



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3a

Title: Presentation of a Concept Plan for Crystal Loft Townhomes, 214 S. 13th Ave.

Presenter: Ellen Johnson

Meeting: Planning & Development Committee

Date: August 14, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

The subject property, often referred to as the Lamp Factory building, is located at the northeast corner of S. 13th Ave. and Indiana Ave. The existing two-story, brick manufacturing building was constructed in 1904 for the Heinz Brothers Cut Glass Company. Later, the building was used as a lamp factory. The building is now largely vacant/storage space.

Jeffrey Funke, Funke Architects, is seeking feedback on a Concept Plan to convert the factory building into townhomes. Details of the proposal are as follows:

- Rezone the property to a multi-family residential zoning district and establish a PUD to allow certain zoning deviations.
- Demolish the one-story additions on the north and east sides of the building.
- Convert the original two-story building into nine (9) townhome units. This will involve construction of a third floor/rooftop balcony along the entire building.
- Construct five (5) additional townhome units attached to the east side of the existing building.
- Rear garages for each unit will be accessed from a drive off of S. 13th Ave., running behind and around the east side of the building, out to Indiana Ave.

The Comprehensive Plan land use designation for the property is Industrial/Business Park. The property is zoned M-1 Special Manufacturing District. The M-1 district is meant to be a transitional district for the older manufacturing areas of town to allow reuse and redevelopment to other land uses.

Plan Commission Review

Plan Commission reviewed the Concept Plan on 8/8/17. The following comments were shared by a majority of the members:

- Support for the change in land use to residential and adaptive reuse of the building.
- The project will be an asset to the neighborhood; however concerns about on-street parking and guest parking should be addressed.
- The design of the five additional townhome units should relate to the existing building.
- No concerns were raised that the proposed plan conflicted with the Comprehensive Plan.

Attachments (please list):

Concept Plan

Recommendation/Suggested Action (briefly explain):

Provide comments on the Concept Plan. Staff is recommending the Committee provide comments on the following topics:

- Change in land use and zoning
- Building architecture
- Site layout and access
- Whether a PUD is appropriate

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Ed Bessner
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Crystal Loft Townhomes Concept Plan

DATE: August 11, 2017

I. APPLICATION INFORMATION:

Project Name: Crystal Loft Townhomes

Applicant: Jeffrey Funke

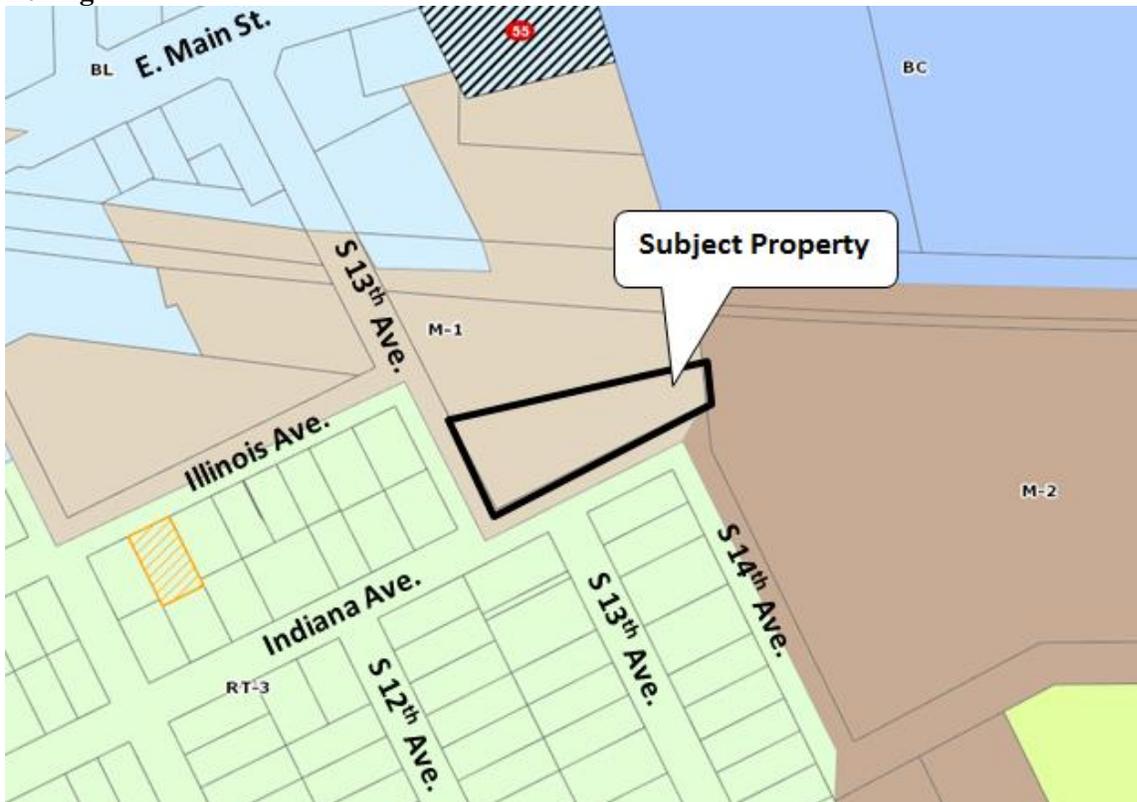
Purpose: Obtain feedback regarding conversion of the old Lamp Factory building into townhomes

General Information:		
Site Information		
Location	214 S. 13 th Ave. (northeast corner of S. 13 th Ave. and Indiana Ave.)	
Acres	0.76 acres (33,089 sf)	
Application:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Industrial	
Zoning	M-1 Special Manufacturing	
Zoning Summary		
North	M-1 Special Manufacturing	Industrial
East	M-2 Limited Manufacturing	Industrial
South	RT-3 Traditional Single-Family Residential	Single-family homes
West	RT-3 Traditional Single-Family Residential	Single-family homes
Comprehensive Plan Designation		
Industrial/Business Park		

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property, often referred to as the Lamp Factory building, is located at the northeast corner of S. 13th Ave. and Indiana Ave. The existing two-story, brick manufacturing building was constructed in 1904 for the Heinz Brothers Cut Glass Company. Later, the building was used as a lamp factory. The building is now largely vacant/storage space. Two single-story additions have been added to the north and east sides of the building.

B. PROPOSAL

Jeffrey Funke, Funke Architects, is seeking feedback on a Concept Plan to adaptively reuse the factory building as townhomes. Details of the proposal are as follows:

- Rezone the property to a multi-family residential zoning district and establish a PUD to allow certain zoning deviations.
- Demolish the one-story additions on the north and east sides of the building.
- Convert the original two-story building into nine (9) townhome units. This will involve construction of a third floor/rooftop balcony along the entire building.
 - Units range in size from 2,140 to 2,680 sf.
 - Units are three stories with a rooftop balcony, rear yard, and detached garage on the north side of the property.
 - Main entrances off of Indiana Ave.
- Construct five (5) additional townhome units attached to the east side of the existing building.
 - Units range in size from 2,000 to 2,400 sf.
 - Units are two stories with a garden level that is partially underground and a garage attached to the north side.
 - Main entrances off of Indiana Ave.
- Rear garages will be accessed from a drive off of S. 13th Ave., running behind and around the east side of the building, out to Indiana Ave.

C. REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Industrial/Business Park”. The Plan states:

“Although they typically require larger land areas, convenient transportation system access, and separation from residential areas, industrial/business park are important to the City of St. Charles. Where they exist or are planned, careful consideration should be given to their impact on nearby residential areas and they should be well buffered from adjacent neighborhoods. Business parks should be provided with sufficient amenities, such as transportation options, parking, nearby retail and dining options, communal park space, etc., to make them attractive for employers and employees alike. The City should promote and encourage the improvement and rehabilitation of vacant or obsolete industrial buildings. This might involve reclassifying and rezoning obsolete manufacturing. Because many former industrial sites may be contaminated, best management practices and other green technology should be studied for potentially mitigating existing brownfield environmental impacts.” (p.39)

While the property is identified as “Industrial/Business Park”, the following Residential Land Use Policies apply (p. 43-44):

“Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City. ...Recognizing that this Plan is dynamic and not “set in stone”, the City should promote multi-family housing in areas identified in the Land Use and Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.”

“Transition densities to maximize compatibility. As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s business commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent uses and provides additional density to serve as a transitional land use.”

B. ZONING REVIEW

The subject property is currently zoned M-1 Special Manufacturing. Residential uses are not permitted in the M-1 District. The purpose of the M-1 District as provided in the Zoning Ordinance is as follows:

“To accommodate older manufacturing areas in the City that are either in transition from manufacturing to alternative uses, or are in need of rehabilitation. The M-1 District shall provide flexibility in design and parking requirements to allow for adaptive reuse and/or

redevelopment for viable light assembly, processing, heavy retail and service, and office uses.”

The applicant is proposing to rezone the subject property to RM-3 General Residential. The RM-3 District permits all types of residential units at the highest residential density of any other residential zoning district. The purpose of the RM-3 District as provided in the Zoning Ordinance is as follows:

“To accommodate a range of housing densities, including higher density residential up to approximately 20 units per acre, at locations that will provide efficient use of land and infrastructure.”

The subject property is not adjacent to any property zoned RM-3 or other multi-family zoning district. However, RT-3 Traditional Single-Family Residential zoning surrounds the property on two sides, with industrial zoning on the other two sides. The proposed RM-3 zoning could provide a transitional land use between the single-family residential neighborhood and the nearby industrial properties.

