

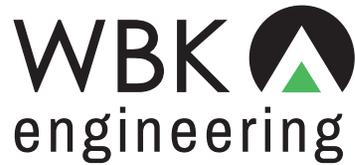
Petkus Property

Concept Application Submittal - St. Charles, Illinois

August 31, 2016



Rathje | Woodward
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187



WBK Engineering, LLC
116 West Main Street, Suite 201
St. Charles, IL 60174



Gary R. Weber Associates, Inc.
212 S. Main Street
Wheaton, Illinois 60187

Joseph H. Abel & Associates
200 Forest Avenue
Glen Ellyn, Illinois 60137

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Development Summary

Subject Property

The subject property is known as the Petkus Property owned by Albert M Petkus as Trustee. The property is a 27 acre parcel currently in agricultural use located along the west side of Smith Road just north of Main Street. The property is covered in a boundary agreement between the City of St. Charles and the Village of West Chicago.

Land Ownership History

The Petkus and Petruaskas Family names have long been associated with the City of St. Charles as both residents and land owners since the early 1950s. Individually, these families at one point in time, owned a number of notable properties in the immediate area including a dairy farm stretching along Smith Road to Main Street as well as the property home to Walmart and McDonald's properties, long before these developments were considered.

In 1978, the Petkus Property (formerly the Petruaskas' Family Dairy Farm) was divided in half and distributed among two separate parties within the Petkus Family. Between 1999 and 2002, the property was assembled by the current landowner Al Petkus who is the sole beneficiary of the Albert M. Petkus Trust under Trust Agreement dated February 1, 1999. The Petkus Property is located along Smith Road northeast of the intersection with IL Route 64 and is currently located within unincorporated DuPage County bordering Kane County and the City of St. Charles.

Project Objective

The primary goal of this process is to initiate and complete the annexation and zoning process with the City of St. Charles for an RM-3 PUD zoning, which will in turn allow the property to be marketed to developers with a clear direction for future development options and opportunities. This initial study will have taken into consideration the site's physical design characteristics, site access, and site development carrying capacity in an effort to clarify requirements for implementation of the stated objectives within the St. Charles / West Chicago boundary agreement.

Land-Use

The subject property is located within close proximity to the Main Street corridor and the redevelopment of the St. Charles mall recently renamed "The Quad". The subject properties size and location is very suitable for multi-family development to compliment surrounding land-uses and zoning, and to support efforts to increase population in proximity to retail opportunities at The Quad and the east Main Street corridor. As called out within the boundary agreement assisted living and care units are alternative land uses which would work well in this location. The parcel is sized and configured in a manner in which two development types can be accommodated with shared infrastructure at this site.



City of St. Charles & Village of West Chicago Boundary Agreement

In 2014, a boundary line agreement (Ordinance No. 13-O-0025) set forth specific requirements whose aim was to minimize potential impact upon the Cornerstone Lakes Subdivision located along the north boundary of the Property in nearby West Chicago. The agreement outlined a number of restrictions and guidelines for future development of the property, summarized below:

- **Land-Use** – A list of specific land uses is included within the boundary agreement including PUD, Assisted Living and Institutional uses.
- **Density** – For development within 300 feet of the Cornerstone Lakes Subdivision, density shall not exceed 7.5 units/acre.
- **Height** – For buildings within 300 feet of the Cornerstone Lakes Subdivision, maximum building height shall be the lesser of 35 feet or 3 stories.
- **Landscaping** – In addition to required building setbacks, an additional 30 foot landscape buffer is required along the property line adjoining the single-family residential homes located on Lehman Drive and Barnhart Street within the Cornerstone Lakes Subdivision.
- **Drainage** – Stormwater runoff shall be restricted to 0.1 cfs/development acre, all bypass flow shall be designed to be channeled through on-site stormwater management systems.

Through initial due-diligence, discussions with neighbors and monitoring of existing physical conditions on the site, it was observed the Cornerstone Lakes Subdivision adjacent to the Property has experienced water drainage issues for many years. It is anticipated that future development and engineering improvements associated with the development of the Property may improve or greatly mitigate the existing negative drainage impacts. The ultimate approval and implementation of the development for the Property can be a win-win situation for all stakeholders.

