

**AGENDA ITEM EXECUTIVE SUMMARY****Agenda Item Number: \*4c****Title:**

Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.

**Presenter:**

Ellen Johnson

**Meeting:** Planning & Development Committee**Date:** November 14, 2022

Proposed Cost: \$

Budgeted Amount: \$

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

In January 2021, the City approved a PUD Amendment and PUD Preliminary Plan under Ord. 2021-Z-1 to facilitate development of Anthony Place Phase 2, a 75-unit affordable senior independent living facility. GC Housing Development is the developer. The project is located on an undeveloped portion of the St. Charles Commercial Center, between Rt. 38 and Bricher Rd. east of Randall Rd. Approved plans include a four-story building with first level parking, surface parking, and subdivision of the parcel into 3 lots.

City Code Section 17.04.420 requires the Final Plat of Subdivision for a PUD project to be recorded no later than 2 years from the date of approval of the Special Use for PUD, or else the PUD Preliminary Plan approval shall lapse. The Final Plat recording deadline for Anthony Place Phase 2 is January 19, 2023.

City Council, at its discretion and for good cause, may extend the period for recording of the Final Plat for up to 1 year at a time.

Chealon Shears, Director of Real Estate Development for GC Housing Development, has submitted a letter requesting a 1-year extension of the Final Plat recording date, to January 19, 2024. Construction would then be required to begin within 2 years. As part of the financing for this project, GC Housing Development has applied to Illinois Housing Development Authority (IHDA) for low-income housing tax credits. Municipal zoning entitlements must be in place for IHDA to approve funding for a project. The extension is requested due to the anticipated timing of the IHDA application process.

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

Letter from Chealon Shears, GC Housing Development, dated 9/29/2022; PUD Ord. 2021-Z-1

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

Consideration of a request for a 1-year extension to record a Final Plat of Subdivision for Anthony Place Phase 2.



**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)

September 29, 2022

Department of Planning and Development  
City of St. Charles  
2 East Main Street  
St. Charles IL 60174

Department of Planning and Development:

On behalf of the proposed project named Anthony Place St. Charles II Senior Apartments, GC Housing Development LLC (“GCHD”) requests, pursuant to **St. Charles Municipal Code Section 17.04.420 – PUD Timing and Revocation**, to extend the date for recording of the PUD Final Plat and commencement of construction until January 19, 2024. Previously, on January 19, 2021, the City of St. Charles adopted Ordinance No. 2021-Z-1, which approved the PUD Preliminary Plan for the project. Said Section allows the relevant two-year time period for recording of the PUD Final Plat and commencement of construction (which would otherwise lapse on January 19, 2023) to be extended by up to one year for good cause shown.

In furtherance of such request, GCHD respectfully submits that such request is necessary to accommodate the funding schedule of the Illinois Housing Development Authority (“IHDA”). Similar to GCHD’s sister project located in St. Charles, the proposed project will be financed, in part, with funding from IHDA. In many cases, funding approval may require several attempts over a period of multiple years. As such, it is not uncommon for IHDA-funded projects to need relief from provisions such as Section 17.04.420 in order to preserve land use approvals that are a mandatory component of the IHDA application process. GCHD anticipates IHDA will award that next round of funding approvals by Summer of 2023 with would accommodate a financial closing and commencement of construction by Spring 2024.

GCHD appreciates the City’s consideration of this request and looks forward to the City’s response.

Please contact me at (847) 858-0530 or [cshears@gchdev.com](mailto:cshears@gchdev.com) if there are any questions and/or additional information is needed regarding this request.

Respectfully,

Chealon Shears  
Director of Real Estate Development

REFER TO:

Minutes 1-19-2021

Page \_\_\_\_\_

# City of St. Charles, Illinois

**Ordinance No.: 2021-Z-1**

**An Ordinance Granting approval of an  
Amendment to Special Use for PUD  
Ordinance 1982-Z-6 to allow for an  
Independent Living Facility and PUD  
Preliminary Plan for Anthony Place Phase 2  
(St. Charles Commercial Center).**

**Adopted by the  
City Council  
of the  
City of St. Charles  
January 19, 2021**

Published in pamphlet form by  
authority of the City Council  
of the City of St. Charles,  
Kane and Du Page Counties,  
Illinois, **January 26, 2021**