The table below compares the RM-3 District requirements with the Concept Plan. Deviations from the RM-3 District that would be required to accommodate the development as proposed are denoted in ***bold italics***. PUD approval would be necessary to accommodate this development, since multiple zoning deviations would be needed. Some of these deviations are necessary due to the location of the existing building (front yard, exterior side yard, and landscape buffer yard).

	RM-3 (proposed zoning)	Concept Plan
Min. Lot Area	Townhouse: 4,300 sf / unit	<i>2,363 sf / unit</i>
Min. Lot Width	24 ft. / unit	<i>9.4 ft. / unit</i> (Measured at front lot line which is S. 13 th Ave.; 23.6 ft. / unit along Indiana Ave.)
Max. Building Coverage	40%	<i>58%</i>
Max. Building Height	35 ft. or 3 stories, whichever is less	34 ft. / 3 stories
Min. Front Yard	30 ft. (S. 13 th Ave.)	<i>4.97 ft.</i> (existing building)
Min. Interior Side Yard	10 ft. (north side)	16 ft.
Min. Exterior Side Yard	30 ft. (Indiana Ave.)	<i>0 ft.</i> (existing building)
Min. Rear Yard	30 ft. (east side)	<i>16 ft.</i>
Landscape Buffer Yard	30 ft. (along S. 13 th Ave. and Indiana Ave.)	<i>0 ft.</i> (existing building)
Off-Street Parking	2 per unit	2 per unit (garage spaces)

C. BUILDING DESIGN

Conceptual architectural renderings have been submitted. The existing brick building will remain intact, although the window openings on the north side of the first floor will be enlarged and entrances will be added on Indiana Ave. The wall material of the third floor addition appears to be a type of siding. The same siding will be used on the five new townhomes adjacent to the east.

Buildings in the RM-3 District are subject to the Design Review requirements of Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts. Based on the conceptual drawings submitted, it appears that a deviation from at least the following Design Review Standards would be required:

- More than five (5) townhouse units are attached to one another in a row.

It is unclear based on the information that was submitted whether the following two Design Review Standards would be met:

- A private yard at least 200 sf in area is required for each unit. It would need to be determined if the patios shown for the eastern units would meet this “yard” requirement.
- Vinyl and aluminum siding are prohibited. Wood or fiber-cement horizontal siding is an approved material.

D. ENGINEERING REVIEW

Floodplain Issues

The subject property is located near the 7th Avenue Creek, which is north of the property and parallel to the former railroad right-of-way, crossing 13th Avenue.

Staff from Development Engineering and Public Works have been in contact with the applicant concerning floodplain regulations and impacts on this project.

FEMA is in the process of updating the floodplain maps for the 7th Avenue Creek area, which includes the subject property. An Elevation Certificate was completed last month, confirming that the existing building and proposed addition are located outside of the proposed floodplain, although the north side of the property, including the access drive and garages, are within the floodplain.

Development within the floodplain is subject to the Kane County Stormwater Ordinance. Based on a preliminary review, the following applicable requirements may impact development of the site and would require compliance:

- The lowest opening of the existing structure must be at or above the base flood elevation, plus 2 ft. This appears to be possible if the existing crawl space is closed in.
- Vehicle parking would be allowed only in areas outside of the base flood elevation, minus 1 ft., to ensure that vehicles will not be parked in areas deeper than 1 ft. of water during a flood event.
- Garages are permitted within the floodplain as shown, if adequate flow-through is provided.
 - Flood resistant materials must be used.

- No area less than 2 ft. above base flood elevation can be used for storage.
- The structures must be anchored to prevent flotation and movement.
- All areas below the base flood elevation, plus 2 ft. must be constructed with waterproof material.
- Electrical/heating equipment must be elevated to the base flood elevation, plus 2 ft.
- Each building may be no greater than 576 sf and cost no more than \$12,000 to construct.
- The buildings cannot contain other rooms such as workshops or greenhouses.
- All existing grades within the floodplain must be maintained to avoid compensatory storage requirements.
- Driveway egress should have an elevation of base flood elevation, plus 1 ft.
- Stormwater detention is not required because the site is less than 1 acre. However, if downstream flows are increased due to an increase in impervious surface, a stormwater best management practice such as a rain garden should be added to mitigate any increase in downstream flow. Detention should be considered even though it is not required, knowing the flooding impacts in the 7th Avenue Creek area.

Property Line

It appears that a portion of the existing building is over the south property line, within the public right-of-way. This portion of the right-of-way will need to be vacated by the City through a Plat of Vacation.

E. FIRE DEPT. REVIEW

Fire Code requires a maximum 30 ft. setback for aerial fire apparatus access. The location of the garages on the north side prevents this requirement from being met on the north side of the building, while overhead power lines along Indiana Ave. cause a compliance issue on the south side. Access is needed from one of these sides. Burying the overhead power lines underground on Indiana Ave. is an option to avoid impacting the site layout.

F. INCLUSIONARY HOUSING

The Inclusionary Housing worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing affordable units.

G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. The applicant intends to pay a fee in lieu of a land donation. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

IV. APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the applicant would need to gain approval of the following in order to permit the proposed development:

1. Map Amendment: To rezone the property from M-1 to RM-3.

2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, elevations, and engineering plans.
4. Preliminary & Final Plat of Subdivision: If necessary, depending on the ownership structure of the townhome units and common areas.

V. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff recommends the Commission provide feedback on the following:

- ✓ Change in land use from industrial to multi-family residential.
- ✓ Change in zoning from M-1 Special Manufacturing to RM-3 General Residential.
- ✓ Site layout and access.
- ✓ Building architecture.
- ✓ Should Comprehensive Plan be amended to reflect the land use change?
- ✓ Is a PUD appropriate for this project? Would a PUD advance one or more of the purposes of the PUD procedure:
 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*

VI. ATTACHMENTS

- Concept Plan Application; received 5/30/17

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>CRYSTAL LOFT TOWNHOMES</u>
Project Number:	<u>2017</u> -PR- <u>009</u>
Application Number:	<u>2017</u> -AP- <u>020</u>



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

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

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

1. Property Information:	Location:	214 S. Thirteenth Ave, St. Charles, IL	
	Parcel Number (s):	09-26-352-002	
	Proposed Project Name:	Crystal Lofts	
2. Applicant Information:	Name	Jeffrey Funke	Phone 312-593-4812
	Address	160 E. Grand Suite 300 Chicago, IL	Fax
			Email jeffreyfunke@funkearchitects.com
3. Record Owner Information:	Name	State Bank of Geneva Land Trust No. 608	Phone
	Address	391 Southampton Drive Geneva, IL 60134	Fax
			Email

Please check the type of application:

- PUD Concept Plan:** Proposed Name: Crystal Lofts
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: M-1 SPECIAL MANUFACTURING DISTRICT

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

Current use of the property: storage

Proposed zoning of the property: RM-3 PUD? Y

Proposed use of the property: Residential Townhomes

Comprehensive Plan Designation: Industrial/Business Park

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that

you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- **PLAT OF SURVEY:**
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- **PLANS:**
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

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

Concept Plans shall show:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Existing streets on and adjacent to the tract
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
 - Architectural elevations showing building design, color and materials (if available)
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

❑ **SUMMARY OF DEVELOPMENT:**

Written information including:

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

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

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

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

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

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

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

Record Owner

Date



05.09.2017

Applicant or At

Date

Lawrence A. Denna
Sole Beneficiary of State Bank of Geneva Land
391 Southampton Drive
Geneva, Illinois 60134

Re: 214 S. 13th Avenue, St. Charles, Illinois 60174
Permanent Index No: 09-26-352-002

April 19th 2017

To:

City of St. Charles
Community and Economic Development
Two East Main street
St. Charles, Illinois 60174

I, Lawrence A. Denna, Sole Beneficiary of State Bank of Geneva Land Trust No. 608, authorize and permit **Jeffrey Funke / Funke Architects LLC** to file any zoning or subdivision applications necessary for the approval of the project to develop the property located at: 214 S. 13th Avenue, St. Charles, Illinois 60174 for multi-family residential use. **Permanent Index No: 09-26-352-002.**

Sincerely,



Lawrence A. Denna
Sole Beneficiary of State Bank of Geneva Land
Trust No. 608

LOT AREA = 33,089 S. or 0.76 ACRES

ONLY RM-1 / RM-2 / RM-3 ALLOW TOWNHOUSE

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: CRYSTAL LOFTS

CURRENT ZONING M-1 PROPOSED ZONING RT-3 NORTH: M-1 WEST / SOUTH: RT-3 EAST: M-2	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed RM-3
	District: RM-3	Ordinance #:	
Minimum Lot Area	4,300 SF/DU	33,089 SF LOT AREA / 14 DU =	2,363 SF/DU
Minimum Lot Width	24 FEET		> 24 FEET
Maximum Building Coverage	RM-3: 40% of 33,089 SF = 13,235.6 SF	EXIST. 8,590 SF + NEW 4,040 SF + GARAGE 6,565 SF	38.17% RES + 19.84% GAR
Maximum Building Height	30 FEET		35 FEET
Minimum Front Yard	30 FEET		0' EXISTING 5' NEW
Interior Side Yard	RM-3: 25 FEET EACH SIDE		5' EXISTING 0' NEW
Exterior Side Yard	30 FEET EACH SIDE		5' EXISTING 0' NEW
Minimum Rear Yard	30' RES / 5' GARAGE OFF ALLEY		36' to 85' RES 16' GARAGE
% Overall Landscape Area	BUFFER REQ'D ADJ. TO RT-3 DISTRICT		
Building Foundation Landscaping	REQUIRED AROUND PERIMETER		
% Interior Parking Lot Landscape	NOT APPLICABLE		NOT APPLICABLE
Landscape Buffer Yards ¹	30 FEET		
# of Parking spaces	2 SPACES / DU 14 DU = 28		ACTUAL 29

