

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



COMMUNITY DEVELOPMENT DIVISION

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>Anthony Place Phase 2</u>
Project Number:	<u>2020 -PR- 011</u>
Cityview Project Number:	<u>PLSU 202000048</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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: Lot area generally located South of IL Route 38, North of Bricher Road, and West of the Bricher/IL Route 38 Intersection.	
	Parcel Number (s): 09-33-351-025	
	Proposed Name: Anthony Place St. Charles Phase 2 Senior Apartments	
2. Applicant Information:	Name GC Housing Development LLC	Phone (847) 291-3400
	Address 343 Wainwright Drive Suite B Northbrook, IL 60062	Fax (847) 291-1691
		Email cshears@gchdev.com
3. Record Owner Information:	Name The Shodeen Family Property Company, L.L.C.	Phone (630) 444-8252
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email dave@shodeen.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** St. Charles Commercial Corridor PUD
- New PUD
- Amendment to existing PUD- Ordinance #: 1982-Z-6
- 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 #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

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

What is the property's current zoning? BR - Regional Business and St. Charles Commercial Center

What is the property currently used for? Vacant/Agriculture

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

Anthony Place St. Charles Phase 2 Senior Apartments will involve new construction of seventy-five (75) one and two bedroom affordable units for seniors 55 years and older.

For Special Use Amendments only:

Why is the proposed change necessary?

The proposed change will allow for an Independent Living Facility, a multi-family residential use, to be a permitted use within the St. Charles Commercial Corridor PUD.

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

Maintain the BR zoning designation and amend the PUD to 1) allow Independent Living Facilities as a permitted use, and 2) allow proposed bulk standards to construct the specific proposed project. Please see the attached for the Independent Living Facilities definition.

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.

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

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.

[Handwritten signature] *9.30.20*

Record Owner _____ Date _____

[Handwritten signature: Jeffrey D. Crane] *9/30/2020*

Applicant or Authorized Agent Jeffrey D. Crane, Manager Date
GC Housing Development LC

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



City of St. Charles Acct. # _____

I. Owner:

Owner of Property: The Shodeen Family Property Company, L.L.C. Date: 9/30/2020

Owner's Address: 77 N. First Street, Geneva, IL 60134

Owner's Phone Number: (630) 444-8252

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

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: GC Housing Development LLC

Petitioner's/Applicant's Address: 343 Wainwright Drive, Suite B
Northbrook, IL 60062

Petitioner's /Applicant's Phone Number: (847) 291-3400

III. Location of Property: Lot area generally located South of IL Route 38, North of Bricher
General Location of Property: Road, and West of the Bricher Road/IL Route 38 Intersection.

Acreage of Parcel: 4.31 acres

Permanent Index Number(s): 09-33-351-025

Legal Description (attach as Exhibit A) See Attached Exhibit A

IV. Reimbursement of Fees:

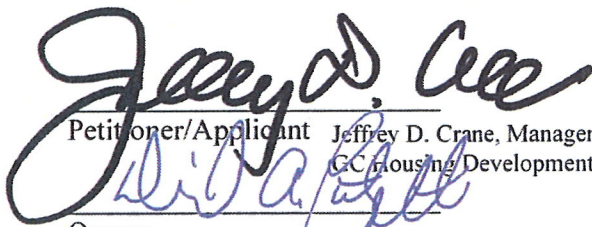
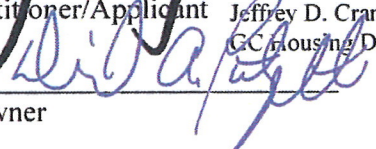
If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordations, 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 remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.


Petitioner/Applicant Jeffrey D. Crane, Manager
GC Housing Development LLC

Owner
Date: 9/30/2020

City of St. Charles

By: _____
City Administrator

Attest

Date: _____

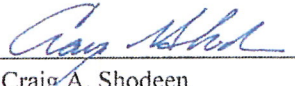
**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

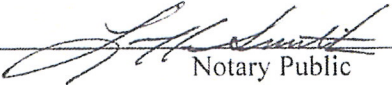
I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am
Manager of The Shodeen Family Property company, L.L.C., an Illinois Limited Liability

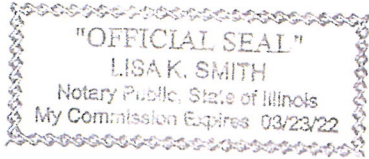
Company (L.L.C.), and that the following are all of the members of the said L.L.C.:

- | | |
|--|-------|
| <u>Shodeen Real Estate Company, L.L.C.</u> | _____ |
| <u>Generation Two, L.L.C.</u> | _____ |
| <u>Generation Three, L.L.C.</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager
Craig A. Shodeen

Subscribed and Sworn before me this 29th day of
July, 20 20.


Notary Public



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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Jeffrey D. Crane, being first duly sworn on oath depose and say that I am
Manager of GC Housing Development LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------|-------|
| <u>Crane GC LLC</u> | _____ |
| <u>Grande GC LLC</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Jeffrey D. Crane
Jeffrey D. Crane

Subscribed and Sworn before me this 30th day of
September, 2020.

[Signature]
Notary Public



FINDINGS OF FACT – SPECIAL USE

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.



