



CITY OF  
ST. CHARLES  
ILLINOIS • 1834

## AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4c

**Title:**

Recommendation regarding the St. Charles Housing Trust Fund Allocation to the Kane County Affordable Housing Fund for Anthony Place II.

**Presenter:**

Ellen Johnson

**Meeting:** Planning & Development Committee

**Date:** January 9, 2023

Proposed Cost: \$

Budgeted Amount: \$

Not Budgeted: ☐

**Executive Summary** (if not budgeted please explain):

**Background**

GC Housing Development applied for Kane County Affordable Housing Fund financing to assist in funding Anthony Place II, a 60-unit affordable apartment building to be age-restricted to 55+. The project is located on the south side of Rt. 38/Lincoln Hwy between Randall and Bricher Roads in St. Charles. The City approved zoning entitlements for the project in 2021. (GC Housing previously constructed the Anthony Place I senior affordable project, located in the Prairie Centre development.)

Last summer, Kane County approved preliminary funding of the project in the amount of \$724,527 from the Kane County Affordable Housing Fund. It was anticipated this cost would be divided between County funds and City funds, but the exact amount was not finalized. The funding approval was contingent upon financing from Illinois Housing Development Authority, which had not yet been approved (See County letter dated 9/15/22).

In December, IHDA approved the preliminary application for Anthony Place II. GC Housing Development is now in the process of preparing the full tax credit application, due in February. With preliminary IHDA approval, Kane County can now issue the formal funding commitment.

**Increased Funding Request to Kane County**

However, GC Housing Development is now requesting additional funding from the Kane County Affordable Housing Fund. The funding request has increased from the initial request of \$724,527 to \$2,210,336. This constitutes 10% of the \$22.3 million total development cost. GC has provided a letter outlining reasons for the increased request, which is primarily due to construction costs and interest rate hikes (See GC letter dated 12/23/22).

Kane County staff have prepared a report detailing their review of GC's application for Affordable Housing Fund financing (attached). The development pro forma and supporting documentation were reviewed and accepted by County staff as part of their review.

Kane County staff will be presenting a proposal to the Kane County Board in February requesting approval of \$1.1 million in County CDBG/HOME funds. To cover the full funding gap, the City would also need to contribute \$1.1 million, plus a 2.5% administrative delivery fee, to the project through the County Affordable Housing Fund.

**Process for Review and Approval of City Funding**

Based on the typical process, the St. Charles Housing Commission would approve the City's end of the funding. However, the remaining \$262,088 from the City's initial allocation into the Affordable Housing Fund is not enough to cover the \$1.1 million request.

City Council would need to approve an additional allocation of **\$865,412** from the City Housing Trust Fund for a total commitment of \$1.1 million in City funds (includes 2.5% delivery fee).

These funds would be utilized only if the project receives both County and IHDA financing approval. IHDA will notify the developer in June 2023 whether the project is approved.

If the City chooses to increase the City allocation to the County Affordable Housing Fund by \$865,412 to cover the funding gap for Anthony Place II, the City Housing Trust Fund will have a remaining balance of **\$771,925**.

(Staff anticipates developer contributions totaling \$518,115 to be paid to the City Housing Trust Fund in the coming year. Including those anticipated contributions, the HTF would have a remaining balance of **\$1.29 million**. These funds would be available for future affordable housing projects and/or programs.)

#### **Housing Commission Recommendation**

The Housing Commission discussed the funding request for Anthony Place II at their meeting on 1/5/23. They voted 5-0 to approve funding in the amount of \$1.1 million from the Housing Trust Fund, subject to City Council approval of an additional allocation of \$865,412 from the Housing Trust Fund to the Kane County Affordable Housing Fund.

Commissioners expressed support for the project and that the proposal is a productive use of the Housing Trust Fund given the number of affordable units that will be created. They noted this project would mark the first multi-family development funded by the Housing Trust fund.

#### **Attachments** *(please list):*

Kane County Preliminary Approval Letter, GC Housing Development Request Letter, Kane County Staff Report, IGA with Kane County, Approved PUD Plans

#### **Recommendation/Suggested Action** *(briefly explain):*

Provide a recommendation regarding the St. Charles Housing Trust Fund Allocation to the Kane County Affordable Housing Fund to provide \$1.1 in Housing Trust Funds for Anthony Place II.

Subject to a positive recommendation from the Committee, staff will prepare, for City Council consideration, an amendment to the City's Intergovernmental Agreement with Kane County.

# COUNTY OF KANE

## OFFICE OF COMMUNITY REINVESTMENT Community Development Division

Scott Berger, Director

Josh Beck, Assistant Director for Community Development



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September 15, 2022

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

Re: Notice of Preliminary Project Approval  
Anthony Place Senior Apartments, Phase II, St. Charles IL

Dear Ms. Shears:

Congratulations! Your proposal for the development of Anthony Place Senior Apartments, Phase II, located in the City of St. Charles, was generally found to be very responsive to the selection criteria established for our Affordable Housing Fund. On behalf of the Kane-Elgin Consortium, I am pleased to notify you that your project has received our preliminary approval. This letter outlines the terms associated with this status as well as obligations that you must satisfy in order for your project to be considered for financing under our program.

Please know, our preliminary approval was issued following a detailed review of your project. Your proposal was evaluated under several criteria, including development team qualifications, developer experience working with federal funding sources, developer capacity, project design, and overall value. Based on the information you provided, we found your proposal to be excellent in these areas. During our financial underwriting process, however, we noted that several key sources of financing have not yet been committed to your project and are not expected to reach that status in the near term. Based on our favorable review of your project, we are optimistic that you will secure those, and by issuing this notice of preliminary approval, we are placing your project in our pipeline for financing in the future.

Now that your project has received our preliminary approval, you can expect us to contact you periodically for progress reports and additional information and documentation. Your timely responses to our requests will be critical in order to maintain your status in our project pipeline. Once we determine your project to be both ready and suitable for financing, our Consortium may consider issuing a conditional commitment. In the meantime, please understand that this letter should not be construed as a commitment, nor should you begin any work on your project.

Notice of Preliminary Project Approval  
Anthony Place Senior Apartments, Phase II, St. Charles  
September 15, 2022  
Page Two

Again, congratulations on receiving this preliminary project approval under our program! We very much look forward to working with you as your project progresses through the pre-development phase and toward reality. We are happy to provide this notice as evidence of our strong support and enthusiasm for your project. If you have any questions regarding this notice or our Affordable Housing Fund in general, please don't hesitate to contact my colleague, Josh Beck, Assistant Director for Community Development, at 630-444-2960 or [beckjosh@co.kane.il.us](mailto:beckjosh@co.kane.il.us). Thank you and very best wishes!

Sincerely,



Scott Berger  
Director





**GC HOUSING DEVELOPMENT LLC**

343 Wainwright Drive, Suite B • Northbrook, IL 60062  
P: (847) 291-3400 E: info@gchdev.com  
[WWW.GCHDEV.COM](http://WWW.GCHDEV.COM)

**To:** City of St. Charles  
**From:** Jeffrey D. Crane, Manager – GC Housing Development LLC  
**Re:** Anthony Place St. Charles II Senior Apartments – Request for Housing Trust Fund Funding  
**Date:** December 23, 2022

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GC Housing Development LLC (GCHD) and its not-for-profit partner Housing Opportunity Development Corporation (HODC), on behalf of the proposed project Anthony Place St. Charles II Senior Apartments, are submitting a request to the City of St. Charles to increase the St. Charles Housing Trust Fund allocation to the Kane County Affordable Housing Fund in order to assist in funding the project budget gap in conjunction with County funding sources through the Kane County Affordable Housing Fund Program. We are asking that this request be presented at the January 9, 2023 Planning & Development Committee, to then be presented for approval in a City Council meeting later in the month.

To date, GCHD and HODC have submitted an Illinois Housing Development Authority (IHDA) Preliminary Project Assessment Application (PPA) that was approved December 13, 2022, and now are in the process of preparing the IHDA Full Application for a February 16, 2023 submission. GCHD and HODC will be notified by IHDA in June 2023 if the Full Application has been approved.

The funding request is in the amount of approximately \$2,210,336 (includes about \$724,527 in preapproved Kane County AHF Program funding plus approximately \$1,485,809 gap funding). There are two reasons for this requested amount - primarily, to address increased construction costs, along with the increasing costs associated with the conventional financing involved affordable projects due to continuing Federal Reserve interest rate hikes.

Over the past several months, real estate developers and general contractors have been contending with significant construction cost increases. These increases have been approximately 8% across all construction trades according to the Crane Construction Company LLC, our general contractor who will build this project. Additionally, the Illinois Housing Council put together a task force of general contractors, architects, and developers earlier this year in which data findings were similar or a higher percentage increases in certain trades. As this relates to our proposed project, in which the current hard construction contract amount is \$17,214,295, the following continues to occur within the noted trades below. The attached pro forma, based on the development budget submitted in the October 20, 2022 IHDA PPA Application based IHDA's underwriting standards, reflects these increases. (Please note that but for the following, the total project budget would not be facing a funding gap or trying to fill one of this size):

- Carpentry / Lumber - Import and supply chain problems have been and continue to cause price increases on material that would be become available.
- Roofing - Elevated oil commodity prices have and continue to result in an increase from about \$441,822 (July 2022) at the time of the Kane County AHF application submission to about the current

estimated amount \$591,822 accounted for in the hard construction budget line item amount at time of the October 2022 IHDA PPA Application submission.

- Fire Protection - Elevated plastic piping material costs and fabrication in which oil is a primary fueling sources, along with supply chain issues, resulted in an increase from \$327,086 in July to about \$556,926.
- Plumbing – Similar to Fire Protection, elevated plastic piping material costs and fabrication in which oil is primary fueling source, along supply chain issues, have triggered price increases.
- Concrete and Concrete products - Product shortages for various reasons along with physical logistic backlogs have resulted in an amount that more than doubled from \$600,000 in July to about \$1,340,160.

GCHD, Crane Construction Company, and Hooker DeJong, the project Architect, are engaged in ongoing exercises to try to identify cost savings. Some of these efforts have been involving the following:

- Reviewing the construction contract line item by line item to see if there may be a downward price adjustment by the time of the construction start that may be accounted for now in the budget.
- For certain line items, determining if there is a less expensive alternative material or specification available that still would be meet any IHDA or City of St. Charles code and design requirements without compromising the quality of construction or building aesthetics.
- Related to IHDA new policies for storage materials and deposit on materials reimbursement, Crane Construction Company is looking into whether certain materials may be ordered at an earlier point to capture potential cost savings.

We understand the magnitude of this requested amount related to other potential projects the City and County are assessing for financial assistance. Given the success of Anthony Place at Prairie Centre and the growing need for senior affordable housing in the area, we are certain that a funding approval to fill the gap for this proposed second phase of Anthony Place will be an investment with innumerable returns to the City of St. Charles and Kane County for years to come.

Thank you for your consideration.

**KANE COUNTY AFFORDABLE HOUSING FUND  
STAFF REPORT AND FUNDING RECOMMENDATION  
January 3, 2023**

**Applicant/Project Summary**

Developer Name:	GC Housing Development LLC/Housing Opportunity Development Corporation			
Organizational Type:	Limited Partnership			
Project Name:	Anthony Place Senior Apartment Phase II			
Location:	St. Charles, Illinois			
Project Type:	New Construction Senior Housing			
Description:	Project is the construction of a 60 unit building on the west side of the City of St. Charles			
Unit Mix:	Unit Size	Affordable Units	Market Rate Units	Total Units
	1 Bedroom	48	0	48
	2 Bedroom	12	0	12
	Total	60	0	60
Income Targeting:	Income targeting information found in the market study: <ul style="list-style-type: none"><li>• 18 units at 30% AMI</li><li>• 25 units at 60% AMI</li><li>• 17 units at 80% AMI</li></ul>			
Proposed Affordability Period:	Required: 20 years, based on development subsidy of over \$40,000/unit			
Budget Summary:	Funds from Other Sources:		\$20,174,333 (90%of TDC)	
	Affordable Housing Funds Requested:		<u>\$2,200,000</u> (10% of TDC)	
	Total Development Cost (TDC):		\$22,374,333	

**Responsiveness to AHF Evaluation Criteria**



EVALUATION CRITERIA	RATING	STAFF COMMENTS
<b>Financial Underwriting</b>		
Proposals must demonstrate that the project is not “economically feasible” without program assistance, and evidence of financial ability to implement project must be provided.		<p><b>Financing plan:</b> The project sponsors have developed a strong financing plan that they will be implementing over the next 12-18 months. Proposed financing sources, including Low Income Housing Tax Credits and gap financing from the Illinois Housing Development Authority (IHDA) and Bank of America. Altogether, over 90% of the funding required for this project is from non-AHF sources.</p> <p><b>Available Cash Flow:</b> In years 1-20, the pro-forma estimates total cash flow (cash remaining after project expenses and debt service payments) will be \$550,711. These are funds available to pay off AHF financing.</p>
<b>Developer Qualifications</b>		

Consideration will be given to the development team's qualifications to develop (or redevelop) high-quality affordable housing, especially in the Kane County market area. Further, specific detail related to the qualifications and experience of the individual(s) identified as project manager(s) will be evaluated.	●	The development team is well qualified to undertake and manage the project. Currently the applicant owns multiple Low-Income Housing Tax Credit developments in Illinois.
<b>Experience</b>		
Consideration will be given to the developer's track record of completing projects on time and within budget and their experience working with Federal funding (NSP, HOME, CDBG, etc.)	●	Project sponsor who acts developer, owner and operator of over 311 units within the state of Illinois. Project sponsor has completed multiple new construction projects.
<b>Capacity</b>		
Consideration will be given to the developer's capacity (including anticipated work load), the project's readiness to proceed, commitments secured from other sources, and the project's long-term feasibility.	●	The development team has extensive experience in delivering similar projects. Currently the developer has multiple projects across the state in different stages of development.
<b>Project Design</b>		
Consideration will be given to projects that address the Kane-Elgin Consortium's General Principles and Specific Housing Criteria.	●	The project is located in an urbanized residential area that is well-suited for residential housing. It is in close proximity to public transportation, recreation, and other amenities. Project meets the goals of the Consortiums General Principles and Housing Criteria.
<b>Value</b>		
Priority will be given to developers that provide a high-quality end product in relation to their development costs. The extent to which they leverage other public and private resources will be considered.	●	The project sponsor is seeking a modest amount from the AHF (10% of TDC), and the overall per-unit development cost is (\$397,000/unit) is comparable with recent local projects such as Hanover Landing (40-unit project): \$424,000/unit; and Wildwood Trace (50-unit project): \$378,000/unit building.

