



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4d

Title: Presentation of a Concept Plan for Anthony Place Phase 2.
Presenter: Rachel Hitzemann

Meeting: Planning & Development Committee **Date:** September 14, 2020

Proposed Cost: \$ Budgeted Amount: \$ Not Budgeted:

The subject property is comprised of 4.31-acres and is situated in the St. Charles Commercial Center, North of Bricher Rd, South of IL Rt 38 (Lincoln Hwy.) and East of Randall Rd.

Chealon Shears of GC Housing Development LLC is seeking feedback on a Concept Plan to develop a 75-unit affordable senior independent living facility. GC Housing Development LLC developed the similar Anthony Place at Prairie Centre building, which was recently completed.

Details of the proposal are as follows:

- 4 story building
- 100% units will be considered affordable
- 82 Total parking spaces provided (70 garage spaces, 12 surface spaces)
- Access from private street with connections to Bricher Rd. and Lincoln Hwy.
- Proposal includes subdividing lot into 3 parcels

The Comprehensive Plan land use designation for the property is Corridor/ Regional Commercial, with potential for Mixed Use.

Plan Commission Review

Plan Commission reviewed the Concept Plan on 9/9/2020. Comments are summarized as follows:

- General support for independent living land use and retaining BR zoning.
- Concerns were expressed about the lack of outside parking for visitors.
- Open space such as terraces or patios should be incorporated where possible.
- Provide sidewalks and crosswalks to facilitate pedestrian traffic
- Provide landscaping on the site where possible
- Questions were raised about the future use of the remaining vacant parcels and whether they would be compatible with the development

A member of the public expressed concerns over potential increased traffic on Bricher Rd.

Attachments (please list):

Staff report, Concept Plan Application, Plans, Correspondence from neighboring property owner

Recommendation/Suggested Action (briefly explain):

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

- Proposed land use and compatibility with surrounding uses
- Proposed building design
- Site layout and access.
- Request to apply the Inclusionary Housing Development Cost Offsets to the entire project (effectively waiving all City fees and the School and Park land-cash fees for the development)

Community & Economic Development
Community Development Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES
SINCE 1834

