

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



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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Milestone Row 2 - River 504</u>
Project Number:	<u>2022</u> -PR- <u>010</u>
Cityview Project Number:	<u>PLSU202300110</u>

Received Date
RECEIVED
MAY 18 2023
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 402 - 542 S 1st Street	
	Parcel Number (s): 09-34-136-003, 09-34-136-002, 09-34-136-001	
	Proposed Name: River 504	
2. Applicant Information:	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: brian@jbuilders.com julie@jbuilders.com
3. Record Owner Information:	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: sharon@jbuilders.com

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:**
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2005-Z-9
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):**
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Mixed Use

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

What is the property's current zoning? CBD-1 / PUD

What is the property currently used for? Vacant

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

Construction of four story building fronting S 1st Street. Floor 1 will contain commercial space and parking. Floors 2 thru 4 will have up to 20 condominium units. Development will have 43 interior parking spaces for building residents, accessed from Cobblestone Drive as well as 15 on-street parking spaces along 1st Street. New street scape along 1st Street to continue aesthetic at adjacent existing properties.

6. For Special Use Amendments only:

Why is the proposed change necessary?

To allow for the proposed building design, height, building setbacks, parking count and access.

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

Gross floor area of 64,112 sf (60,000 currently approved); Building height of 50' (49' currently approved) with 12' penthouse projection that does not exceed 20% of lot coverage; Setbacks of 4.82' from 1st St. ROW (5' currently approved) and 3.4' at NE corner of building (4.7' from north lot line and 0' from east lot line currently approved); Parking space count is 1 less along First Street from previously approved plan and no parking is proposed along Limestone Drive (18 spaces currently approved); Access to interior building parking from Cobblestone Drive (previous approved access from Limestone Drive).

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

7. Required Attachments:

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

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

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

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

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$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 zoning application with the City of St. Charles for the subject property.

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

PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

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

LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

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

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

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

Site Plan or plans shall show the following information:

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

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

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

Sharon Buoy

Record Owner

5/18/2023

Date

[Signature]

Applicant or Authorized Agent

5/18/2023

Date

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Sharon Buoy, being first duly sworn on oath depose and say that I am the
Owner of J&B Builders, Inc., an (Illinois)
() Corporation and that the following persons are all of the shareholders of 7%
or more of the common stock of said Corporation:

<u>n/a</u>	
_____	_____
_____	_____
_____	_____
_____	_____

BY: Sharon Buoy
TITLE: CEO

Subscribed and Sworn before me this 11th day of
May, 2023.

Jagru Patel
Notary Public



CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form for PUD or PUD Amendment applications

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

PUD Name: River 504

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The modifications to the existing approved PUD from 2005 maintain the purpose and requirements established in Section 17.04.400 of the Zoning Ordinance. Currently vacant undeveloped open space, the proposed development will serve as part of the southern gateway to Downtown by providing residential housing, ground level commercial space and on street parking. The proposed facade is oriented to First Street and promotes walkability to downtown by harmoniously extending the existing paver sidewalk and streetscape from the properties located to the north. The proposed building design includes 4 commercial spaces and interior resident parking on the ground floor with up to 20 residential units on floors two through four. In addition, a common area is provided on the first and second floors with additional exterior common space that promotes a sense of community and social interaction. Finally, the architectural design includes a "four sided" building with a warm modern feel that will provide architectural interest to the neighborhood while containing building components that complement the existing surrounding buildings.

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

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

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

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

The proposed design meets the maximum height requirement of 50' specified in the underlying CBD-1 zoning district. The remaining amendments enhance the previously approved building to provide unique residential and business condominium units that not only provide a live/work opportunity to the unit owners but also extensive private outdoor living space. Based on current market conditions as well as site challenges discovered during the building 1 construction, our proposed building plan is less intrusive to the surrounding residential neighborhood by providing first level parking and limited first floor commercial space. With ample interior parking spaces for unit owners and limited commercial space, the proposed parking along First Street will accommodate unit owner guests and surrounding properties as well. Finally, the building is designed to decrease the density and bulk of the previously approved building by decreasing the number of floors at the center of the building to create an architectural focal point, common space for unit owners and additional natural light and private terraces for the interior units. Factors follow that justify relief from the requirements:

1. Proposed site plan promotes and extends pedestrian traffic with the extension of the existing paver sidewalk from the property located to the north.
2. The building design will have comparable building mass to what is allowed with more usable space and extensive exterior terrace space.
3. The proposed landscape plan provides ample landscaping with landscape beds along all four building elevations and at the Cobblestone Drive median.
4. The proposed architectural style reflects an updated warm, modern design yet contains transitional components to blend with the existing adjacent buildings.
5. The energy efficient components (windows, MEP equipment, electric vehicle charging stations) will be incorporated in the building construction and the landscape design includes native, low maintenance plants.
6. Not applicable, no on-site stormwater management required.
7. Elevators, ramps and handicap parking has been incorporated to allow access all units and common space.
8. No
9. The proposed building will include quality materials comparable to the previously approved design.

