



**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4c

Title:

Presentation of a Concept Plan for Prairie Place Lofts, Lot 702 of the Pheasant Run Crossing Subdivision.

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: June 10, 2019

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

The subject property is Lot 702 in the Pheasant Run Crossing subdivision, located on the north side of E. Main St. at Pheasant Run Drive. The property is located behind the Volkswagen Dealership and west of Silverado Memory Care. Access is provided through the Silverado property via an access easement.

Viktor Kovtunovich of 3KB Enterprises LLC is seeking feedback on a Concept Plan to rezone Lot 702 to allow for development of a residential apartment complex. Details of the proposal are as follows:

- Rezone the property from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- 66 total units in three buildings:
  - Two 24-unit buildings
  - One 18-unit building
- 48 2-bedroom/2-bathroom units & 18 1-bedroom/1bathroom units, each with a 90 sf balcony.
- Surface parking.

The Comprehensive Plan land use designation for the property is Corridor/Regional Commercial.

**Plan Commission Review:**

Plan Commission reviewed the Concept Plan on 6/4/19. Their comments are summarized as follows:

- Multi-family residential is an appropriate land use given surrounding uses and limited visibility and access.
- The possibility of a secondary and/or emergency access should be explored, either through the Volkswagen property or the property to the west upon future development.
- Additional outdoor amenities such as walking trails, parks, etc. should be considered. Parking may be reduced to add green space.
- Landscape buffering should be added along the north end of the property for the benefit of the neighboring townhomes.
- The building architecture is attractive and high quality.

**Attachments** (please list):

Concept Plan Application, Plans, Pheasant Run Crossing Plat

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

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

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

Community & Economic Development  
 Planning Division

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



**Staff Report**

**TO:** Chairman Rita Payleitner  
 And the Members of the Planning and Development Committee

**FROM:** Ellen Johnson, Planner

**RE:** Prairie Place Lofts Concept Plan

**DATE:** June 4, 2019

**I. APPLICATION INFORMATION:**

**Project Name:** Prairie Place Lofts

**Applicant:** Viktor Kovtunovich, 3KB Enterprises LLC

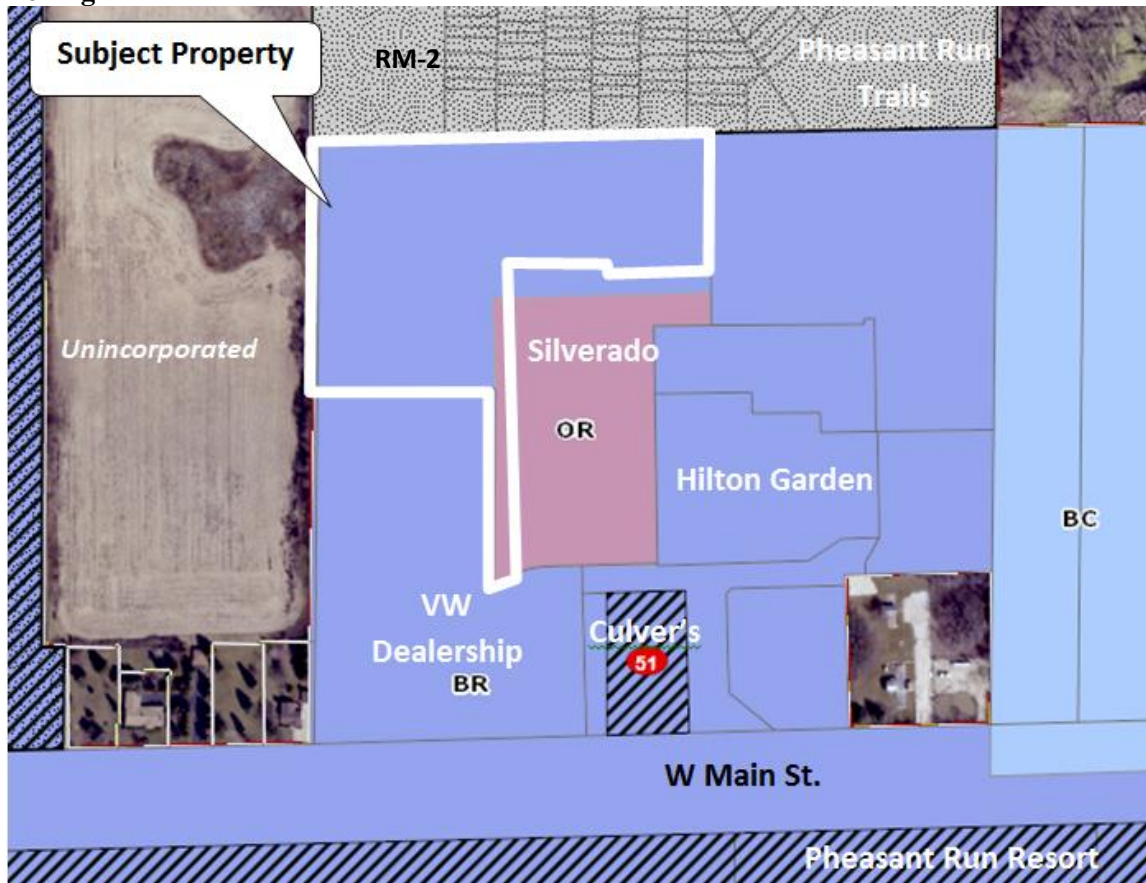
**Purpose:** Obtain feedback on a Concept Plan for an Apartment Complex in Pheasant Run Crossing

<b>General Information:</b>		
<b>Site Information</b>		
Location	Lot 702 in Pheasant Run Crossing, behind Volkswagen Dealership	
Acres	6.96 acres (303,314 sf)	
Application:	Concept Plan	
Applicable City Code Sections	Ch. 17.04 – Design Review Standards & Guidelines Ch. 17.12 – Residential Districts Ch. 17.24 – Off-Street Parking, Loading & Access Ch. 17.26 – Landscaping & Screening	
<b>Existing Conditions</b>		
Land Use	Vacant	
Zoning	BR Regional Business	
<b>Zoning Summary</b>		
North	RM-2 Medium Density Multi-Family Residential (PUD)	Pheasant Run Trails Townhomes
East	BR Regional Business & OR Office/Research	Silverado Memory Care
South	BR Regional Business & OR Office/Research	Volkswagen Dealership
West	O-R Office Research District (DuPage County Zoning)	Agriculture
<b>Comprehensive Plan Designation</b>		
Corridor/Regional Commercial		

**Aerial**



**Zoning**



## II. OVERVIEW

### A. PROPERTY HISTORY

The subject property is part of a group of commercial properties located north of E. Main St. at Pheasant Run Drive. These properties were originally annexed into the City in the 1960s as part of the Pheasant Run Resort.