Staff Report

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

FROM: Rachel Hitzemann, Planner

RE: Anthony Place Phase 2 Concept Plan

DATE: September 11, 2020

I. APPLICATION INFORMATION:

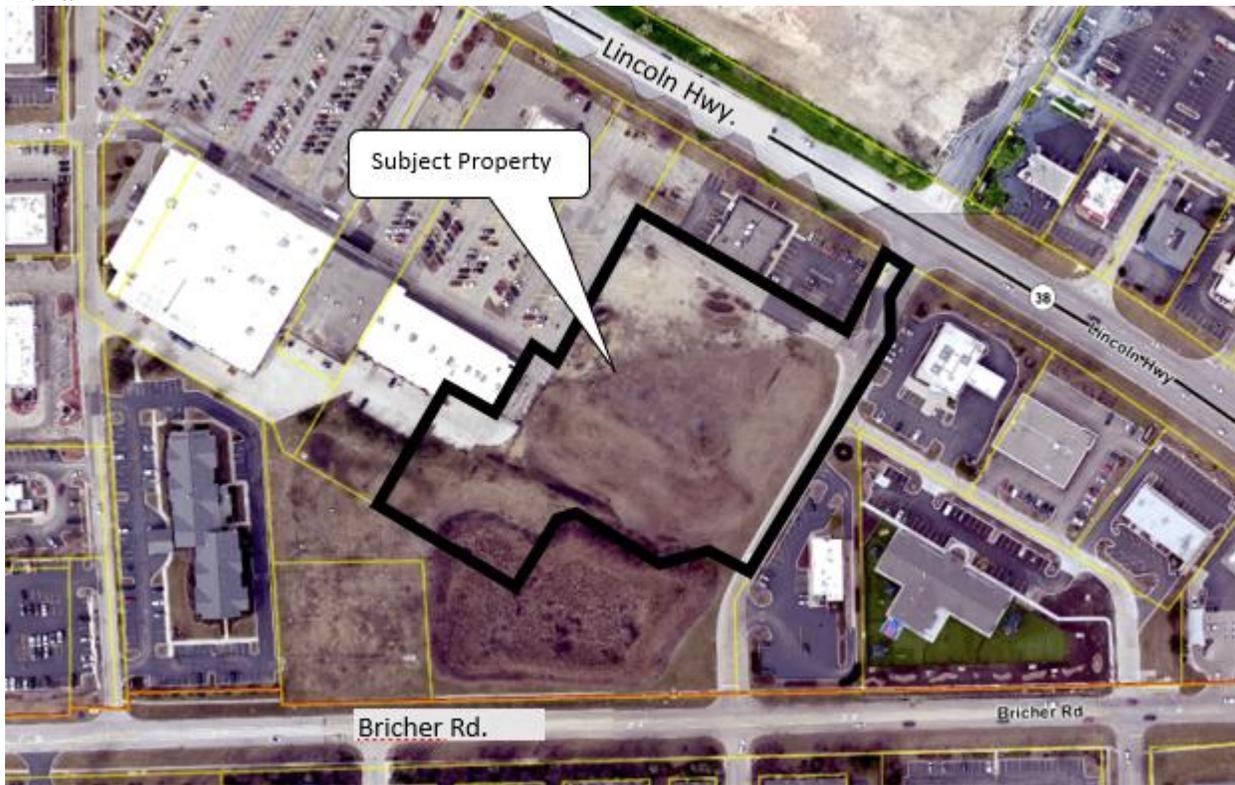
Project Name: Anthony Place Phase 2

Applicant: Chealon Shears, GC Housing Development LLC.

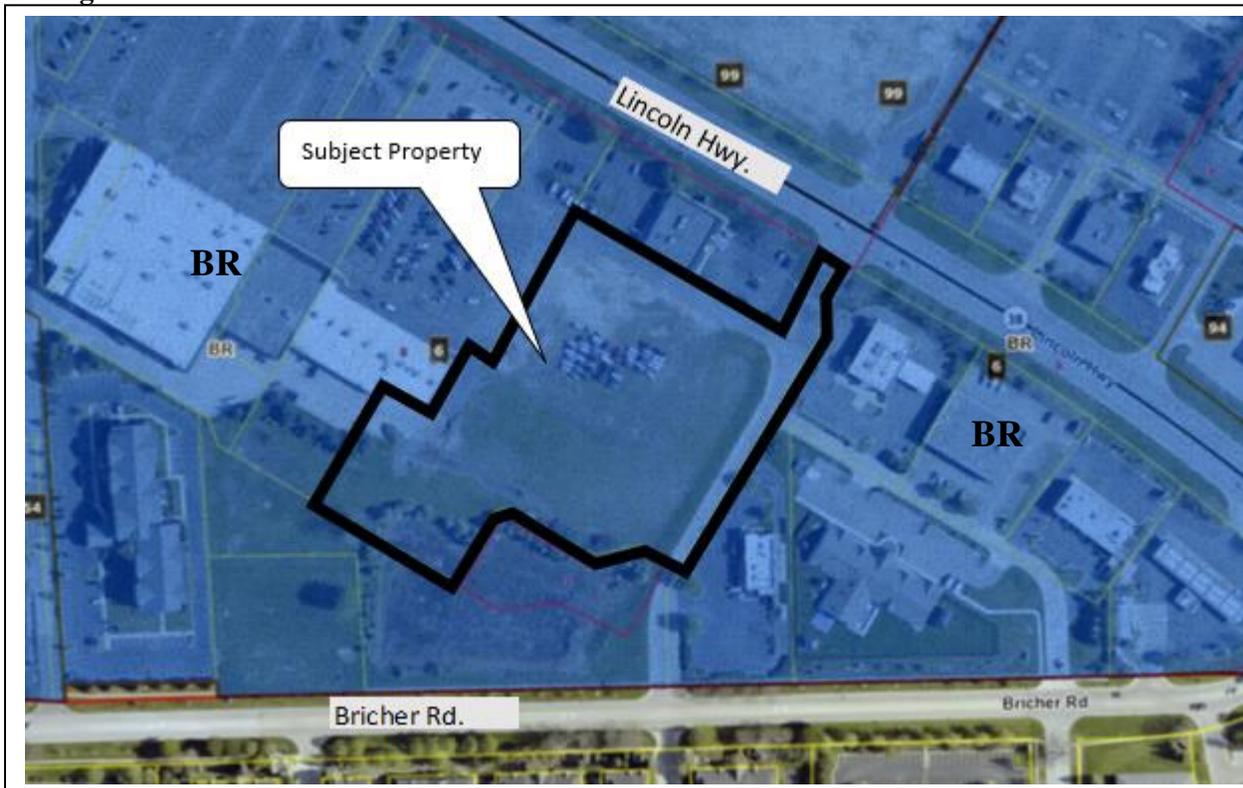
Purpose: Obtain feedback on a Concept Plan for senior multi-family residential building