## Staff Recommendation

<b>Approve/Disapprove:</b>	Approve
<b>Amount:</b>	\$2,200,000.00
<b>Terms:</b>	<p>Cash Flow Loan of \$2,200,000.00 with the following terms:</p> <ul style="list-style-type: none"> <li>• 0.0% Interest Rate</li> <li>• 20 Year Term</li> </ul> <p>Payments due in years 1-20. Principal payments totaling 40% of available cash flow will be due in years 1-20 if cash flow is available. At</p>

	the end of year 20 balance of the loan, totaling \$2,2000,000.00 minus any cash flow payments will be due.
<b>Conditions:</b>	<p>The applicant must submit evidence that the following conditions have been satisfied in order to receive final commitment:</p> <ol style="list-style-type: none"> <li>1. Fulfillment of all other OCR requirements.</li> <li>2. Close on the project financing before June 1, 2024</li> <li>3. The project receives all financing commitments from other sources by July 1, 2023, or the date of announcement of IHDA's 2023 LIHTC awards, whichever is later.</li> <li>4. Developer agrees to offer available units first to persons leaving permanent supportive housing units or participating in Rapid Re-Housing programs funded through the Continuum of Care for Kane County.</li> </ol>

**B. PROJECT SPONSOR INFORMATION**

Project Sponsor Name:	GC Housing Development LLC		
Project Name:	Anthony Place St. Charles Phase II Senior Apartments		
Federal ID #:	47-5206249	DUNS # (if available):	045847294
Mailing Address including City, State and Zip:	343 Wainwright Drive, Suite B, Northbrook, IL 60062		
Contact Person:	Chealon Shears		
Telephone Number:	847.564.7417	Email Address:	cshears@gchdev.com
<input type="checkbox"/> Not-For-Profit Organization <input checked="" type="checkbox"/> For-Profit Organization			
Is your organization a Community Housing Development Organization (CHDO)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Are you seeking financing from Low Income Housing Tax Credits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Please indicate the nature of work involved in your proposed project: Check all that apply: <input checked="" type="checkbox"/> Acquisition of real estate <input type="checkbox"/> Rehabilitation of existing housing <input checked="" type="checkbox"/> New construction <input type="checkbox"/> Conversion to residential			
Total Cost of Project	\$22,443,985	Total # of Housing Units in the Project	
AHF Amount Requested	\$742,527	60	

**C. DEVELOPMENT TEAM INFORMATION**

Role	Name of Entity	Existing	To Be Formed
Co-Sponsor	Housing Opportunity Development Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Owner	Anthony Place St. Charles II, LP	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. General Partner	GC Housing Development St. Charles II, LLC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Limited Partner	TBD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Limited Partner		<input type="checkbox"/>	<input type="checkbox"/>
4. Administrative General Partner	HODC St. Charles II GP, LLC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.		<input type="checkbox"/>	<input type="checkbox"/>
Architect	Hooker DeJong/Johnson & Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Contractor	Crane Construction Company LLC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attorney	Ward, Murray, Pace & Johnson, PC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Management	PPMI Management, LLC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>
Other:		<input type="checkbox"/>	<input type="checkbox"/>

**D. PROJECT NARRATIVE/PLANS**

Provide an answer to every question. **Typing "See Attached" is not an acceptable response.**  
IF THE QUESTION IS NOT APPLICABLE TO YOUR PROPOSED PROJECT, PLEASE WRITE "N/A".

1. Provide a detailed abstract of proposed project or development.

Anthony Place St. Charles Phase II Senior Apartments will be a 60-unit, four-story new construction property for Seniors, age 55 and above, located near the intersection of Lincoln Highway and Bricher Road in St. Charles. The proposed project will be developed by GC Housing Development LLC (GCHD) and Housing Opportunity Development Corporation (HODC), an Illinois not-for-profit and designated CHDO. The proposed project site currently is vacant land between two key commercial corridors, Randall Road and Lincoln Highway. The development will be affordable



to Seniors earning no more than 30% to 80% of the Area Median Income. All units will be income-restricted with a 30-year affordability period. There will be 48 One - Bedroom units and 12 Two-bedroom units, as well as approximately 76 parking spaces. Development amenities will include, but are not limited to, a community room, outdoor recreational space, and onsite property management. The development team also intends to engage a social service organization, Association for Individual Development (AID), to provide direct services as well as referrals for residents. AID's services will include, but are not limited to, household planning, help accessing financial assistance, and computer training. The project will pursue Enterprise Green Communities certification with all electric (Moving to Zero). In 2020, GCHD completed Anthony Place at Prairie Centre, the first Phase, which is located 0.3 miles from this proposed development.

Anthony Place St. Charles Phase II Senior Apartments will meet all of the Affordable Housing Fund's requirements including income eligibility, accessibility, fair housing, labor standards, and environmental review.

Based on the requested Affordable Housing Fund amount of \$742,527 there will at least 3 fully assisted AHF units in the development. These units would be affordable to households at or below 60% of AMI.

*limit 4,000 characters*

2. Describe the project control structure from initial stages through construction and ongoing management, including partnerships or entities that are still to be formed.

Anthony Place St. Charles Phase II Senior Apartments is a partnership between GCHD (75%) and HODC (25%). GCHD is responsible for the day-to-day management of the project from pre-development through lease up and operations. As an experienced affordable housing developer, HODC will provide input on all aspects of the development process. The project ownership and general partner entities (a GCHD entity will be Managing General Partner and a HODC entity will be the Administrative Managing Partner) will be formed after the project receives a LIHTC allocation from IHDA. At closing, the to-be-formed Limited Partner will enter into the ownership structure to facilitate the tax credit equity. It is anticipated that the Limited Partner will exit the ownership structure after the 15-year LIHTC compliance period.

*limit 4,000 characters*

3. Will the project target a particular population(s)? ☒ Yes ☐ No

If yes, please describe all that are applicable (e.g. elderly, disabled, homeless, small/large families, etc.)

The target population is Elderly, or Seniors, age 55 and above. Approximately nine (9) units will be set-aside for the Statewide Referral Network to provide housing for those earning at or below thirty percent (30%) of the Area Median Income (AMI) with a head of household who has a disability or illness, including, but not limited to, a physical, developmental, or mental limitation, substance abuse disorder, HIV/AIDS, or is homeless or at risk of homelessness.

*limit 4,000 characters*

Describe supportive services to be provided, if any, including a detailed description of who will deliver these services. Attach copies of draft service agreements to be entered into with the service providers. Please include the name/contact information for the agencies that will provide services.

The development team intends to engage Association for Individual Development (AID) to provide direct services as well as service referrals for residents. Services will include, but are not limited to, household planning, help access financial assistance, and mental health and counseling referrals. The contact for AID is Lore Baker, President & CEO, 309 New Indian Trail Court, Aurora, IL 60606. Lore's email is lbaker@aidcares.org and her phone number is 630.966.4001. The draft letter of interest and draft service agreement are attached (Attachment S).

*limit 4,000 characters*

4. Provide details about the bedroom count and income limits associated with the units proposed.

# of Bedrooms	# of Units				
	30% limit	50% limit	60% limit	80% limit	Market Rate
1	14		21	13	
2	4		4	4	
TOTAL	18		25	17	

If there is an employee unit included in the project, please describe whether this unit will be income restricted and provide any further information about how this unit is included in the total unit count.

There is no employee unit included in the proposed development.

*limit 4,000 characters*

5. Will the project utilize Project-Based Housing Choice Vouchers? ☐ Yes ☒ No

If yes, please describe the number, dollar amount and duration of Project-Based Housing Choice Vouchers.

Not Applicable.

*limit 4,000 characters*

6. Is the property subject to this proposal currently occupied by:

Residential Renter ☐ Yes ☒ No

Residential Owner ☐ Yes ☒ No

Business ☐ Yes ☒ No

If yes to any of the above, please describe any plans and timelines for project transition. Please note that failure to provide notice under the Uniform Relocation Act to any current occupants concurrent with submission of this proposal to Kane County may jeopardize your ability to receive financing under the Affordable Housing Fund program.

The property parcel is vacant and has no residential or business occupants.

*limit 4,000 characters*

7. Provide a description of how the proposal addresses the Kane-Elgin Consortium's Consolidated Plan Priority #1: Affordable Housing; General Principles and Specific Housing Criteria (See Appendix F to Affordable Housing Fund General Guidelines), with specific attention to the **location** and **design** of the project in accordance with county design requirements.

The proposed development meets most, if not all, of the principles and criteria of Priority 1: Affordable Housing from the Kane-Elgin Consortium's Consolidated Plan. Anthony Place St. Charles Phase II Senior Apartments is located in St. Charles, IL along the St. Charles/Geneva border in the West Gateway Subarea identified as ideal for mixed uses in The City of St. Charles's 2013 Comprehensive Plan. Given the site's location near two commercial corridors, Randall Road and Lincoln Highway, residents will be able to easily access a host of amenities. Within a quarter-mile of the site are the following: Jewel Osco, a full service grocery store; Pace Buses 801 and 802, which serve the Elgin Transportation Center and Metra Station, the Geneva Metra Center and provide service to Aurora, Geneva, Elgin,

and Batavia; Bricher Park; CVS Pharmacy; and a Citi Bank branch. Within a mile are also the following: two shopping centers with stores ranging from Lowe's and Home Goods to several clothing and sporting goods stores to a variety of restaurants; the post office; and at least one church. Given the range of amenities in close proximity to the development, Anthony Place residents will be able to meet many of their needs near home with access to transit if they need to go beyond the immediate neighborhood. Anthony Place St. Charles Phase II Senior Apartments is located 0.3 miles from another affordable senior development by GCHD, Anthony Place at Prairie Centre, as well as the family, market rate The Reserve at Prairie Center Apartments development. The addition of the proposed project continues to provide housing for a range of household incomes, redevelops a vacant parcel as infill development with existing water and sewer connections, and places residents within close proximity to retail, services and transit. The development will also provide new customers for area businesses. Lastly, according to the U.S. Census, there are approximately 5,500 jobs within one mile of the project site.

The development team, specifically the Sponsors and property manager, have extensive experience managing and maintaining properties that are long-term assets to their communities. GCHD's founders have developed over 700 units across the state of Illinois. HODC has developed over 400 units. Pioneer Property Management currently manages 5,000 units in eight states, including Anthony Place at Prairie Centre.

When completed, the proposed project will result in a new four-story senior development with parking and green space that will fit into the context of adjacent retail uses and residential uses south of Bircher Road and north of Lincoln Highway. The project will pursue Enterprise Green Communities certification with all electric (Moving to Zero).

*limit 4,000 characters*

8. Provide a description of current site control for the proposed project site.

GC Housing Development LLC has an executed purchase agreement with the current owner of the site, Shodeen Family Property Company, L.L.C. The agreement includes a contingency that accounts for IHDA's LIHTC application process. The purchase agreement is attached for reference (Attachment T).

*limit 4,000 characters*

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## E. PROJECT SPONSOR EXPERIENCE/QUALIFICATIONS

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1. Describe the relevant experience/qualifications of the Project Sponsor.

GC Housing Development LLC (GCHD) is a fourth generation, Chicago metro-based developer of affordable housing. Utilizing federal housing tax credits to finance their affordable housing portfolio, GCHD currently focuses on developing high-quality, affordable, independent living Senior communities for those over the age of 55. GCHD's mission is a two-prong approach: 1) Develop high quality, affordable housing by providing our residents with spacious units with the most in-unit and common area amenities, at an affordable rent level and 2) Become stewards of the communities we develop in through long-term relationships with property management, long-term investments in maintaining and improving the physical health of our properties, and long-term focus on the overall well-being of our residents.

GCHD's co-founders have developed over 700 units of affordable housing units across the state of Illinois. GCHD, through a partnership with Crane Construction Company LLC, provides both development and construction services from start to finish for all our projects. By retaining control over the entire construction process, we are uniquely suited in the affordable housing community to help partners accomplish cost savings while being fully accountable for the physical soundness of the communities we construct.

With over five decades of combined experience, GCHD's founders have worked with all types of stakeholders in the affordable housing marketplace. We have seen the good, the bad, and everything in between. Whether GCHD is collaborating with a non-profit whose mission is to bring more affordable housing to a particular region, or

collaborating with a non-profit whose mission is to bring more affordable housing to a particular region, or partnering with a large financial institution seeking to reinvest in the communities they do business in, GCHD understands the importance of working with the right partners to bring long-term change to communities across the state of Illinois and beyond. *limit 4,000 characters*

2. List the name and title of the individual(s) who will manage the project.

Chealon Shears, Director of Real Estate Development, GC Housing Development *limit 4,000 characters*

3. Please disclose any investigation underway regarding any member of the development team.

Not Applicable

*limit 4,000 characters*

4. Complete a **DEVELOPMENT TEAM MEMBER NARRATIVE** for each member listed on the Development Team. The narrative should address the experience and qualifications of the team member/firm, and any principals or staff that will be assigned to the project.

4.1 ROLE: **Project Sponsor**

ENTITY NAME: GC Housing Development LLC

CONTACT PERSON: Chealon Shears

ADDRESS: 343 Wainwright Drive, Suite B,  
Northbrook, IL 60062

PHONE: (847)858-0530

EMAIL: cshears@gchdev.com

GC Housing Development LLC (GCHD) is a fourth generation, Chicago metro-based developer of affordable housing. Utilizing federal housing tax credits to finance their affordable housing portfolio, GCHD currently focuses on developing high-quality, affordable, independent living residences for those over the age of 55. GCHD's mission is a two-prong approach: 1) Develop high quality, affordable housing by providing our residents with spacious units with the most in-unit and common area amenities, at an affordable rent level and 2) Become stewards of the communities we develop in through long-term relationships with property management, long-term investments in maintaining and improving the physical health of our properties, and long-term focus on the overall well-being of our residents.

GCHD's co-founders have developed over 700 units of affordable housing units across the state of Illinois. GCHD, through a partnership with, Crane Construction Company LLC, provides both development and construction services from start to finish for all our projects. By retaining control over the entire construction process, we are uniquely suited in the affordable housing community to help partners accomplish cost savings while being fully accountable for the physical soundness of the communities we construct.

With over five decades of combined experience, GCHD's founders have worked with all types of stakeholders in the affordable housing marketplace. We have seen the good, the bad, and everything in between. Whether GCHD is collaborating with a non-profit whose mission is to bring more affordable housing to a particular region, or partnering with a large financial institution seeking to reinvest in the communities they do business in, GCHD understands the importance of working with the right partners to bring long-term change to communities across the state of Illinois and beyond.

Chealon Shears joined GC Housing Development LLC, the sister company to Crane Construction Company LLC in April 2019. She has extensive experience in affordable, mixed-income, mixed-

use, and community facility real estate development in both the public and private sectors. She started her career as an urban planning consultant working on neighborhood improvement plans and housing studies. Her first foray into real estate development and financing started with underwriting commercial and industrial projects, and then transitioning into underwriting affordable and market rate residential projects. Throughout her career, she has also worked in the roles of a consultant and real estate developer. As a LEED Green Associate who is working towards becoming accredited as LEED AP in NC or EBOM, she is interested in incorporating green, sustainable design practices into housing as much as it is financially feasible to do so. (See Attachment U as it relates to Chealon Shears's role with GC Housing Development LLC and as a board member of the Co-Sponsor, as detailed in the next section.)

*limit 4,000 Characters*

#### 4.2 ROLE: **Co-Sponsor**

CONTACT PERSON: Housing Opportunity  
Development Corporation

CONTACT PERSON: Richard Koenig

PHONE: ( ) - -

PHONE: ( ) - -

PHONE: (847)564-2900

Address: 5340 Lincoln Ave, Skokie, IL 60077

Email: [rkoenig@hodc.org](mailto:rkoenig@hodc.org)

HODC's mission is to develop, manage, and preserve the stock of housing that is affordable to low- and moderate-income households primarily throughout Chicago's northern suburbs. By providing affordable housing opportunities for our community, HODC helps in the following: increase aesthetic appeal through rehabs of buildings that otherwise would remain vacant; retain quality employees for local employers; create culturally rich communities; establish a resident base that is highly invested in the community's economic development; and increase revenue to the community by moving properties back onto the tax rolls.

HODC was established in 1983 by two housing organizations, the North Shore Interfaith Housing Council and the North Suburban Housing Center. In 1983, in response to the decline in federally assisted housing in the Chicago area, these organizations created a task force to perform a six-month study on how to increase the supply of affordable housing stock in the northern suburbs.

In response to recommendations of the task force, members of both organizations decided to create a community-based nonprofit affordable housing corporation to focus on increasing the housing stock available to limited-income households in the northern suburbs. The corporation was founded as the Interfaith Housing Development Corporation and has since changed its name to Housing Opportunity Development Corporation. HODC is an Illinois not-for-profit and CHDO.