  
\_\_\_\_\_  
City Clerk



**(S E A L)**

**City of St. Charles, Illinois**  
**Ordinance No. 2021-Z-1**

**An Ordinance Granting Approval of an Amendment to Special Use for PUD Ordinance 1982-Z-6 to Allow for an Independent Living Facility and PUD Preliminary Plan for Anthony Place Phase 2 (St. Charles Commercial Center)**

WHEREAS, on or about September 30, 2020, GC Housing Development (the “Applicant”) filed petitions for Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan, both for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of developing a 75-unit affordable Independent Living Facility; and,

WHEREAS, Notice of Public Hearing on said petition for Amendment to Special Use for Planned Unit Development was published on or about November 2, 2020 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 17, 2020 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petitions on or about November 17, 2020; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about December 14, 2020; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
2. Pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant’s petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Amendment to Special Use for Planned Unit Development Ordinance is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit “B”, which is attached hereto and incorporated herein.



3. Exhibit "B", "Standards and Site Design Criteria", Section I. "Permitted Uses" of Ordinance 1982-Z-6 is hereby amended to add "Independent Living Facility" as Permitted Use at the Subject Property.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Engineering Plans; ESM Civil Solutions, LLC; Received 1/14/2021
- Landscape Plan; ESM Civil Solutions, LLC; Received 1/14/2021
- Preliminary Plat of Subdivision; ESM Civil Solutions, LLC; Received 1/14/2021
- Elevation Drawings; Hooker DeJong Inc.; dated 11/19/2020

5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

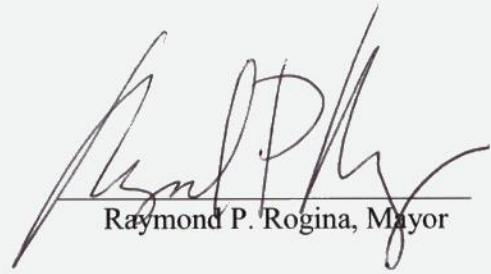
- a. Zoning: The Subject Property shall be subject to the requirements of the BR-Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, and St. Charles Commercial PUD Ordinance 1982-Z-6, as amended, except as specifically varied in "PUD Deviations" attached hereto and incorporated herein as Exhibit "D".
- b. Inclusionary Housing: All residential units within an Independent Living Facility shall meet the definition of "Affordable Housing" contained in Title 19 of the Municipal Code ("Inclusionary Housing"). Development Cost Offsets for Affordable Housing identified in Section 19.02.090 shall apply to all units that meet the definition of "Affordable Housing".

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.


PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19<sup>th</sup> day of January 2021.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19<sup>th</sup> day of January 2021.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19<sup>th</sup> day of January 2021.

  
Raymond P. Rogina, Mayor

Attest:

  
Charles Amenta, City Clerk



Vote:

Ayes: 10

Nays: 0

Absent: 0

Abstain: 0

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



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY CORNER OF LOT 3, ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38, 325.46 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 121.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE 121.00 FEET TO SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.00 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 156 DEGREES 53 MINUTES 54 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 54.36 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 369.00 FEET; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 63.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 73.54' THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 129.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 22.63 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE PENULTIMATE DESCRIBED COURSE 114.00 FEET TO A LINE DRAWN PARALLEL WITH SAID SOUTHWESTERLY LINE FROM THE MOST SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTHWESTERLY PARALLEL WITH SAID SOUTHWESTERLY LINE 220.50 FEET TO SAID MOST SOUTHERLY CORNER; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 74.50 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHWESTERLY LINE OF SAID LOT 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE ALONG A SOUTHEASTERLY LINE OF SAID LOT 235.00 FEET TO A LINE DRAWN PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID STATE ROUTE FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE 325.46 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.  
PIN: 09-33-351-025

## EXHIBIT "B"

### CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
  2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
  3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
  4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
  5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
  6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
  7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community**

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility as the proposed Special Use, meets #1, #3, #5, #6 in the following manner: Criteria #1 - The proposed project will result in a new, 4- story residential senior community with outdoor parking and green space in which the proposed architectural design will fit into the physical context of adjacent retail uses and the residential uses south of Bricher Road. Criteria #3 - The proposed Special Use project is located in West Neighborhood Center in the West Gateway Subarea identified in the 2013 Comprehensive Plan as ideal for mixed uses. The Special Use project will be an independent senior community in which 100% of the units will be affordable housing supporting the mixed-use initiative the Comprehensive Plan recommends. Criteria #5 - The proposed Special Use project will add new residential units which may result in increased customer activity for surrounding businesses and stimulated economic growth in the surrounding area. The proposed Special Use will utilize existing sewer and water connections that were designed for future development of the Site. Additionally, existing storm water detention volume was also provided for future development of the Site. Criteria# 6 – The proposed project will result in the redevelopment of a vacant lot as infill development, which is an appropriate mixed use to support the adjacent uses.

- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. **Conforming to the requirements would inhibit creative design that serves community goals,**  
**or**
  - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**



Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

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

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

- iii. **The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):**
  - A. **Public Convenience: The Special Use will serve the public convenience at the proposed location.**

Anthony Place St. Charles Phase 2 Senior Apartments, an Independent Living Facility, as the proposed Special Use, will be a private, independent living, affordable housing development for seniors. This proposed use will provide interior common and exterior common area for residents but will not serve as a public convenience to the surrounding community. However, the proposed Special Use will allow older residents in the Fox Valley area the opportunity to remain in St. Charles, as a housing option.
  - B. **Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.**

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

- C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.**

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

- D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

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

- E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

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

- F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

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



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

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

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

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



**EXHIBIT "C"**

**PUD PRELIMINARY PLAN**







PARKING TABLE	
INSIDE PARKING	87 SPACES
OUTSIDE PARKING	28 SPACES
<b>TOTAL</b>	<b>115 SPACES</b>

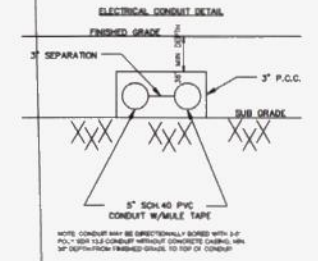
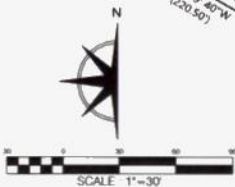
LOT 3  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 2  
DOCUMENT NO. 1863087  
PIN: 09-33-351-022

LOT 1  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 9  
DOCUMENT NO. 2011987  
PIN: 09-33-351-027

LOT 1  
ST. CHARLES  
COMMERCIAL CENTER  
UNIT NO. 10  
DOCUMENT NO. 180801998  
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  
4025 Winfield Drive - Suite 200 Winnetka, Illinois 60056  
© 630-300-0993 © 630-604-0920

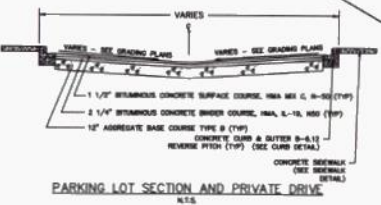
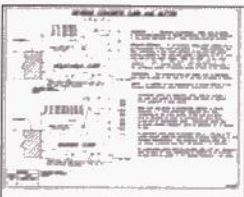
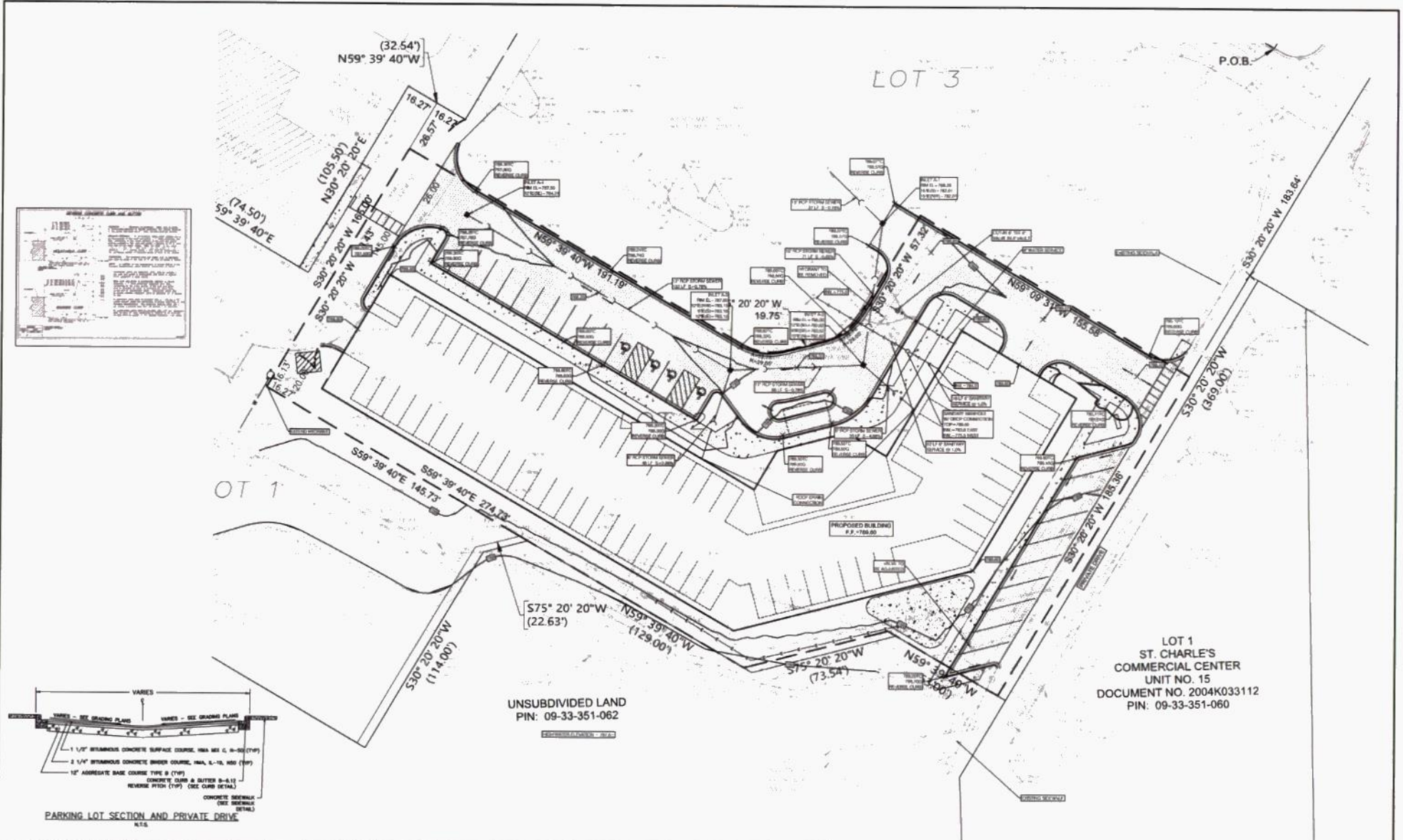
NO.		DATE		DESCRIPTION	