General Information:		
Site Information		
Location	North of Bricher Rd., South of IL Rt. 38 and East of Randall Rd.(between Taco Bell and commercial strip mall)	
Acres	64,940 sf / 4.31 acres	
Application:	Concept Plan	
Applicable City Code Sections	Ch. 17.14 – Business and Mixed Use Districts Ch. 17.26 – Landscaping & Screening	
Existing Conditions		
Land Use	Vacant/Agriculture	
Zoning	BR- Regional Business and St. Charles Commercial Center	
Zoning Summary		
North	BR- Regional Business and St. Charles Comm. Center	Auto-parts store
East	BR- Regional Business and St. Charles Comm. Center	Fast food, Bank, school
South	BR- Regional Business and St. Charles Comm. Center	Vacant parcel, detention pond
West	BR- Regional Business and St. Charles Comm. Center	Multi-tenant commercial strip mall
Comprehensive Plan Designation		
Corridor/ Regional Commercial		

Aerial



Zoning



II. OVERVIEW

A. BACKGROUND

The 4.31-acre subject property is located between Rt.38 to the North, Bricher Rd. to the South and Randall Rd. to the East. The site is currently a vacant lot located in the St. Charles Commercial Center PUD. The property can be accessed via a private drive with access to Bricher Rd. and Rt. 38. The property is situated between a commercial strip mall and the Taco Bell.

B. PROPOSAL

Chealon Shears of GC Housing Development LLC. is seeking feedback on a Concept Plan to develop an affordable senior housing multi-family residential building.

GC Housing Development LLC developed the similar Anthony Place at Prairie Centre building, which was recently completed.

Details of the proposal are as follows:

- Subdivide the current parcel into 3 separate lots
- Proposed building project will be located on lot B
 - Lot size: 1.55 Acres
- 4 story building with 75 affordable senior residential units
- 82 proposed parking spaces that include 70 garage spaces and 12 surface spaces
- Site access provided by a private drive with access to Bricher Rd. and Rt. 38.
- Cross access to the commercial strip mall will be provided
- Potential for future connection to parcel A to the North and parcel C to the South.
- Applicant has requested that “Development Cost Offsets” under the Inclusionary Housing Ordinance be applied to all units, which would waive all City fees and all school and park land-cash fees.

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 Business”.

Corridor/Regional Business land use is described as follows:

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond 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.” (pg. 39)

Chapter 4 of the Comprehensive Plan provides the following Residential and Mixed-Use land use policies relevant to the proposed development: (p. 43-44):

Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City. In addition to assisting with the community’s goals to provide affordable housing in the community, multi-family housing contributes to residential density which can improve the viability of shopping areas in the community. 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.”

Ensure residential areas are adequately screened/ buffered from adjacent non-residential uses and activity. The composition of the City’s commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening. Additionally, the City’s landscape ordinance could be revised to require enhanced screening and an amortization schedule to ensure compliance for non-conforming properties within a set time frame.

Potential Mixed Use

The Plan additionally identifies the area bound by Randall Road, Prairie Street, S. 14th St. and Bricher Road as “Potential Mixed Use” This area includes what is now the Prairie Centre development north of Rt. 38 and the St. Charles Commercial Center PUD, where the subject property is located.