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

INCLUSIONARY HOUSING WORKSHEET



Name of Development crystal lofts
 Date Submitted: 05.28.2017
 Prepared by: jeffrey funke

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	14	X	5%	=	.7
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

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

Fee In-Lieu Payment Calculation – Single-family/Duplex/Townhome Development

# 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
1	1	X	\$72,819.50	=	\$72,819.50

Fee In-Lieu Payment Calculation – Multi-Family Development

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
		X	\$5,000	=	

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

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



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	4	DU x .234 = .936	DU x .058 = .232	DU x .059 = .236
➤ 4 Bedroom	10	DU x .322 = 3.22	DU x .154 = 1.54	DU x .173 = 1.73
Apartments				
➤ Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
➤ 1 Bedroom		DU x .002 =	DU x .001 =	DU x .001 =
➤ 2 Bedroom		DU x .086 =	DU x .042 =	DU x .046 =
➤ 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =

Totals 14 TDU 4.156 TE 1.772 TM 1.966 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	4.156	x .025	= .1039
Middle (TM)	1.772	x .0389	= .068931
High (TH)	1.966	x .072	= .141552
Total Site Acres			<u>.314383</u>

Cash in lieu of requirements -

.314383 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 75,609.06

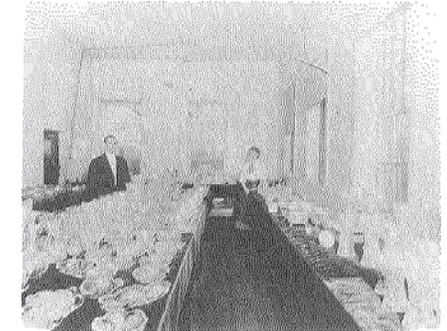
214 S 13th Ave, St Charles, IL

The Crystal Loft Townhomes