PRELIMINARY SITE PLAN

ANTHONY PLACE PHASE 2

FILE NAME: PRELIM	DESIGN BY: ESM	JOB NO:	PLD BK:	SHEET NO:
DWG NAME:	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 60058  
 o 830-300-0933 c 830-424-0520

NO.		DATE		DESCRIPTION	

PRELIMINARY ENGINEERING PLAN  
**ANTHONY PLACE PHASE 2**

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

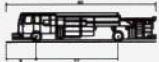
Received 1/14/2021





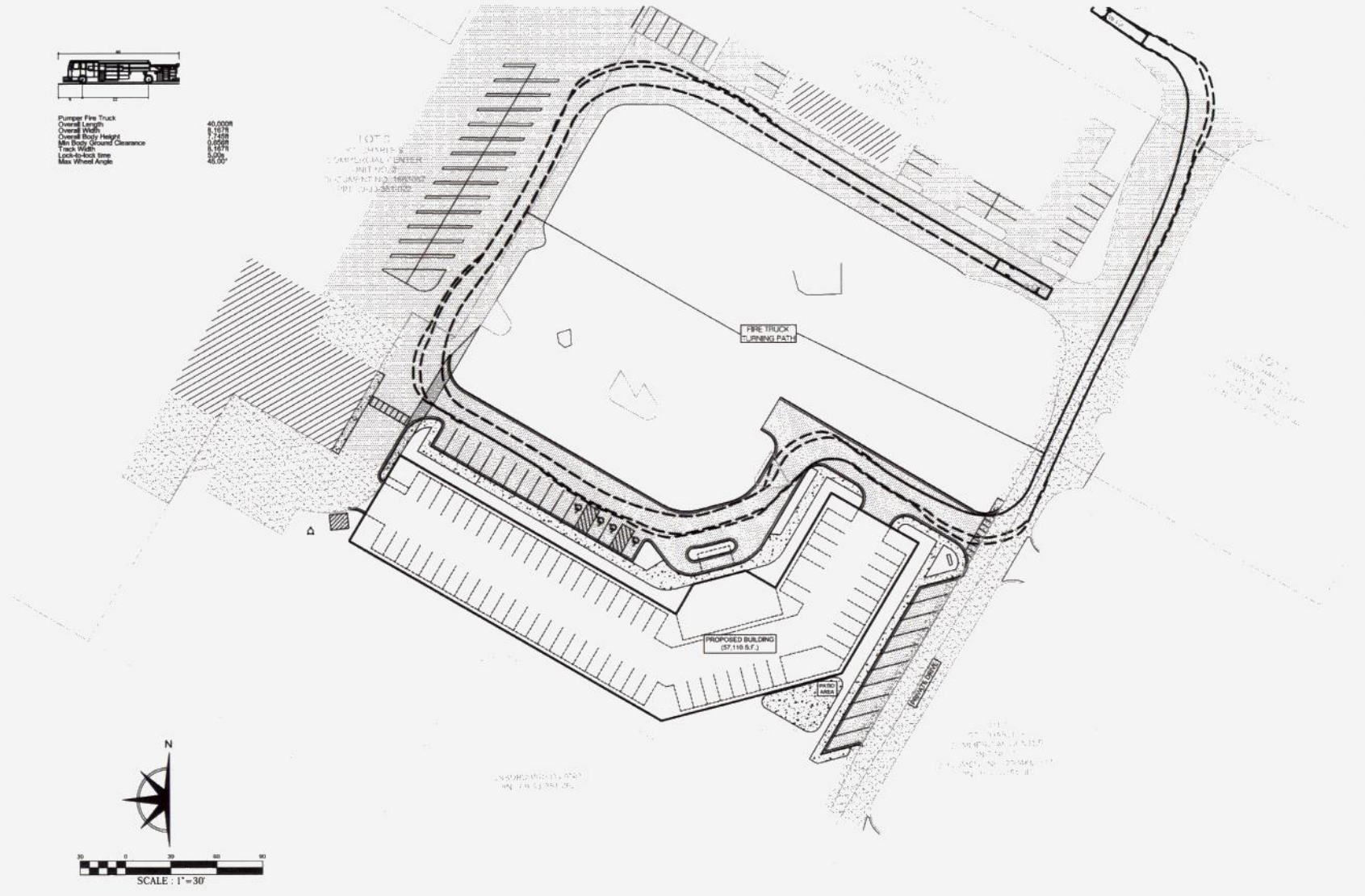






Pumper Fire Truck  
 Overall Length 40,000  
 Overall Width 8,150  
 Overall Body Height 7,450  
 Min. Body Ground Clearance 0,650  
 Truck Width 8,150  
 Lock-to-lock time 2,000  
 Max. Wheel Angle 45.00

LOT 2  
 47' x 114' x 114' - 5'  
 C. CAMPBELL & SONS  
 UNIT NO. 22  
 TRUCK ASSECT NO. 18803362  
 TRUCK ASSECT NO. 18803362



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 Warrenville, Illinois 60555  
 ☎ 630-300-0833 ☎ 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**FIRE TRUCK TURNING RADIUS EXHIBIT**  
**ANTHONY PLACE PHASE 2**

FILE NAME: PRELM	DSGN 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











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



5 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"