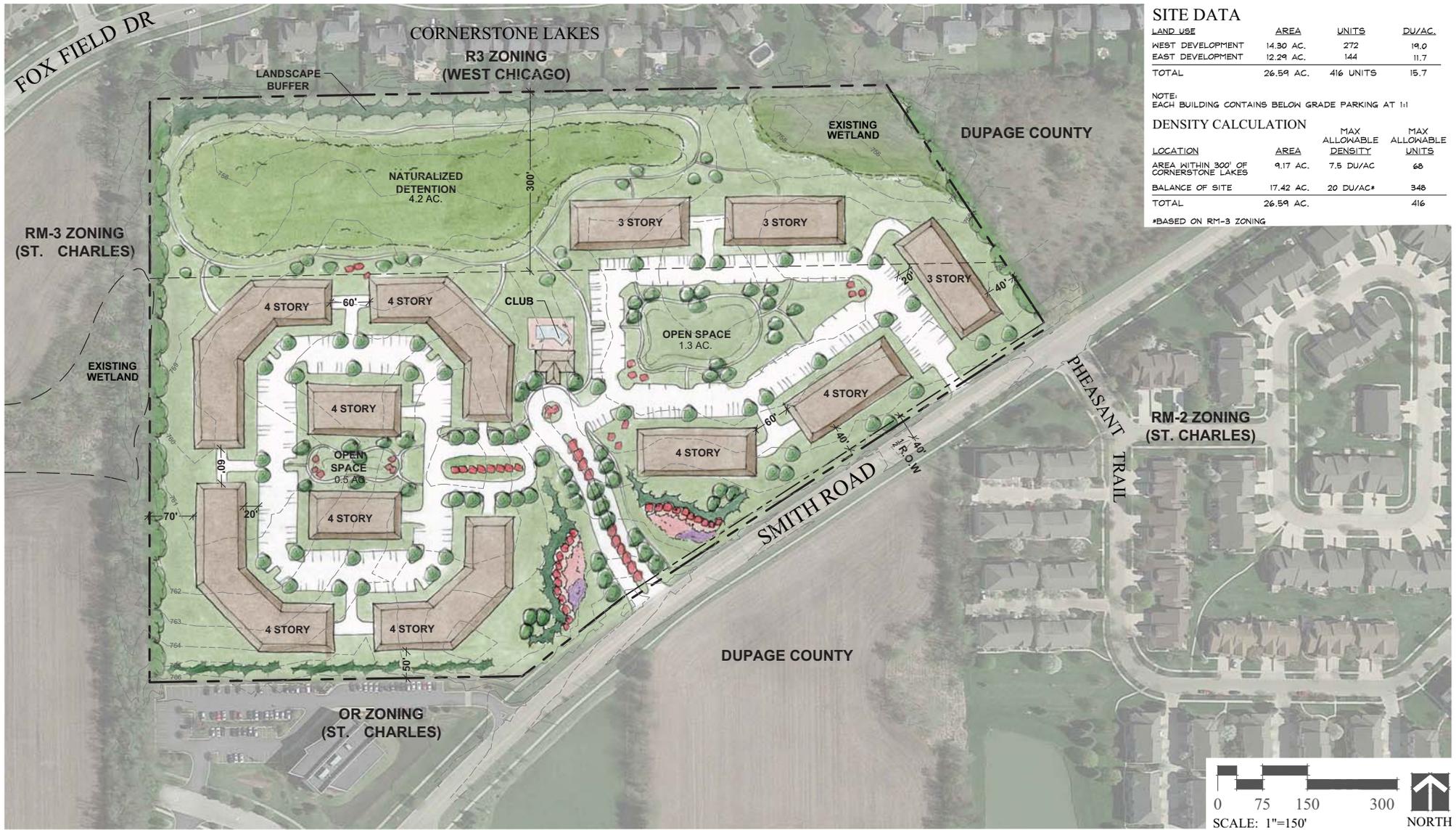
As demonstrated by the Land Use Capacity Study in the attached submittal, the property seeks an RM3 zoning designation with a Planned Unit Development (PUD) overlay. Development according to the RM3 classification can accommodate the restrictions outlined in the boundary line agreement matching the zoning classification of vacant property to the west while remaining compatible to nearby townhome and commercial properties. At this stage, it is too early to predict any deviations or departures from the City's zoning or subdivision ordinance but by utilizing a PUD overlay, future developers of the property can implement a creative design solution while the City maintains their right to input and approval of future development of the Property.



TOTAL PROPERTY
AREA = 26.98 ACRES



WBK engineering		WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 749-1775		ALBERT M. PETKUS 5 REGENT COURT BURR RIDGE, IL 60527 (630) 654-4310		CLIENT:		NO. DATE NATURE OF REVISION		TITLE:	
PROJECT NO. 16-0146	DATE: 08/31/2016	DRAWING NO. AP	SHEET:	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION	NO. DATE NATURE OF REVISION
1 OF 1				PETKUS PROPERTY		AERIAL PHOTOGRAPH		EX160146-AERIAL.DWG		SCALE: 1" = 100'	



SITE DATA

LAND USE	AREA	UNITS	DU/AC
WEST DEVELOPMENT	14.30 AC.	272	19.0
EAST DEVELOPMENT	12.29 AC.	144	11.7
TOTAL	26.59 AC.	416 UNITS	15.7

NOTE: EACH BUILDING CONTAINS BELOW GRADE PARKING AT 1:1

DENSITY CALCULATION

LOCATION	AREA	MAX ALLOWABLE DENSITY	MAX ALLOWABLE UNITS
AREA WITHIN 300' OF CORNERSTONE LAKES	9.17 AC.	7.5 DU/AC	68
BALANCE OF SITE	17.42 AC.	20 DU/AC*	348
TOTAL	26.59 AC.		416