funkearchitects.com

April 25, 2017

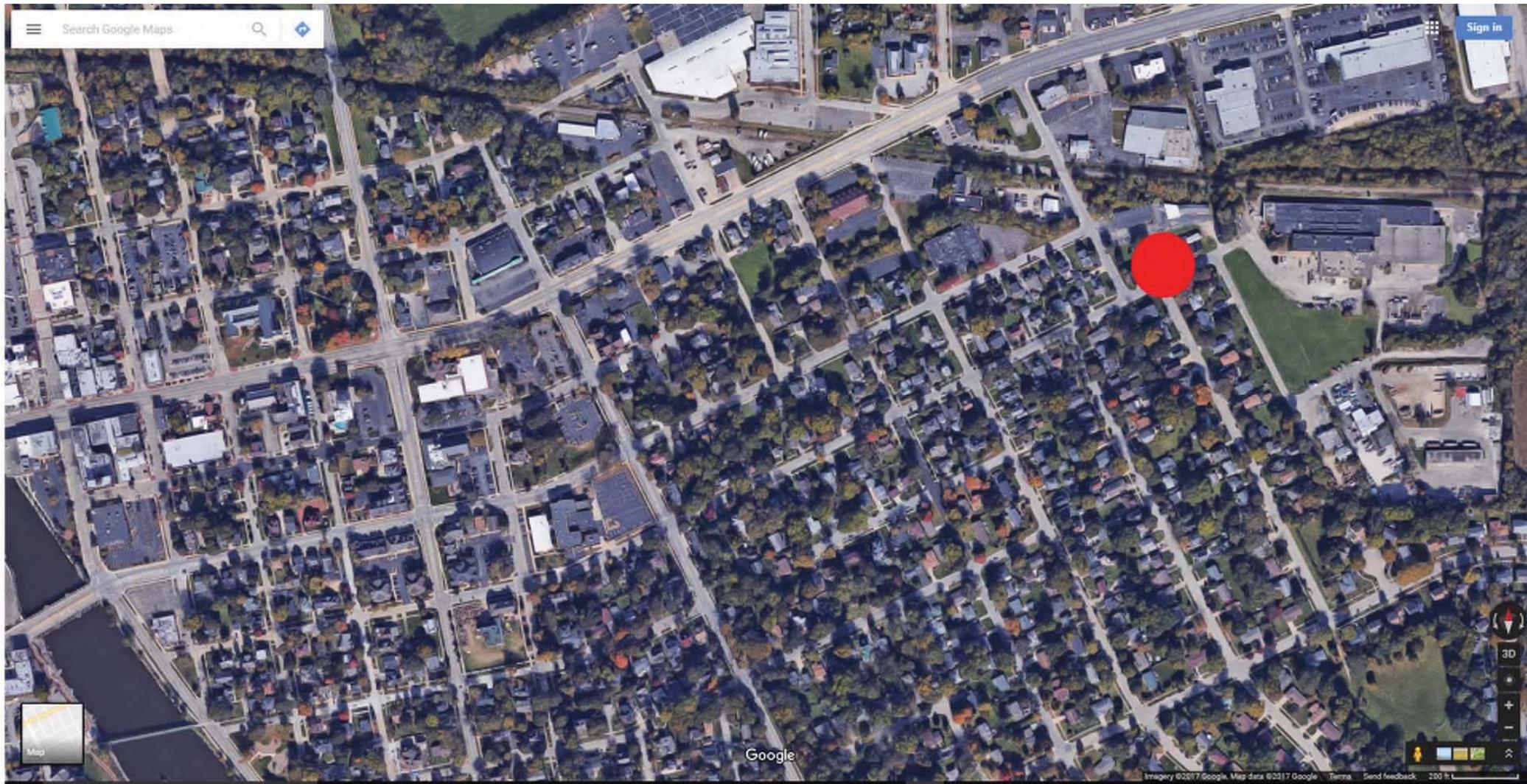


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HISTORICAL IMAGES

214 S 13TH AVE
ST CHARLES IL 60174



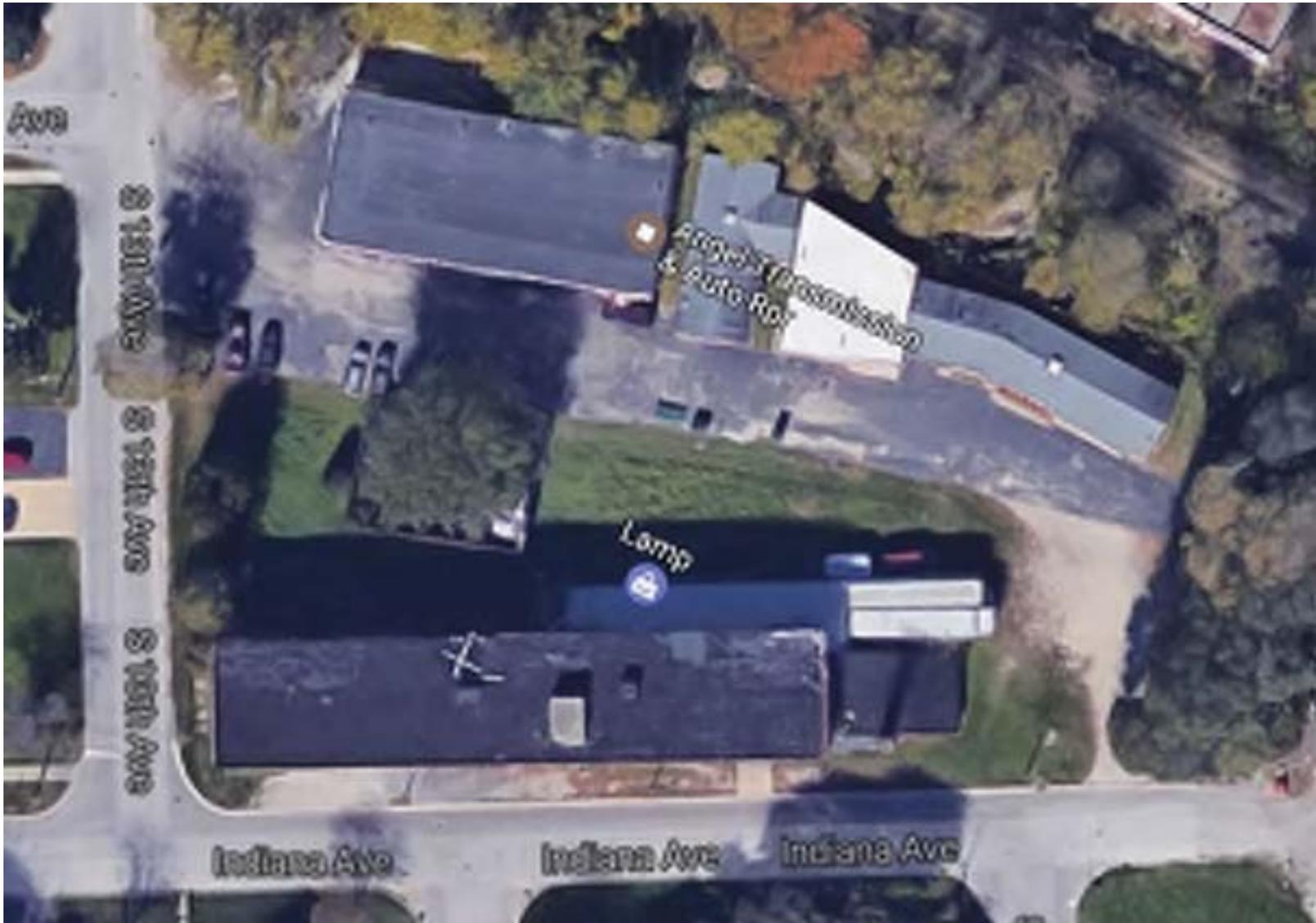
Site Location

214 S 13TH AVE
ST CHARLES IL 60174



Site Location

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Aerial View

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Aerial View

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Aerial View

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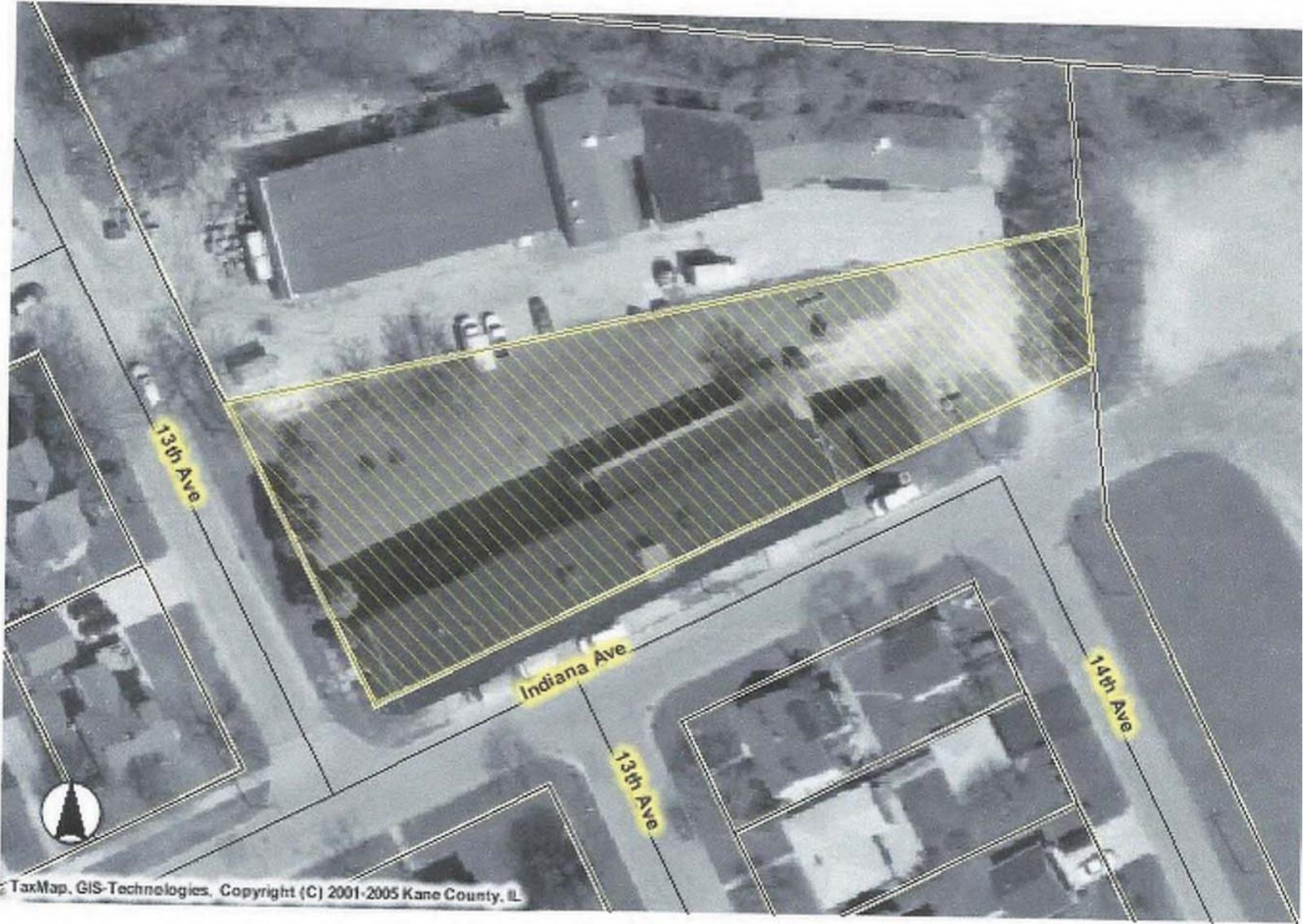
Aerial View

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Site Location

214 S 13TH AVE
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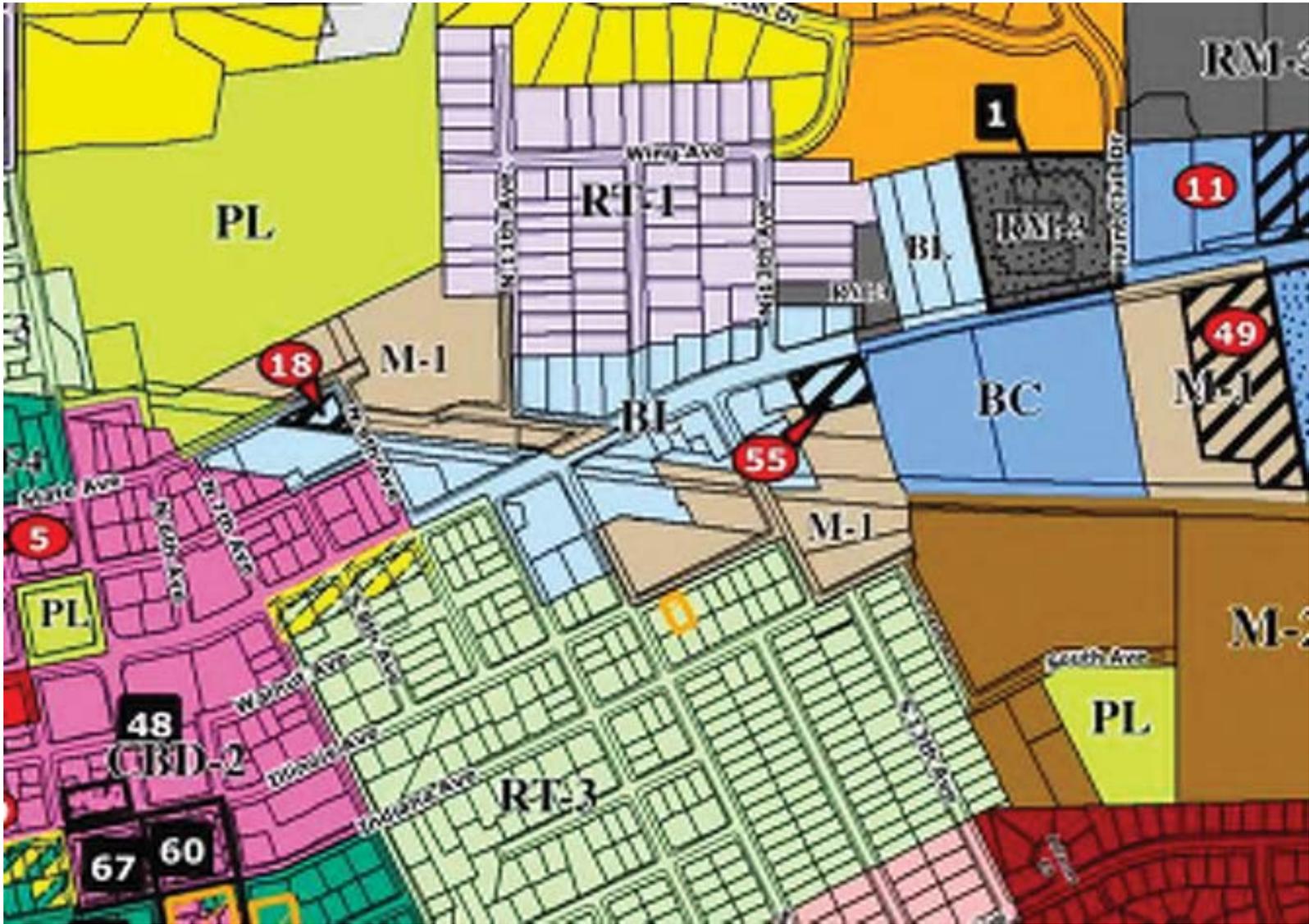
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Site Survey

214 S 13TH AVE
ST CHARLES IL 60174



Existing Zoning

214 S 13TH AVE
ST CHARLES IL 60174

214 S 13th Ave, St Charles, IL			
SITE AREA - SF	33,186		
SITE COVERAGE			
EXISTING BUILDING	8007	0.24	% SITE AREA
NEW TOWNHOMES	4370	0.13	% SITE AREA
GARAGE-EAST	4641	0.14	% SITE AREA
GARAGE -WEST	1387	0.04	% SITE AREA
TOTAL BUILDING COVERAGE	18405	0.55	% SITE AREA
GREEN SPACE	7050	0.21	% SITE AREA
ASPHALT-DRIVE	7,731	0.23	% SITE AREA
UNIT 1	2680		
UNIT 2	2680		
UNIT 3	2307		
UNIT 4	2307		
UNIT 5	2140		
UNIT 6	2307		
UNIT 7	2140		
UNIT 8	2140		
UNIT 9	2140		
UNIT 10	2400		
UNIT 11	2300		
UNIT 12	2200		
UNIT 13	2100		
UNIT 14	2000	11000	TOTAL NEW
TOTAL RESIDENTIAL AREA	31841	1.04	FAR
TOTAL TOWNHOMES	14	2370.43	UNIT PER LOT AREA
TOTAL PARKING	29		



