

**CITY OF ST. CHARLES**  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

**CONCEPT PLAN APPLICATION**

<b>CITYVIEW</b>	
Project Name:	<u>Oliver-Hoffman Resubdivision</u>
Project Number:	<u>2020-PR-012</u>
Cityview Project Number:	<u>PLCP202000042</u>



To request review of a Concept Plan for a property, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete and has been reviewed by City staff, we will schedule a Plan Commission review, as well as a review by the Planning and Development Committee of the City Council. While these are not formal public hearings, property owners within 250 ft. of the property are invited to attend and offer comments.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

<b>1. Property Information:</b>	Location: SOUTH OF FOXFIELD DRIVE AT KING EDWARD AVENUE	
	Parcel Number (s): 09-25-245-002, 09-25-250-003, 09-25-250-004, 09-25-250-005, 09-25-250-006	
	Proposed Project Name:	
<b>2. Applicant Information:</b>	Name: JOE SEGOBIANO	Phone: 312-504-7705
	Address: STCPR CONSULTING INC. 4155 MEADOW VIEW DR ST. CHARLES, IL 60175	Fax:
		Email: jsegobiano@lpsi.com
<b>3. Record Owner Information:</b>	Name: WEST SUBURBAN BANK TR #2580	Phone:
	Address: AMCO PROPERTIES 2863 9TH ST, UNIT 143-373 NAPERVILLE, IL 60564	Fax:
		Email:

**Please check the type of application:**

- PUD Concept Plan:** Proposed Name: \_\_\_\_\_
- Subdivision Concept Plan** Proposed Name: OLIVER-HOFFMAN RESUBDIVISION
- Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: RM-3 & BC

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

Current use of the property: VACANT - AGRICULTURE

Proposed zoning of the property: RM-3 PUD? \_\_\_\_\_

Proposed use of the property: DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL

Comprehensive Plan Designation: MULTI-FAMILY RESIDENTIAL & CORRIDOR/REGIONAL COMMERCIAL

**Attachment Checklist**

**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 site:

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 and DISCLOSURE:**

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

*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.*

- ❑ **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- ❑ **PLAT OF SURVEY:**  
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- ❑ **AERIAL PHOTOGRAPH:**  
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably 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. 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. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

**Concept Plans shall show:**

1. Existing Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property with approximate dimensions and acreage
  - Existing streets on and adjacent to the tract
  - 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 service the development.
2. Proposed Features:
  - Name of project, north arrow, scale, date
  - Boundaries of property 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 service the development

❑ **SUMMARY OF DEVELOPMENT:**

Written information including:

- List of the proposed types and quantities of land use, number and types of residential units, building coverage, floor area for nonresidential uses and height of proposed buildings, in feet and number of stories.
- Statement of the planning objectives to be achieved and public purposes to be served by the development, including the rationale behind the assumptions and choices of the applicant
- List of anticipated exceptions or departures from zoning and subdivision requirements, if any

❑ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

- ❑ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

❑ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

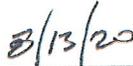
Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

**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

  
Applicant or Authorized Agent

  
\_\_\_\_\_  
Date

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Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

**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.**

WEST SUBURBAN BANK

NOT PERSONALLY, BUT AS

TRUSTEE U.T. NO. 2580

BY *Christine Pawlak*

8/26/2020

Record Owner

TRUST OFFICER

Date

Applicant or Authorized Agent

Date

THIS INSTRUMENT is executed by West Suburban Bank ("WSB") not personally or individually, but solely as trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee. All of the statements, warranties, and representations set forth herein are made solely on information and belief without any independent inquiry or investigation by WSB and should be construed accordingly. Notwithstanding any provision to the contrary set forth in this instrument, any recourse against WSB shall be limited to the assets comprising the trust estate and no personal liability shall be asserted or be enforceable against WSB by reason of the terms, promises, agreements, covenants, warranties, representations, indemnifications, or other matters herein set forth, all such personal liability of WSB being expressly waived.

**WSB WEST SUBURBAN BANK®**  
**Trust Department**

August 26, 2020

Harry Leipsitz, Esq.  
Freeborn Peters  
311 South Wacker Drive  
Suite 300  
Chicago IL 60606

RE: West Suburban Bank Land Trust #2580  
Concept Plan Application  
Ownership Disclosure Form

Dear Mr. Leipsitz:

Per Ada Marie Aman, Amoco Properties, LP's Letter of Direction, enclosed are the signed and notarized above referenced documents.

If I may be of further assistance, please do not hesitate to contact me at 630-652-2225.