As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

Anthony Place St, Charles Phase 2 Senior Apartments	9/30/2020
<i>Project Name or Address</i>	<i>Date</i>

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility, as the proposed Special Use, will be a private, independent living, affordable housing development for seniors. This proposed use will provide interior common and exterior common area for residents but will not serve as a public convenience to the surrounding community. However, the proposed Special Use will allow older residents in the Fox Valley area the opportunity to remain in St. Charles, as a housing option.

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

The existing road network, utilities (gas, water, electrical, sewer) , and stormwater detention facility have been preliminarily assessed to provide adequate capacity and service to the proposed Special Use.

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 Independent Living Facility, as the proposed Special Use, aligns with the residential and mixed-use land use policies detailed in the 2013 Comprehensive Plan in that this multi-family housing project will add to residential density in the area that will continue to support the economic base with increased consumer activity. The senior population that will occupy this development will not have impact on surrounding school populations. The senior population will consist of smaller households so increased traffic activity will be nominal and increased usage of physical infrastructure will not overwhelm the current networks in place.

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 Independent Living Facility, as the proposed Special Use, will not impede the development and improvement of surrounding uses in the following manner: 1) the allowed road and pedestrian crosswalk ingress/egress points and amount of parking spaces for a development with a senior population will be provided in a manner that will not obstruct or prohibit existing auto traffic volume or circulation activity from the surrounding uses, and 2) the Independent Living Facility will be designed to align with physical infrastructure requirements to prevent existing systems from operating over capacity.

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 Independent Living Facility, as a Special Use, will involve the new construction of quality, affordable housing in which the construction approach, building design, and ongoing maintenance will not be an environmental detriment to the surrounding area, particularly in not disrupting or overwhelming the detention pond south of the proposed Special Use project site or impacting retail activity in the adjacent retail shopping area to the west.

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 Independent Living Facility, as the proposed Special Use, conforms with Title 19 - Inclusionary Housing requirements by providing affordable housing in a new residential development. In the case of this proposed project, the 75 affordable units will exceed the eight (8) units that would be required as the minimum amount of affordable units for the total units, 75, that will make up this development.

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use 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 a 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.

(You may utilize this form or provide the responses on another sheet.)

St. Charles Commercial Corridor PUD	9/30/2020
<i>PUD Name</i>	<i>Date</i>

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

Anthony Place St. Charles Phase 2 Senior Apartments, a Independent Living Facility as the proposed Special Use, meets #1, #3, #5, #6 in the following manner : Criteria #1 - The proposed project will result in a new, 4-story residential senior community with outdoor parking and green space in which the proposed architectural design will fit into the physical context of adjacent retail uses and the residential uses south of Bricher Road. Criteria #3 - The proposed Special Use project is located in West Neighborhood Center in the West Gateway Subarea identified in the 2013 Comprehensive Plan as ideal for mixed uses. The Special Use project will be an independent senior community in which 100% of the units will be affordable housing supporting the mixed use initiative the Comprehensive Plan recommends. Criteria #5 - The proposed Special Use project will add new residential units which may result in increased customer activity for surrounding

businesses and stimulated economic growth in the surrounding area. The proposed Special Use will utilize existing sewer and water connections that were designed for future development of the Site. Additionally, existing storm water detention volume was also provided for future development of the Site. Criteria # 6 - The proposed project will result in the redevelopment of a vacant lot as infill development, which is an appropriate mixed use to support the adjacent uses.

- 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 Special Use will be a 100% affordable development in which seventy-five (75) of the units will be affordable units, exceeding the minimum affordable housing provision requirements outlined in Title 19 - Inclusionary Housing of the Municipal Code. The proposed Special Use will be in conformance with the existing PUD requirements in that it will feature new landscaping and outdoor recreational space for residents that will be superior to the existing vegetation on site, and will be a new construction residential building of high quality architectural design which will feature many energy efficiency elements within the 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.

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility, as the proposed Special Use, will be a private, independent living, affordable housing development for seniors. This proposed use will provide interior and exterior common area space for residents but will not serve as a public convenience to the surrounding community. However, the proposed Special Use will allow older residents in the Fox Valley area the opportunity to remain in St. Charles, as an housing option.

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

The existing road network, utilities (gas, water, electrical, sewer) , and stormwater detention facility have been preliminarily assessed to provide adequate capacity and service to the proposed Special Use.

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 Independent Living Facility, as the proposed Special Use, aligns with the residential and mixed-use land use policies detailed in the 2013 Comprehensive Plan in that this multi-family housing project will add to residential density in the area that will continue to support the economic base with increased consumer activity. The senior population that will occupy this development will not have an impact on surrounding school populations. The senior population will consist of smaller household so increased auto traffic activity will be nominal and increased usage of physical infrastructure will not overwhelm the current networks in place.

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 Independent Living Facility, as the proposed Special Use, will not impede the development and improvement of surrounding uses in the following manner: 1) the allowed road and pedestrian crosswalk ingress/egress points and amount of parking spaces for a development with a senior population will be provided in a manner that will not obstruct or prohibit existing traffic volume or circulation activity from the surrounding uses, and 2) the Independent Living Facility will be designed to align with physical infrastructure requirements to prevent existing systems from operating over capacity.