*BASED ON RM-3 ZONING

LAND USE CAPACITY STUDY
 SMITH ROAD PROPERTY
 ST. CHARLES, ILLINOIS

5/3/2016



Joseph H. Abel & Associates
 Land Use Planning Zoning Economic Development Expert Testimony
 200 Forest Avenue
 Glen Ellyn, Illinois 60137
 (630) 858-5085
 Fax (630) 668-9693



GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 BIOLOGICAL CONSERVATION
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

Land Use Capacity Study

The Land Use Capacity Study exhibit is a demonstration of the site capacity taking into account the physical site, the proposed RM-3 PUD zoning standards and the stipulations included within the City of St. Charles and Village of West Chicago Boundary Agreement. It should be noted as described previously, that a final PUD plan will be presented to the City of St. Charles following the initial annexation process. Therefore the included Land Use Capacity Study demonstrates a logical development pattern establishing points of access, location and sizing of stormwater management infrastructure, understanding of surface drainage flows and sanitary sewer and water main connections, as well as taking into account density, building heights, drainage and landscape requirements as described within the boundary agreement.

The site is designed to locate a primary Smith Road access point which divides the Petkus Property into two distinct development areas. This would allow for either a single development or two separate developments bisected by a landscaped boulevard primary entrance roadway. If the site is developed as two separate developments the current site analysis and design efforts will document and design the primary elements of the shared infrastructure and shared maintenance responsibilities. A second access point is located further north along Smith Road allowing a second option for resident and emergency services access.

The site generally drains from south to north towards the existing homes in the Cornerstone Lakes subdivision at the Petkus Property north property line. This is the natural location for a stormwater management basin proposed with a wetland bottom. The stormwater management basin is linear in the east-west direction which will allow surface drainage from the entire site to be drained into the basin and discharge at the east end into an existing West Chicago storm sewer and designated overland flow route. Pending final design and permitting, the plan will also bypass off-site tributary surface water from the west into the storm water management basin to mitigate current drainage problems along the common property line with the Cornerstone Lakes residential lots.

It should be noted that the boundary agreement limits density within 300 feet from the Cornerstone Lakes south property line (or backs of residential lots) which is called out on the Land Use Capacity Study. The boundary agreement also limits structure to a maximum of three stories with an additional thirty (30) foot planted landscape buffer. The Land Use Capacity Study complies with all of these requirements. The balance of the property beyond the 300 foot zone consists of four (4) story buildings arranged in asymmetrical pattern in the western portion of the site. The balance of the eastern portion of the site also includes four story buildings arranged around a landscaped courtyard with the three story buildings to the north. With these building types there would be both interior building parking and surface parking for residents and guests.

A total of 416 multi-family units are proposed for the site ranging from one to three bedrooms. Based on preliminary assumptions a mix of 40-40-20 yields a total of 166 one-bedroom, 166 two-bedroom, and 84 three-bedroom units. A total of 9.16 acres of land falls within 300 feet of the Cornerstone Lakes Subdivision. Maximum allowable density per the boundary agreement is governed at 7.5 units per acre yielding a total of 68 units with a maximum of three-story structures. The balance of the site is 17.42 acres yielding 348 units at 20 units per acre (RM-3 zoning) for a total maximum land use capacity of 416 multi-family residences.



Proposed Density			
Location	Area	Max. Allowable Density	Max. Allowable Units
Area Within 300' of Cornerstone Lakes	9.17 acres	7.5 du/ac	68 units
Balance of Site	17.42 acres	20 du/ac	348 units
Total	26.59 acres		416 units



CONCEPT PLAN APPLICATION

CITYVIEW
Project Name: _____
Project Number: _____ -PR- _____
Application Number: _____ -AP- _____

Received Date

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.

1. Property Information:	Location: Smith Road, North of Route 64	
	Parcel Number (s): 0130100016, 0130100009	
2. Applicant Information:	Name Albert M. Petkus, Trustee	Phone (630) 654-4310
	Address 5 Regent Court Burr Ridge, IL 60527	Fax Email alpet@comcast.net
3. Record Owner Information:	Name Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999	Phone same as above
	Address same as above	Fax Email same as above

Please check the type of application:

PUD Concept Plan: Proposed Name: Petkus Property

Subdivision Concept Plan Proposed Name: _____

Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: R-4 (DuPage County)

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 General Residential PUD? YES

Proposed use of the property: Multi-Family

Comprehensive Plan Designation: Multi-Family / Single-Family Attached

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.

Albert M. Pelkus, Sole Trustee of the Albert M. Pelkus Trust under Trust Agreement dated February 1, 1999. _____
Record Owner Date

Applicant or Authorized Agent Date

**CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT**



City of St. Charles Acct. # _____

I. Owner:

Owner of Property: Albert M. Petkus, Trustee Date: 08/26/2016

Owner's Address: 5 Regent Court, Burr Ridge, IL 60527

Owner's Phone Number: (630) 654-4310

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: Albert M. Petkus, Trustee

Petitioner's/Applicant's Address: 5 Regent Court, Burr Ridge, IL 60527

Petitioner's /Applicant's Phone Number: (630) 654-4310

III. Location of Property:

General Location of Property: Smith Road, North of Route 64

Acreage of Parcel: 26.98 Acres

Permanent Index Number(s): 0130100016, 0130100009

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordings, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