In July 2015 the City approved a Final Plat of Subdivision for Pheasant Run Crossing, which consolidated and resubdivided the properties into a single subdivision with shared access. New lots were created for the existing buildings including Culver's, the former DuPage Expo Center (now Fox Valley Volkswagen), and Hilton Garden Inn. New building lots for future development were also created. Lot 7, a 10.96 acre parcel, was created directly west of Hilton Garden Inn.

In March 2017 the City approved a Final Plat of Subdivision for Lot 7 of Pheasant Run Crossing, which divided the property into two lots:

- Lot 701 for Silverado Memory Care, with frontage on Pheasant Run Dr. (a private drive). This property was previously rezoned in 2016 to the OR District to allow for development of an assisted living facility.
- Lot 702 for future development, a flag lot with a 50 ft. wide portion running along the west side of Lot 701 to Pheasant Run Dr. (Subject Property)
- The two lots share access to Pheasant Run Dr. with a cross access easement.

### B. PROPOSAL

Viktor Kovtunovich of 3KB Enterprises LLC is seeking feedback on a Concept Plan to rezone Lot 702 to allow for development of a residential apartment complex. Details of the proposal are as follows:

- Rezone the property from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- 66 total units in three buildings:
  - Two 24-unit buildings
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- Surface parking.

### C. CONCEPT PLAN REVIEW PROCESS

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

### III. ANALYSIS

#### A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”. The Plan states (p 39):

*“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.”*

The following item in the Commercial Areas Policies section relates to this project (p. 50):

***“Focus retail development at key notes/intersections along the City’s commercial corridors. ...Retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.”***

The following Residential Land Use Policy applies to the proposed use of the property (p. 43):

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

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

#### B. ZONING REVIEW

The subject property is currently zoned BR Reginal Business. Multi-family residential uses are not permitted in the BR District. The applicant is proposing rezoning to the RM-2

Medium Density Multi-Family Residential District. The purpose of the RM-2 District as provided in the Zoning Ordinance is as follows:

*“To accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten (10) units per acre. The RM-2 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.”*

The subject property is adjacent to RM-2 zoning to the north, the Pheasant Run Trails townhome development completed around 2005 (density: 7.4 units/acre). The Silverado Memory Care property to the east is zoned OR Office/Research District. The unincorporated agricultural parcel to the west is zoned Office-Research under DuPage County zoning, which permits a variety of office and service business uses.

The landlocked nature of the subject property, having no street frontage aside from the “flagpole” portion of the lot, limits its viability for commercial use. The pattern of development and existing zoning in the vicinity may indicate residential use is appropriate for the subject property.

The table below compares the RM-2 District requirements with the Concept Plan. Requirements that are not met are denoted in ***bold italics***. The Concept Plan application notes that a PUD is not intended for this project. Unless a PUD is proposed requesting specific zoning deviations, all requirements would need to be met.

	<b>RM-2 (proposed zoning)</b>	<b>Concept Plan</b>
<b>Min. Lot Area</b>	4,300 sf/unit	4,350 sf/unit (density: 10 units/acre) <i>See Staff Comment</i>
<b>Min. Lot Width</b>	65 ft.	389 ft.
<b>Max. Building Coverage</b>	35%	11.6%
<b>Max. Building Height</b>	40 ft. or 3 ½ stories, whichever is less	<b><i>45 ft.</i></b> / 3 stories <i>See Staff Comment</i>
<b>Min. Front Yard</b>	Bldg: 30 ft. Parking: 30 ft.	Bldg: 89 ft. Parking: <b><i>15 ft.</i></b> (from south end of buildable portion of lot)
<b>Min. Interior Side Yard</b>	Bldg: 25 ft. Parking: 0 ft.	East Side- Bldg: 76 ft. Parking 31 ft. West Side- Bldg: 89 ft. Parking: 15 ft.
<b>Min. Rear Yard</b>	Bldg: 25 ft. Parking: 5 ft.	Bldg: 65 ft. Parking: 15 ft.
<b>Landscape Buffer Yard</b>	Not Required	N/A
<b>Off-Street Parking</b>	1.2 spaces/1-bedroom unit 1.7 spaces/2-bedroom unit 104 spaces required	144 spaces <i>See Staff Comment</i>

**Staff Comments**

- The subject property is considered a “Flag Lot” under the Zoning Ordinance. Per Section 17.22.010, only the buildable portion of the lot is used to calculate lot area. The buildable portion begins where the lot meets or exceeds the minimum required lot width. The buildable portion for the subject property is the entire lot area excluding the “flagpole”.
- The conceptual building elevations provided by the applicant do not indicate building height, however the Summary of Development provided with the application indicates an intended building height of 45 ft. This exceeds the maximum height of 40 ft. in the RM-2 District. Maximum height in the RM-3 District is 45 ft. Requesting rezoning to the RM-3 District would be an option to accommodate the height. If the RM-3 District is chosen, a 30 ft. landscape buffer would be required along the north property line. This would require shifting the parking lot south an additional 15 ft.
- The parking area along the west side of the westernmost building is not completely striped on the site plan. It appears there is room for 14 spaces in that row.
- Section 17.22.010 limits the number of buildings on a lot to one building per lot. Proposed are three buildings on a single lot. To address this issue, the property could be subdivided into three lots. All bulk requirements including building and parking setbacks would need to be met for each individual lot. This may be difficult with the current site plan. If a PUD were requested, a deviation allowing three buildings on a single lot could be granted.

**C. LANDSCAPING**

A landscape plan was not submitted with the Concept Plan. The table below outlines the landscaping standards that will apply to the future development and indicates whether the plan has the ability to meet these standards.