**EXHIBIT "D"**

**PUD DEVIATIONS**

**For an Independent Living Facility use on the Subject Property**

<b>Table 17.14-2 Business and Mixed-Use Districts Bulk Requirements – BR District</b>	
<b>Maximum Building Coverage</b>	62%
<b>Maximum Building Height</b>	60ft. or 4 stories, whichever is greater
<b>Minimum Interior Side Yard</b>	10ft.
<b>Minimum Rear Yard</b>	10ft.



State of Illinois )  
 ) ss.  
Counties of Kane and DuPage )

## Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.


I further certify that on **January 19, 2021**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2021-Z-1** entitled:

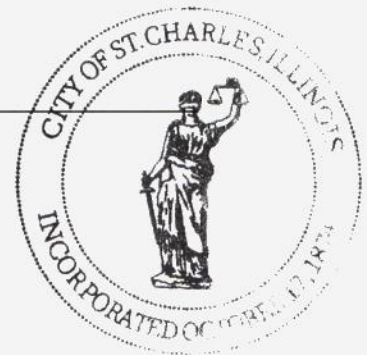
**An Ordinance Granting approval of an Amendment to Special Use for PUD Ordinance 1982-Z-6 to allow for an Independent Living Facility and PUD Preliminary Plan for Anthony Place Phase 2 (St. Charles Commercial Center).**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021-Z-1**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **January 26, 2021**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

**DATED** at St. Charles, Illinois, this **19th** day of **January 2021**.

  
Municipal Clerk



(S E A L)