Zoning Analysis

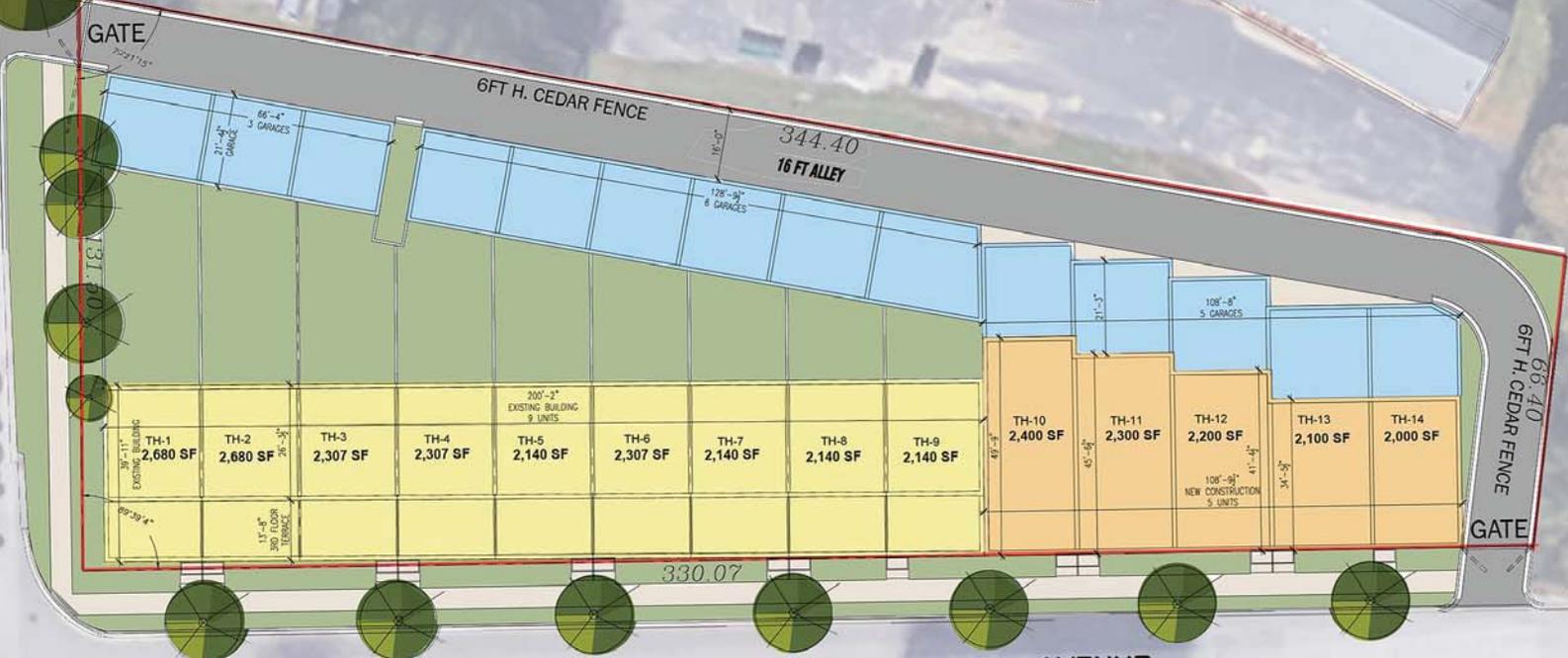
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Illinois Ave

S 13th Ave
13th Avenue

Angel Transmission & Auto Rpr

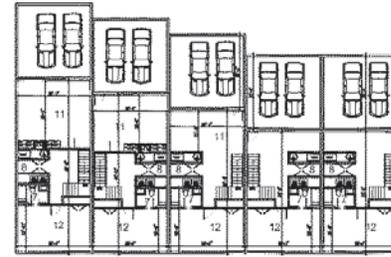


Indiana Ave

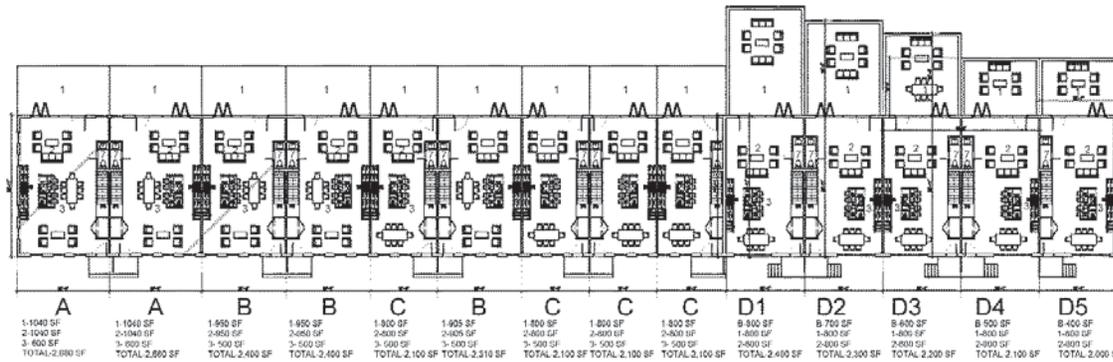
heinz crystal lofts

SITE PLAN

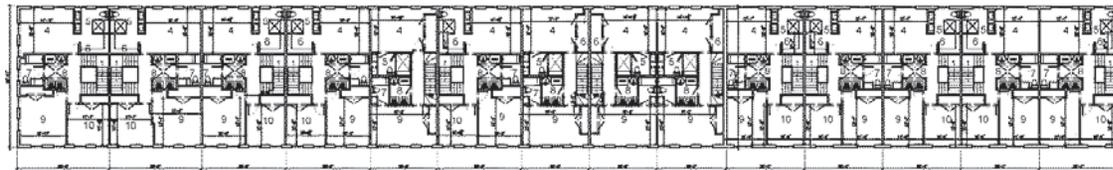
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D1 D2 D3 D4 D5
GARDEN LEVEL



FIRST FLOOR



A A B B C B C C C D1 D2 D3 D4 D5
SECOND FLOOR



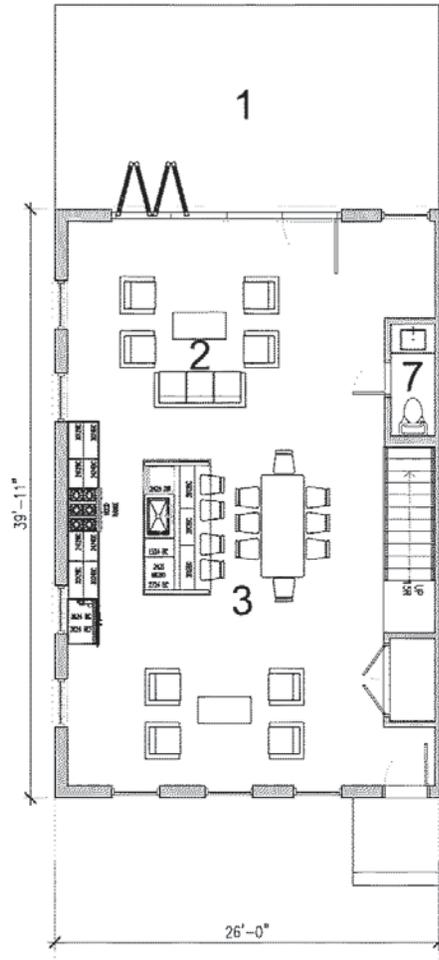
A A B B C B C C C
THIRD FLOOR



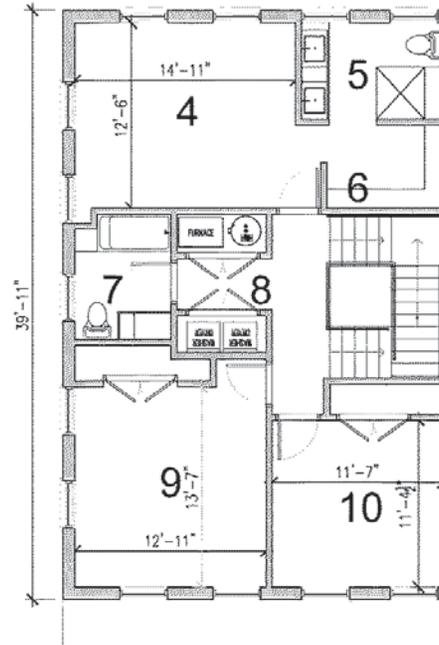
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ST CHARLES IL 60174

PLAN A LAYOUT

- | |
|--------------------|
| 1. BACK YARD |
| 2. LIVING ROOM |
| 3. KITCHEN |
| 4. MASTER ROOM |
| 5. MASTER BATHROOM |
| 6. MASTER CLOSET |
| 7. BATHROOM |
| 8. LAUNDRY |
| 9. BEDROOM 2 |
| 10. BEDROOM 3 |
| 11. BAR |
| 12. TERRACE |