Residential Areas Framework Plan (p.45):

*Area “G”: These two redevelopment sites [Charlestowne Mall and former St. Charles Mall site, **including the subject property**] have potential to develop with a mix of uses. The City should work with the property owners to explore mixed use development on these sites provided the development can assist in meeting other community objectives.*

Mixed Use Outside of Downtown (p.47)

The Land Use Plan identifies both the Charlestowne Mall site in the City’s East Gateway and the Old St. Charles Mall site in the West Gateway as Corridor/Regional Commercial areas. However, both of these sites have potential for Mixed Use development, and similar to Downtown, each could foster a pedestrian-oriented mixed use node, with a mix of retail, restaurant, entertainment, recreation, and residential uses. This dynamic mix of uses in close proximity to major arterial streets has the potential not only to create a vibrant and inviting destination but also serve as a catalyst for needed investment in

these important areas of the City. Building orientation in the area should have a strong orientation to major streets and careful consideration should be given to its impact on adjacent residential areas. Additionally, residential uses/ development within these mixed use areas should refer to the Residential Areas Framework Plan for additional considerations and recommendations. In these areas, it is important to maintain a healthy balance of users.

Chapter 8- Sub Area Plans

The Subject Property is located within the West Gateway Subarea. Goals and Objectives (p. 94) are listed below:

Subarea Goals

The West Gateway subarea provides unique opportunities within a specific context of a corridor capable of competing with other commercial areas of the City, including Downtown. These opportunities and goals are not meant to create competition with Downtown; rather, they strive to complement each other. The overall vision for the subarea includes the following elements:

- *An economically competitive corridor that capitalizes on its unique advantages and regional position and complements downtown.*
- *Redevelopment and repositioning to include the next generation of regional development and services.*
- *An attractive environment that is distinguishable from adjacent communities and respectful of surrounding neighborhoods.*
- *A multi-use area that provides a balance in and ease of access between residential, commercial, and retail activities.*

Subarea Objectives

- *Improvement of the appearance of the Randall Road Corridor and the identity of the St. Charles community through installation of streetscaping, wayfinding, and gateway elements.*
- *Enhancement of the character of both existing and new development through on-site landscaping, attractive building design and materials, and more consistent signage regulation.*
- *Improved mobility and access throughout the corridor, including between adjacent development sites or blocks.*
- *Comprehensive bicycle, pedestrian, and transit access through infrastructure and technology improvements.*
- *Preservation of surrounding neighborhoods through the use of screening and buffering from commercial development.*
- ***Redevelopment of the St. Charles Mall site with activities and a character that complement Randall Road and maintain an appropriate relationship with adjacent neighborhoods.***
- *Creation of market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *A transitioning land use pattern that is supportive of Bus Rapid Transit (BRT) along Randall Road.*
- *Achieve balance by promoting connections between the Downtown and the West Gateway area without competing with the Downtown.*

West Gateway Sub Area Plan Catalyst Sites (p.97)

The Subject Property is identified as Catalyst Site “I”.

The Anthony Place Phase 2 Concept Plan site area is shown in the yellow dashed box.

Three different redevelopment alternatives for Sites H, I, and J are shown on p. 98.



- Site I:** *The Tri-City Center is a neighborhood scaled shopping center with strong orientation to Lincoln Highway and limited visibility from Randall Road. The mall has struggled to stay competitive and is characterized by excessive vacancies. Redevelopment of the site should explore repositioning the site towards Randall Road, which averages 39,000 cars per day (Lincoln Highway averages only 17,000). Redevelopment of the site should also explore improving the site’s visibility and access to Randall Road by acquiring and eliminating some of the existing outlet buildings.*

St. Charles Mall (Site H, I and J) Redevelopment Alternatives (p.98)

Three different redevelopment land use plan alternatives are depicted on this page, along with a list of considerations applying to each alternative. Under the alternatives, a portion of the Anthony Place Phase 2 site is located within a multi-family area.





B. ZONING REVIEW

The subject property is zoned BR- Regional Business and is located within the St. Charles Commercial Center PUD. The applicant has proposed rezoning the property to RM-3, with deviations approved through a PUD amendment. However, staff recommends leaving the underlying BR zoning and permitting the use and bulk standards through a PUD amendment. This procedure is similar to how the Prairie Center PUD was approved. Staff recommends amending the PUD Ordinance to allow Independent Living Facilities, which are defined as;

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

The applicant is proposing the following bulk standards for the property.