Richard Koenig was hired in 1997 as HODC's first full-time executive director. He has completed over 30 affordable developments for HODC worth over \$100 million with over 500 affordable units. Richard is responsible for strategic visioning, project development and financing, budgeting and board development. He was previously HOME Program Supervisor at the Illinois Housing Development Authority. Richard has a PhD in Community Economic Development from Southern New Hampshire University and a Master of Urban Planning from the University of Illinois. He is an Adjunct Professor at SNHU and teaches masters students in community development. He is a member of Lambda Alpha and the American Planning Association, certified by the American Institute of Certified Planners, and has an Illinois real estate broker license. Richard previously served on the board of Housing Options for the Mentally Ill and as Chair of the Alliance to End Homelessness in Suburban Cook County.

4.3 ROLE: **General Contractor**

CONTACT PERSON: Crane Construction Company LLC

CONTACT PERSON: Andrew Block

PHONE: ( ) -

PHONE: ( ) -

PHONE: (847)291-3400

Address: 343 Wainwright Drive, Suite B, Northbrook, IL 60062

Email: [ablock@craneconstruction.com](mailto:ablock@craneconstruction.com)

Crane Construction Company LLC is a rare breed in the construction industry. Crane was founded on the philosophy that our owners be intimately involved in every project. Quality and client satisfaction are the most important aspects of the company. Our people love what they do and have the longevity to prove it. A family-owned and operated business with roots in construction for more than 60 years, we've built a reputation for excellence, collaboration and integrity. We partner with a diverse range of clients in areas including retail, restaurants, hospitality, commercial and multi-family residential, and manage a full range of services throughout the construction process. Some of the most iconic brands in the world have come to us with their most sophisticated and complex needs, and we have helped turn their visions into realities.

Our unique approach stems from the belief that bigger is not always better. We take on a limited number of projects each year to ensure that our Principals are involved with every project, and each is handled meticulously from start to finish. This approach allows us to be more agile and innovative, and our lack of bureaucracy provides unmatched efficiency and client satisfaction.

Crane's greatest asset is our people. Our staff includes second and third-generation family members and many individuals who have been with the company for decades. We are experienced, passionate about what we do and work as a team to ensure the best and most efficient outcome for our clients.

As President, Andrew Block, along with Partner Ross Grande and Partner Warren Even, oversee all of Crane's business operations. Prior to that, Andrew was the head of Real Estate Development for Crane's affiliate company, GC Housing Development LLC. Andrew, Ross, and Warren become the fourth generation at Crane to carry on the tradition of developing and building high quality construction projects throughout the United States.

Before joining Crane, Andrew was the Executive Vice President of the Harry Walker Agency (HWA), a speakers' agency based out of New York. There, Andrew ran the Speaker Management and Contracts Department. HWA represents many of the world's foremost speakers, including President Clinton, Secretary Clinton, Vice President's Gore and Cheney, Former UN Secretary-General Kofi Annan, Michael Eisner, David Stern, Steve Forbes, Shaquille O'Neal, and many others. In his role at HWA, he had the opportunity to work closely with these distinguished speakers. His time running the Speaker Management Department took him to 26 countries and 27 US States.

limit 4,000 Characters

4.4 ROLE: **Property Manager**

CONTACT PERSON: PPMI Management LLC

CONTACT PERSON: Renee Geyer

PHONE: ( ) -

PHONE: ( ) -

PHONE: (608)348-7755

Address: 229 Thomas Lane, Fox Lake, IL 60020

Email: [renee@ppmirentals.com](mailto:renee@ppmirentals.com)



Pioneer Property Management Inc. (PPMI) was established in the fall of 1985 to provide effective management and oversight for federally subsidized housing complexes financed through the U.S. Department of Agriculture. In 1990, it changed from a sole proprietorship and became incorporated as Pioneer Property Management, Inc. Today PPMI manages a mix of 5,000 units and 80 properties throughout 8 different states including both family and senior living. These states include Wisconsin, Illinois, Iowa, Missouri, Texas, Mississippi, Arkansas, and Indiana. Within those projects is a large concentration of Section 42 LIHTC housing. This is a highly competitive and quickly growing segment of the Affordable Housing industry that Pioneer has spent over 20 years performing within at a high level. Each year that is proven with the opportunities awarded in managing new LIHTC projects. PPMI is dedicated to continual growth within the industry and staying ahead of all trends headed its direction.

Renee Geyer has been with Pioneer since 2007 and oversees compliance monitoring for eight states (Illinois, Wisconsin, Mississippi, Indiana, Missouri, Arkansas, Iowa & Texas). She manages the compliance for over 80 LIHTC properties. Renee is a licensed Broker in both Illinois and Wisconsin and holds the following certifications: Housing Credit Certified Professional; Blended Occupancy Specialist; Certified Occupancy Specialist; Tax Credit Compliance Systems; and National Compliance Professional.

*limit 4,000 Characters*

#### 4.5 ROLE: **Architect**

CONTACT PERSON: Hooker DeJong/Johnson +

CONTACT PERSON: Joshua Hahn/Phillip Johnson

Lee

PHONE: (\_\_\_\_)\_\_\_\_-\_\_\_\_

PHONE: (\_\_\_\_)\_\_\_\_-\_\_\_\_

EMAIL: \_\_\_\_\_

Hooker DeJong: 1720 W Division St, Chicago, IL 60622

email: [joshua@hdjinc.com](mailto:joshua@hdjinc.com) Phone: 847.708.8846

The HDJ team combines creativity, experience, resourcefulness, and collaboration to provide the best possible design solutions to achieve our client's project objectives. Our full range of services include site selection assistance, pre-project planning, schematic design, design development, construction documents, bid negotiation, and construction administration. HDJ has the capacity of talent-base to deliver complex projects in a timely manner. Our architecture team, supporting projects throughout the country, is skilled in working closely with clients to achieve project success. HDJ's affordable housing portfolio includes successful outcomes with acquisition rehab, adaptive reuse renovation, new construction, historic preservation, RAD, mixed-use, low-mid- and high-rise apartments, stacked flats, townhomes, and scattered sites. (See Attachment V containing resumes of the project architects from this firm.)

Johnson & Lee: 1 East 8th St, Chicago, IL 60605 email: [pci@jlarch.net](mailto:pci@jlarch.net)

Phone: (312)663-0225

Johnson & Lee Architects is an award winning design-oriented architectural and planning firm, which provides a wide range of services on the design and construction of residential, commercial, educational, institutional, interior, health care, office and historic preservation projects. The firm's work is based upon budgetary guidelines, scheduling, technical skills, sustainability, energy efficiency, green technology and an awareness of the human factors that must be considered to produce architectural and planning excellence. Our commitment to excellence, along with a

complete familiarity with current problem-solving techniques, software and building construction methods, enables us to meet any challenge in the field of architectural design, planning and building technology.

Phillip Craig Johnson has 44 years of experience in a variety of architectural areas prior to and since co-founding the firm in 1983. In May 2005, Mr. Johnson was elevated by the American Institute of Architects to the College of Fellows. Mr. Johnson served on the Board of The American Institute of Architects Chicago as an advisor to the Board of The Illinois Chapter of the National Organization of Minority Architects (INOMA). As one of Johnson & Lee's design principals, Mr. Johnson earned the Chicago AIA Chapter Design Excellence Award and also the Driehaus Neighborhood Design Award. Johnson & Lee, Ltd. is the only owned African-American architectural firm to achieve such prestigious awards. He is a member of the Art Institute of Chicago Leadership Advisory Committee, ABLE - Alliance of Business Leaders and Entrepreneurs, Chicago Architecture Club, Newhouse Architecture Committee, Art Institute, Museum of Contemporary Art, Near South Planning Board, Archeworks Board, City Club of Chicago, National Trust for Historic Preservation, Masters of Fine Art Program, Advisory Board for Columbia College Art & Design Department and the Chicago Historical Society Architectural Alliance. He was also a task force member with the Metropolitan Planning Council for Chicago Housing Authority Rehabilitation and Reinvestment Study, as well as an AIA Charette participant for New Housing for North Kenwood Development. Also, Mr. Johnson received the Lifetime Achievement AIA Award 2020.

*limit 4,000 Characters*

#### 4.6 ROLE: **Attorney**

CONTACT PERSON: Ward, Murray, Pace & Johnson

CONTACT PERSON: Robert T. LeSage III

PHONE: ( ) -

PHONE: ( ) -

PHONE: (815)284-8200

Address: 226 W. River St, P.O. Box 404, Dixon, IL 61021

Email: lesage@wmpj.com

Founded in 1862, Ward, Murray, Pace & Johnson, P.C. (WMPJ) is a full service, civil practice law firm. With 17 attorneys, the firm is one of the largest in northwest Illinois. The firm's goal is to utilize the highest ethical standards in providing excellent, cost-effective legal services to our clients. WMPJ provides a wide range of legal services for many types of clients. Clients include individuals, small business and partnerships, corporations, developers, school districts, cities, and many others. WMPJ helps its clients by providing a wide range of legal services in the following areas of law: personal injury, workers' compensation, employment, probate, real estate, estate planning, hospitals, schools, municipalities, state and federal civil litigation, bankruptcy/creditor rights, banking, insurance, corporations, tax and environmental.

Robert LeSage earned his law degree from the Chicago-Kent College of Law in 1996, where he graduated cum laude. He received his B.A. from Northwestern University in 1993.

Mr. LeSage was admitted to the Illinois Bar in 1996. He is a member of the Illinois State Bar Association, Whiteside County Bar Association, and Lee County Bar Association.

Mr. LeSage is currently Chairperson of the Dixon Public Schools Foundation and Northern Illinois Home Medical Supply. He also serves on the board of directors of the Lee County Industrial Development Association.

limit 4,000 Characters

4.7 ROLE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

PHONE: (\_\_\_\_)\_\_\_\_-\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

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limit 4,000 Characters

4.8 ROLE: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_

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CONTACT PERSON: \_\_\_\_\_

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PHONE: (\_\_\_\_)\_\_\_\_-\_\_\_\_

N/A

limit 4,000 Characters

5. Has the assembled development team worked together previously on similar projects? ☒ Yes ☐ No  
If yes, please describe the results of this relationship by citing examples of prior development. If no, describe why/how these parties have been selected.

Crane Construction has built all of GCHD's residential developments, including Anthony Place at Prairie Centre (St. Charles, IL), Anthony Place Yorkville (Yorkville, IL), and Anthony Place Ottawa (Ottawa, IL). These are all Senior developments. PPMI manages all of GCHD's developments. WMPJ has been the attorney on all of these deals as well.

The remaining members of the development team were selected based on their track record in their respective fields, specifically as it relates to affordable housing, and to put GCHD in the most competitive position to secure tax credits from IHDA.

limit 4,000 characters

## F. SOURCES AND USES OF FUNDS

Please list all sources of funds including dollar amount and timing of availability. List the proposed use of each source of funds, and include copies of firm commitment letters with all terms and conditions for all mortgages, grants, bridge (interim) loans and investment tax credits (historical, low-income, if applicable). **Please do not use acronyms.**

### Sources of Permanent Financing

List in order of position proposed.

1.	Financial Institution: Bank of America	Interest Rate: 5.70%	Date funds available: May 2026
	Financing Program: Permanent Loan	Amortization Period: 35	Status of financing: LOI
	Amount: \$3,688,000	Loan Term: 18	Status Documentation Attached <input checked="" type="checkbox"/>
	Contact: Chris Nash	Annual Debt Service: \$243,491	Affordability period or other financing
	Phone: 312-995-2205	Debt service position: 1st	restrictions:
2.	Financial Institution: Illinois Housing Development Authority	Interest Rate: 0%	Date funds available: March 2024
	Financing Program: Soft Funds – Exact Sources TBD	Amortization Period: N/A	Status of financing: Preliminary
	Amount: \$3,366,000	Loan Term: 30	Application To Be Submitted Fall 2022,

			Response Expected By Late December 2022
	Contact: Christine Moran	Annual Debt Service: \$0	Status Documentation Attached <input type="checkbox"/>
	Phone: 312.836.5273	Debt service position: 2 <sup>nd</sup>	Affordability period or other financing restrictions: 30 Years
3.	Financial Institution: Kane County	Interest Rate: 0%	Date funds available: March 2024
	Financing Program: Affordable Housing Fund	Amortization Period: N/A	Status of financing: Status .
	Amount: \$742,527	Loan Term: 20	Documentation Attached <input type="checkbox"/>
	Contact: Josh Beck	Annual Debt Service: \$0	Affordability period or other financing restrictions: 20 Years
	Phone: 630.444.2960	Debt service position: 3rd	
4.	Financial Institution: Tax Credit Investor – Bank of America Affiliate	Interest Rate: 0%	Date funds available: March 2024
	Financing Program: LIHTC Equity	Amortization Period: N/A	Status of financing: LOI
	Amount: \$14,098,590	Loan Term: N/A	Status Documentation Attached <input checked="" type="checkbox"/>
	Contact: Kasia Blechschmidt	Annual Debt Service: N/A	Affordability period or other financing restrictions: 30 Years
	Phone: 312.904.0012	Debt service position: N/A	
5.	Financial Institution: Anthony Place St. Charles II LP (To Be Formed)	Interest Rate: 0%	Date funds available: March 2024
	Financing Program: Deferred Developer Fee	Amortization Period: N/A	Status of financing: N/A
	Amount: \$376,652	Loan Term: N/A	Status Documentation Attached <input type="checkbox"/>
	Contact: Chealon Shears	Annual Debt Service: N/A	Affordability period or other financing restrictions: N/A
	Phone: 847.564.7417	Debt service position: N/A	
6.	Financial Institution: ComEd	Interest Rate: 0%	Date funds available: May 2025
	Financing Program: Affordable Housing New Construction (Grant)	Amortization Period: N/A	Status of financing: Status Documentation Attached <input type="checkbox"/>
	Amount: \$172,116	Loan Term: N/A	
	Contact: Program Administrator	Annual Debt Service: N/A	Affordability period or other financing restrictions:
	Phone: 855.433.2700	Debt service position: N/A	
7.	Financial Institution: Anthony Place St. Charles II, LP	Interest Rate: 0%	Date funds available: March 2024
	Financing Program: General Partner Equity	Amortization Period: N/A	Status of financing: Application To Be Submitted
	Amount: \$100	Loan Term: N/A	Status Documentation Attached <input type="checkbox"/>
	Contact: Chealon Shears	Annual Debt Service: N/A	Affordability period or other financing restrictions:
	Phone: 847.858.0530	Debt service position: N/A	
8.	Financial Institution:	Interest Rate:	Date funds available:
	Financing Program:	Amortization Period:	Status of financing:
	Amount:	Loan Term:	Status Documentation Attached <input type="checkbox"/>
	Contact:	Annual Debt Service:	Affordability period or other financing restrictions:
	Phone:	Debt service position:	

## Uses of Permanent Financing

Position	Acquisition Costs (A)	Construction/ Rehab (B)	Developer Fee (C)	Development Costs (D)	Financing Costs (E)	Other Costs (F)	Totals
1	\$	\$3,250,000	\$	\$138,000	\$300,000	\$	\$3,688,000
2	\$	\$3,300,000	\$	\$36,000	\$	\$	\$3,366,000
3	\$300,000	\$350,000	\$	\$92,527	\$	\$	\$742,527
4	\$800,000	\$9,741,890	\$1,223,348	\$977,150	\$821,002	\$535,200	\$14,098,590
5	\$	\$	\$376,652	\$	\$	\$	\$376,652
6	\$	\$172,116	\$	\$	\$	\$	\$172,116
7				\$100	\$	\$	\$100

8	\$	\$	\$	\$	\$	\$	\$
TOTALS	\$1,100,000	\$16,844,006	\$1,600,000	\$1,243,777	\$1,121,002	\$535,200	\$22,443,985

### Low Income Housing Tax Credits

Will this project be financed using Low Income Housing Tax Credits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Type of Credit: <input type="checkbox"/> 4% (or) <input checked="" type="checkbox"/> 9%		
Allocation Status: IHDA PPA to Be Submitted Fall 2022, Response Expected Late December 2022	Reservation Date: 2023	
Annual Tax Credit: \$1,500,000	Equity to be Raised: \$.94 \$14,098,590	Owner's Equity: \$100
Tax Credit Syndicator: Bank of America	Address: 110 North Wacker Drive, Chicago IL 60606	Phone:
Have you received a commitment from the tax credit syndicator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, please attach)		

### Sources of Construction Financing

Source of Financing	Amount	Contact Name and Phone Number	Date available	Documentation Attached & Labeled
1. Construction Loan (Bank of America)	\$14,850,000	Chris Nash, 312.995.2205	March 2024(inst allments)	<input checked="" type="checkbox"/>
2. LIHTC Equity (Bank of America)	\$2,114,789	Chris Nash, 312.995.2205	March 2024	<input checked="" type="checkbox"/>
3. IHDA Soft Funds	\$3,366,000	Christine Moran, 312.836.5273	March 2024 (installme nts)	<input type="checkbox"/>
4. Kane County Affordable Housing Fund	\$742,527	Josh Beck, 630.444.2960	March 2024	<input type="checkbox"/>
5. ComEd Affordable Housing New Construction	\$172,116	Program Administrator, 855.433.2700	May 2025	<input type="checkbox"/>
6. General Partner Equity	\$100	Chealon Shears – 847.564.7417	March 2024	<input type="checkbox"/>
7.	\$			<input type="checkbox"/>
8.	\$			<input type="checkbox"/>
9.	\$			<input type="checkbox"/>
10.	\$			<input type="checkbox"/>

### G. RENTAL PROJECT INFORMATION

For each cost category, you must enter the total cost, and mark whether you are requesting to use Affordable Housing Funds for that item.