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

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: ³RM-3	Ordinance #:	
Minimum Lot Area	2,200 sf/du		*2
Minimum Lot Width	65 ft		*2
Maximum Building Coverage	40%		*2
Maximum Building Height	45 ft or 4 stories, whichever is less		*2
Minimum Front Yard	30 ft		*2
Interior Side Yard	25 ft, each side		*2
Exterior Side Yard	30 ft		*2
Minimum Rear Yard	30 ft, 5 ft for garages accessed from an alley		*2
% Overall Landscape Area	20% for a lot or parcel with on-site stormwater management		*2
Building Foundation Landscaping	As required by ordinance		*2
% Interior Parking Lot Landscape	10%		*2
Landscape Buffer Yards ¹	30'		*2
# of Parking spaces	650		*2

166 1BR 199.2 Spaces
 166 2BR 282.2 Spaces
 84 3BR 168.0 Spaces
416 Total 649.4 Spaces

¹ Within the zoning districts specified, 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. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

² The attached density study is presented for development consideration for initiation of the annexation and zoning process for the City of St. Charles. A more detailed study including proposed zoning standards will be presented by the ultimate developer of the site. See narrative for additional details.

³ The Petkus Property is subject to additional zoning criteria as contained in the certain Boundary Line Agreement by and between the City of St. Charles and the City of West Chicago recorded as Document Number R2014-113800.

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	_____
Date Submitted:	_____
Prepared by:	_____



ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
> 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
> 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
> 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
> 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
> 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
> 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
> Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
> 1 Bedroom	166	DU x .002	=0.332	DU x .001	=0.166	DU x .001	=0.166
> 2 Bedroom	166	DU x .086	=14.276	DU x .042	=6.972	DU x .046	=7.636
> 3 Bedroom	84	DU x .234	=19.656	DU x .123	=10.332	DU x .118	=9.912

Totals 416 TDU 34.264 TE 17.470 TM 17.714 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	34.264	x .025	= 0.8566
Middle (TM)	17.470	x .0389	= 0.679583
High (TH)	17.714	x .072	= 1.275408

Total Site Acres 2.811591

Cash in lieu of requirements -

2.811591 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 676,187.64

INCLUSIONARY HOUSING SUMMARY

Name of Development	_____
Date Submitted:	_____
Prepared by:	_____



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.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, "Inclusionary Housing". Use this 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.

Affordable Unit Requirement Calculation

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	416	X	10%	=	41.6

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
41.6	41.6	X	\$72,819.50	=	\$3,029,291.20