	BR	RM-3	Concept Plan
Min. Lot Area	1 acre	2,200sf per unit	1,467sf per unit
Min. Lot Width	None	65 ft.	150 ft.
Max. Building Coverage	30%	40%	62%
Max. Building Height	40 ft.	45 ft/ 4 stories, whichever is less	60 ft./ 4 stories
Min. Front Yard	20 ft.	30 ft.	40 ft.
Min. Exterior Side Yard	20 ft.	30 ft.	N/A
Min. Interior Side Yard	15 ft.	25 ft.	10 ft.
Min. Rear Yard	30 ft.	30 ft.	10 ft.

C. LANDSCAPING

The concept plan shows some site landscaping, but a full landscape plan will be required for the site at the time of PUD Preliminary Plan approval. The plan will require foundation and parking lot landscaping outlined in Chapter 17.26 of the City Code.

D. BUILDING ARCHITECTURE

The applicant has submitted an elevation drawing for the building. It appears that the proposed elevations would meet design review standards. However, side and rear elevations will need to be submitted at the time of PUD Preliminary Plan approval to ensure compliance with City Code.

E. SITE ACCESS/STREET IMPROVEMENTS

Access to the site is provided by a private road with connections to Bricher Rd and Rt. 38. There are also additional access points to connect to the Commercial Strip mall to the West. The plan also provides an opportunity to connect to any future development projects to the North.

The Fire Department requires that the drive on the Northwest side of the building be extended past the parking garage entrance with a Hammerhead (T) configuration to allow access to a fire hydrant and ladder truck access to the Southwest side of the building.

F. ENGINEERING REVIEW

Engineering comments on the Concept Plan have been provided to the developer. Items raised will need to be addressed in the PUD Preliminary Plan submittal, should the development move forward. Stormwater detention volume is available but will need to be verified at the time of Preliminary Engineering review.

A study of Sanitary Sewer Capacity to serve the project has been submitted and is under review.

G. PARKING REQUIREMENTS

Independent living facilities require .5 parking spaces per dwelling unit. The proposal includes 75 units. According to the Zoning Code, this development is only required to have 37.5 spaces. The applicant is proposing to include 70 garage parking spaces and 12 surface spaces for a total of 82 parking spaces, which exceeds the Code Requirement.

In comparison, “regular” multi-family developments require more parking spaces per unit, based on the unit size. The Zoning Code requires 1-bedroom dwelling units to provide 1.2 spaces per unit and 2-bedroom dwelling units to provide 1.7 spaces per unit. Under this Code requirement, the development would be required to have 98 off-street parking spaces, based on their proposal to include 57 1-bedroom units and 18 two-bedroom units.

H. INCLUSIONARY HOUSING

This development will be comprised of 100% affordable units, so an inclusionary housing fee is not required.

I. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The Inclusionary Housing Ordinance (Title 19 of the City Code), Section 19.02.090, “Development Cost Offsets”, allows the City to waive the School and Park fees relative to the ***required*** affordable units constructed within the development. For this development, 8 affordable units are required. However, the applicant has submitted a letter asking the City to consider applying the Development Cost Offsets to the entire project due to the entire development (75 Units) being 100% affordable. This would effectively waive the school and park land cash contribution requirements.

The Planning & Development Committee should provide feedback on whether to apply the Development Cost Offsets to the entire project. This request may require an amendment to Title 19 of the City Code and/or approval through the PUD application.

The applicant’s request letter has been provided to the School and Park districts for feedback. At this time, no formal comments have been received. The Park District would first like to understand the City’s position on the request. Since the project is age-restricted, the School District may have less of a concern with the waiving land-cash contribution for the project.

IV. **FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary:

1. Special Use for PUD: To amend the PUD ordinance with unique zoning use and standards to accommodate the proposal.
2. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
3. Preliminary/Final Plat of Subdivision: To plat and divide the property.

V. **PLAN COMMISSION REVIEW**

Plan Commission reviewed the Concept Plan on 9/9/20. Comments are summarized as follows:

- General support for independent living land use.
- Concerns were expressed about the lack of outside parking for visitors.
- Open space such as terraces or patios should be incorporated where possible.
- Provide sidewalks and crosswalks to facilitate pedestrian traffic
- Provide landscaping on the site where possible
- Questions about the future use of the remaining vacant parcels and whether they would be compatible with the development.

A member of the public expressed concerns over potential increased traffic on Bricher Rd.