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 Independent Living Facility, as a Special Use, will involve the new construction of quality, affordable housing in which the construction approach, building design, and ongoing maintenance will not be an environmental detriment to the surrounding area, particularly in not disrupting or overwhelming the detention pond south of the proposed Special Use project site or impacting retail activity in the adjacent retail shopping area to the west.

- 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 Independent Living Facility, as the proposed Special Use, conforms with Title 19 - Inclusionary Housing requirements by providing affordable housing in a new residential development. In the case of this proposed project, the 75 affordable units will exceed the eight (8) units that would be required as the minimum amount of affordable units for the total units, 75, that will make up this development.

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

The proposed Special Use will be beneficial to the City through the addition of new, quality affordable rental housing stock for seniors (age 55 and older) in an area in which additional residential units may boost retail activity and be a catalyst for long term economic growth by attracting other uses that fit into the within the mixed use framework of the Comprehensive Plan.

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

The proposed Special Use conforms with the 2013 Comprehensive Plan by the following: 1) instrumental in redeveloping a portion of the St. Charles Mall site (identified in the West Neighborhood Center in the West Gaterway Subarea Plan section of the Comprehensive Plan) in a manner that will complement Randall Road and maintain the character of the surrounding neighborhood, 2) potential customer base for adjacent businesses, 3) will not require site assembly or participation from surrounding property owners., 4) new landscaping, attractive building design and materials, and appropriate signage that will enhance the character of the proposed development, and 5) addition of sidewalks and crosswalks in an efficient manner to promote more pedestrian traffic.

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Anthony Place St. Charles Phase 2 Senior Apartments

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #: 1982-Z-6	
Minimum Lot Area			1.55 Acres
Minimum Lot Width			150'
Maximum Building Coverage			68%
Maximum Building Height			4 Stories
Minimum Front Yard			40'
Interior Side Yard			N/A- Corner
Exterior Side Yard			N/A - Corner
Minimum Rear Yard			10'
Landscape Buffer Yards ¹			N/A
% Overall Landscape Area			32%
Building Foundation Landscaping			8'
Public Street Frontage Landscaping			20'
Parking Lot Landscaping			10'
# of Parking Spaces			82 Spaces

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

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Gross Floor Area per Building			
Maximum Building Height			
Front Yard			
Interior Side Yard			
Exterior Side Yard			
Minimum Rear Yard			
Landscape Buffer Yard ²			
% Overall Landscaped Area			
Building Foundation Landscaping			
Public Street Frontage Landscaping			
Parking Lot Landscaping			
# of Parking Spaces			
Drive-through Stacking Spaces (if applicable)			

² 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, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

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



COMMUNITY DEVELOPMENT DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Anthony Place Phase 2</u>
Project Number:	<u>2020-PR-011</u>
Cityview Project Number:	<u>PLPUD 2020 00547</u>



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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: Parcel located in the St. Charles Commercial Center North of Bricher Road, South of IL Rt. 38 and West of Bricher Road/IL Rr. 38 Intersection, St. Charles, Illinois.	
	Parcel Number (s): 09-33-351-025	
	Proposed PUD Name: Anthony Place St. Charles Phase 2 Senior Apartments	
2. Applicant Information:	Name GC Housing Development LLC	Phone (847) 858-0530
	Address 343 Wainwright Drive, Suite B Northbrook, IL 60062	Fax (847) 291-1691
		Email cshears@gchdev.com
3. Record Owner Information:	Name The Shodeen Family Property Company, L.L.C.	Phone (630) 444-8252
	Address 77 N. First Street Geneva, IL 60134	Fax (630) 232-4520
		Email dave@shodeen.com

PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

SCHEDULE: Construction schedule indicating:

- a. 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 and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

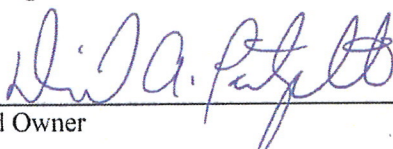

PARK AND SCHOOL LAND/CASH WORKSHEETS

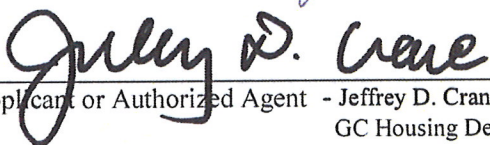
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

INCLUSIONARY HOUSING SUMMARY See the attached 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.

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.

 _____ Date 

 _____ Date 9/30/2020
Applicant or Authorized Agent - Jeffrey D. Crane, Manager
GC Housing Development LLC

**OWNERSHIP DISCLOSURE FORM
PARTNERSHIPS**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, _____, being first duly sworn on oath depose and say that I am a
General Partner of _____, an Illinois
(General) (Limited) Partnership and that the following persons are all of the partners thereof:

_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner

By: _____ (General)(Limited) Partner

Subscribed and Sworn before me this _____ day of
_____, 20 ____.

Notary Public

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, _____, being first duly sworn on oath depose and say that I am the
_____ of _____, an
(Illinois) (_____) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

_____	_____
_____	_____
_____	_____
_____	_____

BY: _____

TITLE: _____

Subscribed and Sworn before me this _____ day of
_____, 20 _____.