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

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

The amendment to the special use will serve the public convenience since the property currently sits undeveloped and vacant since its approval in 2005. The proposed development is similar in configuration, massing and land use as what is currently approved for the site. Changes have been made to reflect current market conditions by limiting the amount and type of commercial space. The proposed commercial space will provide a live/work option that will provide convenience to Owners and promote less vehicle traffic. In addition, the building mass has been decreased by splitting the overall building with a central two story section. The central two story section will allow for interior and exterior common gathering spaces for the unit owners.

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

Because the proposed development is part of the Milestone Row PUD that was approved in 2005, existing utilities, access roads and necessary facilities are present and are either being reused or upgraded to meet the project needs. The existing water, electrical, storm and sanitary lines are directly adjacent to the property and can be extended or modified. Access to the site is being proposed from Cobblestone Drive. As shown in the Engineering plans, the existing roadway median will be modified slightly to facilitate the access. A traffic study was completed and concluded the development will generate a low volume of peak hour traffic and access from Cobblestone Drive will provide adequate accessibility to the proposed parking garage.

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

The amendment to the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity since, similar to the currently approved building design, the proposed architectural design reflects a "four sided" building that will be aesthetically pleasing to the adjacent properties on Limestone Drive. In addition, by reducing the previously approved quantity of first floor commercial space and on street parking on Limestone Drive, residents in adjacent properties will encounter less traffic and congestion from commercial traffic at the site. Finally, by modifying the building from the approved design that matches the Milestone 1 Building, the area will benefit with increased architectural variation and interest.

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

The amendment to the Special Use will compliment the normal and orderly development and improvement of the surrounding properties by extending the streetscape along 1st Street. In addition, the proposed development is relatively similar to the PUD that was approved in 2005 and also is consistent with adjacent properties by providing a mixed use development with residential and commercial units.

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

The amendment to the PUD will not be detrimental to or endanger the public health, safety comfort or general welfare. The proposed mixed use development is very similar to the previously approved PUD, fits within the neighborhood and extends the public streetscape along First Street.

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

The proposed development will be constructed in conformance with the St. Charles Municipal Code except for variances requested as part of this amendment to the existing Special Use.

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

The amendment to the previously approved PUD will increase the tax base and economic well-being of the City with the construction of 4 commercial units and up to 20 residential units on existing vacant land.

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

The proposed PUD conforms to the purposes and intent of the Comprehensive Plan. In alignment with the proposed PUD, the plan calls for the property to be mixed use. The property also falls within the Downtown Subarea and identifies the property as a Gateway Corridor. The proposed building face orientation and design is in line with recommendations as well as the vehicular access, parking and land use.

City of St. Charles
 Community Development Division
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 St. Charles, IL 60174



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 Email: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Milestone Row 2 - River 504</u>
Project Number:	<u>2022 -PR- 010</u>
Cityview Project Number:	<u>PLPUD202300111</u>

Received Date
RECEIVED
 MAY 18 2023
 City of St. Charles
 Community Development

- *File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.*

1. Property Information:	Location: 402 - 542 S 1st Street	
	Parcel Number (s): 09-34-136-003, 09-34-136-002, 09-34-136-001	
	Proposed PUD Name: River 504	
2. Applicant Information:	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: brian@jbuilders.com julie@jbuilders.com
3. Record Owner Information:	Name: J&B Builders, Inc.	Phone: 630-587-9900
	Address: 2000 W. Main Street, Unit H St. Charles, IL 60174	Email: sharon@jbuilders.com

4. Identify the Type of Application:

- New proposed Planned Unit Development (PUD) – *Special Use Application to be filed concurrently*
- Existing Planned Unit Development (PUD)
 - PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property is required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

5. Required Attachments:

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

- APPLICATION FEE:** \$500
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$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 zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

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

STORMWATER MANAGEMENT: Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).

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

CONSTRUCTION SCHEDULE: Indicate the following:

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

PARK AND SCHOOL LAND/CASH WORKSHEETS: *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

INCLUSIONARY HOUSING WORKSHEET: *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

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

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

PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST: Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- Preliminary Engineering Plans.