VI. SUGGESTED ACTION

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

- ✓ Proposed land use and compatibility with surrounding development
- ✓ Proposed Building Design
- ✓ Site layout and access to adjacent properties
- ✓ Applying the Inclusionary Housing Development Cost Offsets to the entire project (effectively waiving all City fees and the School and Park land-cash fees for the development)

VI. ATTACHMENTS

- Concept Plan Application; received 8/03/20
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Anthony Place Phase 2</u>
Project Number:	<u>2020 -PR- 011</u>
Cityview Project Number:	<u>PLCP202000039</u>



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

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

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

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

Please check the type of application:

- PUD Concept Plan:** Proposed Name: Anthony Place St, Charles Phase II Senior Apartment
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: BR -Regional Business

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

Current use of the property: Vacant

Proposed zoning of the property: PUD Amendment to Allow Higher than RM-3 Use PUD? Yes

Proposed use of the property: Multi-Unit Residential - 75 Units

Comprehensive Plan Designation: _____

Attachment Checklist

- REIMBURSEMENT OF FEES AGREEMENT:** To Be Provided Under Separate Cover
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:** To Be Provided Under Separate Cover
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. See the attached Deed

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

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

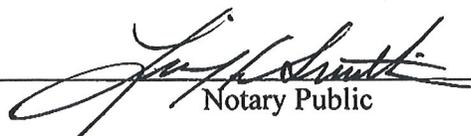
I, Jeffrey D. Crane, being first duly sworn on oath depose and say that I am
Manager of GC Housing Development LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Ralph Grande _____
- JEFFREY D. CRANE _____
- _____
- _____
- _____
- _____
- _____

By: Jeffrey D. Crane, Manager 

Subscribed and Sworn before me this 30th day of

July, 20 20.



Notary Public



Summary of Development

Anthony Place St. Charles Phase 2 Senior Apartments will be a four story affordable, independent senior residential development, approximately sixty (60) feet in height to the roof peak, in which the proposed site is approximately 67,518 square feet and the residential building will be about 110,044 square feet in size.

The purpose of this proposed development is to provide quality, affordable rental community to seniors, ages 55 and older, who have household incomes at or below 80% of the Area Median Income. A need for this type of affordable community has been demonstrated by the active lease-up activity and robust waiting list, to date, at Anthony Place at Prairie Centre, located at 1905 Althea Lane in St. Charles. This proposed development would be a second phase of similar housing to accommodate those on the waiting list and the demand within the community area.

The current zoning of the proposed site will not allow for a multi-unit residential use of this size and nature. This application will serve as part of an overall process to request an amendment to the existing PUD to allow such a use.

Inclusionary Housing Requirements

Title 19 – Inclusionary Housing Ordinance Compliance

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

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

Proposed Construction Schedule

The projected construction schedule for this development is as follows:

Issuance of Building Permit	Early May 2021
Project Financial Closing	May 2021
Construction Start	May 2021
Issuance of Temporary Certificate of Occupancy	Late May 2022
Issuance of Final Certificate of Occupancy	June 2022

Unit Location; Exterior Appearance, Materials, and Finishes

The proposed project is in the preliminary conceptual stages of design and physical layout. It is the intention that the 57 one bedrooms and 18 two bedrooms, all affordable units, will be evenly and equitably distributed among all unit floors in the building. Schematic plans and related documentation that identify the location of the one and two bedrooms will be provided under a separate cover once available.

The proposed project will be a four story building consisting of precast concrete and wood frame wall and prefabricated wood truss floor construction, with reinforced concrete foundation walls and footings. The exterior construction materials will consist of fiber siding and panels and masonry veneer, and a sloped fiberglass shingle roof. The exterior doors and windows will be Energy Star rated components. (NOTE: The proposed construction type and materials are subject to change as the architectural design and building construction components are finalized.)