ACQUISITION COSTS	TOTAL COST	PROPOSED USE OF AHF
Land Acquisition Costs	\$1,050,000	<input checked="" type="checkbox"/>
Land Acquisition Closing Costs (title, recording, etc.)	\$50,000	<input checked="" type="checkbox"/>
Building Acquisition Costs	\$	<input type="checkbox"/>
Building Acquisition Closing Costs (title, recording, etc.)	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>

<i>Acquisition Total (A)</i>	\$1,100,000	
<b>CONSTRUCTION/REHAB COSTS</b>		
Site Work	\$	<input type="checkbox"/>
Demolition	\$	<input type="checkbox"/>
Rehabilitation/Construction	\$14,249,907	<input checked="" type="checkbox"/>
Equipment	\$	<input type="checkbox"/>
General Requirements	\$854,994	<input checked="" type="checkbox"/>
Contractor's Overhead	\$	<input type="checkbox"/>
Contractor's Profit	\$854,994	<input checked="" type="checkbox"/>
Bonding Fee	\$105,560	<input type="checkbox"/>
Builder's Risk Insurance	\$	<input type="checkbox"/>
Other:	0	<input type="checkbox"/>
<b>Subtotal</b>	\$16,065,455	
Construction Contingency (5%)	\$712,495	
<b>Construction/Rehab Total (B)</b>	\$16,777,950	
<b>Developer's Fee (9.5% of Acquisition and Construction/Rehab) (C)</b>	\$1,600,000	<input type="checkbox"/>
<b>DEVELOPMENT COSTS</b>		
<b>Real Estate Matters</b>		
Partnership Formation	\$	<input type="checkbox"/>
Subdivision	\$	<input type="checkbox"/>
Other: Legal (Transaction and Sponsor)	\$75,000	<input type="checkbox"/>
<b>Project Design</b>		
Architectural (Design)	\$406,977	<input checked="" type="checkbox"/>
Architectural (Supervision)	\$136,556	<input checked="" type="checkbox"/>
Cost Estimate	\$10,000	<input type="checkbox"/>
Engineering	\$55,000	<input type="checkbox"/>
Value Engineering	\$	<input type="checkbox"/>
Site Investigation	\$	<input type="checkbox"/>
Other: Green Consulting, Materials Testing, Geotech, Soft Cost Contingency	\$138,184	<input type="checkbox"/>
<b>Project Planning</b>		
All Fees	\$	<input type="checkbox"/>
Permits	\$45,000	<input type="checkbox"/>
Appraisal (pre-purchase)	\$7,000	<input type="checkbox"/>
Appraisal (post-rehab)	\$	<input type="checkbox"/>
Environmental Study	\$5,000	<input type="checkbox"/>
Lead Based Paint Inspection	\$	<input type="checkbox"/>
Market Study	\$8,200	<input type="checkbox"/>
Survey	\$17,000	<input type="checkbox"/>
Utility Fees	\$50,000	<input type="checkbox"/>
Other: Accounting, FFE	\$150,000	<input type="checkbox"/>
<b>Marketing/Leasing</b>		
Marketing	\$30,000	<input type="checkbox"/>
Operating Reserve	\$201,315	<input type="checkbox"/>
Other: Insurance/Tax Escrow, Replacement Reserves, Non-Marketing Rent Up Costs	\$234,800	<input type="checkbox"/>
<b>Development Total (D)</b>	\$	
<b>FINANCING COSTS</b>	<b>TOTAL COST</b>	
<b>Tax Credits</b>		
Tax Credit Fee	\$155,000	<input type="checkbox"/>
Tax Credit Counsel	\$	<input type="checkbox"/>
Cost Certification	\$	<input type="checkbox"/>
Other: Legal Syndication Fee	\$55,000	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>Tax-Exempt Bond Financing</b>		
Bond Counsel	\$	<input type="checkbox"/>
Underwriter's Fee	\$	<input type="checkbox"/>



Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>Conventional Loans</b>		
Construction Loan Origination Fees	\$111,375	<input type="checkbox"/>
Construction Loan Legal Fees	\$50,000	<input type="checkbox"/>
Permanent Loan Origination Fees	\$36,880	<input type="checkbox"/>
Permanent Loan Legal Fees	\$15,000	<input type="checkbox"/>
Loan Recordation Taxes/Fees	\$50,000	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>Other Loans</b>		
Legal Fees	\$	<input type="checkbox"/>
Loan Recordation Taxes/Fees	\$	<input type="checkbox"/>
Other: Lender Inspection & Cost Review	\$60,000	<input type="checkbox"/>
Other: Third Party Reports	\$25,000	<input type="checkbox"/>
Construction Period Interest	\$737,747	<input type="checkbox"/>
<b>Financing Total (E)</b>	<b>\$1,296,002</b>	
<b>OTHER COSTS</b>		
Relocation	\$	
Other: Construction Period Taxes	\$100,000	<input type="checkbox"/>
<b>Other Costs Total (F)</b>	<b>\$100,000</b>	
<b>TOTAL DEVELOPMENT COST (A+B+C+D+E+F) =</b>	<b>\$22,443,985</b>	

### **Project Income/Expenses:**

Provide the following information regarding rental project income and expenses for the first year of operation following construction/rehabilitation. We expect that these figures will be used as a baseline in your pro-forma.

### **Unit Mix and Project Income:**

# of Bedrooms	# of Units	Average Square Feet	Gross Monthly Rent/Unit	Allowance for Tenant-Paid Utilities*	Net Monthly Rent/Unit
0			\$	\$	\$
1	48	764	\$514-1,455	\$35	\$479-1,420
2	12	1,042	\$617-1,746	\$42	\$575-1,704
3			\$	\$	\$
4			\$	\$	\$
<b>TOTAL</b>					

\* See Appendix A of the "Guidelines for Rental Projects" for guidance regarding establishing a utility allowance schedule.

### **Annual Income:**

Income Source	Amount
Rental Income (Gross)	\$727,433
Misc. Income	\$2,160
	\$729,593

### **Annual Expense:**

<b>Annual Administrative Expenses</b>	
Expense Item	Amount
Management Fee	\$41,149
Legal/Accounting	\$20,000
Administrative	\$30,080
Advertising	\$1,200
Other: Manager Payroll	\$50,000

Other: IHDA and Kane County Monitoring Fees	\$1,600
Other:	\$
<b>Total Administrative</b>	<b>\$144,029</b>
<b>Annual Operating Expenses</b>	
<b>Expense Item</b>	<b>Amount</b>
Natural Gas (& other fuel)	0
Electricity	\$24,000
Water/Sewer	\$28,000
Trash Removal	\$13,200
Janitorial	\$6,000
Exterminating	\$3,400
Other: Operating and Maintenance Payroll	\$25,000
Other:	\$
Other:	\$
<b>Total Operating</b>	<b>\$99,600</b>
<b>Annual Maintenance Expenses</b>	
<b>Expense Item</b>	<b>Amount</b>
Building Maintenance	\$26,200
Ground Maintenance	\$6,000
Security	\$6,400
Decorating	\$3,400
Replacement Reserve	\$21,000
Other:	\$
Other:	\$
Other:	\$
<b>Total Maintenance</b>	<b>\$63,000</b>
<b>Annual Taxes and Insurance</b>	
<b>Expense Item</b>	<b>Amount</b>
Real Estate Taxes	\$72,000
Insurance	\$24,000
Other:	\$
Other:	\$
<b>Total Taxes and Insurance</b>	<b>\$96,000</b>
<b>Annual Resident Services Expenses</b>	
<b>Expense Item</b>	<b>Amount</b>
Cost of Supportive Services (for this project only)	\$
Other	\$
Other:	\$
<b>Total Resident Services</b>	<b>\$</b>
<b>Total Annual Project Expenses</b>	<b>\$402,629</b>

**\*PRO FORMA- Updated Oct. 2022- reflects budget gap  
(application references figures from previous pro forma)**

**Anthony Place at St Charles II**

**Sources and Uses**

**Summary**

Total Units	60
9% Project - Total Units	60
4% Project - Total Units	0
Cost per Unit	\$397,669
Construction Cost Per Unit	\$302,966
Total Square Footage	
Acquisition Cost	\$1,100,000
Project Based Vouchers	0
LIHTC Pricing	\$0.940
IAHTC Pricing	\$0.000

<b>Sources - Permanent</b>	
LIHTC Equity	14,098,590
Perm Loan	3,407,000
IHDA Soft Funds	3,579,000
Kane County Affordable Housing Funds	742,527
Other	0
ComEd	172,116
Commercial - GP Equity	0
Residential - GP Equity	100
Deferred Developer Fee	375,000
<b>Total</b>	<b>\$22,374,333</b>

<b>Construction Loan</b>	<b>16,050,000</b>
--------------------------	-------------------

<b>Uses</b>	
Land Cost/Acquisition	1,100,000
Construction	18,177,954
Architect and Engineering	805,776
Financing	1,210,952
Legal Fees	140,000
Reserves	335,260
Other Project Costs	535,200
Developer Fee	1,500,000
Syndication Costs	55,000
<b>Total</b>	<b>\$23,860,142</b>

**(Gap) Surplus (\$1,485,809)**

## Anthony Place at St Charles II

### Project Budget

	Total Cost
<b>LAND COST/ACQUISITION</b>	
Land Cost or Value	1,050,000
Property Purchase Price	0
Acquisition Legal	0
Other Acquisition	50,000
Subtotal Land Cost / Acquisition Cost	1,100,000
<b>NEW CONSTRUCTION</b>	
Site Work	0
Grading	0
Buildings	15,369,907
General Requirements	922,194
Contractor Overhead	0
Contractor Profit	922,194
Construction Escalation	0
P&P Bond / Insurance	129,107
Winter Conditions	0
Lane Closures	0
Utility Connections	50,000
Subtotal New Construction Costs	17,393,402
<b>Owner Hard Cost Contingency</b>	768,495
<b>ARCHITECTURAL FEES</b>	
Design	438,965
Supervision	147,419
Landscape Architect	0
Subtotal Architectural Costs	586,383
<b>SURVEY &amp; ENGINEERING</b>	
Civil engineer	67,518
Permit Expeditor	0
Survey	17,000
Green Consulting	59,875
Utility Consulting	0
Other	0
Other	0
Owner's Rep	0
Materials Testing	50,000
Geotech	25,000
Subtotal Survey & Engineering	219,393
<b>CONSTRUCTION FINANCING &amp; COSTS</b>	
Construction Loan Interest	821,507
Origination Fee	120,375
Bond Cost of Issuance	0
Bond Issuance Admin Fee & Bond Legal Reserve	0
Bond Trustee Fee	0
Lender Inspections & Cost Review	60,000
Construction Period Insurance & Taxes	100,000
Security	0
Title & Recording	40,000
Subtotal Construction Interest & Fees	1,141,882
<b>PERMANENT FINANCING</b>	
Perm Loan Origination Fee	34,070
Loan 3rd Party Reports	25,000
Perm Title & Recording	10,000
Subtotal Permanent Financing Costs	69,070
<b>LEGAL FEES</b>	
Lender Legal Paid by Applicant	65,000
Bond/Issuer Counsel	0
Other (transaction + sponsor)	75,000
Subtotal Attorney Costs	140,000
<b>RESERVES</b>	
Working Capital Reserve	0
RE Tax Escrow	49,500
Insurance Escrow	31,500
Replacement Reserves	45,000
Operating Reserves	209,260
Subtotal Reserve Costs	335,260
<b>OTHER PROJECT COSTS</b>	
Tax Credit Application	5,000
LHTC Reservation Fee & Carryover Fees	150,000
Donation Tax Credit Reservation Fee	0
Appraisal	7,000
Third Party Construction Certification	10,000
Phase I	5,000
Phase II	0
Tenant Improvements	0
Permit Fees	45,000
Impact Fees	0
Marketing	30,000
FF&E	125,000
Market Study	8,200
Accounting	25,000
Non-marketing Rent Up Costs	125,000
Financial Consultant	0
Soft Cost Contingency	16,056
Subtotal Other Costs	551,256
<b>DEVELOPER COSTS</b>	
Developer Fee	1,500,000
Subtotal Developer Costs	1,500,000
<b>SYNDICATION COSTS</b>	
Legal - Syndication	55,000
Consultant - Syndication	0
Subtotal Syndication Costs	55,000
<b>TOTAL PROJECT COSTS</b>	<b>\$23,860,142</b>

# Anthony Place at St Charles II

## Operating Expenses

				Total	Per Unit
<b>Subtotals</b>					
<b>Administrative \$82,880</b>					
Administrative / Manager Payroll			50,000		833
Employee Benefits, Payroll Taxes, Workers Comp			9,500		158
Administrative Rent Free Unit					0
Office or Model Apartment Rent					0
Office Equipment			3,680		61
Telephone / Cell			8,100		135
Internet					0
Cable / Satellite			3,800		63
Postage & Delivery					0
Staff Professional Development					0
Staff Travel					0
Advertising & Marketing			1,200		20
LIHTC Monitoring (IHDA)	per LIHTC unit	\$25	1,500		25
KC AHF Monitoring (Kane County)			100		2
Misc.			5,000		83
<b>Professional Fees \$15,000</b>					
Legal	\$197		5,000		83
Accounting / Audit			10,000		167
Bookkeeping			-		0
Other			-		0
<b>Operations &amp; Maintenance \$84,200</b>					
Operating & Maintenance Payroll	\$1,108		25,000		417
Operating & Maintenance Rent Free Unit			-		0
Security			5,500		92
Pest Control			2,400		40
Trash / Recycling Removal			13,200		220
Snow Removal			10,000		167
Landscaping & Grounds Upkeep			6,000		100
Janitorial Supplies			6,000		100
Elevator			5,500		92
HVAC Maintenance					0
Plumbing & Electrical Maintenance					0
Painting, Decorating & Flooring - Common Space			3,400		57
Painting, Decorating & Flooring - Units			-		0
Other			7,200		120
<b>Utilities \$54,000</b>					
Gas	PUPY	\$0	-		0
Electricity	PUPY	\$400	24,000		400
Water / Sewer	PUPY	\$500	30,000		500
Other Utilities			-		0
<b>Taxes &amp; Insurance \$120,000</b>					
Real Estate Taxes			90,000		1,500
Property & Liability Insurance			30,000		500
Other			-		0
<b>Management Fees \$41,439</b>					
Property Management Fee	% of EGI	6%	41,439		691
<b>Reserves \$21,000</b>					
Replacement Reserve	PUPY	\$350	21,000		350
Operating Reserve			-		0
Fiscal Agent Fee			-		0
Other			-		0
<b>TOTAL OPERATING EXPENSES</b>				<b>\$418,519</b>	<b>\$6,975</b>