<b>Category</b>	<b>Zoning Standard</b>	<b>Proposed</b>
<b>Overall Landscape Area</b>	20%	Meets
<b>Parking Lot Screening</b>	Where parking lot adjoins residential, screening with landscaping, berming, or fencing to a height of 6 ft. is required. 1 shade or 2 evergreen trees per every 400 sf of setback area between the property line and the parking lot	Required along north end of parking lot to screen from townhome development to the north
<b>Interior Parking Lot Landscape Area</b>	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	<i>Additional islands needed</i>
<b>Parking Lot Landscape Materials</b>	1 tree per island Variety of plantings in islands	TBD
<b>Building Foundation Landscaping</b>		
<i>Foundation Planting Beds</i>	50% of total building walls 5 ft. wide beds	Adequate space provided
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed 2 trees per 50 ft. of planting bed	TBD
<b>Monument Sign Landscaping</b>	3 ft. around sign	Sign location not indicated <i>See Staff Comment</i>
<b>Refuse Dumpster Screening</b>	Enclosed and screened on all sides when visible from public street	TBD

***Staff Comments:***

- Signage is not indicated on the site plan. The Plat of Subdivision for Lot 7 of Pheasant Run Crossing established a monument sign easement on Lot 701 (Silverado) near the shared entrance drive, which was intended for use by Lot 702. However, the Zoning Ordinance does not permit off-site signage in this zoning district. A PUD deviation would be needed to allow off-site signage on the Silverado lot. As an alternative, a sign could be placed at the south end of the Lot 702 “flagpole”, however this sign would not be at the entrance drive. Signage could also be included on the existing shopping center sign at the northeast corner of E. Main St. and Pheasant Run Drive

**D. BUILDING DESIGN**

Conceptual architectural renderings have been submitted. The buildings consist of three stories with hipped roofs. Materials are not labeled; it appears brick and/or stone are proposed.

Buildings in the RM-2 District are subject to the Design Review requirements of Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts. It appears the buildings will have the ability to meet all applicable standards based on the conceptual drawings.

**E. ENGINEERING REVIEW**

The conceptual plans are under review and comments will be provided to the applicant. Based on staff discussions of this project it is not anticipated that engineering review comments will substantially alter the proposed site plan.

A detention pond serving the Pheasant Run Crossing subdivision currently exists over much of the eastern portion of the subject property, behind Silverado. This pond will need to be enlarged to accommodate the proposed development, as shown on the site plan.

**F. INCLUSIONARY HOUSING**

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

**G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS**

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

**IV. FUTURE APPROVAL PROCESS**

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

1. Map Amendment: To rezone the property from BR to RM-2.

Multiple zoning compliance issues were noted in this Staff Report:

- Building height.
- Front yard parking setback.
- More than one building on a lot.



- Off-site signage.

Deviations from these requirements could be requested through a Planned Unit Development (PUD). To request PUD approval, the applicant would need to file the following applications in addition to the Map Amendment:

1. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
2. PUD Preliminary Plan: To approve the physical development of the property, including site and engineering plans, landscape plan, and building elevations.

## V. PLAN COMMISSION REVIEW

Plan Commission reviewed the Concept Plan on 6/4/19. Their comments are summarized as follows:

- Multi-family residential is an appropriate land use given surrounding uses and limited visibility and access.
- The possibility of a secondary and/or emergency access should be explored, either through the Volkswagen property or the property to the west upon future development.
- Additional outdoor amenities such as walking trails, parks, etc. should be considered. Parking may be reduced to add green space.
- Landscape buffering should be added along the north end of the property for the benefit of the neighboring townhomes.  
The building architecture is attractive and high quality.

## VI. SUGGESTED ACTION

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

- ✓ Change in land use from commercial to multi-family residential.
- ✓ Change in zoning from BR Regional Business to RM-2 Medium Density Multi-Family Residential.
- ✓ Site layout and access.
- ✓ Building architecture.
- ✓ Is a PUD appropriate for this project? Would a PUD advance one or more of the purposes of the PUD procedure:
  1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
  2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
  3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
  4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
  5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
  6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*

7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
- 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 to be considered in this determination shall include, but are not limited to the following:*

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.*

## **1. ATTACHMENTS**

- Concept Plan Application; received 5/13/19
- Plans
- Plat of Subdivision for Lot 7 of Pheasant Run Crossing

# CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

## CONCEPT PLAN APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>Prairie Place Lofts</u>
Project Number:	<u>2019 PR 008</u>
Application Number:	<u>PLCP201900119</u>

Received Date

5/13/2019

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

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

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

<b>1. Property Information:</b>	Location:	<u>LOT 702 Pheasant Run Crossing Subdivision</u>	
	Parcel Number (s):	<u>01-30-102-046</u>	
	Proposed Project Name:	<u>Prairie Place Lofts</u>	
<b>2. Applicant Information:</b>	Name	<u>Viktor Koutanovich</u>	Phone <u>630-441-8789</u>
	Address	<u>3KB Enterprises LLC</u>	Fax <u>630-283-0318</u>
		<u>39W162 Longmeadow Ln.</u>	Email <u>RPKONST@COMCAST.NET</u>
<b>3. Record Owner Information:</b>	Name	<u>American Lodging Corp</u>	Phone <u>630-584-6580</u>
	Address	<u>142 W. Station Street</u>	Fax <u>630-584-6604</u>
		<u>Barrington, IL 60010</u>	Email <u>DMcardle@outlook.com</u>

**Please check the type of application:**

- PUD Concept Plan:** Proposed Name: \_\_\_\_\_
- Subdivision Concept Plan** Proposed Name: \_\_\_\_\_
- Other Concept Plan** Prairie Place lofts

**Zoning and Use Information:**

Current zoning of the property: BR

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

Current use of the property: Vacant land

Proposed zoning of the property: RM-2 PUD? NO

Proposed use of the property: Multifamily Apartments Rental

Comprehensive Plan Designation: \_\_\_\_\_

**Attachment Checklist**

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

**LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

**PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**AERIAL PHOTOGRAPH:**

Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.

**PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

**Copies of Plans:**

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

**Concept Plans shall show:**

1. Existing Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Existing streets on and adjacent to the tract
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Boundaries of property with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

**SUMMARY OF DEVELOPMENT:**

Written information including:

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

**PARK AND SCHOOL LAND/CASH WORKSHEETS**

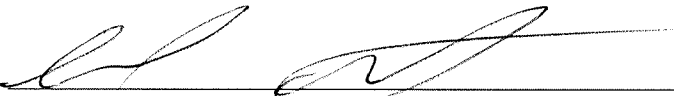
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

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

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

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

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

_____ Record Owner	_____ Date
 Applicant or Authorized Agent	1-26-19 Date

# AMERICAN LODGING CORPORATION

142 W. Station Street  
Barrington, IL 60010

Ofc 630.584.6580  
Fax 630.584.6604

April 4, 2019

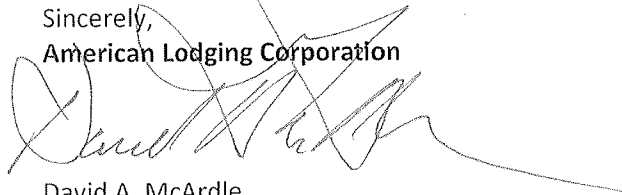
City of St. Charles  
Community & Economic Development/Planning Division  
Two East Main Street  
St. Charles, Illinois 60174

Re: Letter of Authorization – 3KB Enterprises, LLC

To Whom It May Concern:

Please accept this as authorization for Victor Kovtunovich of 3KB Enterprises, LLC to act on behalf of American Lodging Corporation in seeking to rezone Lot 702 in the Pheasant Run Commons Subdivision from BR to RM-2.