Notary Public

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, _____, being first duly sworn on oath depose and say that I am
Trust Officer of _____, and that the following
persons are all of the beneficiaries of Land Trust No. _____:

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

By: _____, Trust Officer

Subscribed and Sworn before me this _____ day of
_____, 20 _____.

Notary Public

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am
Manager of The Shodeen Family Property company, L.L.C., an Illinois Limited Liability

Company (L.L.C.), and that the following are all of the members of the said L.L.C.:

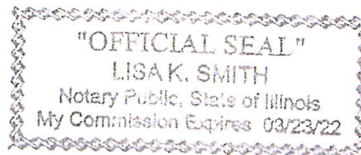
Shodeen Real Estate Company, L.L.C.

Generation Two, L.L.C.

Generation Three, L.L.C.

By: *Craig A. Shodeen*, Manager
Craig A. Shodeen

Subscribed and Sworn before me this 29th day of
July, 20 20.



Lisa K. Smith
Notary Public

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

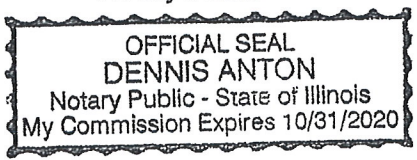
I, Jeffrey D. Crane, being first duly sworn on oath depose and say that I am
Manager of GC Housing Development LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------|-------|
| <u>Crane GC LLC</u> | _____ |
| <u>Grande GC LLC</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Jeffrey D. Crane
Jeffrey D. Crane

Subscribed and Sworn before me this 30th day of
September, 2020.

[Signature]
Notary Public



ST. CHARLES
SINCE 1834

DRAWING REQUIREMENTS / CHECKLIST

Preliminary Engineering Plans

Anthony Place St. Charles Phase 2
Name of Subdivision

September 30, 2020
Date of Submission

NOTE: To properly execute this checklist, the developer or his engineer shall:

1. Insert the required information.
2. Denote compliance with applicable ordinances by placing his initials in all spaces where applicable.
3. Denote those items, which the Subdivider considers "not applicable" to this particular subdivision by checking the box marked "N/A."

Format/Cover Sheet:

ITEMS TO BE INCLUDED	Included		
	Yes	No	N/A
1. Appropriate number of copies of preliminary plan submitted	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Plans are prepared on 24-inch by 36-inch sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Plan scale is not less than 1" to 50'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Minimum profile scale is 1" to 50' horizontal and 1" to 10' vertical	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A title sheet is included with each set of preliminary plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Name of proposed subdivision is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Location given by town, range, section, or other legal description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Name and address of owner, trust, corporation or Subdivider having control of project is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Name and seal of registered engineer or surveyor who prepared topographic survey is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Name and address of the designer of the plan is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. North direction is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Date of preparation and date of revision, if any, is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. A location map is included indicating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. A scale of not less than 1" to 1000'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Use of surrounding land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Ownership of the surrounding land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Alignment of existing streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Section and corporate lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Boundary line of proposed subdivision is clearly shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
15. Total approximate acreage is shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Existing zoning classification is indicated	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Include the following <i>Existing</i> information within subdivision boundaries and up to 100' outside of the subdivision boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Previously platted streets and other rights-of-way, with improvements, if any, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Names	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Railroad rights-of-way, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Utility rights-of-way, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Width	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Telephone/ Communications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Parks and other open spaces indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Easements, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Width	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Purpose (i.e. utility, drainage, stormwater, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Permanent buildings and structures, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
3. Name of owners	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Section and corporate lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Sanitary Sewers, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Manholes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Invert elevation at manholes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Water mains, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Valves, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Valve manhole, or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Valve box	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Fire hydrants and auxiliary valves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Culverts, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Size	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Material	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Invert elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Storm sewers, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Catch basins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Invert elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Watercourses, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. High-water location and elevation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Width of easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Location of easement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
5. Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. FEMA floodplain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. FEMA base flood elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
M. Monuments and survey markers, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Type	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Topographic data is given in feet above mean sea level within the tract and to a distance of 100' beyond, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Existing contours at vertical levels of not more than 2'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Bench mark, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Soil Sampling and Testing reports used for compliance with IEPA & CCDD	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Soil bearing data is given, if required by Development Engineering, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A. Location of Tests	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Depth of Tests	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Soil bearing Capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Moisture content	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21. Include the following <i>Proposed</i> information within subdivision boundaries and up to 100' outside of the subdivision boundary -Private Drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Layout of streets, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Street type, (i.e. Estate, Local, Collector, Arterial)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Right-of-way width per Engineering Design and Inspection Policy Manual	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Roadway width per Engineering Design and Inspection Policy Manual	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Through street shown extended to boundaries of subdivision	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Cul-de-sac street design per Engineering Design and Inspection Policy Manual	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Stormwater runoff pattern on paving	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Names of streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
1. Not duplicating the name of any street heretofore used in the City or its environs, unless the street is an extension of any already existing street, in which case the name shall be used	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Street improvement plan including truck turning template.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Utility easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. 10' wide around perimeter of each lot, side yard may be reduced to 5' where the side lot line of a detached single-family residential lot abuts the side lot line of another detached, single-family residential lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Purpose is indicated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Centerline profiles of all streets showing compliance with minimum and maximum gradients identified in the Engineering Design and Inspection Policy Manual	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Block layout, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Blocks do not exceed 1200' in length	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Blocks over 900' long include pedestrianways at approximate center and/or additional access ways to parks, schools, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Lot layout, indicating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Lot dimensions comply with Zoning Ordinance (Title 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Lot areas comply with Zoning Ordinance (Title 17). Areas may be listed by schedule.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Building setback lines shown and properly dimensioned	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed land use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Lot numbers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Lots are as nearly rectangular in shape as is practicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Lot lines are substantially at right angles to the street lines and radial to curved street lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Double frontage lots only where lots back upon an arterial street and front on an access street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Additional depth allows screen planting along arterial frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Additional depth for lots abutting watercourse, drainage way, channel, wetland, or stream	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Due regard for natural features, such as:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Historic items	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
d. Other similar conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Areas intended to be dedicated for public use, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. School sites, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Parks / public areas conform to the Comprehensive Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Acreage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. School sites, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Acreage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Topographic information, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Proposed changes in elevation, 2' minimum contours	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Stormwater storage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Normal water level (NWL)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. High water level (HWL)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Emergency overflow elevation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Storage volumes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Overflow routes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
L. Sanitary sewer layout, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Invert elevations at manholes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Manhole locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Service locations and connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Water main layout, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Fire hydrants spaced per requirements in Engineering Inspection and Policy Manual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Service locations and connections	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Storm sewer layout, indicating:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. Location	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Catch basins spaced per requirements in Engineering Inspection and Policy Manual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Stormwater is not carried across or around any intersection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Surface water drainage pattern for each individual lot and block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPENDIX E