# Anthony Place at St Charles II

## Residential Rent Assumptions and Unit Mix

### TOTAL

30% AMI		Number of Units	Gross Rents	Utility Allowance	Net Rents	Monthly Total
	Studio	-	-	-	-	-
	1BR	18	514	35	479	8,620
	2BR	-	617	42	575	-
	3BR	-	-	-	-	-
	4BR	-	-	-	-	-
	<b>Total</b>	<b>18</b>				<b>8,620</b>

50% AMI		Number of Units	Gross Rents	Utility Allowance	Net Rents	Monthly Total
	Studio	-	-	-	943	-
	1BR	-	-	35	976	-
	2BR	-	-	42	1,171	-
	3BR	-	-	-	1,401	-
	4BR	-	-	-	-	-
	<b>Total</b>	<b>-</b>				<b>-</b>

60% AMI		Number of Units	Gross Rents	Utility Allowance	Net Rents	Monthly Total
	Studio	-	-	-	-	-
	1BR	17	1,056	35	1,021	17,352
	2BR	8	1,266	42	1,224	9,794
	3BR	-	-	-	-	-
	4BR	-	-	-	-	-
	<b>Total</b>	<b>25</b>				<b>27,146</b>

80% AMI		Number of Units	Gross Rents	Utility Allowance	Net Rents	Monthly Total
	Studio	-	-	-	-	-
	1BR	13	1,455	35	1,420	18,464
	2BR	4	1,746	42	1,704	6,817
	3BR	-	-	-	-	-
	4BR	-	-	-	-	-
	<b>Total</b>	<b>17</b>				<b>25,281</b>

Commercial		Square Feet	Tl/sf	Tl	Rent/SF	Yearly	Total
	NA	0	\$0	\$0	\$0	-	-
		0	\$0	\$0	\$0	-	-
		0		\$0			-

### TOTAL

Summary of Rental Income				Unit Mix and Residential Square Footage Table				
Total Units	60			Type	GSF	Count	% of total	Gross Total
Rent Sources	Monthly	Yrly						
LIHTC Rent	61,048	732,574		Studio	-	-	0%	-
Other Income	180	2,160		1BR	764	48	80%	36,672
Unrestricted Units	-	-		2BR	1,042	12	20%	12,504
Commercial Rent	-	-		3BR	-	-	0%	-
	-	-		4BR	-	-	0%	-
<b>TOTAL RENTAL INCOME</b>	<b>61,228</b>	<b>734,734</b>		<b>Total SF - Resi Units</b>	<b>60</b>			<b>49,176</b>
				Amenities/Mgmt Office/Hallways				-
				Commercial Tenant				-
				<b>Total SF - Other</b>				<b>-</b>
				<b>Total SF</b>				<b>83,236</b>
				Garage				-
				<b>TOTAL PROJECT SQUARE FOOTAGE</b>				<b>83,236</b>

check 0.00

AMI and Unit Count Table									
	20% AMI	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	MR	Total
Studio	0	0	0	0	0	0	0	0	0
One Bedroom	0	18	0	0	17	0	13	0	48
Two Bedroom	0	0	0	0	8	0	4	0	12
Three Bedroom	0	0	0	0	0	0	0	0	0
Four Bedroom	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>60</b>
%	0.0%	30.0%	0.0%	0.0%	41.7%	0.0%	28.3%	0.0%	100.0%



Anthony Place at St Charles II

Residential Rent Assumptions and Unit Mix

	20%	30%	40%	50%	60%	70%	80%
Average AMI	0.0%	30.0%	0.0%	0.0%	41.7%	0.0%	28.3%
56.7%	0.0%	9.0%	0.0%	0.0%	25.0%	0.0%	22.7%

OK

Anthony Place at St Charles II

Operating Cash Flow - 9%

Assumptions: Rent Increase 2%      Reserves Inc 3%      Units      60  
Exp Increase 3%      Resi Vacancy 6%  
R.E. Tax Incre 4%  
Mkt Rent Incre 2%      Comm Vacanc 50%      Comm Increa 2%

	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
INCOME																					
Residential		732,574	747,226	762,170	777,413	792,962	808,821	824,997	841,497	858,327	875,494	893,004	910,864	929,081	947,663	966,616	985,948	1,005,667	1,025,781	1,046,296	1,067,222
Commercial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gross Income		732,574	747,226	762,170	777,413	792,962	808,821	824,997	841,497	858,327	875,494	893,004	910,864	929,081	947,663	966,616	985,948	1,005,667	1,025,781	1,046,296	1,067,222
Miscellaneous Income		2,160	2,203	2,247	2,292	2,338	2,385	2,433	2,481	2,531	2,581	2,633	2,686	2,739	2,794	2,850	2,907	2,965	3,025	3,085	3,147
Vacancy - Residential		(44,084)	(44,966)	(45,865)	(46,782)	(47,718)	(48,672)	(49,646)	(50,639)	(51,651)	(52,685)	(53,738)	(54,813)	(55,909)	(57,027)	(58,168)	(59,331)	(60,518)	(61,728)	(62,963)	(64,222)
Vacancy - Commercial		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS INCOME		690,650	704,463	718,552	732,923	747,582	762,533	777,784	793,340	809,207	825,391	841,899	858,737	875,911	893,429	911,298	929,524	948,114	967,077	986,418	1,006,147

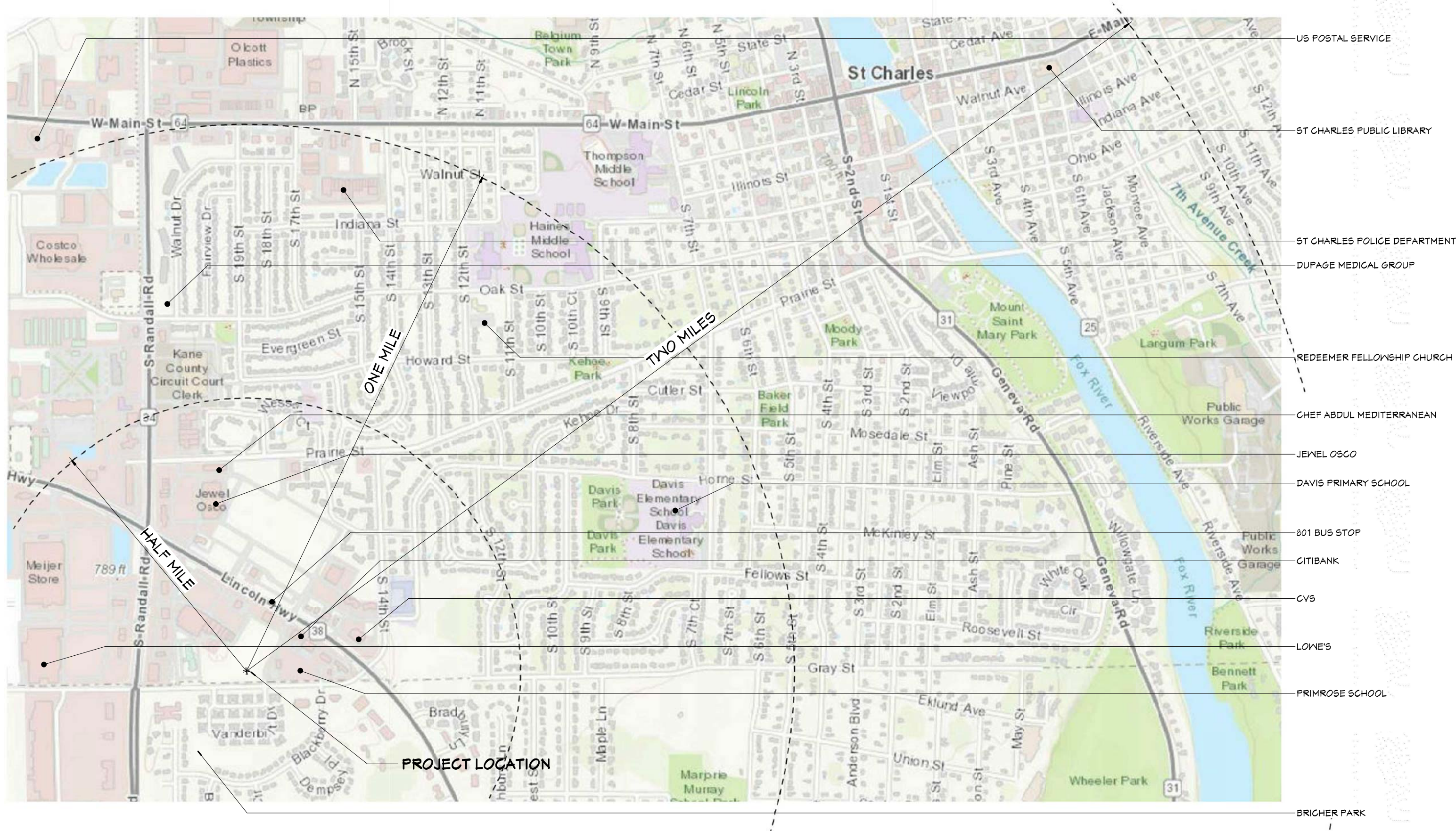
EXPENSES

Residential Operating Expenses except Real Estate Taxes	(328,519)	(338,375)	(348,526)	(358,982)	(369,751)	(380,844)	(392,269)	(404,037)	(416,158)	(428,643)	(441,502)	(454,747)	(468,390)	(482,441)	(496,914)	(511,822)	(527,177)	(542,992)	(559,282)	(576,060)
Real Estate Taxes	(90,000)	(93,600)	(97,344)	(101,238)	(105,287)	(109,499)	(113,879)	(118,434)	(123,171)	(128,098)	(133,222)	(138,551)	(144,093)	(149,857)	(155,851)	(162,085)	(168,568)	(175,311)	(182,323)	(189,616)
Commercial Operating Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	(418,519)	(431,975)	(445,870)	(460,219)	(475,038)	(490,342)	(506,148)	(522,471)	(539,329)	(556,741)	(574,724)	(593,298)	(612,482)	(632,298)	(652,765)	(673,907)	(695,745)	(718,303)	(741,605)	(765,676)
NET OPERATING INCOME	272,131	272,488	272,682	272,704	272,544	272,191	271,637	270,869	269,877	268,650	267,174	265,439	263,429	261,132	258,533	255,617	252,370	248,774	244,813	240,470
Debt Service	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)	(224,939)
NET CASH FLOW	47,192	47,550	47,744	47,765	47,605	47,253	46,698	45,930	44,939	43,711	42,236	40,500	38,490	36,193	33,594	30,679	27,431	23,835	19,875	15,532
Debt Coverage Ratio	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.20	1.20	1.19	1.19	1.18	1.17	1.16	1.15	1.14	1.12	1.11	1.09	1.07
Per unit expenses before Debt Service	6,975	7,200	7,431	7,670	7,917	8,172	8,436	8,708	8,989	9,279	9,579	9,888	10,208	10,538	10,879	11,232	11,596	11,972	12,360	12,761

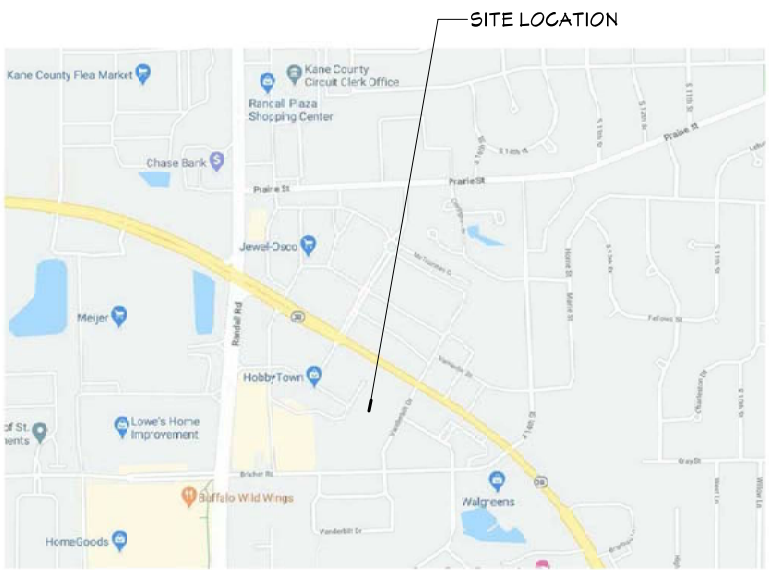
Distribution of Cash Flow

Net Cash Flow	47,192	47,550	47,744	47,765	47,605	47,253	46,698	45,930	44,939	43,711	42,236	40,500	38,490	36,193	33,594	30,679	27,431	23,835	19,875	15,532
LP Asset Mgmt Fee	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829	8,063	8,305	8,555	8,811	9,076	-	-	-	-	-
Partnership Mgmt Fee	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	-	-	-	-	-
Net	33,692	33,870	33,879	33,709	33,352	32,797	32,034	31,051	29,838	28,383	26,672	24,695	22,436	19,882	17,019	30,679	27,431	23,835	19,875	15,532









VICINITY MAP

SITE INFORMATION

PARCEL NUMBER: 09-33-351-025	
SITE AREA: 64,940 SF / 4.31 ACRES (CURRENT)	
PROPOSED LOT A: 1.92 ACRES	
PROPOSED LOT B (PROPOSED PROJECT): 1.55 ACRES	
PROPOSED LOT C: 0.84 ACRES	
ZONING:	CURRENT: BR - REGIONAL BUSINESS
LOT COVERAGE:	66% (BUILDING AND PARKING)
FRONT SETBACK:	15'
REAR SETBACK:	15'
SIDE SETBACKS:	10'
BUILDING HEIGHT:	4 STORIES
PARKING:	REQUIRED: INDEPENDENT LIVING - 0.5 PER UNIT - 30 SPACES
(SPACE SIZE 9' x 12')	PROPOSED: 53 GARAGE SPACES 23 SURFACE SPACES 16 SPACES TOTAL