Sincerely,  
**American Lodging Corporation**

A handwritten signature in black ink, appearing to read "David A. McArdle", is written over the typed name and extends to the right.

David A. McArdle  
President

OWNERSHIP DISCLOSURE FORM  
CORPORATION

STATE OF ILLINOIS )  
Cook ) SS.  
KANE COUNTY )

I, Rodney A. Welty, being first duly sworn on oath depose and say that I am the  
Corporate Secretary of American Lodging Corporation, an  
(Illinois) (Delaware) Corporation and that the following persons are all of the shareholders  
of 7% or more of the common stock of said Corporation:

100% - McArdle Ltd., a Delaware Corporation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BY: [Signature]  
TITLE: Corporate Secretary

Subscribed and Sworn before me this 4th day of  
April, 2019.

[Signature]  
Notary Public





**EXHIBIT A  
LEGAL DESCRIPTION OF LAND**

Lot 702 of Pheasant Run Crossing subdivision in St. Charles, IL

PIN: 01-30-102-046

6/9

V.K.

mm

3KB Enterprises LLC  
39w162 Longmeadow Lane St. Charles, IL 60175  
Tel: 630-441-8789 E: rpvconst@comcast.net

## Summary of Development

Project: Prairie Place Lofts - Proposed Multifamily development  
Location: LOT 702 Pheasant Run Crossing Subdivision  
PIN: 01-30-102-046

66 Luxury apartments to serve professionals that are in transition stage of life  
Bring in residential units to east side of St. Charles to promote and help with expansion of commercial and retail development in the area  
66- Rental Apartments consisting of 2-24 unit & 1-18 unit buildings  
3-Story, approximately 45' tall buildings  
48- 2 bed, 2 bath units in aprox size of 1,136 sq. ft. each  
18- 1 bed, 1 bath units in aprox size of 855 sq. ft. each  
Top quality contraction with energy efficiency being priority  
All brick exterior  
Block separation wall between the units  
Each unit will have in unit Utility rooms with Washer and Dryer, individual Heating and Cooling  
90 sq. ft. balcony or patio for each unit  
9' Ceiling Height  
Engineered wood flooring in the living room and kitchen  
Tall modern cabinets with Quartz countertops and tile backsplash  
Stainless steel appliances, sink, faucet

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development  
Date Submitted:  
Prepared by:

Prairie Place Lofts  
Viktor Kevtunovich



Total Dwelling Units: 66

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

Total Dwelling Units w/ Deduction: 6

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

## Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom	<u>18</u>	DU x 1.758	= <u>31.644</u>
➤ 2 Bedroom	<u>48</u>	DU x 1.914	= <u>91.872</u>
➤ 3 Bedroom		DU x 3.053	=
<b>Totals</b>	<u>66</u>		<u>123.516</u>
	Total Dwelling Units (with deduction, if applicable)		Estimated Total Population

## Park Site Requirements:

Estimated Total Population 123.516 x .010 Acres per capita = 1,235 Acres

## Cash in lieu of requirements:

Total Site Acres 1.235 x \$240,500 (Fair Market Value per Improved Land) = \$ 297,017.50

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Prairie Place Lofts  
 Date Submitted: \_\_\_\_\_  
 Prepared by: Viktor Kostunovich



Total Dwelling Units: 66

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

Total Dwelling Units w/ Deduction: 6

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

## Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
<b>Detached Single Family</b>				
> 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
> 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
> 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
<b>Attached Single Family</b>				
> 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
> 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
> 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
<b>Apartments</b>				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom	18	DU x .002 = .036	DU x .001 = .018	DU x .001 = .018
> 2 Bedroom	48	DU x .086 = 4.128	DU x .042 = 2.016	DU x .046 = 2.208
> 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =
<b>Totals</b>	<u>66</u> TDU (with deduction, if applicable)	<u>4.164</u> TE	<u>2.034</u> TM	<u>2.226</u> TH

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	4.164	x .025	= .104
Middle (TM)	2.034	x .0389	= .079
High (TH)	2.226	x .072	= .160
<b>Total Site Acres</b>			<u>.343</u>

## Cash in lieu of requirements:

.343 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 82,491.50

# INCLUSIONARY HOUSING WORKSHEET



Name of Development: Prairie Place Lofts  
 Date Submitted: \_\_\_\_\_  
 Prepared by: Viktor Koltunovich

