely impact surrounding property values.

We look forward to working with the City on all aspects of this exciting development opportunity. If you have any questions, please do not hesitate to contact us.

Sincerely,

By: _____

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH
0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID
SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST
QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH
9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER
427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE
CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH
LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN
THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

March __, 2024

Bruce Sylvester - Assistant Director
City of St. Charles - Community Development P&E
2 E. Main Street,
St. Charles, IL 60714

RE: The Grove Residential Development – 5N024 Rte. 31, St. Charles, Illinois
Owner Authorization Letter for City Applications

Dear Mr. Sylvester,

This letter is respectfully submitted on behalf of Virgilio L. Calahong and Misty G. Aldea K/N/A Misty Aldea Calahong, the owners of the property legally described as follows (the “Property”):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

This will confirm that Frontier Development LLC (the “Applicant”), and its representatives and attorneys, are authorized to prepare, process and file applications for development approvals related to the proposed project on the Property. Such approvals shall include, without limitation, rezoning, amendments to the text of the City’s zoning ordinance, special use permits, subdivision or consolidation approvals, variations, planned development approvals, site plan, engineering, landscaping, signage approvals and all other approvals necessary pursuant to their request, as well as any construction and building permits related thereto.

OWNERS:

Virgilio L. Calahong

DocuSigned by:
By: Virgilio L. Calahong
Date: 3/28/2024

Misty Aldea Calahong

DocuSigned by:
By: Misty Calahong
Date: 3/28/2024

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Conrad Hurst, being first duly sworn on oath depose and say that I am
Manager of FD Fund II LLC, a Delaware Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Conrad Hurst



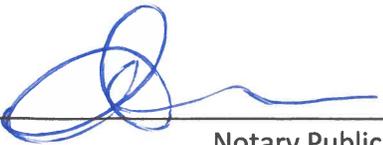
Curtis Hurst



By:  , Manager

Subscribed and Sworn before me this 5 day of

April, 2024.



Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Virgilio L. Calahong & Misty G. Aldea K/N/A Misty Aldea Cal

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-1	Ordinance #:	
Minimum Lot Area	4,300 sf	N/A	3,600 sf
Minimum Lot Width	24 ft	N/A	23 ft
Maximum Building Coverage	35%	N/A	35%
Maximum Building Height	40 ft	N/A	40 ft
Minimum Front Yard	30 ft	N/A	0 ft
Interior Side Yard	10 ft	N/A	0 ft
Exterior Side Yard	10 ft	N/A	0 ft
Minimum Rear Yard	25 ft	N/A	0 ft
Landscape Buffer Yards ¹	N/A	N/A	N/A
% Overall Landscape Area	per Code	N/A	as shown on plans
Building Foundation Landscaping	per Code	N/A	as shown on plans
Public Street Frontage Landscaping	per Code	N/A	as shown on plans
Parking Lot Landscaping	per Code	N/A	as shown on plans
# of Parking Spaces	46 spaces	N/A	104 spaces

¹ Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	The Grove
Date Submitted:	4-25-2024
Prepared by:	Conrad Hurst

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	7	DU x 1.990	= 13.93
➤ 3 Bedroom	14	DU x 2.392	= 33.488
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

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

Park Site Requirements:

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

Cash in lieu of requirements:

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	The Grove
Date Submitted:	4-25-2024
Prepared by:	Conrad Hurst

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 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	7	DU x .088	= .616	DU x .048	= .336	DU x .038	= .266
➤ 3 Bedroom	14	DU x .234	= 3.276	DU x .058	= .812	DU x .059	= .826
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: TDU (with deduction, if applicable) TE TM TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	3.892	x .025	= .097
Middle (TM)	1.148	x .0389	= .044
High (TH)	1.092	x .072	= .078

Total Site Acres:

Cash in lieu of requirements:

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

INCLUSIONARY HOUSING WORKSHEET

Name of Development: The Grove

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	21	X	10%	=	2.1

2) How will the Inclusionary Housing requirement be met?

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

Fee In-Lieu Payment Calculation

Multi-Family Development:

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

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

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
2.1	2.1	X	\$36,718	=	\$77,107.8

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	=	