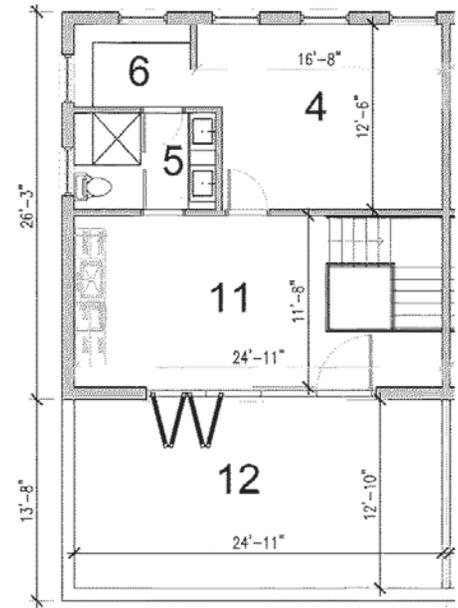


FIRST FLOOR



SECOND FLOOR

1-1040 SF
 2-1040 SF
 3- 600 SF
 TOTAL-2,680 SF



THIRD FLOOR

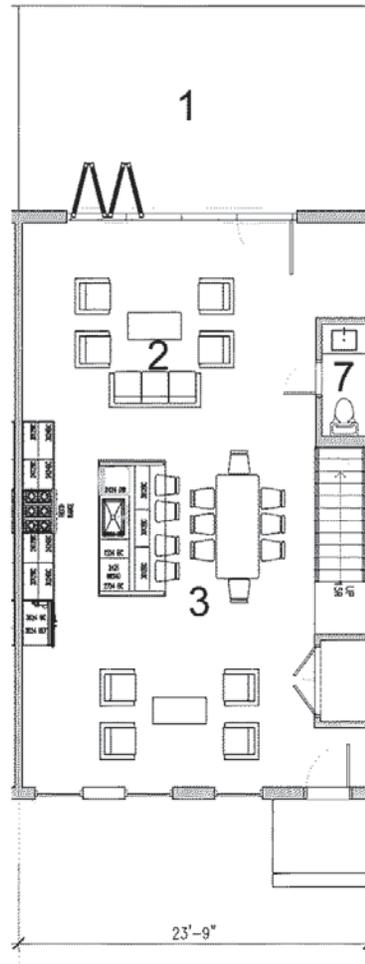


Floor Plan Options

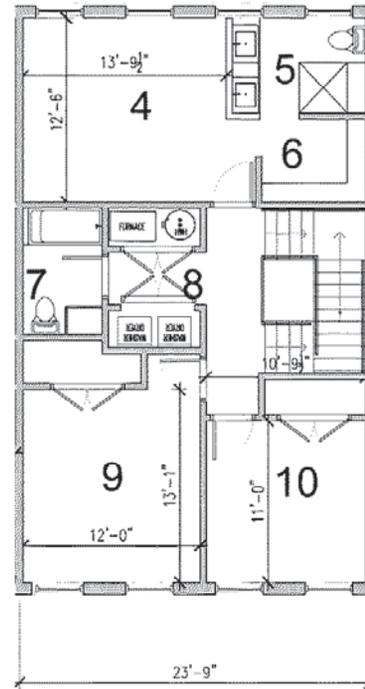
214 S 13TH AVE
 ST CHARLES IL 60174

PLAN B LAYOUT

- | |
|--------------------|
| 1. BACK YARD |
| 2. LIVING ROOM |
| 3. KITCHEN |
| 4. MASTER ROOM |
| 5. MASTER BATHROOM |
| 6. MASTER CLOSET |
| 7. BATHROOM |
| 8. LAUNDRY |
| 9. BEDROOM 2 |
| 10. BEDROOM 3 |
| 11. BAR |
| 12. TERRACE |

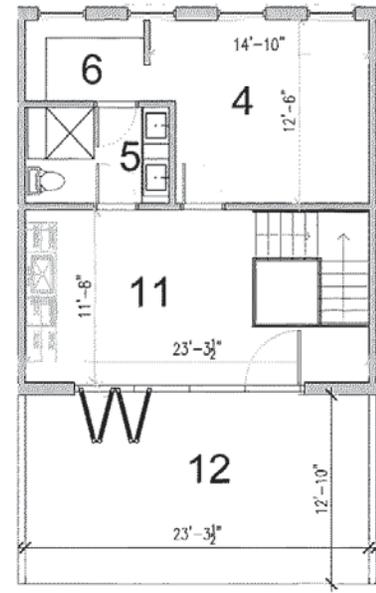


FIRST FLOOR



SECOND FLOOR

1-950 SF
 2-950 SF
 3- 500 SF
 TOTAL-2,400 SF



SECOND FLOOR



Floor Plan Options

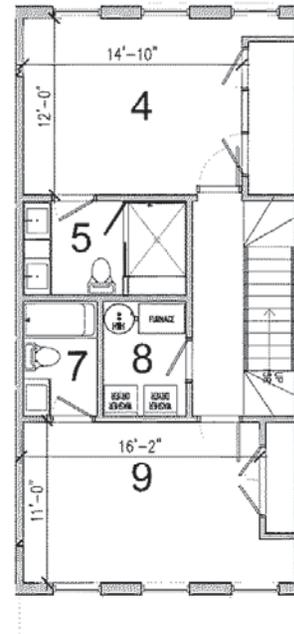
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PLAN C LAYOUT

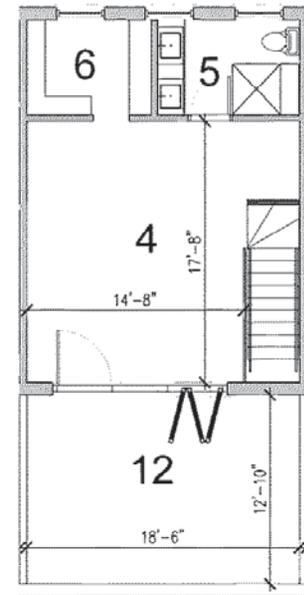
- 1. BACK YARD
- 2. LIVING ROOM
- 3. KITCHEN
- 4. MASTER ROOM
- 5. MASTER BATHROOM
- 6. MASTER CLOSET
- 7. BATHROOM
- 8. LAUNDRY
- 9. BEDROOM 2
- 10. BEDROOM 3
- 11. BAR
- 12. TERRACE



FIRST FLOOR



SECOND FLOOR



3RD FLOOR

1-800 SF
 2-800 SF
 3- 500 SF
 TOTAL-2,100 SF

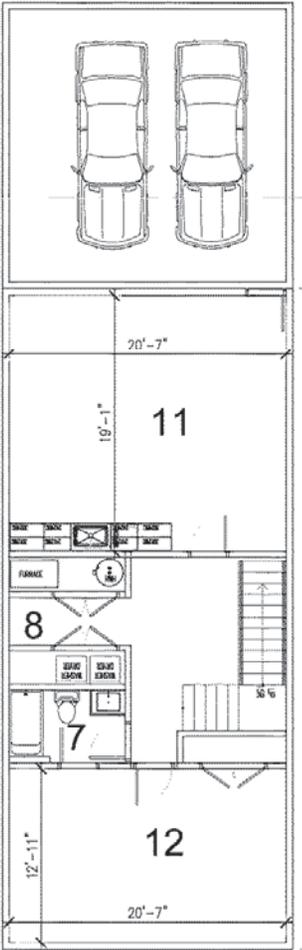


Floor Plan Options

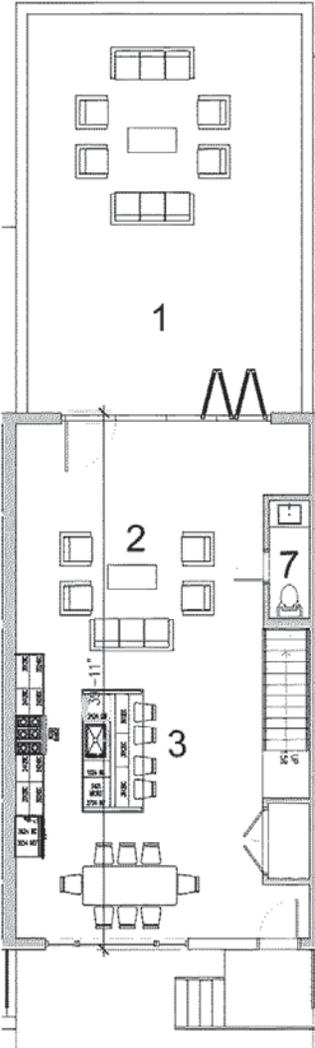
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PLAN D1 LAYOUT

- 1. BACK YARD GARDEN
- 2. LIVING ROOM
- 3. KITCHEN
- 4. MASTER ROOM
- 5. MASTER BATHROOM
- 6. MASTER CLOSET
- 7. BATHROOM
- 8. LAUNDRY
- 9. BEDROOM 2
- 10. BEDROOM 3
- 11. ENTERTAINMENT
- 12. BEDROOM 4



GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR

B-800 SF
 1-800 SF
 2-800 SF
TOTAL-2,400 SF

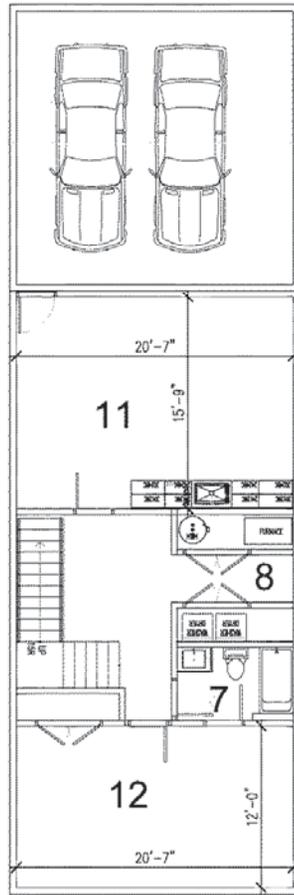


Floor Plan Options

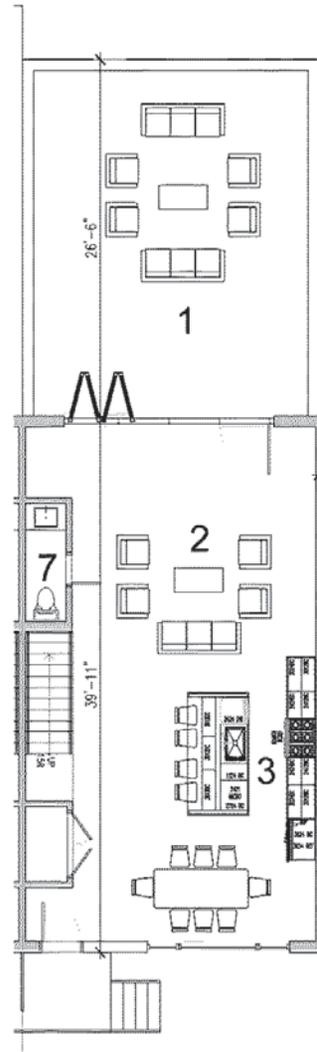
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 ST CHARLES IL 60174