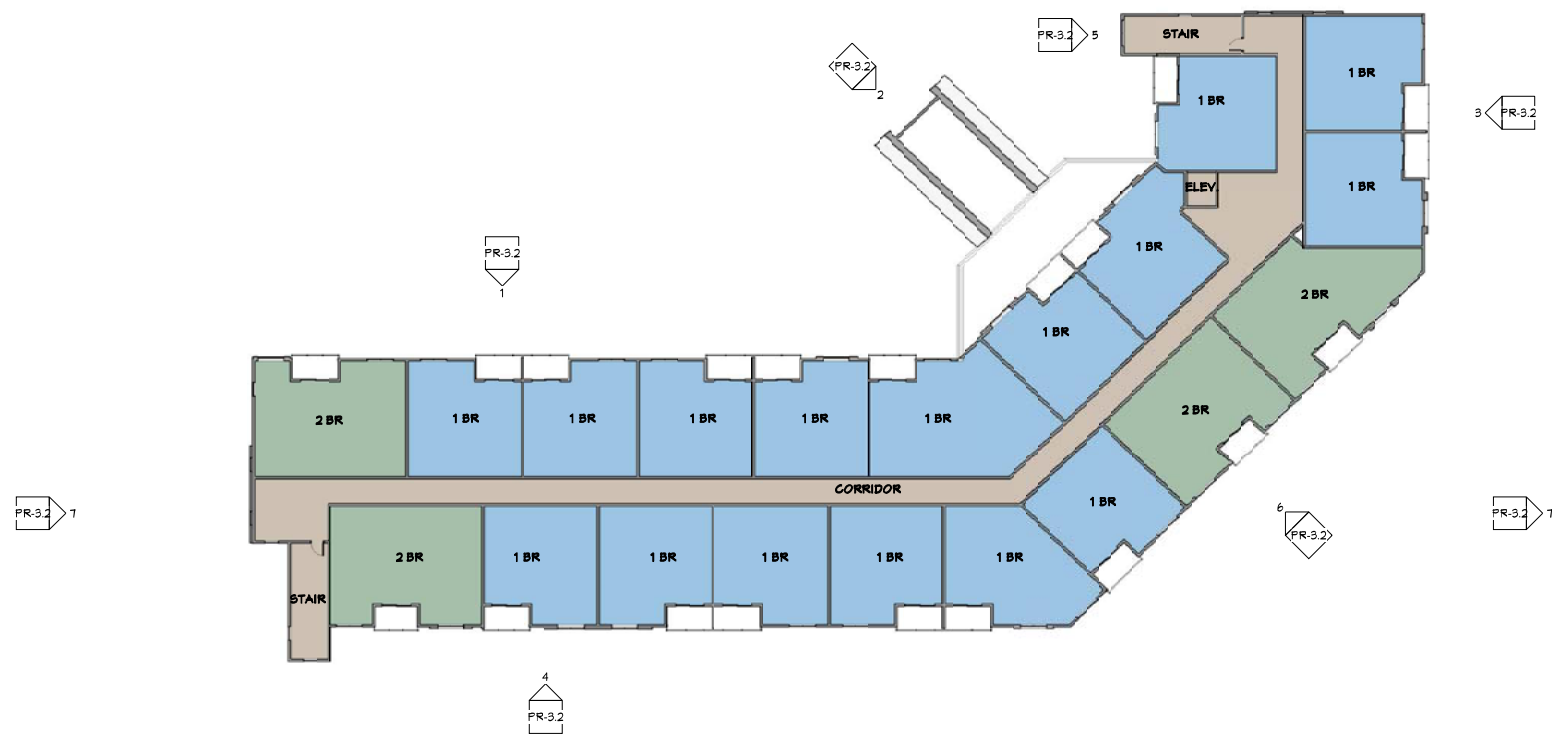


BUILDING MATRIX

	GROSS AREA:	ONE BR	TWO BR	TWO BR
FIRST FLOOR:	22,336 SF	0	0	0
SECOND FLOOR:	20,300 SF	16	4	20
THIRD FLOOR:	20,300 SF	16	4	20
FOURTH FLOOR:	20,300 SF	16	4	20
TOTAL:	83,236 SF	48	12	60

ONE BEDROOM UNIT:  
NET AREA: 712 SF  
GROSS AREA: 764 SF  
BEDROOM SIZE: 12'-6" x 12'-6"

TWO BEDROOM UNIT:  
NET AREA: 927 SF  
GROSS AREA: 1,042 SF  
BEDROOM 1 SIZE: 10'-2" x 13'-2"  
BEDROOM 2 SIZE: 11'-6" x 13'-2"



1 SECOND FLOOR PLAN (THIRD & FOURTH SIM.)  
PR-2.1 3/64" = 1'-0"



3 FIRST FLOOR PLAN  
PR-2.1 3/64" = 1'-0"









7 TYP SIDE ELEVATION  
PR-3.2 1/16" = 1'-0"



3 EAST ELEVATION  
PR-3.2 1/16" = 1'-0"



6 SOUTHWEST ELEVATION  
PR-3.2 1/16" = 1'-0"



4 SOUTH ELEVATION  
PR-3.2 1/16" = 1'-0"



5 WEST ELEVATION  
PR-3.2 1/16" = 1'-0"



2 NORTHWEST ELEVATION  
PR-3.2 1/16" = 1'-0"



1 NORTH ELEVATION  
PR-3.2 1/16" = 1'-0"

Refer to:	
Minutes	6/18/18
Page	

**City of St. Charles, Illinois**  
**Resolution No. 2018-84**

**A Resolution Authorizing the Mayor and City Clerk of the City of St. Charles to Execute an Intergovernmental Agreement by and between the City of St. Charles and Kane County regarding St. Charles Housing Trust Fund Administration and Management Services**

**Presented & Passed by the  
City Council on June 18, 2018**

WHEREAS, City, under Chapter 3.50 of the St. Charles Municipal Code, has established a Housing Trust Fund to provide sustainable financial resources to address the affordable housing needs of eligible households in St. Charles by preserving and producing affordable housing, providing housing-related financial support and services to eligible households and providing financial support for not-for-profit organizations that actively address the affordable housing needs of eligible households; and

WHEREAS, the City has previously established a Home Rehab and Accessibility Loan Program, the program description of which is attached hereto and incorporated herein as Exhibit "A", to assist income-eligible St. Charles homeowners to make necessary repairs and improvements to their homes; and

WHEREAS, the City desires to establish a First-Time Homebuyer Loan Program, the program description of which is attached hereto and incorporated herein as Exhibit "B", in order to provide opportunities for affordable home ownership to income-eligible families seeking to purchase a home in St. Charles; and

WHEREAS, the Kane County Board has established the Affordable Housing Fund, a combination of funds provided by the U.S. Department of Housing and Urban Development and other sources, to provide gap financing for the preservation and/or development of affordable housing in Kane County; and

WHEREAS, the City desires to contribute resources from the St. Charles Housing Trust Fund into the Affordable Housing Fund to be made available for projects located within the St. Charles corporate limits; and

WHEREAS, the City desires to partner with the Kane County Office of Community Reinvestment for services related to administration and management of the Home Rehab and Accessibility Loan Program, the First-Time Homebuyer Loan Program, and the City's contributions into the Affordable Housing Fund.

NOW THEREFORE, be it resolved by the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

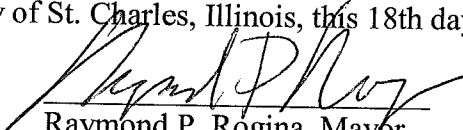


1. That the Mayor and City Clerk be and the same are hereby authorized to execute an Intergovernmental Agreement between the City of St. Charles and Kane County, in substantially the form attached hereto and incorporated herein as Exhibit "C", by and behalf of the City of St. Charles.
2. That the City hereby grants authority to the St. Charles Housing Commission to review and approve financing for projects under the Kane County Affordable Housing Fund located within the St. Charles corporate limits.
3. That the City hereby allocates \$500,000 from the St. Charles Housing Trust Fund as follows: \$42,000 to the Home Rehab & Accessibility Loan Program, \$42,000 to the First-Time Homebuyer Loan Program, and \$416,000 to the Affordable Housing Fund.

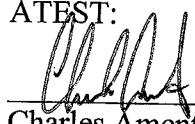
PRESENTED to the City Council of the City of St. Charles, Illinois this 18th day of June 2018.

PASSED by the City Council of the City of St. Charles, Illinois, this 18th day of June 2018.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 18th day of June 2018.

  
Raymond P. Rogina, Mayor

ATTEST:

  
Charles Amenta, City Clerk

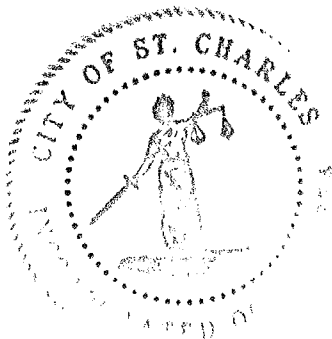
COUNCIL VOTE:

Ayes: 8

Nays: 0

Absent: 2

Abstain: 0



**Exhibit “A”**

Program Description – Home Rehab and Accessibility Loan Program

**CITY OF ST. CHARLES FIRST-TIME HOMEBUYER LOAN PROGRAM**  
**JUNE 2018**

**PROGRAM OVERVIEW**

The City of St. Charles is committed to promoting the availability of attainable housing in the community. Purchasing a home in St. Charles is often out of reach for first-time homebuyers due to the market values of St. Charles' housing stock as well as the need for a downpayment. In an effort to make purchasing a home in St. Charles more affordable for local families, the City offers a downpayment assistance program for first-time homebuyers. Funding for this program will be provided by the St. Charles Housing Trust Fund.

Program Name	Program Description	Available Funds	Type of Loan
First-Time Homebuyer Loan Program (the "program")	Prospective homebuyers apply to the Kane County Office of Community Reinvestment for a loan through the City's Program. The program is supplemental to Kane County's First-Time Homebuyer Program. Applicants initially apply for the Kane County program. \$10,000 in assistance is available through the County's program. Loans through the City's program are considered if additional assistance is necessary to meet the County's underwriting criteria.	Maximum of \$10,000 per household	0% Interest deferred-payment loan with repayment at the time of sale or transfer of deed

**ELIGIBILITY**

The following criteria will determine applicant eligibility:

1. **Income**: The annual gross household income of the applicant's household may not exceed the income limits established below.
2. **Status**: The applicant(s) must satisfy HUD's definition of a first-time homebuyer, meaning the applicant(s) may not have owned a home for the past three years.
3. **Residency**: The applicant(s) must currently live or work in Kane County and must have lived or worked in Kane County for at least one year at the time of closing.
4. **Location**:
  - a. The property to be purchased must be within the City of St. Charles corporate limits.
  - b. The property to be purchased may not be located in the 100-year floodplain.
5. **Unit Type**: The property to be purchased may be a single-family detached unit, condominium unit, or townhome unit.
6. **Purchase Price**: The maximum purchase price for an existing home is \$206,000. The maximum purchase price for a new home is \$224,000. (Values effective 3/1/2017)
7. **Ownership**: The person(s) receiving the loan must plan to live within the dwelling unit, and not rent the unit to other persons.
8. **Downpayment Contribution**: The applicant(s) must contribute a downpayment of at least 1% of the purchase price of the home to be purchased.
9. **Homebuyer Education**: The applicant(s) must successfully complete a homebuyer education course from a HUD certified agency.

10. Mortgage Approval: The applicant(s) must have obtained approval for first mortgage financing that comply with the guidelines established by the Kane County's First Time Homebuyer Program.
11. Home Inspection: The property to be purchased must pass a general home inspection and a lead-based paint inspection conducted by a Kane County inspector.

## **INCOME LIMITS**

Annual gross household income cannot exceed the most recent income limits for a household at 80% Area Median Income based on household size, as published by the Illinois Housing Development Authority (source: <http://www.ihda.org>):

<b>Chicago Metro Area Income Limits by Household Size at 80% Area Median Income</b>								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2017 Income Limits (80% AMI)	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450

**Exhibit “B”**

Program Description – First-Time Homebuyer Loan Program

**CITY OF ST. CHARLES HOME REHAB AND ACCESSIBILITY LOAN PROGRAM**  
***JUNE 2018***

**PROGRAM OVERVIEW**

The City of St. Charles is committed to preserving and maintaining its affordable housing stock. In response to this commitment, the City offers a home rehab program to income-eligible homeowners. This program offers zero-interest, deferred payment loans to qualified households to maintain the quality of the affordable housing stock and help distressed homeowners in need. Funding for this program is provided by the St. Charles Housing Trust Fund.

Program Name	Program Description	Available Funds	Type of Loan
Home Rehabilitation and Accessibility Loan Program (the "program")	Homeowners apply to Community Contacts, Inc. for a loan through the City's program. The program is supplemental to Kane County's Home Rehabilitation Loan Program. Applicants initially apply for the Kane County program. \$20,000 in assistance is available through the County's program. Loans from the City's program are considered in the following circumstances: (i) the cost of the Eligible Improvement(s) exceeds the maximum amount paid by Kane County or (ii) the homeowner has project costs that are not eligible for reimbursement through Kane County's program, but are Eligible Improvements for the City's program.	Maximum of \$10,000 per household	0% Interest deferred-payment loan with repayment at the time of sale or transfer of deed

**ELIGIBLE IMPROVEMENTS**

- Improvements and modifications for physically disabled persons, including but not limited to: grab bars and railings; motorized chair lifts; doorway widening; walk-in showers; accessible toilets; shower seats; ramps; bed rails; and lowered countertops.
- Repairs/improvements to mechanical, heating, plumbing, structural, and electrical systems.
- Exterior painting.
- Improvements to building security.
- Termite damage repair.
- Drainage improvements.
- Yard clean-up.
- Repairs or replacement of roofing.
- Insulation.
- Exterior work that will improve overall neighborhood appearance.
- Windows in need of repair or replacement.

**INELIGIBLE IMPROVEMENTS**

- Additions/upgrades to existing structure or component parts, i.e. window upgrades (Bay Window), room additions, etc. (except to provide access to persons with disabilities).
- Purchase or repair of furnishings.
- Purchase of land/real property.
- Construction/repair of swimming pools or hot tubs.

- Appliances
- Improvements to common elements of association owned or managed property.

## **RESIDENTIAL REHABILITATION PRIORITIES**

The following priority system will be used to classify rehabilitation work needed for each property. The following priority system is in descending order of priority. Category A represents the highest priority items, and Category D represents items of lowest priority.

### **Category A - Health & Safety items**

Category A consists of code violations and repair of the major systems that threaten the health and safety of the resident (e.g., basic structural, mechanical, electrical, heating and/or plumbing systems).

### **Category B - Incipient Code Violations**

These items include those elements of the structure which are not in violation of the code but appear to be in a condition that will deteriorate into a code violation if left uncorrected (e.g., hot water heater or boiler of 30 or 40 years of age which may have given some minor problem in the recent past). If sufficient dollars are available to address more than the Category A items, then Category B improvements shall be undertaken to the extent of financial feasibility.

### **Category C - Energy Conservation Items**

These items are directly related to the conservation of energy by upgrading the dwelling's thermal protection such as new windows, new doors, and insulation which may be undertaken if sufficient dollars have been available to address Category A and B items.

### **Category D - General Property Improvements**

These work items constitute improvements which can be made to the property, but are not vital to health and safety of the resident. Examples could include yard maintenance, exterior painting, air conditioning, improvements and modifications for physically disabled persons. These items can be considered property improvements after Categories A through C have been addressed and subject to staff approval.

## **ELIGIBILITY**

The following criteria will determine applicant eligibility:

1. Income: The annual gross household income of the applicant household may not exceed the income limits established below.
2. Location: The subject property must be within the City of St. Charles corporate limits.
3. Home Value: The value of the applicant's home may not exceed \$294,515.
4. Type of Unit: The unit must be an owner-occupied residential property.
5. Ownership: The person receiving the loan must live within the dwelling unit, and not rent this unit to other persons.

## **INCOME LIMITS**

The annual gross household income cannot exceed the most recent income limits for a household at 80% Area Median Income based on household size, as published by the Illinois Housing Development Authority (source: <http://www.ihda.org>). The Household Value Limitation is set at the most recent FHA Mortgage Limit for Kane County (source: <https://entp.hud.gov/idapp/html/hicostlook.cfm>).

Owner Occupied Affordability Chart For Chicago Metro Area 80% of Area Median Income								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
2017 Income Limits (80% AMI)	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450
Household Value Limitation	\$ 294,515							



**Exhibit “C”**

Intergovernmental Agreement between the City of St. Charles and Kane County  
regarding St. Charles Housing Trust Fund Administration and Management Services

Intergovernmental Agreement  
St. Charles Housing Trust Fund Administration and Management Services

THIS AGREEMENT, made and entered into this 18 day of June, 2018, by and between the City of St. Charles, an Illinois municipal corporation (the "City"), and Kane County, a body corporate and politic (the "County"), which are collectively known as "the parties."