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures

5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

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

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

LANDSCAPE PLAN: Landscape Plan showing the following information:

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

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

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

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

Sharon Buoy 5/18/2023
 Record Owner Date

[Signature] 5/18/2023
 Applicant or Authorized Agent Date

PROJECT NARRATIVE

Development Name: River 504

Location: 402 – 542 Limestone Drive

Proposed Land Use:

The development will consist of a four-story building with up to 20 residential condominium units spanning from the second to fourth floor and up to 4 commercial condominium units on the first floor. To provide more natural light and outdoor terrace space for the units, the building has been designed with four stories at the north and south ends, each 50' tall with roof penthouse space extending an additional 12' height. The center of the building, approximately 3,492 sf in size will only extend two stories and will contain a common room with serving area and bathrooms for unit owner functions along with common and private tiered terrace space. Forty-three interior first floor parking spaces will be provided for unit owners with an additional 15 spots along First Street. Improved landscaping will be provided along First Street and around the perimeter of the building. An estimated 36,150 sf of ground disturbance.

Stormwater Detention Information:

The City of St. Charles Engineering staff has indicated in email correspondence that the property is part of the Brownstone Subdivision and development of the property does not require onsite stormwater detention.

STORMWATER MANAGEMENT

Development Name: River 504

Location: 402 – 542 S 1st Street

The City of St. Charles Engineering staff has indicated in email correspondence that the property is part of the Brownstone Subdivision and development of the property does not require onsite stormwater detention.

PUBLIC BENEFITS, DEPARTURES FROM CODE

Development Name: River 504

Location: 402 – 542 S 1st Street

The modifications to the existing approved PUD from 2005 maintain the purpose and requirements established in Section 17.04.400 of the Zoning Ordinance. Currently vacant undeveloped open space, the proposed development will serve as part of the southern gateway to Downtown by providing residential housing, ground level commercial space and on street parking. The proposed facade is oriented to First Street and promotes walkability to downtown by harmoniously extending the existing paver sidewalk and streetscape from the properties located to the north. The proposed building design includes 4 commercial spaces and interior resident parking on the ground floor with up to 20 residential units on floors two through four. In addition, a common area is provided on the first and second floors with additional exterior common space that promotes a sense of community and social interaction. Finally, the architectural design includes a “four sided” building with a warm modern feel that will provide architectural interest to the neighborhood but contains building components that complement the existing surrounding buildings.

We are requesting the following deviations from the 2005 PUD Ordinance:

1. Gross Floor Area: Increase maximum gross floor area per building from 60,000 sf to 64,112 sf. This square footage includes the penthouse space but excludes the ground level parking. Although the proposed building has a larger footprint, the approved building was four full stories while the proposed building only has two stories in the center and most of the ground floor space is resident parking. In addition, the proposed building has up to 20 residential units, two less than the previously approved building.
2. Building Height: Maximum building height of 50' with an additional 12' penthouse projection. Penthouse square footage will not exceed 20% of lot coverage. The maximum building height is 1' taller (50') than the approved height, however, the underlying CBD-1 District allows a 50' building height. The rooftop penthouses will extend an additional 12' for a total height of 62'. The penthouses will have a total maximum square footage of 4,628 sf, less than 20% of lot coverage. The underlying CBD-1 District encourages usable rooftop spaces where enclosed structures on the roof do not exceed 20% of the roof area; arbors or garden features do not exceed 12' in height; features are set back from facades facing public rights of way at least 10 feet so they are less visible from the ground level. The proposed penthouses meet these requirements.