PLAN D2 LAYOUT

- | |
|---------------------|
| 1. BACK YARD GARDEN |
| 2. LIVING ROOM |
| 3. KITCHEN |
| 4. MASTER ROOM |
| 5. MASTER BATHROOM |
| 6. MASTER CLOSET |
| 7. BATHROOM |
| 8. LAUNDRY |
| 9. BEDROOM 2 |
| 10. BEDROOM 3 |
| 11. ENTERTAINMENT |
| 12. BEDROOM 4 |



GARDEN FLOOR



FIRST FLOOR

B-700 SF
 1-800 SF
 2-800 SF
 TOTAL-2,300 SF



SECOND FLOOR

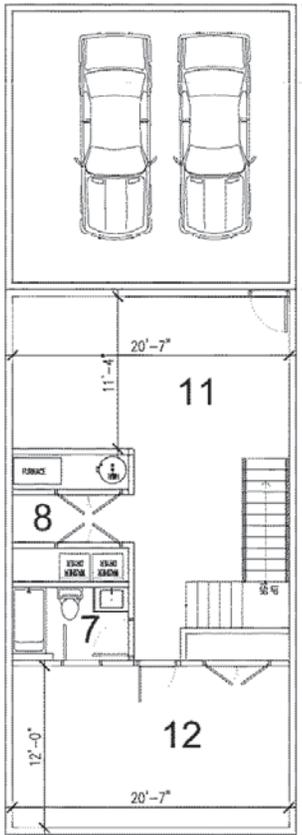


Floor Plan Options

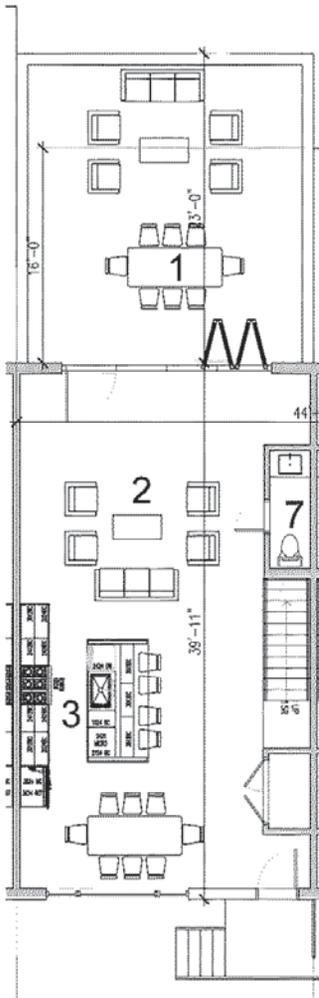
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PLAN D3 LAYOUT

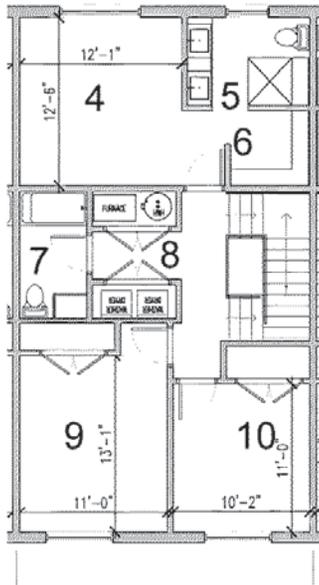
- 1. BACK YARD GARDEN
- 2. LIVING ROOM
- 3. KITCHEN
- 4. MASTER ROOM
- 5. MASTER BATHROOM
- 6. MASTER CLOSET
- 7. BATHROOM
- 8. LAUNDRY
- 9. BEDROOM 2
- 10. BEDROOM 3
- 11. ENTERTAINMENT
- 12. BEDROOM 4



GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR

B-600 SF
 1-800 SF
 2-800 SF
TOTAL-2,200 SF

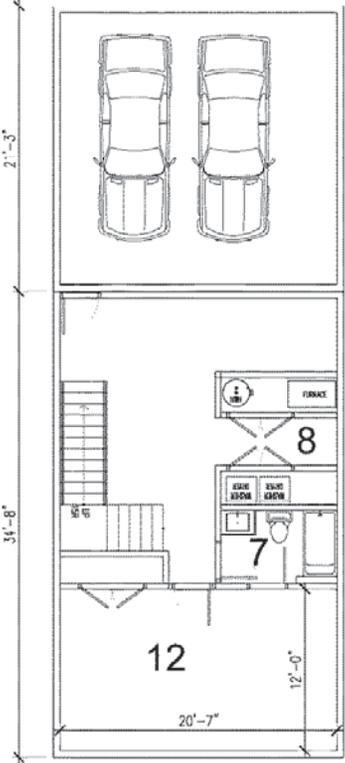


Floor Plan Options

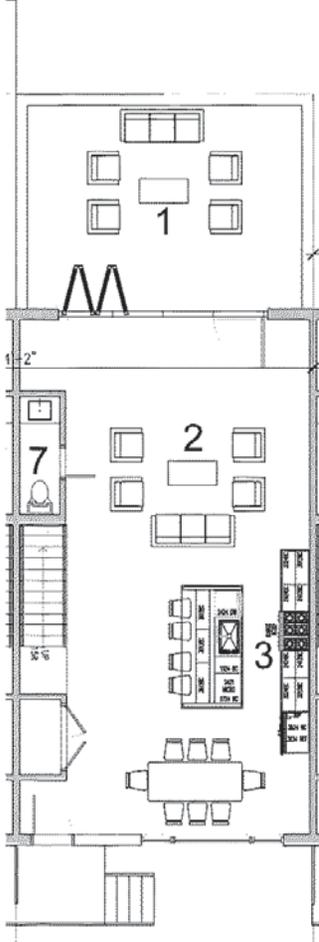
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PLAN D4 LAYOUT

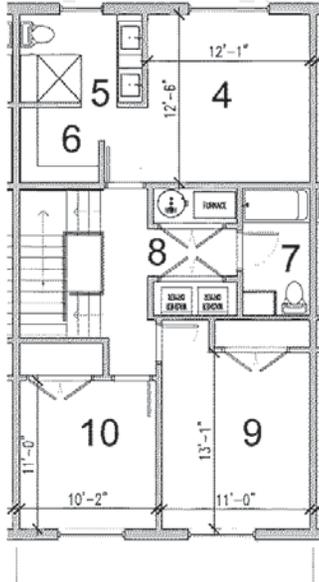
- 1. BACK YARD GARDEN
- 2. LIVING ROOM
- 3. KITCHEN
- 4. MASTER ROOM
- 5. MASTER BATHROOM
- 6. MASTER CLOSET
- 7. BATHROOM
- 8. LAUNDRY
- 9. BEDROOM 2
- 10. BEDROOM 3
- 11. ENTERTAINMENT
- 12. BEDROOM 4



GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR

B-500 SF
 1-800 SF
 2-800 SF
 TOTAL-2,100 SF



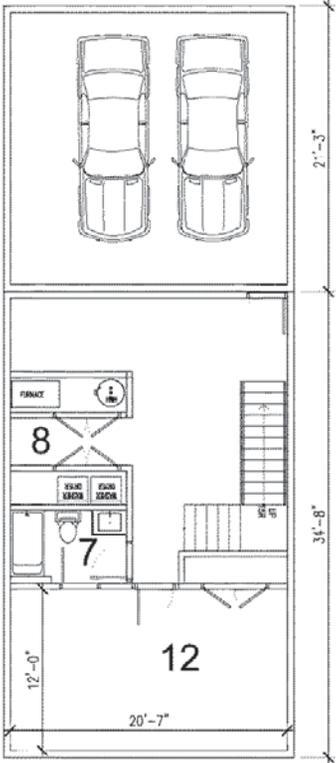
Floor Plan Options

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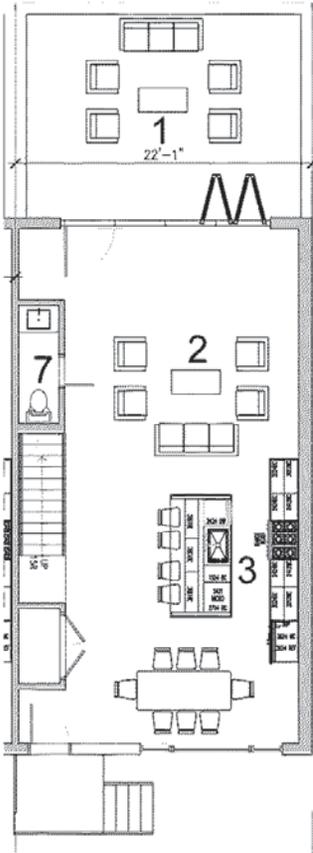
PLAN D5 LAYOUT