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

## Calculate the number of affordable units required:

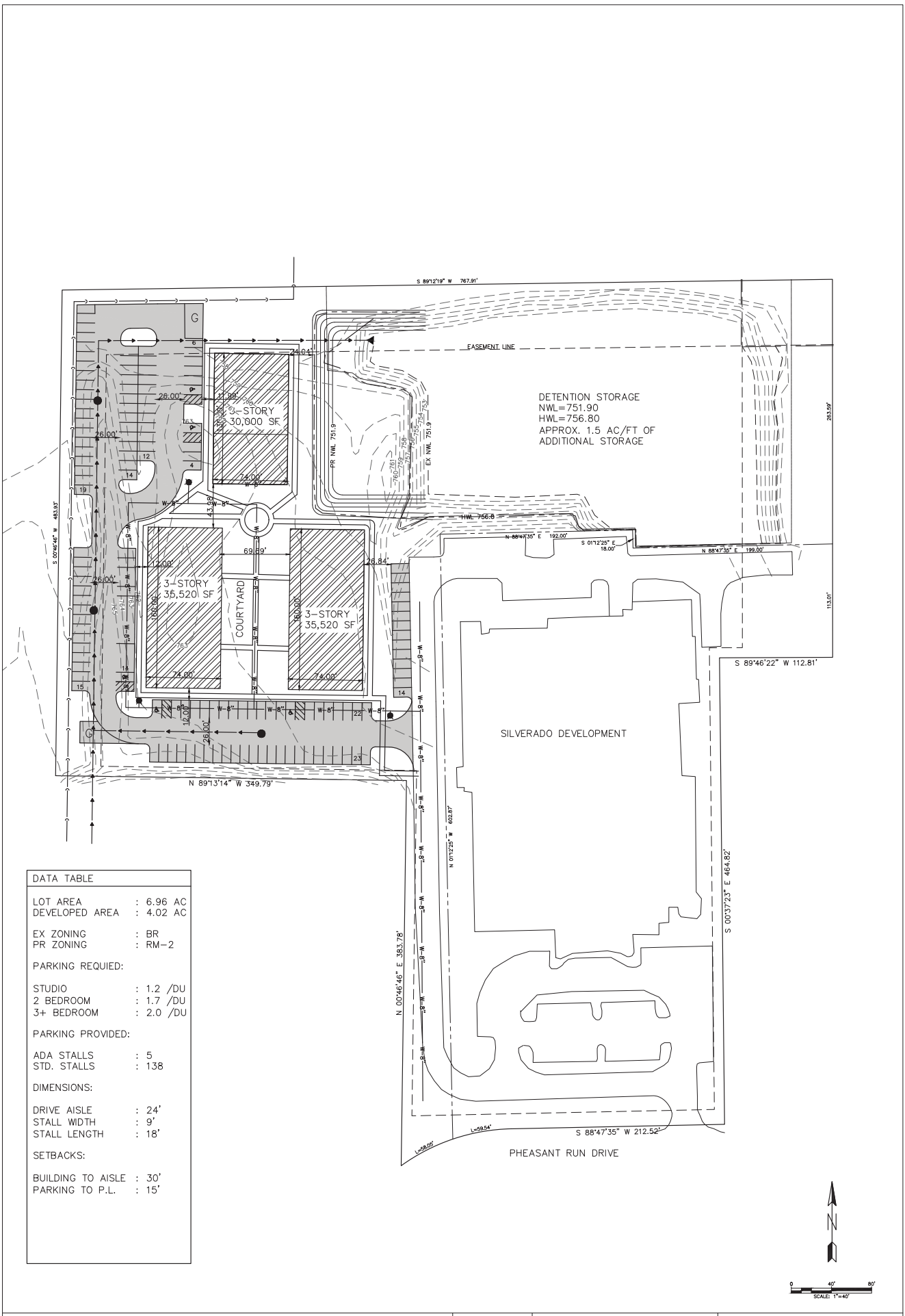
Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	66	X	10%	=	6.6

## How will the Inclusionary Housing requirement be met?

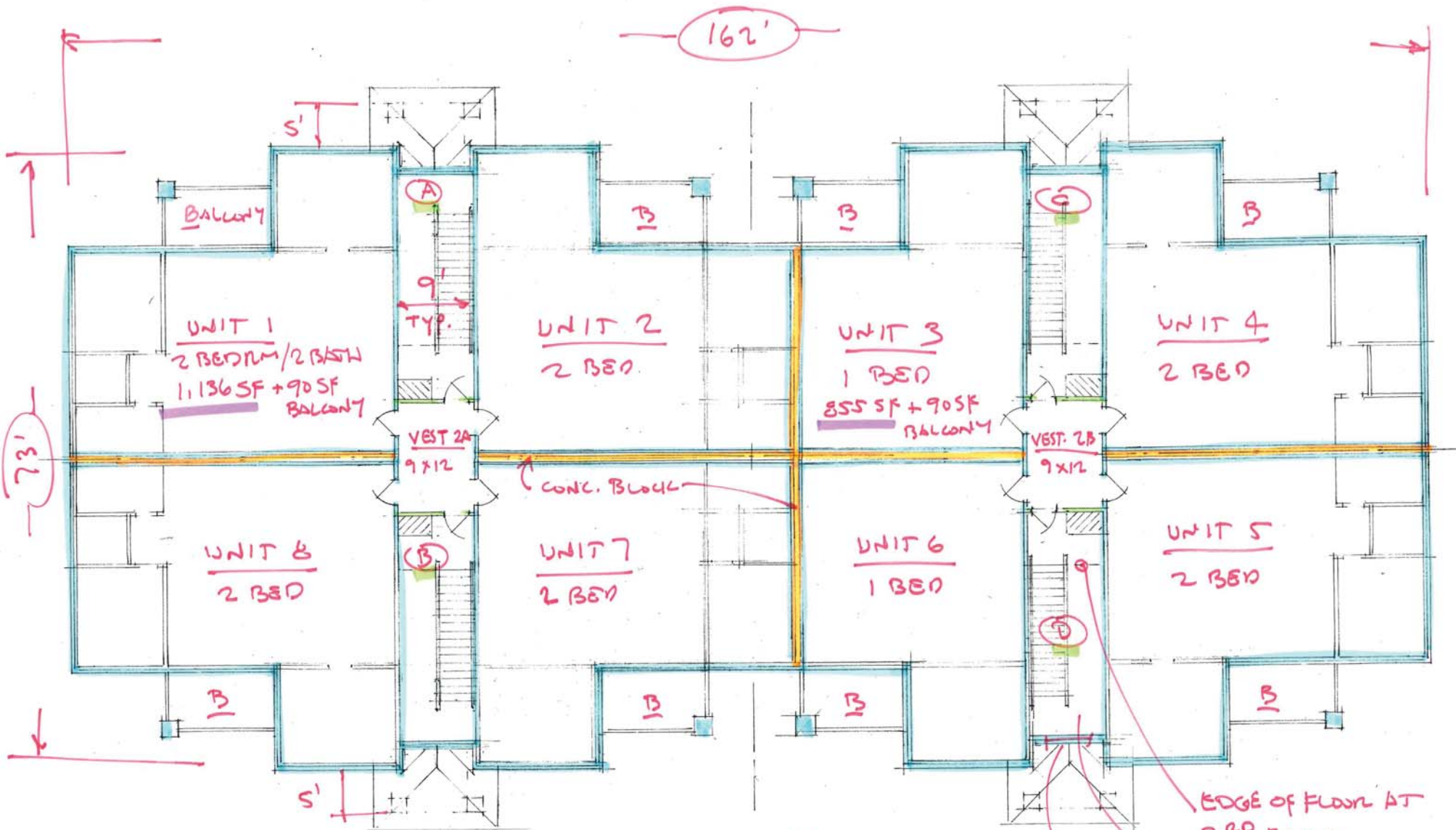
- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- Provide a mixture of affordable units and fee in-lieu
  - o # of affordable units to be provided: \_\_\_\_\_
  - o Amount of fee in-lieu to be paid (calculate below): \_\_\_\_\_

## Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
6.6	6.6	X	\$39,665.75	=	261,794



DATA TABLE	
LOT AREA	: 6.96 AC
DEVELOPED AREA	: 4.02 AC
EX ZONING	: BR
PR ZONING	: RM-2
PARKING REQUIRED:	
STUDIO	: 1.2 /DU
2 BEDROOM	: 1.7 /DU
3+ BEDROOM	: 2.0 /DU
PARKING PROVIDED:	
ADA STALLS	: 5
STD. STALLS	: 138
DIMENSIONS:	
DRIVE AISLE	: 24'
STALL WIDTH	: 9'
STALL LENGTH	: 18'
SETBACKS:	
BUILDING TO AISLE	: 30'
PARKING TO P.L.	: 15'



R.P.V.  
 MARSHALL ARCHITECTS, INC.

CONCEPT 2<sup>ND</sup> FLOOR PLAN  
 N.T.S. 3.6.19  
 PRIME PLACE LOFTS - ST. CHARLES

EDGE OF FLOOR AT  
 3<sup>RD</sup> FLOOR  
 OPEN ABOVE  
 TALL WINDOW



APT.  
GRILLS

R-PV

MONSIEUR  
ARCHITECTS  
INC.

2.17.19

PRIME PLACE LOFTS. ST. CHARLES









FINAL PLAT OF  
**LOT 7 OF**

**PHEASANT RUN CROSSING**

BEING A RESUBDIVISION OF LOT 7 IN PHEASANT RUN CROSSING, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 (ACCORDING TO THE GOVERNMENT SURVEY) OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 2015 AS DOCUMENT R2015-092580, IN WAYNE TOWNSHIP, CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS



SITE LOCATION

VICINITY MAP

PLEASE RETURN THE RECORDED WILAR TO:  
CITY OF ST. CHARLES  
2 E MAIN STREET  
ST. CHARLES, IL 60174

TOTAL AREA OF SUBDIVISION  
10.961 ACRES  
(MORE OR LESS)

PARCEL INDEX NUMBER  
01-30-102-037  
ST. CHARLES, ILLINOIS

FRED BUCHOLZ

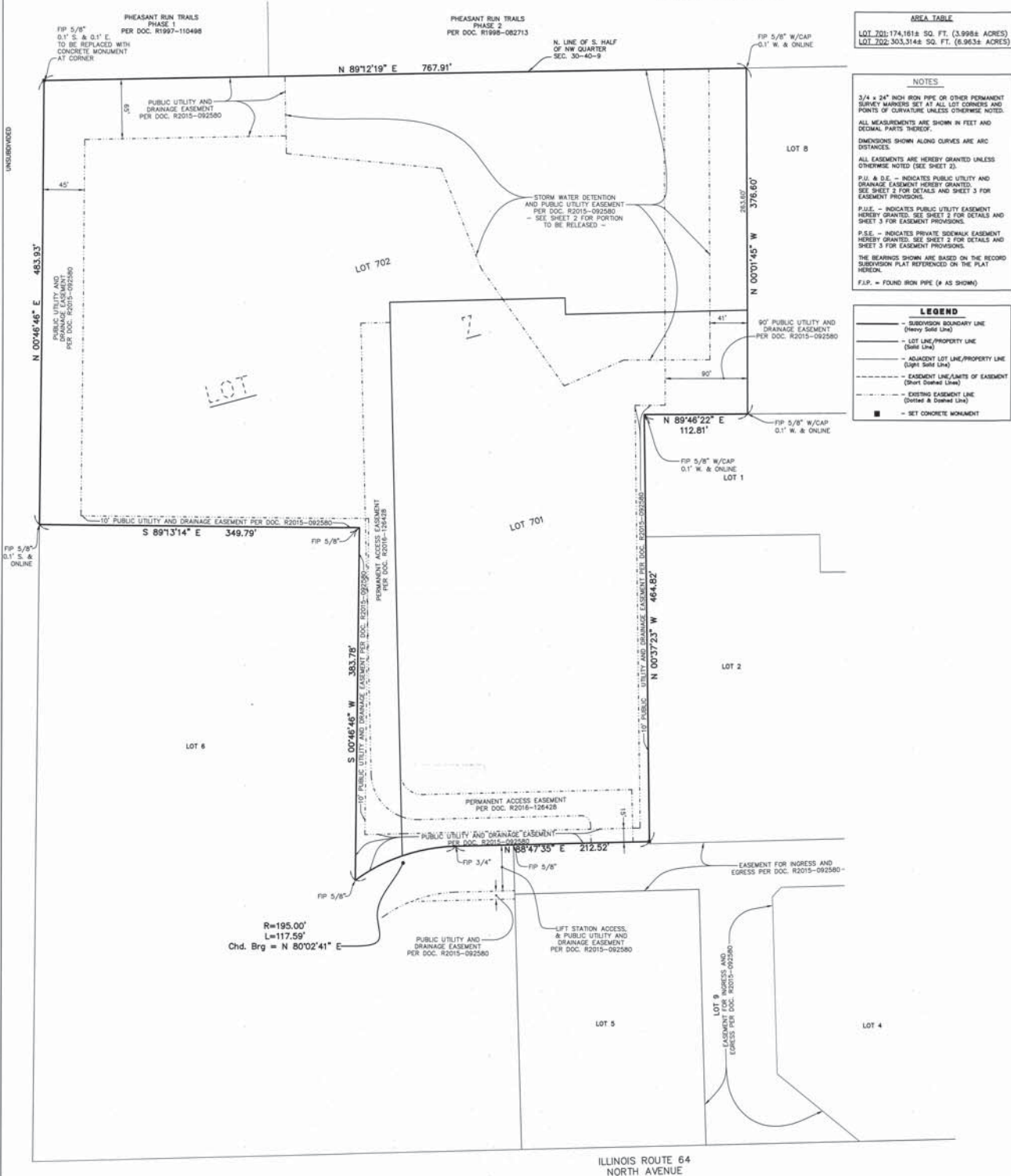
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APR 25, 2017 11:51 AM  
PLAT # 880.00 01-30-102-037  
PLAT PAGE COUNT: 3  
000 PAGES R2017-039582