3. **Front Yard Setback:** The current PUD requires an additional 2 ft right-of-way (ROW) dedication for First Street. After ROW dedication, the proposed front yard setback is 4.82 ft. The current PUD requires a 5 ft setback; however, the underlying CBD-1 District allows a 0 ft setback.
4. **Setbacks:** The 2005 PUD requires a 5 ft setback from the exterior side yard and a 0 ft setback from the rear yard. At the northeast corner of the building, the lot line is angled. The proposed plan includes a 3.4 ft setback at the northeast corner of the property at the angled lot line. Along the remaining length of the north end of the building, the setback varies with a minimum setback of 9.04 ft.
5. **Parking Space Count:** Parking space requirements included in the approved 2005 PUD plan required 1 parking space per residential unit, 33 on-street spaces along First Street for both Milestone Row buildings (17 of those spaces currently exist at Milestone 1 Building) and 18 on street parking spaces at the rear of the building along Limestone Drive. The proposed plan exceeds the unit requirement and includes 43 interior residential unit spaces resulting in an average of over 2 per unit. Along First Street, one less parking space is proposed so that a landscaped pedestrian route can be provided to the center building entrance. With a reduction of the previously approved commercial space from 16,000 sf to 3,354 sf, no additional parking spaces have been provided along Limestone Drive.
6. **Site Access:** The approved plan includes a curb cut and access to the site from Limestone Drive. The proposed plan includes a curb cut and access to the interior parking from Cobblestone Drive. The existing landscape median would be modified, and new landscaping has been included as part of the project. Access points have been discussed with the City of St. Charles staff. Access from First Street would negatively affect the streetscape along First Street and access from Prairie Street is not permitted and access from Limestone Drive would negatively impact the internal parking layout. A traffic study was completed by Kenig, Lindgre, O'Hara, Aboona, Inc. (KLOA, Inc.) and is attached. KLOA, Inc. concluded that the proposed development is projected to generate a low volume of peak hour traffic and access from Cobblestone Drive will provide adequate accessibility to the proposed parking garage. The study also indicated an entry on Limestone Drive would "Increase traffic on Limestone Drive and its intersection with Cobblestone Drive, resulting in additional conflicts with exiting vehicular and pedestrian traffic."

CONSTRUCTION SCHEDULE

Development Name: River 504

Location: 402 – 542 S 1st Street

The construction of the development will be completed in phases. The site, building shell and common spaces will be constructed initially. Individual interior unit buildouts will be completed as the units are sold to allow for customization of the unit floor plans and finishes. We are targeting to begin site, building shell and common area construction in the Spring of 2024. The Interior buildouts will commence after the completion of the shell construction and will continue until all units are sold.

City of St. Charles- School and Park Land/Cash Dedications Worksheet

Instructions: Enter the Residential Unit count in the blue boxes. The yellow boxes will calculate the resulting cash contribution

If a park land dedication is proposed, enter the acreage of the land dedication in the green box.

Dwelling Type/Bedroom Count	# of Units	Park	Est. Park Pop.	Elem.	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	-15	1.99	-29.85	0.088	-1.32	0.048	-0.72	0.038	-0.57
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	16	1.914	30.624	0.086	1.376	0.042	0.672	0.046	0.736
3 bedroom	4	3.053	12.212	0.234	0.936	0.123	0.492	0.118	0.472
Estimated Population	5		12.986		0.992		0.444		0.638
Park Acreage @ 10 acres per 1,000 population			0.12986	acres					
Park Land Dedication			0	acres					
Park Cash in Lieu @ 100,000 per acre			\$12,986.00						
Elementary School Acreage @ .0184 acres per student					0.0182528				
Middle School Acreage @ .0322 acres per student						0.0142968			
High School Acreage @ .0230 acres per student								0.014674	
Total School Acreage			0.0472236						
Total School Cash in Lieu @ \$100,000 per acre			\$4,722.36						

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	20	X	10%	=	2.0

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
 - o # of affordable units to be provided:
 - o 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
2	2	X	\$39,665.75	=	\$79,331.50

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	\$27,766.03	=	

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	\$15,866.30	=	

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: River 504

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: Select	Ordinance #: 2005-Z-9 & 2007-Z-12 (Landscape)	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Building Height		49 ft	50 ft + 12' penthouse projection covering 19.8% of roof
Minimum Front Yard		5 ft from 1st ROW (architectural features can encroach up to 2ft)	4.82 ft from 1st ROW
Interior Side Yard		n/a	n/a
Exterior Side Yard		4.7 ft from north lot line 5 ft from south lot line	3.4 ft from angled lot line (northeast corner) 5.06 ft from south lot line
Minimum Rear Yard		0 ft	3.4 ft from angled lot line (northeast corner) 6.9 ft from east lot line
Landscape Buffer Yards ¹		n/a	n/a
% Overall Landscape Area		None specified in ordinance, plan approved	11%
Building Foundation Landscaping		None specified in ordinance, plan approved	2,609 sf (within prop line) 767 sf (in ROW)
Public Street Frontage Landscaping		None specified in ordinance, plan approved	484 sf (planters along 1st St.)
Parking Lot Landscaping		None specified in ordinance, plan approved	455 sf (1st St. islands) 215 sf (Cobblestone islands)
# of Parking Spaces		36 (16 spaces on 1st St. plus 1 per residential unit)	15 spaces on 1st St. 43 spaces (interior parking garage)

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.