B-400 SF
 1-800 SF
 2-800 SF
 TOTAL-2,000 SF

- 1. BACK YARD GARDEN
- 2. LIVING ROOM
- 3. KITCHEN
- 4. MASTER ROOM
- 5. MASTER BATHROOM
- 6. MASTER CLOSET
- 7. BATHROOM
- 8. LAUNDRY
- 9. BEDROOM 2
- 10. BEDROOM 3
- 11. ENTERTAINMENT
- 12. BEDROOM 4



GARDEN FLOOR



FIRST FLOOR

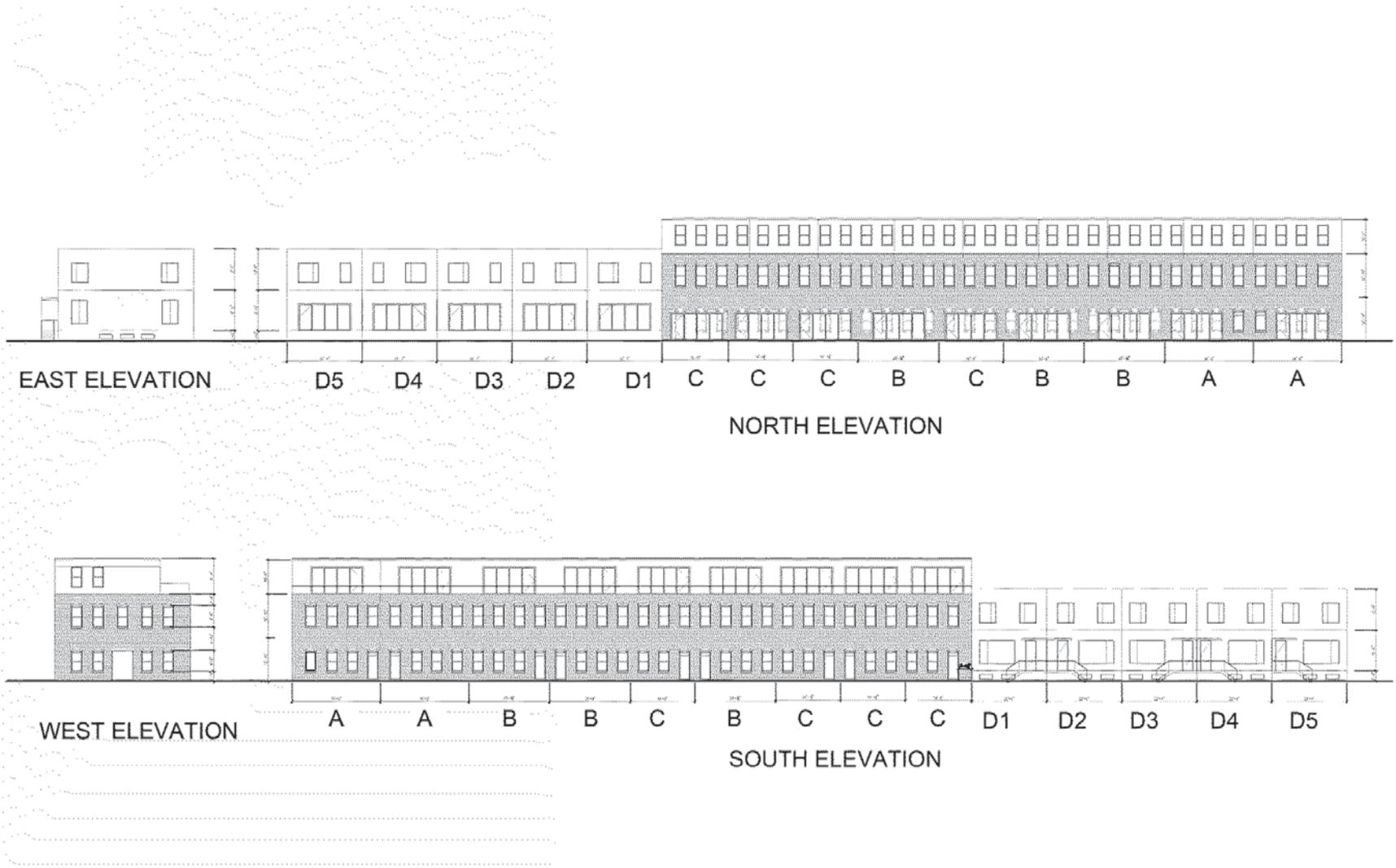


SECOND FLOOR



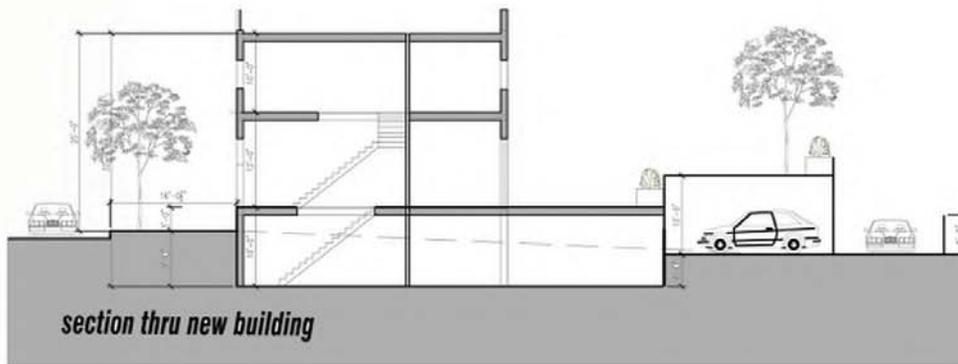
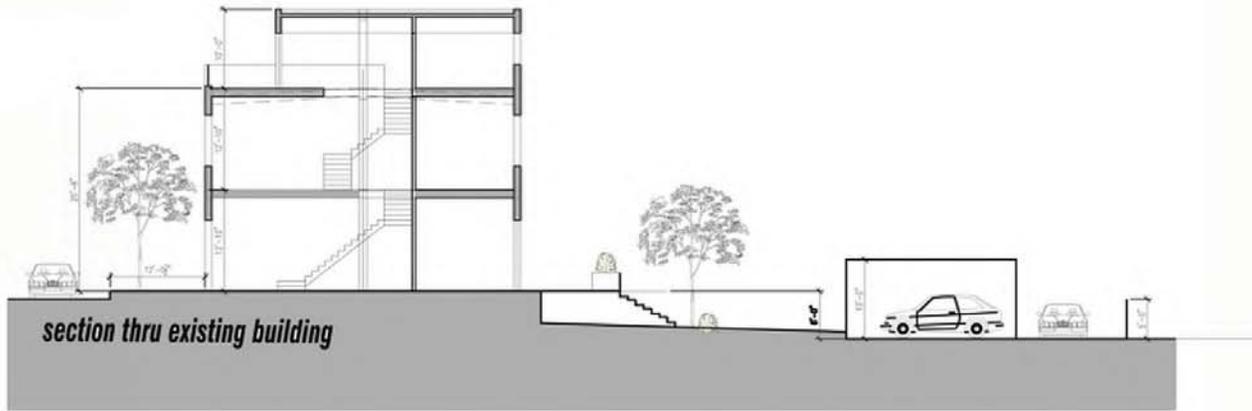
Floor Plan Options

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ELEVATION

214 S 13TH AVE



SECTION

214 S 13TH AVE
ST CHARLES IL 60174



214 S 13TH AVE
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AERIAL VIEW LOOKING NORTHEAST

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AERIAL VIEW LOOKING SOUTHEAST

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AERIAL VIEW LOOKING NORTHWEST

214 S 13TH AVE
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INTERIOR VIEW OF UNIT "A"

214 S 13TH AVE
ST CHARLES IL 60174

214 S 13TH STREET ST.CHARLES ILLINOIS

LOCATION	UNIT NUMBER	UNIT TYPE	SF	BEDROOMS	BATHS	GARAGE PARKING
EXISTING BUILDING	UNIT 1	A	2680	4	3.5	3
EXISTING BUILDING	UNIT 2	A	2680	4	3.5	2
EXISTING BUILDING	UNIT 3	B	2307	4	3.5	2
EXISTING BUILDING	UNIT 4	B	2307	4	3.5	2
EXISTING BUILDING	UNIT 5	C	2140	3	2.5	2
EXISTING BUILDING	UNIT 6	B	2307	4	3.5	2
EXISTING BUILDING	UNIT 7	C	2140	3	2.5	2
EXISTING BUILDING	UNIT 8	C	2140	3	2.5	2
EXISTING BUILDING	UNIT 9	C	2140	3	2.5	2
NEW CONSTRUCTION	UNIT 10	D1	2400	4	3.5	2
NEW CONSTRUCTION	UNIT 11	D2	2300	4	3.5	2
NEW CONSTRUCTION	UNIT 12	D3	2200	4	3.5	2
NEW CONSTRUCTION	UNIT 13	D4	2100	4	3.5	2
NEW CONSTRUCTION	UNIT 14	D5	2000	4	3.5	2
TOTALS			31841			

	BUILDOUT	NEW CONSTRUCTION	TOTAL SF
	2080	600	2680
	2080	600	2680
	1782	525	2307
	1782	525	2307
	1640	500	2140
	1782	525	2307
	1640	500	2140
	1640	500	2140
	1640	500	2140
	1640	500	2140
		2400	2400
		2300	2300
		2200	2200
		2100	2100
		2000	2000
	16066	15775	31841



Development Analysis

214 S 13TH AVE
ST CHARLES IL 60174