WITNESSETH:

WHEREAS, the City has established a Housing Trust Fund for the purpose of providing and preserving affordable housing within its jurisdiction for the benefit of current and future residents; and

WHEREAS, the City has also established a Housing Commission, which is charged with assisting the City in the operation and implementation of the Housing Trust Fund; and

WHEREAS, the County, through its Office of Community Reinvestment, has received annual allocations of federal funding to support various housing and community development initiatives since 1998 and has successfully developed and implemented those initiatives; and

WHEREAS, the Office of Community Reinvestment has the experience and qualifications to assist the City with the administration of programs approved by the City utilizing its Housing Trust Fund; and

WHEREAS, the City has determined it to be in its best interest to obtain program management services from the Office of Community Reinvestment for the effective implementation of programming under its Housing Trust Fund; and

WHEREAS, units of local government have had conferred upon them the following powers by Article VII, Section 10(a) of the 1970 Constitution of the State of Illinois:

"Units of local government and school districts may contract or otherwise associate among themselves, with the State, with other states and their units of local government and school districts, and with the United States to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law or by ordinance. Units of local government and school districts may contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance. Participating units of government may use their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities;" and

WHEREAS, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.), enacted by the State of Illinois provides in part as follows:

"Section 3. Intergovernmental cooperation. Any power or powers, privileges, functions, or authority exercised or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State and jointly with any public agency of any other state or of the United States to the extent that laws of such other state or of the United States do not prohibit joint exercise or enjoyment and except where specifically and expressly prohibited by law."

“Section 5. Intergovernmental contracts. Any one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking or to combine, transfer, or exercise any powers, functions, privileges, or authority which any of the public agencies entering into the contract is authorized by law to perform, provided that such contract shall be approved by the governing bodies of each party to the contract and except where specifically and expressly prohibited by law. Such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties;” and

WHEREAS, the parties to this Agreement have had conferred upon them the exercise of powers authorized in Chapter 65 of the Illinois Compiled Statutes (known as the “Illinois Municipal Code”), and Chapter 55 of the Illinois Compiled Statutes (known as the “Illinois Counties Code”).

NOW, THEREFORE, upon the consideration of the mutual promises contained herein and upon the further consideration of the recitals hereinabove set forth, it is hereby agreed between the City and County as follows:

1. **INCORPORATION OF RECITALS**

The recitals set forth above are hereby incorporated into this Agreement in their entirety as though fully set forth herein.

2. **SCOPE OF SERVICES**

The County shall provide affordable housing services on behalf of, and within the corporate limits of, the City. In general, these services shall include the provision of housing rehabilitation assistance to eligible homeowners, first-time homebuyer assistance to eligible homebuyers, and financing for the development or redevelopment of units of affordable housing, all of which shall be funded by the City’s Housing Trust Fund. The specific duties and responsibilities to be performed by the County are outlined in Attachment A, “Scope of Services” (hereinafter referred to as the “Services”). Any other provisions of this Agreement or the attachments hereto notwithstanding, the City shall have and retain sole discretion and authority in selecting the projects and activities to be funded by the City’s Housing Trust Fund and the administration of any such projects and activities.

3. **WORK PRODUCTS**

All work products prepared by the County pursuant hereto including, but not limited to, reports, studies, plans, and recommendations shall be the property of the City and shall be delivered to the City, in both hard and electronic formats, upon request of the City. The County may retain copies of such work products for its records.

4. **PAYMENTS TO THE COUNTY**

A. The City shall make periodic payments to the County for the Services provided under this Agreement, according to the budget established in Attachment B, “Budget for Housing Trust Fund Activities.” Such payments shall be for the reimbursement of expenses associated with the housing activities and program management services

outlined in Attachment A.

- B. The total of all payments made by the City to the County shall not exceed \$500,000.00 unless modifications to this Agreement are authorized in writing by the City and County by way of written amendment to this Agreement.
- C. Additional services provided by the County which are not described herein require prior written approval of the City and County and shall be compensated according to terms agreed upon in such written approval.

5. **INVOICES**

- A. The County shall submit invoices not more often than monthly in a format approved by the City. The County shall provide the City with progress reports with the submission of invoices.
- B. The County shall maintain records documenting the expenses incurred for the completion of the Services. The County shall permit representatives of the City to inspect and audit all data and records of the County for work performed under this Agreement. The County shall retain and make these records available to the City at reasonable times during the term of this Agreement.

6. **COMMISSION REPRESENTATION**

The County shall designate a seat on the Kane-Elgin HOME Commission for the Chair of the City's Housing Commission, or their designee.

7. **TERM OF AGREEMENT**

The term of this Agreement shall commence and be effective from the date first written above until terminated pursuant to Article 8 herein in regards to the First-Time Homebuyer Assistance Program and the Affordable Housing Development Program.

The term of this Agreement shall commence and be effective from the date of termination of the Service Agreement between the City and Community Contacts, Inc. in regards to the Home Rehab and Accessibility Loan Program, until terminated pursuant to Article 8 herein.

8. **TERMINATION OF AGREEMENT**

Notwithstanding any other provision hereof, the City or the County may terminate this Agreement at any time upon ninety (90) days' written notice. In the event this Agreement is so terminated, the County shall be paid for services provided prior to termination.

9. **NOTICE OF CLAIM**

If the County wishes to make a claim for additional compensation as a result of action taken by the City, the County shall give written notice of his claim to the City within fifteen (15) days after occurrence of such action. No claim for additional compensation shall be valid unless so made.

Any changes in the County's fee shall be valid only to the extent that the City and County agree to such changes in writing. Regardless of the decision of the City relative to a claim submitted by the County, all work required under this Agreement, as determined by the City, shall proceed without interruption.

10. **BREACH OF CONTRACT**

If any party violates or breaches any term of this Agreement, such violation or breach shall be deemed to constitute a default, and the other parties have the right to seek such administrative, contractual or legal remedies as may be suitable to the violation or breach; and, in addition, if any party, by reason of any default, fails within fifteen (15) days after notice thereof by another party to comply with the conditions of the Agreement, the party having provided such notice may terminate this Agreement.

11. **NO PERSONAL LIABILITY**

No official, director, officer, agent or employee of the County or City shall be charged personally or held contractually liable under any term or provision of this Agreement or because of their execution, approval or attempted execution of this Agreement.

12. **HOLD HARMLESS**

The City shall hold harmless, defend, and indemnify the County from any and all claims, actions, suits, charges and judgments whatsoever that arise out of City's performance or nonperformance under this Agreement. The provisions of this paragraph shall survive any expiration, completion and/or termination of this Agreement.

13. **NONDISCRIMINATION**

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status, or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship.

No person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination or suspension, in whole or in part, of the Agreement by the City.

14. **ASSIGNMENT AND SUCCESSORS**

This Agreement and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto; provided, however, that no assignment should be made without the prior written consent of the City.

15. **DELEGATIONS AND SUBCONTRACTORS**

Any assignment, delegation or subcontracting shall be subject to all the terms, conditions and other provisions of this Agreement and the County shall remain liable to the City with respect to each and every item, condition and other provision hereof to the same extent that the County would have been obligated if it had done the work itself and no assignment, delegation or subcontract had been made.

16. **NO CO-PARTNERSHIP OR AGENCY**

This Agreement shall not be construed so as to create a partnership, joint venture, employment or other agency relationship between the parties hereto.

17. **SEVERABILITY**

The parties intend and agreed that, if any paragraph, sub-paragraph, phrase, clause or other provision of this Agreement, or any portion thereof, shall be held to be void or otherwise unenforceable, all other portions of this Agreement shall remain in full force and effect.

18. **HEADINGS**

The headings of the several paragraphs of this Agreement are inserted only as a matter of convenience and for reference and in no way are they intended to define, limit or describe the scope of intent of any provision of this Agreement, nor shall they be construed to affect in any manner the terms and provisions hereof or the interpretation or construction thereof.

19. **MODIFICATION OR AMENDMENT**

This Agreement and its attachments constitutes the entire Agreement of the parties on the subject matter hereof and may not be changed, modified, discharged or extended except by written amendment duly executed by the parties. Each party agrees that no representations or warranties shall be binding upon the other parties unless expressed in writing herein or in a duly executed amendment hereof, or change order as herein provided.

The previous paragraph notwithstanding, the budget amounts specified in Attachment B, less any amounts already encumbered by the County, may be unilaterally amended at the City's sole discretion and without requiring written acceptance by the County. In such cases, the City shall notify the County in writing of any such amendments, which shall become effective upon receipt by the County.

20. **APPLICABLE LAW**

This Agreement shall be deemed to have been made in, and shall be construed in accordance with the laws of the State of Illinois. Venue for the resolution of any disputes or the enforcement of any rights pursuant to this agreement shall be in the Circuit Court of Kane County, Illinois.

21. **COOPERATION WITH OTHERS**

The County shall cooperate with any other parties in the City's employ or any work associated with the Services.

22. **SEXUAL HARASSMENT**

As a condition of this contract, the County shall have written sexual harassment policies that include, at a minimum, the following information:

- A. The illegality of sexual harassment;
- B. the definition of sexual harassment under state law;
- C. a description of sexual harassment, utilizing examples;
- D. the vendor's internal complaint process including penalties;
- E. the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights, and the Illinois Human Rights Commission;
- F. directions on how to contact the department and commission; and
- G. protection against retaliation as provided by Section 6-101 of the Human Rights Act.

A copy of the policies must be provided to the Department of Human Rights upon request per 775 ILCS 5/2-105.

23. **NOTICES**

All notices, reports and documents required under this Agreement shall be in writing and shall be emailed and/or mailed by First Class Mail, postage prepaid, addressed as follows:

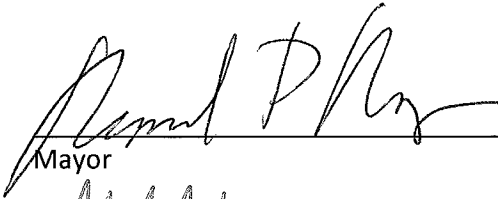
- A. As to City:  
Mark Koenen, City Administrator  
City of St. Charles  
2 East Main Street  
St. Charles IL 60174  
Email: mkoenen@stcharlesil.gov
- B. As to County:  
Josh Beck, Assistant Director for Community Development  
Kane County Office of Community Reinvestment  
719 South Batavia Avenue  
Geneva IL 60134  
Email: beckjosh@co.kane.il.us

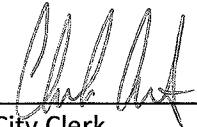
24. **COMPLIANCE WITH LAWS**

Notwithstanding any other provision of this Agreement, it is expressly agreed and understood that in connection with the performance of this Agreement that the County shall comply with all applicable Federal, State, Municipal, and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. The County hereby certifies, represents and warrants to the City that its employees and/or agents who will be providing products and/or services with respect to this Agreement shall be legal residents of the United States. County shall also at its expense secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of this work, and/or the products and/or services provided by this Agreement. The City shall have the right to audit any records in the possession or control of the County to determine the County's compliance with the provisions of this paragraph. In the event that the City proceeds with such an audit, the County shall make available to the City the County's relevant records at no cost to the City.

IN WITNESS WHEREOF, the undersigned parties have caused this Agreement to be executed by their duly designated officials.

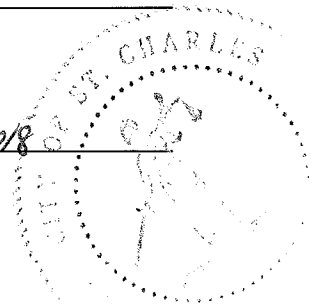
City of St. Charles, a municipal corporation

By:   
Mayor

Attest:   
City Clerk

Date: 5-18-18

Date: 6/18/2018



County of Kane, a body politic in the State of Illinois

By: \_\_\_\_\_  
Scott Berger, Director  
Kane County Office of Community Reinvestment

Date: \_\_\_\_\_



**ATTACHMENT A**  
**SCOPE OF SERVICES**

The Kane County Office of Community Reinvestment shall provide the following services on behalf of, and within the corporate boundaries of, the City:

1. **HOME REHAB AND ACCESSIBILITY LOAN PROGRAM**

The County shall provide up to \$10,000 from the City's Housing Trust Fund in assistance to homeowners within the City's corporate limits that have applied and been determined eligible for the County's Owner-Occupied Housing Rehabilitation Loan Program, when the cost of eligible improvements exceeds the maximum amount of assistance offered by the County or the project costs are not eligible for reimbursement through the County's program. Homeowners must meet all eligibility criteria under the County's program, including the 80% Area Median Income limit and the maximum property value limits established and adjusted from time to time by the U.S. Department of Housing and Urban Development. Assistance from the City shall be in the form of a zero-interest, deferred-payment loan and shall be secured with a recorded mortgage instrument with repayment due at the time of sale or transfer of the deed. In the event of sale, where net proceeds are less than the amount necessary to satisfy the City's loan, and where such sales are determined to be arms-length transactions based on the current market value of the real estate, the County may accept a partial or zero payment as full payment on behalf of the City. Eligible improvements include, but are not limited to, repairs to mechanical systems, roof repair or replacement, window repair or replacement, insulation, accessibility improvements (such as grab bars and railings, motorized chair lifts, doorway widening, walk-in showers, accessible toilets, shower seats, ramps, bed rails, and lowered countertops), termite damage repair, exterior painting, building security, drainage improvements, yard clean-up, and exterior improvements that will improve neighborhood appearance. The County may subcontract with Community Contacts, Inc. for the provision of services necessary to assist homeowners under the Home Rehab and Accessibility Loan Program. The County shall be entitled to a program delivery fee of not more than 5% of eligible rehabilitation costs under the City's program. The City shall not be required to review and/or approve individual loans issued on the City's behalf under this program.

2. **FIRST-TIME HOMEBUYER ASSISTANCE PROGRAM**

The County shall provide up to \$10,000 from the City's Housing Trust Fund in assistance to first-time homebuyers purchasing a home within the City's corporate limits that have applied and been determined eligible for the County's First-Time Homebuyer Assistance Program, when the amount of assistance necessary to satisfy the County's underwriting criteria exceeds the maximum amount of assistance offered by the County. Homeowners must meet all eligibility criteria under the County's program, including the 80% Area Median Income limit and the maximum property value limits established and adjusted from time to time by the U.S. Department of Housing and Urban Development. Assistance from the City shall be in the form of a zero-interest, deferred-payment loan and shall be secured with a recorded mortgage instrument with repayment due at the time of sale or transfer of the deed. In the event of sale, where net proceeds are less than the amount necessary to satisfy the City's loan, and where such sales are determined to be arms-length transactions based on the current market value of the real estate, the County may accept a partial or zero payment as full payment on behalf of

the City. Homes purchased under the program may include single-family detached dwellings, townhome units, and condominiums. The County shall be entitled to a program delivery fee of not more than 5% of eligible homebuyer assistance costs under the City's program. The City shall not be required to review and/or approve individual loans issued on the City's behalf under this program.

3. **AFFORDABLE HOUSING DEVELOPMENT PROGRAM**

The County shall solicit housing development proposals on behalf of the City in conjunction with its Affordable Housing Fund, which provides gap financing for the development (or redevelopment) of high-quality units of affordable housing. Proposals seeking City funds shall conform to all requirements of the County's program. The County shall notify the City upon receipt of any proposal located within the City's corporate limits. The County shall prepare written evaluations of such proposals, including an analysis of developer qualifications, project readiness, and responsiveness to program criteria. The County shall underwrite proposals for financial soundness, project viability and loan terms, and shall forward recommendations to the City for its consideration. Upon City approval, the County shall issue commitments on behalf of the City and shall prepare all necessary loan documents. The County shall oversee projects during the development phase, including conducting site visits/inspections, ensure compliance with construction/rehabilitation standards and other program guidelines, and monitor construction costs and the development budget. The County shall be entitled to a loan closing fee of not more than 2.5% of the amount of assistance provided to each project and may charge borrowers reasonable and customary loan servicing fees during the term of their loans from the City.