RESIDENTIAL ZONING COMPLIANCE TABLE

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

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

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

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Anthony Place St. Charles Phase 2 Senior Apartments
Date Submitted:	7-29-2020
Prepared by:	Chealon Shears



Total Dwelling Units: 75

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

Total Dwelling Units w/ Deduction: 75

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

Estimated Population Yield:

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

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

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

Park Site Requirements:

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

Cash in lieu of requirements:

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

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Anthony Place St. Charles Phase 2 Senior Apartments
 Date Submitted: 7-29-2020
 Prepared by: Chealon Shears



ST. CHARLES
SINCE 1834

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

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

Total Dwelling Units w/ Deduction: 75

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

Estimated Student Yield by Grades:

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

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

School Site Requirements:

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

Total Site Acres *0 - See Note Above

Cash in lieu of requirements:

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

INCLUSIONARY HOUSING WORKSHEET



Name of Development	<u>Antony Place St. Charles Phase 2 Senior Apartments</u>
Date Submitted:	<u>7/29/2020</u>
Prepared by:	<u>Chealon Shears</u>

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

Calculate the number of affordable units required:

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

How will the Inclusionary Housing requirement be met?

- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- Provide a mixture of affordable units and fee in-lieu
 - 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
		X	\$39,665.75	=	



GC HOUSING DEVELOPMENT LLC

343 Wainwright Drive, Suite B • Northbrook, IL 60062

P: (847) 291-3400 E: info@gchdev.com

WWW.GCHDEV.COM

July 31, 2020

Ms. Ellen Johnson
City Planner
City of St. Charles
2 East Main Street
St. Charles, Illinois 60174

Dear Ellen,

Thank you for providing additional information regarding the permit fees, connection fees and school and park cash contribution waivers for required affordable units as it relates to Section 19.02.00 of the Inclusionary Housing Ordinance.

Given the current terms as stated in this Section of the Ordinance, we are submitting the following request: 1) A deviation from the Planned Unit Development application, and 2) Waiver of (a) all building permit fees, demolition fees, plan review fees per Title 15 of the St. Charles Municipal Code, (b) sewer and water connection fees Per Title 13 of the Code, and (c) cash contributions in lieu of park and school land dedications per Title 16 of the Code, as we undergo this application process.

Anthony Place St. Charles Phase 2 Senior Apartments will be a 100% affordable development that is in compliance with the "Income Averaging" occupancy set-aside option recently established by Congress and implemented by the Illinois Housing Development Authority. This set-aside option allows for a project to include households that are at or below 80% of the Area Median Income (AMI) as long as these two requirements are met: 1) at least 40% of the total units in a project are rent and income restricted, and 2) the average income limit across all of the Low Income Housing Tax Credit units is at or below 60% AMI.

Understanding that the Code's current definition of affordability states that the AMI is at or below 60%, our use of the Income Averaging set-aside option will still meet the Code's definition because the average AMI across of the units will be at or below 60% AMI as an IHDA requirement. Utilizing this set-aside option will allow the development to include a wider range of lower income households with the inclusion of 80% households that can will be contribute to long term operating sustainability through higher rents that offset the cost of operating lower income units.

We hope that the City will take our implementation of Income Averaging to achieve 60% AMI average across all units under consideration in granting waivers for all 75 units. We also hope the City will note and take into consideration that Anthony Place at Prairie Centre was granted a

waiver of all fees for 100% units despite only being required for 61 of the 75 units to be affordable. We look forward to hearing you regarding next steps. Please let us know if there any questions and/or additional information is needed.

Thank you,

A handwritten signature in black ink that reads "Jeffrey D. Crane". The signature is fluid and cursive, with the first name being the most prominent.

Jeffrey D. Crane, Manager
GC Housing Development LLC

Cc: Dave Patzelt



SITE LOCATION





SITE INFORMATION

PARCEL NUMBER 0433-091-025	
SITE AREA 34.96 SQ FT 4.31 ACRES (CURRENT)	
PROPOSED LOT A 1.12 ACRES	
PROPOSED LOT B (PHOTOCO PROJECT) 1.15 ACRES	
PROPOSED LOT C 0.84 ACRES	
ZONING	CURRENT: SR - RESIDENTIAL BUSINESS
LOT COVERAGE	85% (BUILDING AND PARKING)
FRONT SETBACK	10'
REAR SETBACK	10'
SIDE SETBACK	10'
BUILDING HEIGHT	4 STORIES
PARKING (SPACE SIZE 9' x 18')	REQUIRED: INDEPENDENT LIVING - 0.8 PER UNIT: 30 SPACES PROPOSED: 10 GARAGE SPACES, 12 SURFACE SPACES, 32 SPACES TOTAL