<i>ITEMS TO BE INCLUDED</i>	Included		
	Yes	No	N/A
O. Street light layout, indicating:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Locations and typical street light detail, or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Statement by Subdivider that street lights will be installed in accordance with City standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Typical street cross section, showing base construction, surfacing, concrete curb and sidewalk per the Engineering Design and Inspection Policy Manual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. Sidewalks are shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24. Indication on drawings or by certificate that Subdivider is aware of his responsibility for installation of street signs, and for seeding and tree planting in all parkways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Stormwater Management Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A. Narrative	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. Methodology	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. Required volume and proposed volumes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D. Existing release rate and proposed release rate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E. Overland flow route water surface elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Watershed and sub-watershed delineation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. Basin sizing calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H. Release structure / restrictor design calculations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. Wetland inventory and Wetland Delineation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
J. Runoff Curve Number Calculation	X		

Completed by: Eric S. Mancke, P.E.
Name
Principal
Title
ESM Civil Solutions, LLC
Organization / Company
September 25, 2020
Date

Reviewed by: _____
Name

Title

Organization / Company

Date

SUBDIVISION PLAT - DRAWING REQUIREMENTS/CHECKLIST

Anthony Place St. Charles Phase 2
Name of Proposed Subdivision

September 30, 2020
Date of Submission



INSTRUCTIONS: To properly execute this checklist:

1. Indicate compliance with applicable requirements by initialing in all spaces where applicable.
2. Indicate those items that the subdivider considers "not applicable" with abbreviation "N.A."

Include the following on Preliminary Plats and Final Plats:

- 1. Name of proposed subdivision
- 2. Location given by town, range, section, or other legal description
- 3. Scale (minimum one inch equals 100 ft.)
- 4. Name and address of owner, trust, corporation or subdivider having control of project
- 5. Name and address of the designer of the plan
- 6. North direction
- 7. Date of preparation and date of revision, if any
- 8. Location map
- 9. Total approximate acreage and square footage of the subdivision and each proposed lot
- 10. Boundary lines of proposed subdivision including all section and corporate lines
- 11. Proposed Conditions:
 - a. Block layout
 - b. Proposed lots, including dimensions and area
 - c. Rights-of-way
 - d. Proposed easements, numbered and dimensioned.
 - i. Minimum 10 ft. wide perimeter utility and drainage easement around each lot. Where the side lot line of a single-family residential lot abuts the side lot line of another single-family residential lot, the minimum easement width may be reduced to 5 ft. on each side, provided no utilities exist or are planned along the side lot line.
 - ii. Easements over all existing and proposed overhead or underground utility services or water drainage.
 - iii. Drainage easements over detention/retention basins, watercourse, drainage way, channel, or stream that traverses the subdivision or where a wetland exists. The easement shall include an additional area of at least 15 ft. wide adjoining both edges of the area that has been affected by floodwaters or containing wetland conditions.

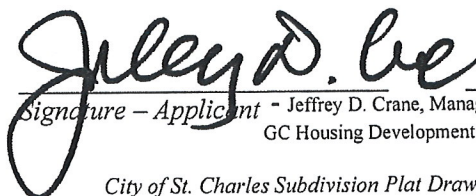
Additional Requirements for Final Plats:

General Requirements for Final Plats

1. All plats shall be prepared by a professional land surveyor licensed by the State of Illinois, and shall bear the surveyor's signature and seal.
2. All plans shall describe an adequate number of benchmarks, with elevations referenced to mean sea level and the City's Geodetic Control Station Network so that elevations may be checked at any point without more than one setup of a surveyor's level.