For all of the above-described activities, the County shall manage the resale process, the collection of loan proceeds, and the release of mortgage instruments. In the case of rental projects, the County shall monitor leasing requirements, including ensuring tenant selection and qualification procedures are in place at lease up, and inspect and monitor units throughout the period of affordability. The County shall service all loans issued under the City's Housing Trust Fund Program and shall remit reimbursement to the City on a quarterly basis. The County shall provide an annual report to the City including the status of all loans issued, the amount(s) repaid and outstanding, and the results of monitoring and property inspections conducted.

**ATTACHMENT B**  
**BUDGET FOR HOUSING TRUST FUND ACTIVITIES**

<b>Home Rehab and Accessibility Loan Program</b>	
<b>Expense</b>	<b>Amount</b>
<b>1. Rehabilitation/Accessibility Improvements</b>	<b>\$40,000.00</b>
<b>2. Program Delivery Fees (5% of above expenses)</b>	<b>\$2,000.00</b>
<b>Total</b>	<b>\$42,000.00</b>

<b>First-Time Homebuyer Assistance Program</b>	
<b>Expense</b>	<b>Amount</b>
<b>1. Homebuyer Assistance</b>	<b>\$40,000.00</b>
<b>2. Program Delivery Fees (5% of above expenses)</b>	<b>\$2,000.00</b>
<b>Total</b>	<b>\$42,000.00</b>

<b>Affordable Housing Development Program</b>	
<b>Expense</b>	<b>Amount</b>
<b>1. Housing Development Financing (projects TBD)</b>	<b>\$405,854.00</b>
<b>2. Closing Fees (2.5% of above expenses)</b>	<b>\$10,146.00</b>
<b>Total</b>	<b>\$416,000.00</b>

## Received 1/14/2021

### PROJECT LOCATION



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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01-2-1 P = PAVEMENT  
 01-2-2 P = TOP OF FOUNDATION  
 01-2-3 P = FILLING PLANT  
 01-2-4 P = PLANNED LINE SECTION  
 01-2-5 P = SKEWERED CLAY PIPE  
 01-2-6 P = SKEWERED IRON PIPE  
 01-2-7 P = POLYMER DUCT  
 01-2-8 P = CORRUGATED METAL PIPE  
 01-2-9 P = CORRUGATED METAL PIPE  
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 01-2-11 P = REINFORCED CONCRETE OF DISTANCE  
 01-2-12 P = UNREINFORCED CONCRETE OF DISTANCE  
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 01-2-18 P = BUILDING TRACK LINE  
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 01-2-21 P = GRAVEL  
 01-2-22 P = PUBLIC UTILITY EXISTENCE  
 01-2-23 P = PUBLIC UTILITY EXISTENCE  
 01-2-24 P = POINT OF BEGINNING  
 01-2-25 P = PUBLIC UTILITY EXISTENCE  
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 01-2-29 P = FLOW LINE  
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**LINE LEGEND**

-----	LIMITS OF LAND PER LEGAL DESCRIPTION
-----	ADJACENT LAND PARCEL LINE
-----	ENCUMBRANCE LINE
-----	CENTERLINE
-----	BUILDING OUTLINE LINE
-----	SECTION LINE
-----	and various other symbols



**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering • Land Entitlement • Project Feasibility  
4320 Winfield Drive • Suite 200 Waukegan Illinois 80555  
p 830-300-0833 c 830-524-0520

[illegible]

## ANTHONY PLACE PHASE 2

FILE NAME: COVER	DRAWN BY: ESM	JOB NO.	FLD. BK.	SHEET NO. C1 of C4
DISC NUM.	DRAWN BY: NWA	DATE: 09-22-20	SCALE: NTS	





PARKING TABLE	
INSIDE PARKING	87 SPACES
OUTSIDE PARKING	28 SPACES
TOTAL	115 SPACES

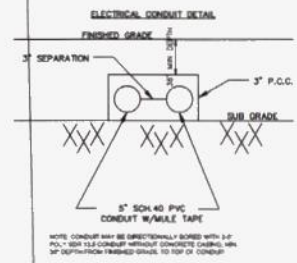
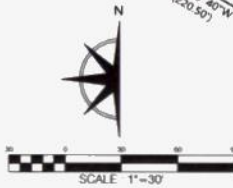
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ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 2  
DOCUMENT NO. 1863087  
PIN: 09-33-351-022

LOT 1  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 8  
DOCUMENT NO. 2011867  
PIN: 09-33-351-027

LOT 1  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 10  
DOCUMENT NO. 1863087  
PIN: 09-33-351-001

LOT 1  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 15  
DOCUMENT NO. 2004K033112  
PIN: 09-33-351-080

UNSUBDIVIDED LAND  
PIN: 09-33-351-062



PREPARED FOR:  
ANTHONY PLACE, ST. CHARLES, LP  
343 WAINWRIGHT DRIVE  
NORTHBROOK, IL 60062



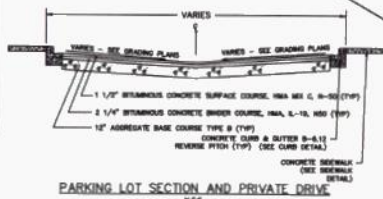
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Establishment - Project Feasibility  
4225 Winfield Drive - Suite 200 Winnetka, Illinois 60055  
© 630-300-0931 © 630-604-0920

NO.		DATE		DESCRIPTION	

PRELIMINARY SITE PLAN  
ANTHONY PLACE PHASE 2

FILE NAME: PRELIM	DESIGN BY: ESM	JOB NO:	FLD. BK:	SHEET NO:
DWG. NO.:	DRWN BY: TWA	DATE: 09-22-20	SCALE: 1"=30'	C3 of C4

Received 1/14/2021



PREPARED FOR:  
ANTHONY PLACE, ST. CHARLES, LP  
343 WAINWRIGHT DRIVE  
NORTHBROOK, IL 60062



PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Development - Project Feasibility  
4320 Winfield Drive - Suite 200 Waukegan, Illinois 60059  
o 830-300-0833 o 830-424-0520

NO.		DATE		DESCRIPTION	
1	1	09-22-20	09-22-20	09-22-20	09-22-20
2	2	09-22-20	09-22-20	09-22-20	09-22-20
3	3	09-22-20	09-22-20	09-22-20	09-22-20
4	4	09-22-20	09-22-20	09-22-20	09-22-20
5	5	09-22-20	09-22-20	09-22-20	09-22-20
6	6	09-22-20	09-22-20	09-22-20	09-22-20
7	7	09-22-20	09-22-20	09-22-20	09-22-20
8	8	09-22-20	09-22-20	09-22-20	09-22-20
9	9	09-22-20	09-22-20	09-22-20	09-22-20
10	10	09-22-20	09-22-20	09-22-20	09-22-20

PRELIMINARY ENGINEERING PLAN  
ANTHONY PLACE PHASE 2

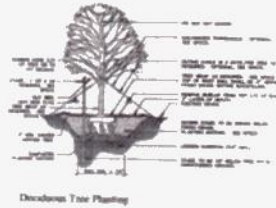
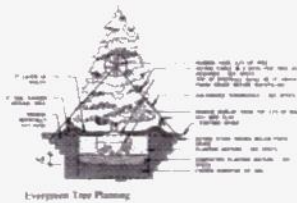
FILE NAME: PRELIM	DESIGN BY: ESM	JOB NO:	PLD BY:	SHEET NO:
DRAWN BY: TWA	DATE: 09-22-20	SCALE: 1"=20'	C4 of C4	

Received 1/14/2021









#### Planting Notes

Anthony Place Residences -  
St. Charles, Illinois

- The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the architect/owner.
- All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards for Nurserymen, Inc." and as detailed on this drawing. Discrepancies shall be reported immediately to the Landscape Architect.
- All plant material shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants, which fail to meet the inspection. All rejected material shall be removed and replaced by the contractor.
- Substitution from the specified list will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substituted plant materials will be issued in writing by the Landscape Architect.
- Guy and stake deciduous/evergreen trees if conditions warrant, or as requested by the Landscape Architect. (Refer to planting details specifications.)
- All shrub, perennial, and groundcover seeds shall be matched with a maximum of 1" of shelled hardwood bark.
- All plant material shall be guaranteed for one year.
- The contractor shall be entirely responsible for all damages to water, sewer, drains, sewers, streets, pavements, sidewalks, or other structures of any kind encountered during the progress of work, and shall be liable for damages to public or private property resulting therefrom.
- The contractor shall be responsible for notifying all public and private utility companies 48 hours prior to any excavation. 1-800-893-1234. Cost of replacement and repair of existing utilities damaged as a result of contractor's operations shall be the contractor's responsibility.

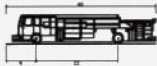
#### Suggested Plant Material List

Anthony Place St. Charles

The Landscape approach to Anthony Place involves properly foundation planting, pockets of perennials and groundcover. Canopy Planting or Evergreen trees will be placed throughout the property.

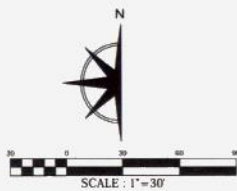
Symbol	Plant	Botanical Name	Common Name	Size
<b>Canopy Tree</b>				
1	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
2	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
3	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
4	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
5	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
6	AR	Aster subsp. Amstellanus	Red Maple	2' x 10'
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Received 1/14/2021



Pumper Fire Truck  
 Overall Length 40.000'  
 Overall Width 8.500'  
 Overall Body Height 12.000'  
 Min Body Ground Clearance 6.000'  
 Truck Width 8.500'  
 Lock-to-lock time 2.000"  
 Max Wheel Angle 45.00°

10' TURNING RADIUS  
 10' TURNING RADIUS  
 10' TURNING RADIUS  
 10' TURNING RADIUS  
 10' TURNING RADIUS



FIRE TRUCK TURNING PATH

PROPOSED BUILDING  
 (57,110 S.F.)

PARKING LOT

PREPARED FOR:  
**ANTHONY PLACE, ST. CHARLES, LP**  
 343 WAINWRIGHT DRIVE  
 NORTHBROOK, IL 60062



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 4320 Winfield Drive - Suite 200 Winnetka, Illinois 60093  
 c: 630-300-0833 e: 630-624-0520

NO.		DATE		DESCRIPTION	

# FIRE TRUCK TURNING RADIUS EXHIBIT

## ANTHONY PLACE PHASE 2

FILE NAME: PRELIM	DESIGN BY: ESM	JOB NO:	PLD. BK:	SHEET NO.
DISC NUM:	DRN BY: TWA	DATE: 09-24-20	SCALE: 1"=30'	T1 of T1

Received 1/14/2021



# PRELIMINARY PLAT OF SUBDIVISION ANTHONY PLACE PHASE TWO

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9 EAST OF  
THE OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS



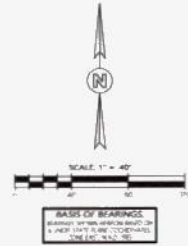
**LEGEND**

—	ALTERNATE EASEMENT LINE
---	ST. CHARLES
---	ST. CHARLES
---	ST. CHARLES
---	ST. CHARLES
---	ST. CHARLES
---	ST. CHARLES
---	ST. CHARLES

**AREA SUMMARY**

LOT 1	10,916 SQUARE FEET OR 0.250 ACRES
LOT 2	10,916 SQUARE FEET OR 0.250 ACRES
LOT 3	10,916 SQUARE FEET OR 0.250 ACRES
GROSS	10,916 SQUARE FEET OR 0.250 ACRES

PN NO. 09-33-351-025



## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9 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 SOUTHEASTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 38.384 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 171.00 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE DESCRIBED COURSE 171.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 36.97 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 36.97 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 159 DEGREES 20 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 14.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 36.97 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 65.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 159 DEGREES 20 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 75.54 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 108.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 108 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 22.80 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE PENULTIMATE DESCRIBED COURSE 114.00 FEET TO A LINE DRAIN PARALLEL WITH SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 25.00 FEET TO SAID MOST SOUTHERLY CORNER; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 188.00 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE SOUTHWESTERLY 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 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 28.00 FEET TO A LINE DRAIN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID STATE ROUTE; FROM THE POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 38.48 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

## PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS TO BE GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEIR EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERICAN AND NICHOL AND TO THEIR SUCCESSORS AND ASSIGNS, HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES", IN, UPON, ACROSS, OVER, UNDER, AND THROUGH LOTS 1, 2 AND 3 ON THE PLAT OF SUBDIVISION HEREIN DRAWN (EXCEPT OVER EXISTING OR FUTURE BUILDINGS) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, OR DRAINAGE DITCHES, STORM WATER DETENTION, AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT ALSO TO BE GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS WITHOUT LIMITATION IN, ON, UPON OR ACROSS UNDER OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOULD SO AS TO RETAIN DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. CARE SHOULD BE EXERCISED WHEN PLANTING TREES AND OTHER LANDSCAPING ON THE SITE TO AVOID PLANTING DIRECTLY OVER OR NEAR UNDERGROUND UTILITIES. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

## ACCESS EASEMENT PROVISIONS

AN ACCESS EASEMENT IS TO BE RESERVED FOR AND GRANTED TO THE OWNER OF LOT 2 AS HEREIN PLATTED, THEIR HEIRS, SUCCESSORS, ASSIGNS AND INVITEES, AND TO THE CITY OF ST. CHARLES, FOR THE PURPOSE OF INGRESS AND EGRESS TO THE ENTIRE SITE.

## STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREIN DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REPAIRING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE DITCHES, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY, BURIES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

## NOTES

THIS SITE IS CURRENTLY ZONED BR-REGIONAL BUSINESS.

## SURVEYOR'S STATEMENT

THE ABOVE PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION FROM EXISTING RECORDS, MAPS AND PLATS.

REGIONAL LAND SERVICES, LLC  
270 VIDA COURT, STAMFORD, IL 60558  
LAND SURVEYOR DESIGN FIRM NO. 184-007808  
LICENSE EXPIRES 04/30/2021

BY: DATE: ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832  
LICENSE EXPIRES DATE: 12/31/2020



OWNER	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S ATTORNEY	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S ADDRESS	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S PHONE	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S FAX	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S E-MAIL	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S WEBSITE	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S SOCIAL MEDIA	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S OTHER CONTACT INFORMATION	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S SIGNATURE	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S DATE	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S ADDRESS	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
OWNER'S PHONE	ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO
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**HDJ**  
Hooker DeJong Inc.  
ARCHITECTS • ENGINEERS • PLANNERS



  
GC HOUSING DEVELOPMENT LLC

**EXTERIOR CONCEPT | PR-3.1**

ANTHONY PLACE - PHASE 2  
ST CHARLES, IL

11/19/2020





1 TYP SIDE ELEVATION  
PR-3.2 1/8" = 1'-0"



3 EAST ELEVATION  
PR-3.2 1/8" = 1'-0"



6 SOUTHWEST ELEVATION  
PR-3.2 1/8" = 1'-0"



4 SOUTH ELEVATION  
PR-3.2 1/8" = 1'-0"



5 WEST ELEVATION  
PR-3.2 1/8" = 1'-0"



2 NORTHWEST ELEVATION  
PR-3.2 1/8" = 1'-0"



1 NORTH ELEVATION  
PR-3.2 1/8" = 1'-0"