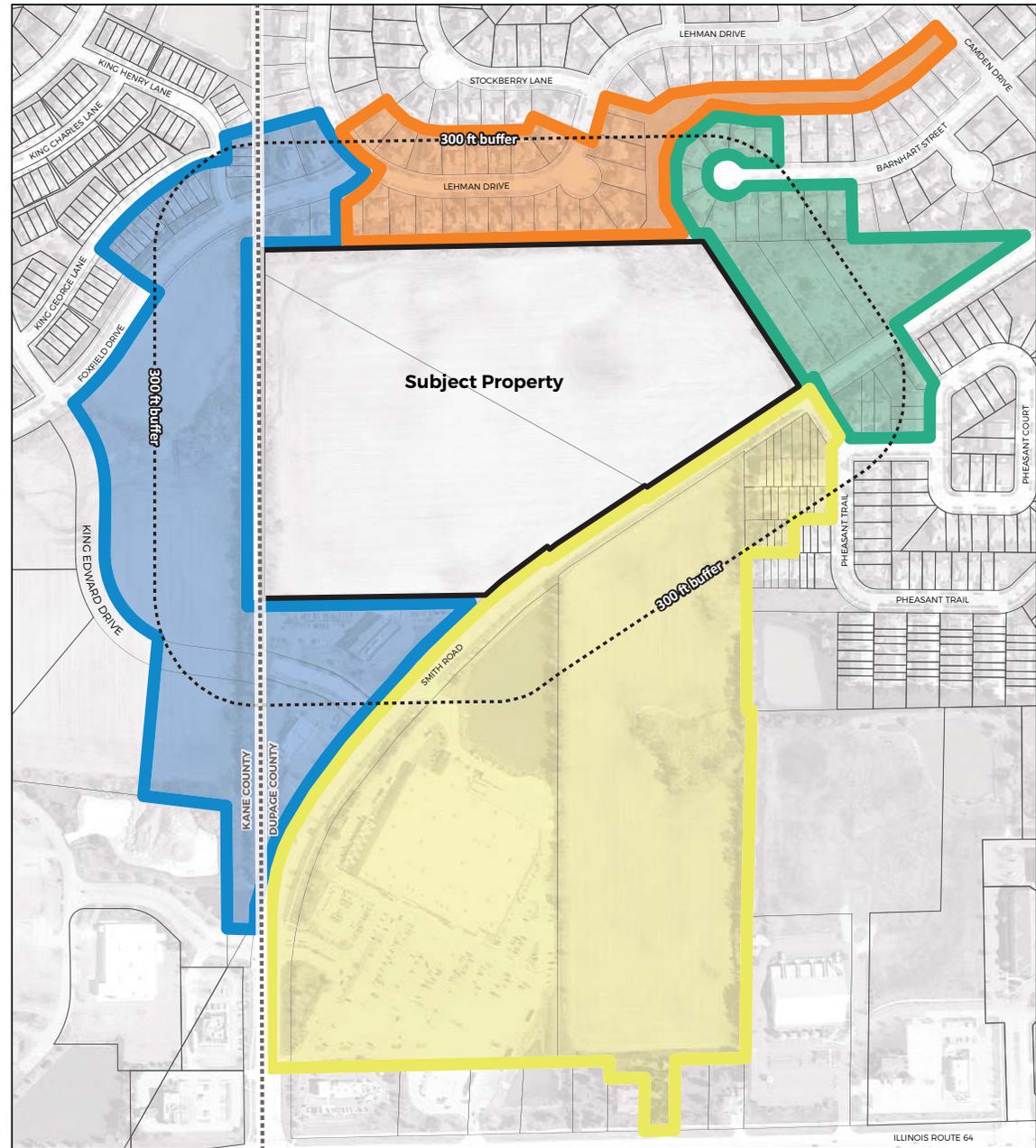
Adjacent Property Owners Overview

Adjacent property owners and mailing addresses for Petkus Property

- Petkus Property PINs: 01-30-100-009 and 01-30-100-016

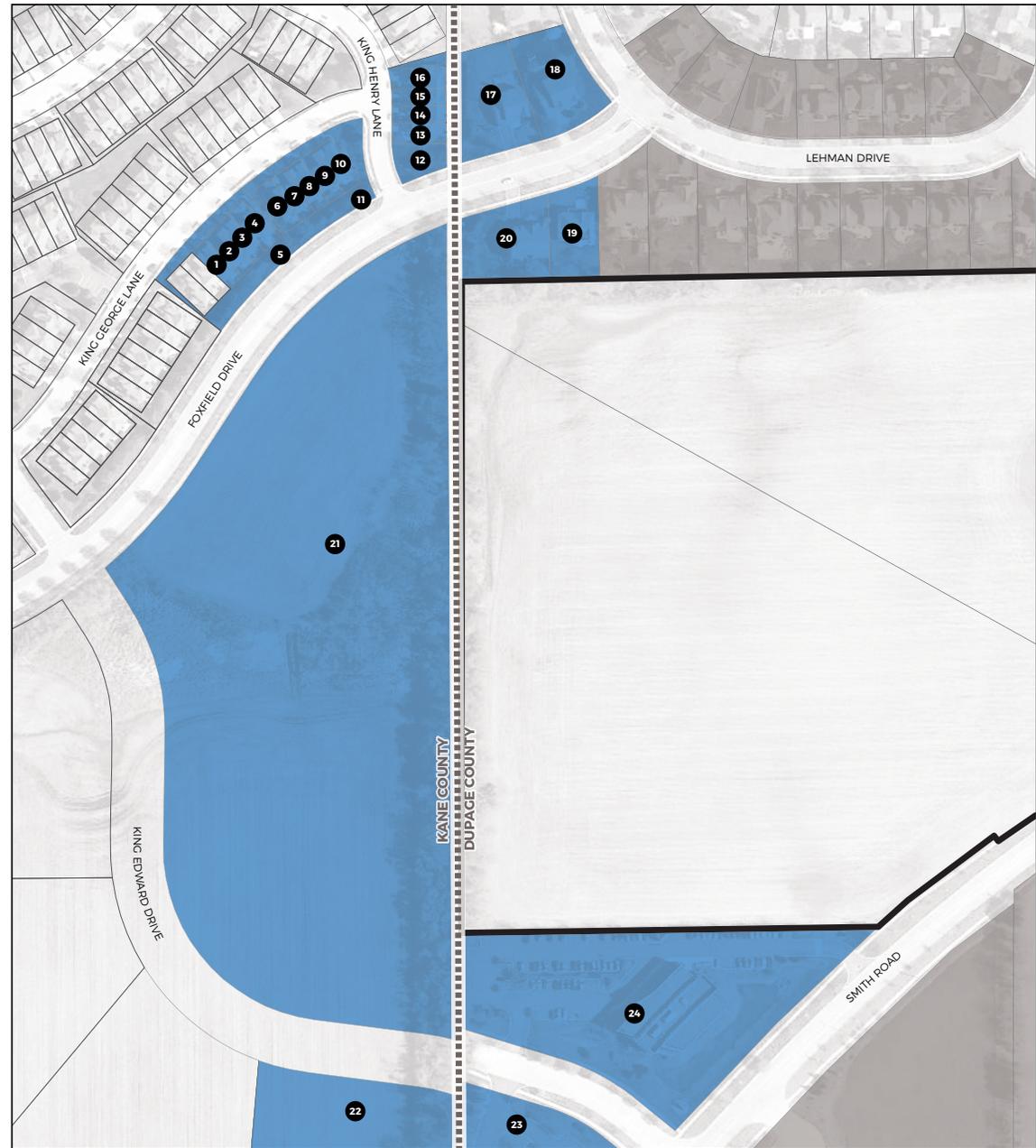
Map Legend

- Page One Adjacent Property Owners
- Page Two Adjacent Property Owners
- Page Three Adjacent Property Owners
- Page Four Adjacent Property Owners
- ⊙ 300 ft buffer around Petkus Property (including R.O.W.)