- 1. Section corners and section lines accurately tied into subdivision by distances and angles
- 2. Official survey monuments shown and dimensioned

- ___ 3. An accurate legal description of the entire area receiving Final Plat of Subdivision approval
- ___ 4. An open space easement on the common area assuring that the open space shall remain open for perpetuity
- ___ 5. Street names
- ___ 6. Areas to be dedicated or reserved for public use shown and described with the purpose designated
- ___ 7. Protective covenants lettered on the plat or appropriately referenced
- ___ 8. Chart identifying the easement area (in square feet) within each lot. Different easements must be listed separately.
- ___ 9. Easement provision language including utility, drainage, stormwater, and access, as specified in Appendix B of Title 16, "Subdivisions and Land Improvements".
- ___ 10. Certificates as provided in Appendix B of Title 16, "Subdivisions and Land Improvements":
 - a. Surveyor's certificates (including signature and seal)
 - b. Owner's certificate (including signature)
 - c. Notary certificate (including signature and seal)
 - d. County Clerk certificate (including signature)
 - e. Certificate as to special assessments (including signature)
 - f. Certificate of County Engineer, if applicable (including signature)
 - g. Plan Commission certificate (including signature)
 - h. Director of Community & Economic Development or designee certificate (including signature)
 - i. City Council certificate (including signature)
 - j. Special Flood Hazard Area certificate (including signature)
 - k. Mortgagee certificate, as required
 - l. IDOT certificate, if applicable (including signature)
- ___ 11. Accurate angular and lineal dimensions for all lines, angles, and curvatures with functions used to describe all boundaries including perimeter survey of tract, streets, easements, areas to be reserved for public use, and other important features. Error of closure of boundary line surveys shall not exceed one in ten thousand (one foot for each ten thousand feet of perimeter survey). Lot lines to show dimensions in feet and hundredths, and when an angle occurs in any lot line between lot corners the measurement of the angle shall be shown.
- ___ 12. An identification system for all lots and blocks.
- ___ 13. True angles and distances to the nearest established street lines and official monuments (not less than two), which shall be accurately described in the plat by location, size and elevation.
- ___ 14. Municipal, township, county, or section lines and section corners accurately tied to lines of the subdivision by distances and angles, if the section lines or corners lie within the subdivision.
- ___ 15. Accurate locations of permanent monuments:
 - a. Pipes of three-fourths-inch diameter or steel rods one-half-inch diameter, by eighteen-inch lengths, placed at the corners of each lot and block, at angle points, and at the ends and suitable intervals along curves.
 - b. All U.S., state, county, City, or other official benchmarks, monuments, or triangulation stations in or adjacent to the property are preserved in precise position.


 _____ September 30, 2020
 Signature – Applicant - Jeffrey D. Crane, Manager Date
 GC Housing Development LLC

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Anthony Place St. Charles Phase 2 Senior Apartments

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area			1.55 Acres
Minimum Lot Width			150'
Maximum Building Coverage			68%
Maximum Building Height			4 Stories
Minimum Front Yard			40'
Interior Side Yard			N/A - Corner
Exterior Side Yard			N/A - Corner
Minimum Rear Yard			10'
Landscape Buffer Yards ¹			N/A
% Overall Landscape Area			32%
Building Foundation Landscaping			8'
Public Street Frontage Landscaping			20'
Parking Lot Landscaping			10'
# of Parking Spaces			82 Spaces

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

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area			
Minimum Lot Width			
Maximum Building Coverage			
Maximum Gross Floor Area per Building			
Maximum Building Height			
Front Yard			
Interior Side Yard			
Exterior Side Yard			
Minimum Rear Yard			
Landscape Buffer Yard ²			
% Overall Landscaped Area			
Building Foundation Landscaping			
Public Street Frontage Landscaping			
Parking Lot Landscaping			
# of Parking Spaces			
Drive-through Stacking Spaces (if applicable)			

² 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, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Anthony Place St. Charles Phase 2 Senior Apartments
Date Submitted:	9/29/2020
Prepared by:	Chealon Shears



Total Dwelling Units: 75

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

Total Dwelling Units w/ Deduction: _____

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom	57	DU x 1.914	= 100 (Rounded from 100.2)
➤ 3 Bedroom	18	DU x 3.053	= 34 (Rounded from 34.4)

Totals 75
 Total Dwelling Units
 (with deduction, if applicable)

* 134 (Note: This proposed project will target a 100% senior population age 55 and over and older. There will not be a student population present that may contribute to Estimated Populations counts being as high as the listed 100 and 34 for 1 BD and 2 BD, respectively.)

Park Site Requirements:

Estimated Total Population *134 x .010 Acres per capita = *13.4 Acres

Cash in lieu of requirements:

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Anthony Place St. Charles Phase 2 Apartments
 Date Submitted: 9/29/2020
 Prepared by: Chealon Shears



Total Dwelling Units: * 75 - This will be a 100% senior development limited to residents 55 years and older in required age to occupy the property.