50 25 0 50  
SCALE: 1 INCH = 50 FEET

AREA TABLE  
LOT 701: 174,161± SQ. FT. (3.998± ACRES)  
LOT 702: 303,314± SQ. FT. (6.963± ACRES)

NOTES  
3/4" & 2" IRON PIPE OR OTHER PERMANENT SURVEY MARKS SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED (SEE SHEET 3).  
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.  
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.  
P.S.E. - INDICATES PRIVATE SEWERAGE EASEMENT HEREBY GRANTED. SEE SHEET 2 FOR DETAILS AND SHEET 3 FOR EASEMENT PROVISIONS.  
THE BEARINGS SHOWN ARE BASED ON THE RECORD SUBDIVISION PLAT REFERENCED ON THE PLAT HEREON.  
F.I.P. = FOUND IRON PIPE (IF AS SHOWN)

LEGEND  
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)  
- LOT LINE/PROPERTY LINE (Solid Line)  
- ADJACENT LOT LINE/PROPERTY LINE (Dashed Line)  
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)  
- EXISTING EASEMENT LINE (Dotted & Dashed Line)  
■ - SET CONCRETE MONUMENT



PREPARED FOR:  
SILVERADO ST. CHARLES  
6400 OAK CANYON DRIVE, SUITE 200  
IRVINE, CA 92618  
(949) 930-3050

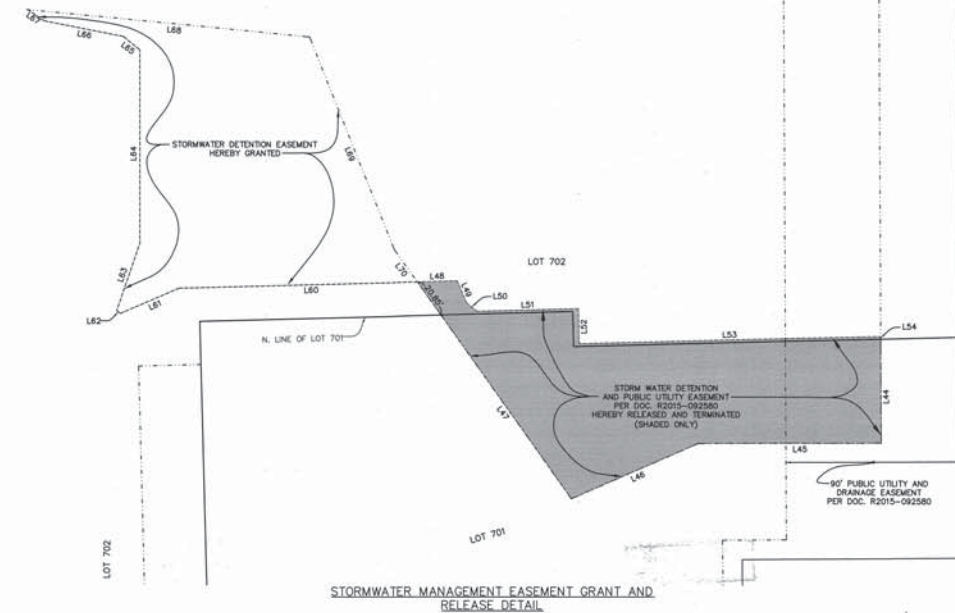
PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 Ph: 630.862.2100 Fax: 630.862.2199  
E-Mail: ccd@cemcon.com Website: www.cemcon.com  
DISC NO.: 800002 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: 767  
COMPLETION DATE: 01-13-17 JOB NO.: 800.002  
REVISED 02-13-17 AJB PER CITY COMMENTS DATED 02-01-17  
REVISED 02-14-17 AJB REVISED EASEMENTS ON WEST SIDE OF LOT 701  
REVISED 03-06-17 AJB PER SELLER'S COMMENTS DATED 02-27-17  
REVISED 03-08-17 AJB P.U.E. EASEMENT REVISION ON E. SIDE OF 702  
REVISED 03-16-17 AJB PER CITY COMMENTS DATED 03-15-17  
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R2017-039582  
APR 25 2017 11:51 AM  
PLAT PAGE COUNT: 3  
ACCOMPANYING PAPERS: 8