Sincerely,

Christine Pawlak  
Trust Officer  
/cp  
Enclosure

**OWNERSHIP DISCLOSURE FORM  
LAND TRUST**

STATE OF ILLINOIS )  
DUPAGE ) SS.  
~~KANE COUNTY~~ )

I, CHRISTINE PAWLAK being first duly sworn on oath depose and say that I am  
Trust Officer of West Suburban Bank, and that the following  
persons are all of the beneficiaries of Land Trust No. 2580:

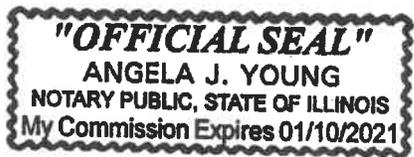
AMCO Properties, LP, an Illinois limited partnership

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

By: Christine Pawlak Trust Officer

Subscribed and Sworn before me this 26th day of  
August, 2020.

Angela Young  
Notary Public



## SUMMARY OF DEVELOPMENT

This development is the re-subdivision of the Oliver-Hoffman Subdivision into thirty-seven (37) detached single family lots and twenty-three (23) attached single-family units for a total of 129 dwelling units. The development will include the construction of roadways, utilities, and grading necessary to prepare the site for dwelling construction. The previously platted and dedicated Charter One Avenue will be constructed along the current 80-foot wide right-of-way from its stubbed location on the east side of the property to its intersection with Foxfield Drive and King Edward Drive. A stormwater management facility will be constructed at the northeast corner of the property to meet the stormwater management requirements of the City of St Charles.

The portion of the property located north of Charter One Avenue is currently zoned as RM-3. The portion of the property located south of Charter One Avenue is currently zoned as BC. The applicant is requesting the rezoning of the parcels to RM-2.

Variations from the City of St. Charles Engineering Design and Inspection Policy Manual and the City of St. Charles Zoning Ordinance are being requested for this development. The applicant is requesting a local street width of 31 feet instead of the typical 33 feet width per the ordinance. The applicant is requesting a local right-of-way width of 50 feet adjacent the attached single-family units and 60 feet adjacent the detached single-family units as opposed to the typical 66 feet wide right-of-way required per ordinance. The applicant is also requesting a variance to permit a horizontal centerline radius of 100 feet instead of the typical 200 feet required for local roadways per ordinance.

## **EXHIBIT A – LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN  
SUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN  
DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP  
40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40  
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS  
DOCUMENT 2010K046244, IN KANE COUNTY, ILLINOIS.

# INCLUSIONARY HOUSING REQUIREMENTS

## **Background:**

St. Charles Municipal Code Title 19 “Inclusionary Housing”, requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

## **Development Cost Offsets:**

Developments that provide affordable housing units may be eligible for the following:

- Density Bonus equivalent to one bonus unit for each affordable unit constructed, up to 120% of base density.
- Waiver of building permit, demolition, plan review, and sewer/water connection fees for the required affordable units.
- Waiver of School and Park cash contributions (when required in lieu of park and land dedications) for the required affordable units.

## **Submission Requirements:**

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use the Inclusionary Housing Worksheet** to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

## **City Council Determination:**

City Council will review the proposal to comply with the requirements of Title 19 “Inclusionary Housing” and will determine whether affordable units, fee in-lieu, or a mix of affordable units and fee in-lieu will be accepted.

# INCLUSIONARY HOUSING WORKSHEET



Name of Development	OLIVER-HOFFMAN RESUBDIVISION
Date Submitted:	_____
Prepared by:	_____

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.

## 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	129	X	10%	=	12.9

## 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

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
12.9	12.9	X	\$39,665.75	=	\$511,688.17

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development OLIVER-HOFFMAN RESUBDIVISION  
 Date Submitted: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_



Total Dwelling Units: 129

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: 129

*\*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)	
<b>Detached Single Family</b>							
➤ 3 Bedroom	37	DU x .369	= 13.653	DU x .173	= 6.401	DU x .184	= 6.808
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
<b>Attached Single Family</b>							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom	92	DU x .234	= 21.528	DU x .058	= 5.336	DU x .059	= 5.428
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
<b>Apartments</b>							
➤ 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** 129 TDU 35.181 TE 11.737 TM 12.236 TH  
 (with deduction, if applicable)

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	35.181	x .025	= 0.880
Middle (TM)	11.737	x .0389	= 0.457
High (TH)	12.236	x .072	= 0.881
<b>Total Site Acres</b>			<u>2.218</u>

## Cash in lieu of requirements:

2.218 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 533,429

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development OLIVER-HOFFMAN RESUBDIVISION  
 Date Submitted: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_



**Total Dwelling Units:** 129

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:** 129

*\*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
<b>Detached Single Family</b>			
➤ 3 Bedroom	37	DU x 2.899	= 107.263
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom	92	DU x 2.392	= 220.064
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=
<b>Totals</b>	<u>129</u>		<u>327.327</u>
	Total Dwelling Units (with deduction, if applicable)		Estimated Total Population

**Park Site Requirements:**

Estimated Total Population 327.327 x .010 Acres per capita = 3.273 Acres

**Cash in lieu of requirements:**

Total Site Acres 3.273 x \$240,500 (Fair Market Value per Improved Land) = \$ 787,157