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: 75

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
> 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
> 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
> 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
> 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
> 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
> 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
> 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
> Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
> 1 Bedroom	57	DU x .002	= * N.A.	DU x .001	= * N.A.	DU x .001	= * N.A.
> 2 Bedroom	18	DU x .086	= * N.A.	DU x .042	= * N.A.	DU x .046	= * N.A.
> 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals 75 TDU (with deduction, if applicable) *0 TE *0 TM *0 TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	*0	x .025	= *0
Middle (TM)	*0	x .0389	= *0
High (TH)	*0	x .072	= *0
Total Site Acres			*0 - See Note Above

Cash in lieu of requirements:

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

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	Anthony Place St. Charles Phase 2 Senior Apartments
Date Submitted:	9/30/2020
Prepared by:	Chealon Shears

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:

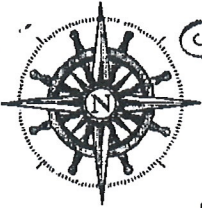
Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	75	X	10%	=	8 (Rounded from 7.5)

How will the Inclusionary Housing requirement be met?

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

Fee In-Lieu Payment Calculation

# 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
8		X	\$39,665.75	=	\$0.00



NORTH STAR

TRUST COMPANY
An affiliate of Marshall & Isley Corporation



2009K028346

Trustee's Deed

K9297

SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 4/15/2009 3:17 PM
REC FEE: 25.00 RNSPS FEE: 10.00
PAGES: 4

This Indenture, made this 6th day of April, 2009 between North Star Trust Company, an Illinois Corporation, as Successor Trustee to Harris N.A., as Successor Trustee to Harris Bank St. Charles, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust

Agreement dated 10th day of August, 1989 and known as Trust Number LT-2021 party of the first part, and **THE SHODEEN FAMILY PROPERTY COMPANY, L.L.C.**, a Delaware limited liability company party of the second part.

ADDRESS OF GRANTEE(S): 17 North First Street, Geneva, Illinois

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in Kane County, Illinois, to wit:

See Legal Description attached as Exhibit "A" and made a part hereof

P.I.N. 09-33-351-025

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY

As Trustee, as aforesaid,

By: *Paul A. Hooper*
Trust Officer

Attest: *Mary Ann O'Connell*
Trust Officer

[Handwritten signature]

Chicago Title Insurance Company
1795 West State Street
Geneva, IL 60134

[Handwritten initials]

4

35

STATE OF ILLINOIS
SS.
COUNTY OF COOK


I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Laurel D. Thorpe, Trust Officer and Maritza Castillo, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal the 6th day of April, 2009.

Silvia Medina

Notary Public



STATE & COUNTY TAX	STATE OF ILLINOIS	# 0000039252	REAL ESTATE TRANSFER TAX
	 APR. 14. 09		0267750
	KANE COUNTY		FP326704

MAIL TO: Mail tax Bill to
The Shaden Family Property Company LLC
17 N. First Street
Geneva, IL 60134

ADDRESS OF PROPERTY
4.554 Acres
Kane County, Illinois

THIS INSTRUMENT PREPARED BY:
Laurel D. Thorpe
North Star Trust Company
500 W. Madison St., Suite 3150
Chicago, Illinois 60661

EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. EIGHT, ST. CHARLES, KANE COUNTY, ILLINOIS, BEING ON THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.0 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 53 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 54.36 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 21.0 FEET TO THE SOUTHWESTERLY LINE EXTENDED SOUTHEASTERLY OF SAID UNIT NO. EIGHT; THENCE CONTINUING SOUTHWESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 104.0 FEET TO THE MOST WESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TEN, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 205.36 FEET TO THE MOST SOUTHERLY CORNER OF SAID UNIT NO. TEN; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 34 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 224.85 FEET TO THE MOST EASTERLY CORNER OF SAID UNIT NO. TEN, BEING ON SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 3123.23 FEET, 335.77 FEET TO THE MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. NINE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY LINE OF SAID UNIT NO. NINE 169.77 FEET TO AN ANGLE IN THE WEST LINE OF SAID UNIT NO. NINE; THENCE SOUTHERLY ALONG SAID WEST LINE FORMING AN ANGLE OF 141 DEGREES 42 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 141.50 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1522.34 FEET TO THE EASTERLY LINE OF BRICHER ADDITION TO ST. CHARLES, TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID EASTERLY LINE FORMING AN ANGLE OF 89 DEGREES 24 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 566.32 FEET TO A SOUTHWESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 58 DEGREES 59 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 330.0 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 39.60 FEET TO AN ANGLE IN SAID WESTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 152.96 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 IN SAID UNIT NO. TWO; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 74.50 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 235.0 FEET TO THE MOST WESTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID UNIT NO. EIGHT TO MOST EASTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID UNIT NO. EIGHT TO THE POINT OF BEGINNING (EXCEPT PART IN ST. CHARLES COMMERCIAL CENTER UNITS 12, 13, 14 AND 15 AND EXCEPT PART IN RANDALL ROAD COMMERCIAL PROPERTIES PHASE V AND PHASE II AND EXCEPT PART IN LEFFLER'S FOLLY SUBDIVISION AND EXCEPT PART IN GIBSON'S CAR WASH SUBDIVISION AND EXCEPT PART IN TRUST T-303 TRACT DESCRIBED IN DOCUMENT 1483858) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

RECORDER - KANE COUNTY, ILLINOIS

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS

} SS.