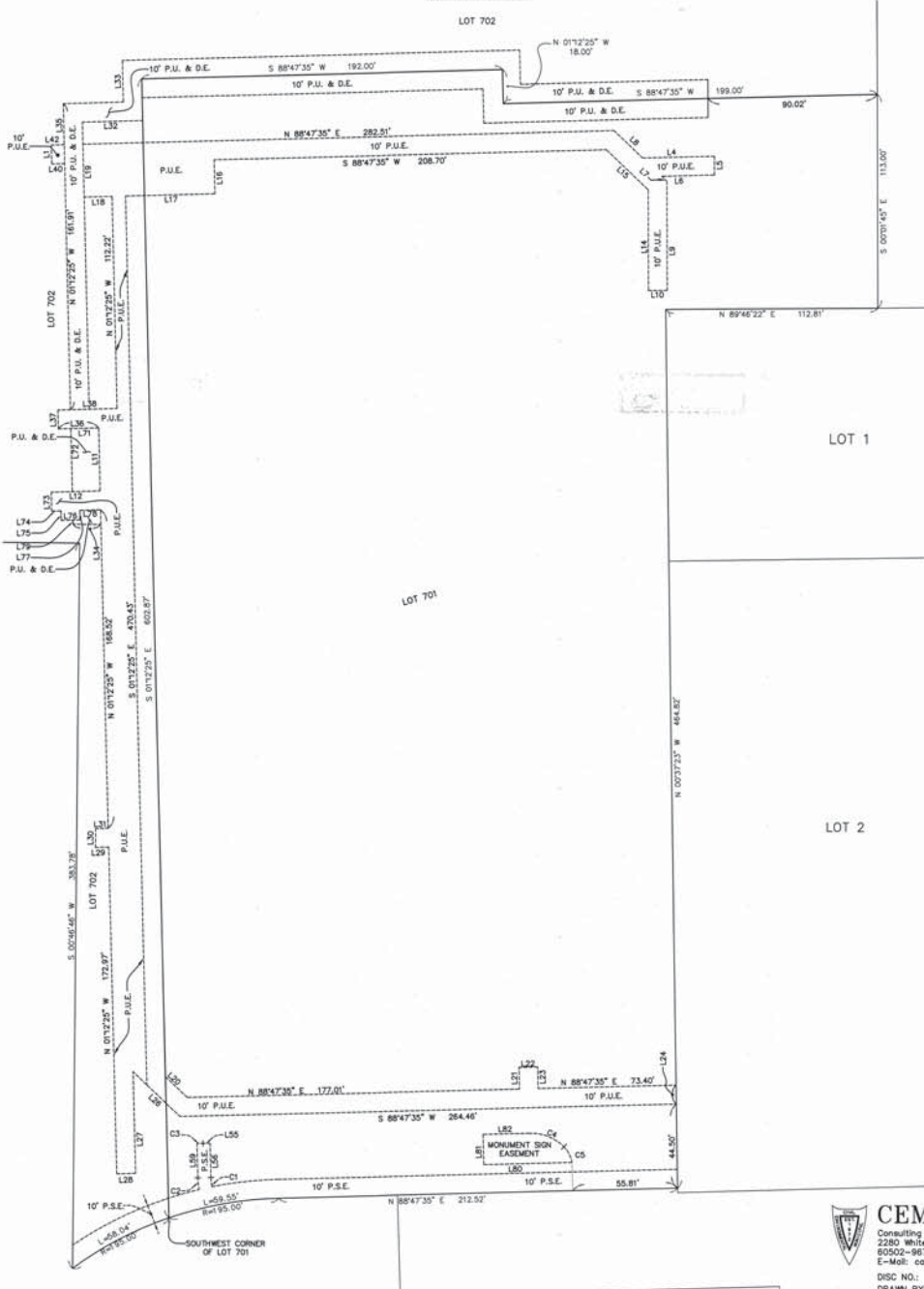


30 15 0 30  
SCALE: 1 INCH = 30 FEET



STORMWATER MANAGEMENT EASEMENT GRANT AND RELEASE DETAIL

**NOTES**  
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.  
P.U.E. - INDICATES PUBLIC UTILITY EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.  
P.S.E. - INDICATES PRIVATE SIDEWALK EASEMENT HEREBY GRANTED. SEE SHEET 3 FOR EASEMENT PROVISIONS.  
PORTION OF STORMWATER MANAGEMENT EASEMENT PER DOC. R2015-092580 HEREBY AMENDED AND EASEMENT RIGHTS RELEASED.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.00'	N 01°12'25" W
L2	36.30'	S 88°47'35" E
L3	10.00'	S 00°01'45" E
L4	28.00'	N 88°47'35" E
L5	3.75'	S 46°12'25" E
L6	21.03'	S 46°12'25" E
L7	57.75'	S 00°01'45" E
L8	10.00'	N 88°47'35" E
L9	33.35'	S 01°12'25" E
L10	28.02'	S 88°47'35" W
L11	53.32'	N 00°01'45" W
L12	30.84'	N 88°47'35" E
L13	18.00'	S 01°12'25" E
L14	47.46'	S 88°47'35" W
L15	14.83'	S 88°47'35" W
L16	28.00'	N 01°12'25" W
L17	15.96'	S 46°12'25" E
L18	11.50'	N 01°12'25" W
L19	10.00'	N 88°47'35" E
L20	11.50'	S 01°12'25" E
L21	10.00'	N 00°37'23" W
L22	15.00'	N 01°12'25" W
L23	34.38'	N 46°12'25" W
L24	53.80'	S 01°12'25" E
L25	10.00'	S 88°47'35" W
L26	7.08'	S 88°47'35" W
L27	10.01'	N 01°14'48" E
L28	6.74'	N 88°47'35" E
L29	32.00'	S 88°47'35" W
L30	22.09'	N 01°12'25" W
L31	14.84'	N 88°47'35" E
L32	21.68'	N 01°12'25" W
L33	21.50'	S 88°47'35" W
L34	10.00'	N 01°12'25" W
L35	31.50'	S 88°47'35" W
L36	6.84'	N 88°47'35" E
L37	14.14'	N 00°12'25" W
L38	6.84'	S 88°47'35" W
L39	10.13'	N 46°12'25" W
L40	53.11'	S 00°01'45" E
L41	84.20'	S 88°38'15" W
L42	71.07'	S 66°52'30" W
L43	136.38'	N 35°16'30" W
L44	20.47'	N 88°47'35" E
L45	12.31'	S 22°26'17" E
L46	6.77'	S 50°14'57" E
L47	52.32'	N 88°47'35" E
L48	18.00'	S 01°12'25" E
L49	158.16'	N 88°47'35" E
L50	1.41'	S 00°01'45" E
L51	3.83'	N 88°47'35" E
L52	18.16'	S 01°12'25" E
L53	9.80'	S 11°06'01" E
L54	10.03'	N 11°06'01" E
L55	18.28'	N 01°12'25" W
L56	122.52'	S 88°47'35" W
L57	32.88'	S 67°08'10" W
L58	2.32'	N 51°17'02" E
L59	36.81'	N 19°21'45" E
L60	88.91'	N 00°16'22" E
L61	10.95'	N 50°39'10" W
L62	41.49'	N 78°36'23" W
L63	10.11'	N 55°07'44" W
L64	145.46'	S 84°12'04" E
L65	117.39'	S 21°31'28" E
L66	20.28'	S 35°16'30" E
L67	14.83'	S 88°47'35" W
L68	33.35'	N 01°12'25" W
L69	10.00'	N 01°12'25" W
L70	5.00'	S 88°47'35" W
L71	5.00'	N 01°12'25" W
L72	10.00'	S 88°47'35" W
L73	5.00'	S 01°12'25" E
L74	11.02'	S 88°47'35" W
L75	5.00'	N 01°12'25" W
L76	47.04'	S 88°47'35" W
L77	16.00'	N 01°12'25" W
L78	25.00'	N 88°47'35" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING
C1	4.91'	28.00'	S 06°21'13" E
C2	6.24'	36.00'	N 06°28'18" W
C3	3.17'	51.00'	S 89°25'39" E
C4	20.03'	25.00'	S 66°15'20" E
C5	9.49'	15.00'	S 27°03'31" E

LOT AND EASEMENT GRANT DETAIL  
(ONLY EASEMENTS GRANTED HEREON ARE DEPICTED. SEE SHEET 1 FOR EXISTING EASEMENTS)

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
80502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cems@cemcon.com Website: www.cemcon.com

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REVISED 03-08-17/AJB PER SELLER'S COMMENTS DATED 02-27-17  
REVISED 03-08-17/AJB P.U.E. EASEMENT REVISION ON E. SIDE OF 702  
REVISED 03-16-17/AJB PER CITY COMMENTS DATED 03-15-17

DATE PLOTTED: 03/13/2017 10:57:23