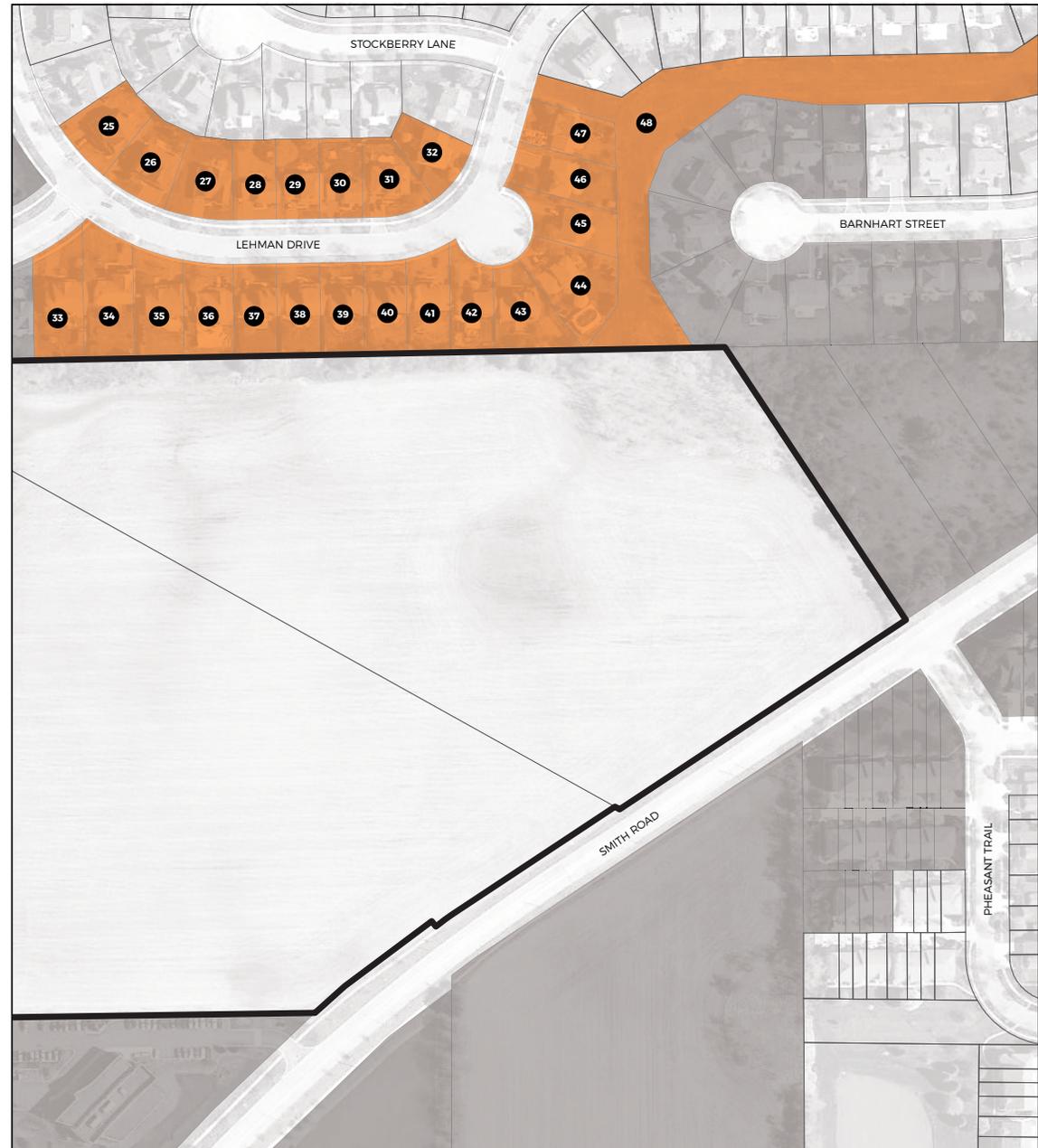
Adjacent Property Owners Page One

- | | |
|--|---|
| 1 09-24-478-107
PRAHL, ROBERT J & MARY L LIVING TRS
3731 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 15 09-24-478-127
DUVALL, JERRY L DCLRN OF TRUST . TRUSTEE
702 KING HENRY LN, ST CHARLES, IL 60174 |
| 2 09-24-478-108
LA VALLE, RONALD E & ANGELA L .
3733 KING GEORGE LN, ST CHARLES, IL 60174 | 14 09-24-478-126
BENNARDO, ANTHONY R & MARIE J .
704 KING HENRY LN, ST CHARLES, IL 60174 |
| 3 09-24-478-109
TRUST # 8002347653, , TRUDY E BOURASSA
3735 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 16 09-24-478-125
SANTA-MARIA, JOSE L.
706 KING HENRY LN, SAINT CHARLES, IL 60174-7842 |
| 4 09-24-478-110
WHITFIELD, HELEN .
3737 KING GEORGE LN, ST CHARLES, IL 60174 | 17 09-24-478-124
NICHOL, FRANK J & THERESE E .
708 KING HENRY LN, ST CHARLES, IL 60174 |
| 5 09-24-478-149
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 18 01-19-310-001
PATEL, HEMANT & PINAL
2801 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 6 09-24-478-112
COTTE, MARLA SCHECKMAN
3741 KING GEORGE LN, ST CHARLES, IL 60174 | 19 01-19-310-002
VANDERMEY, ERIK & TAMMY L
2791 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 7 09-24-478-113
CONNELLY, SCOTT A & EVELYN M .
3743 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 20 01-19-302-002
DEPAEPE FAMILY LTD PRTRNS, C/O CASEY DEPAEPE
2449 ALAMANCE DR WEST CHICAGO IL 60185 |
| 8 09-24-478-114
SCHUCK, ELIZABETH C .
3745 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 21 01-19-302-001
NGUYEN, LIEU
2800 FOXFIELD DR, WEST CHICAGO IL 60185 |
| 9 09-24-478-115
VIVACQUA, JOSEPH G .
3747 KING GEORGE LN, SAINT CHARLES, IL 60174-7839 | 22 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005 |
| 10 09-24-478-116
ILIE, DORIN & MIHAELA .
3749 KING GEORGE ST, ST CHARLES, IL 60174 | 23 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005 |
| 11 09-24-478-148
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 24 01-30-108-001
US BANK
2800 E LAKE ST, MINNEAPOLIS MN 55406 |
| 12 09-24-478-138
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174 | 25 01-30-107-001
DJG REAL ESTATE OF IL, ATTN D SERGI
225 SMITH RD ST CHARLES IL 60174 |



Adjacent Property Owners Page Two

- | | |
|--|--|
| <p>25 01-19-301-012
CHAUDHRY, FOZIAE TR