COUNTY OF KANE

Susan Stover

, being duly sworn on oath, states that

she works ~~resides~~ at Chicago Title Insurance Co. 1795 W. State Street, Geneva, IL 60134

And further states that: (please check the appropriate box)

- A. That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B. That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

Please circle the number of the paragraph which is applicable to attached deed.

- 1. The division or subdivision of land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access;
- 2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- 7. Conveyances made to correct descriptions in prior conveyances;
- 8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
- 9. The sale is of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that his exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Susan Stover
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

this 9th day of April, 2009

Mary L. Johnson
Signature of Notary Public





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Colleen Callahan, Director

August 24, 2020

Chealon Shears
GC Housing Development LLC
343 Wainwright Drive, Suite B
Northbrook, IL 60062

RE: Anthony Place Senior Apartments St. Charles Phase 2
Project Number(s): 2103501
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 and 1090 is terminated.

Consultation for Part 1075 is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Consultation for Part 1090 (Interagency Wetland Policy Act) is valid for three years.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database and the Illinois Wetlands Inventory at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

Inclusionary Housing Requirements

Title 19 – Inclusionary Housing Ordinance Compliance

Anthony Place St. Charles Phase 2 Senior Apartments will be a Seventy-Five (75) unit affordable, independent senior residential community. This proposed project complies with Title 19 – Inclusionary Housing Ordinance by including 100% affordable rental units in which the rents for a majority of the units will be at or below 60% of the Area Median Income, adjusted for household size, aligning with the current Qualified Allocation Plan guidelines issued by the Illinois Housing Development Authority. Providing 75 affordable units exceeds the eight (8) Inclusionary Housing Plan calculation listed in this application.

Anthony Place St. Charles Phase 2 Senior Apartments will consist of approximately Seventy-Five (75) affordable independent senior rental units, in which the proposed unit mix will include approximately Fifty-Seven (57) One Bedroom Units and Eighteen (18) Two Bedroom Units. The proposed rents, based on current available data from 2020 Low Income Housing Tax Credit Rent Limits, will be approximately \$850 for a one bedroom unit and \$1,010 for a two bedroom unit. (NOTE: These rents are preliminary estimates and are subject to change upon ongoing project underwriting to ensure the proposed project will be financial feasible to develop and operate.)

Public Benefits, Departures From Code

The St. Charles Commercial Corridor Planned Unit Development (PUD) meets the purposes and requirements stated in the Section 17.04.400 in the City of St. Charles Zoning Ordinance. The existing PUD allows for a variety of permitted uses, and also allows for a public benefit beyond current requirements to provide affordable housing units, in conformance with St. Charles Municipal Code Title 19 - Inclusionary Housing requirements, in an amount that exceeds requirements. In this instance, the proposed project, Anthony Place St. Charles Phase 2 Senior Apartments, will a 100% affordable senior community of seventy-five (75) affordable units, exceeding the eight (8) Inclusionary Housing Plan calculation listed in this application.

For the purposes of this application, the City of St. Charles Staff has recommended that underlying BR zoning classification be maintained and that a PUD amendment allow for 1) permitted bulk design standards to accommodate this proposed affordable housing development, and 2) allow Independent Living Facilities as a Special Use which is defined as

“ A multiple-family dwelling that is limited to occupancy by persons who are fifty-five (55) years of age and older or, if two (2) persons occupy unit, at least one (1) shall be fifty-five (55) years or older. Such facilities may include offering congregate meals in a common dining area. This use may include incidental medical services for the convenience of residents, but is distinct from an Assisted Living Facility or Nursing Home, as defined herein”.

This Special Use will be in conformance with Section 17.04.400 by providing new construction development of high quality design that will include energy efficiency features in the building and site design, featuring landscaping that will be superior to the existing surrounding landscaping and foliage in adjacent uses, and will provide new sidewalks and crosswalks that will support safer pedestrian traffic, particularly to the adjacent retail uses west of the proposed Special Use project site.

Schedule

A. Project Phases

Anthony Place St. Charles Phase 2 Senior Apartments will consist of only phase of development and construction.

B. Beginning and Completion Dates

The proposed construction schedule is as follows:

Proposed Construction Schedule

The projected construction schedule for this development is as follows:

Issuance of Building Permit	Early May 2022
Project Financial Closing	May 2022
Construction Start	May 2022
Issuance of Temporary Certificate of Occupancy	Late May 2023
Issuance of Final Certificate of Occupancy	June 2023

C. Different Land Use Types

There will be only be one land us type involved in this proposed project – Independent Living Facility as permitted Special Use through a PUD amendment. The proposed schedule detailed above will apply to this use.

Exhibit A - LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 3, ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 325.46 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 121.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 121.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 53 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 54.36 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 369.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 63.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 73.54' THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 129.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 22.63 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE PENULTIMATE DESCRIBED COURSE 114.00 FEET TO A LINE DRAWN PARALLEL WITH SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 220.50 FEET TO SAID MOST SOUTHERLY CORNER; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 74.50 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 235.00 FEET TO A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID STATE ROUTE FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 325.46 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.