2775 DAVENPORT DR, WEST CHICAGO IL 60185</p> | <p>37 01-19-302-007
WINOKUR FAMILY TR
2740 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>26 01-19-301-011
BHATIA, SATISH ET AL
2745 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>38 01-19-302-008
BUNDY, RYAN J & TERESA B
2730 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>27 01-19-301-010
CRANDELL, WALTER & MARIA
414 PINE LAKE CIR, VERNON HILLS, IL 60061-1202</p> | <p>39 01-19-302-009
SANDS, KENNETH B & SHERYL
2720 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>28 01-19-301-004
BAMBERGER, HERBERT & EDEN
2735 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>40 01-19-302-010
THOMPSON, LANCE & MARGIE
2710 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>29 01-19-301-005
SCIORTINO, SAMUEL & E
2725 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>41 01-19-302-011
NUNES, ANTHONY & JOANNA
2700 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>30 01-19-301-006
CANNISTRA, JULIE & MARIO
2715 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>42 01-19-302-012
MIKUTIS, JOEL & DEBORAH
2690 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>31 01-19-301-007
PATEL, KETAN & DIPIKA
2705 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>43 01-19-302-013
MALORNY, DOUGLAS & KELLY
2680 LEHMAN DLN, WEST CHICAGO IL 60185</p> |
| <p>32 01-19-301-008
DOREN, CHARLES & ELIZABETH
2665 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>44 01-19-302-014
SCHREIBER, ROBERT R & L
2670 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>33 01-19-302-003
TAN LIM, CHARLIES C & J
2780 FOXFIELD DR, WEST CHICAGO IL 60185</p> | <p>45 01-19-302-015
STRAHL, JULIE A
2660 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>34 01-19-302-004
ABDIN, IADEDDIN & HIYAM
2770 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>46 01-19-302-016
DUNFE, JAMES A & CARRIE A
2650 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>35 01-19-302-005
MC CABKE, JESSE & RACHEL
2760 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>47 01-19-302-017
SIDDIQUI, ALI & FAIZ
2640 LEHMAN DR, WEST CHICAGO IL 60185</p> |
| <p>36 01-19-302-006
BENHART, NICHOLAS & TARA TR
2750 LEHMAN DR, WEST CHICAGO IL 60185</p> | <p>48 01-19-302-018
WEST CHICAGO PARK DIST
157 W WASHINGTON ST, WEST CHICAGO IL 60185</p> |



Adjacent Property Owners Page Three

49 01-19-302-040
ZILLA, ANTHONY J
 2585 BARNHART ST, WEST CHICAGO IL 60185

50 01-19-302-062
DUSSIAS, THOMAS & PENELOPE
 2595 BARNHART ST, WEST CHICAGO IL 60185

51 01-19-302-063
SCHUMAN, TAMARA & THOMAS
 2597 BARNHART ST, WEST CHICAGO IL 60185

52 01-19-302-043
PATEL, HETAL & YOGINI
 2599 BARNHART ST, WEST CHICAGO IL 60185

53 01-19-302-044
ANDRE ROBERTS, YVONNE
 2598 BARNHART ST, WEST CHICAGO IL 60185

54 01-19-302-045
WILSON, JERRY H & EUGENIA
 2596 BARNHART ST, WEST CHICAGO IL 60185

55 01-19-302-049
ROA, ROLANDO D & RUTH M
 2592 BARNHART ST, WEST CHICAGO IL 60185

56 01-19-302-047
DE NICOLO, GIUSEPPE & P
 2588 BARNHART ST, WEST CHICAGO IL 60185

57 01-19-302-048
PATEL, VINAY C & SONAL V
 2584 BARNHART ST, WEST CHICAGO IL 60185

58 01-19-302-049
AGANON, JESSE & DIANE
 2580 BARNHART ST, WEST CHICAGO IL 60185

59 01-19-302-050
HARRIS BK HINSDALE L3798
 2570 BARNHART ST, WEST CHICAGO IL 60185

60 01-19-302-051
BRANDT, JAMES & KRISTINA
 2560 BARNHART ST, WEST CHICAGO IL 60185

61 01-30-100-004
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

62 01-30-100-003
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

63 01-30-100-002
CHEHADE, E & J GORECKA
 4N060 WOODLAND CT, WAYNE IL 60184

64 01-30-105-038
CALISTRO, RALPH P & ROSA
 4087 PHEASANT CT, ST CHARLES IL 60174

65 01-30-105-037
STEINKE LIVING TRUST
 4089 PHEASANT CT, ST CHARLES IL 60174

66 01-30-105-036
SKIBICKI, LOUIS & CORRINNE
 4091 PHEASANT CT, ST CHARLES IL 60174

67 01-30-105-035
WADE, DELORES D
 4093 PHEASANT CT, ST CHARLES IL 60174

68 01-30-104-004
COLE, DEBBY L
 4020 PHEASANT CT, ST CHARLES IL 60174-8804

69 01-30-104-003
NOVAK, DONALD L
 4018 PHEASANT CT, ST CHARLES IL 60174

70 01-30-104-002
JAEGER, RONALD J & L L
 4016 PHEASANT CT, ST CHARLES IL 60174

71 01-30-105-003
BACINO TR, JAMES & ROSE
 500 PHEASANT TR, ST CHARLES IL 60174



Adjacent Property Owners Page Four

72 01-30-103-018
KARA, ANDREW J
 501 PHEASANT TR, ST CHARLES IL 60174

73 01-30-103-017
TOMASINO, DONALD A
 13210 VINEYARD DR, HUNTLEY IL 60142

74 01-30-103-016
BANDUCCI, SIMONE ET AL
 505 PHEASANT TR, ST CHARLES IL 60174

75 01-30-103-015
LAVOIE, JOHN R P
 507 PHEASANT TR, ST CHARLES IL 60174

76 01-30-103-014
ROMANOW, PREEDARAT & J
 509 PHEASANT TRL, ST CHARLES IL 60174

77 01-30-103-013
MAJJIGA, T & T PENMETCHSA
 511 PHEASANT TR, ST CHARLES IL 60174

78 01-30-103-012
TROCKI II, JOHN & M
 513 PHEASANT TR, ST CHARLES IL 60174

79 01-30-103-011
SOUMAR, CINDY & PETER
 33W505 BREWSTER CIR, WAYNE IL 60184

80 01-30-103-019
MAZZIO, ANITA & L LONG
 531 PHEASANT TR, ST CHARLES IL 60174

81 01-30-103-020
MRUK, STEPHEN A
 529 PHEASANT TRAIL, ST CHARLES IL 60174

82 01-30-103-021
HORNECK JR, JAMES & ETAL
 527 PHEASANT TR, ST CHARLES IL 60174

83 01-30-103-022
MALACK, LEROY & JEANETTE
 525 PHEASANT TRL, ST CHARLES IL 60174

84 01-30-103-023
PRZYBYLSKI, MOLLY B
 523 PHEASANT TR, ST CHARLES IL 60174

85 01-30-103-024
CASSELL, JOANNE M
 521 PHEASANT TR, ST CHARLES IL 60174

86 01-30-103-025
LOPEMAN, MICHAEL P
 519 PHEASANT TR, ST CHARLES IL 60174

87 01-30-103-026
LU, JI ZONG & YAN XI ZHU
 517 PHEASANT TRL, ST CHARLES IL 60174

88 01-30-103-027
APPLE, MICHAEL G
 547 PHEASANT TR, ST CHARLES IL 60174

89 01-30-103-028
NEUMAN, MOLLY
 545 PHEASANT TR, ST CHARLES IL 60174

90 01-30-103-029
ANDERSON, J & R CALISTRO
 543 PHEASANT TR, ST CHARLES IL 60174

91 01-30-103-030
DAVILA, OSCAR & E SALAZAR
 541 PHEASANT TRL, ST CHARLES IL 60174

92 01-30-102-019
BARBARA PETKUS
 32W642 NORTH AVE, WEST CHICAGO IL 60185

93 01-30-101-020
WALMART STORES INC, C/O WALMART PROPERTY TAX
 PO BOX 8050 BENTONVILLE AR 72716

