



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

|                               |                           |                           |   |
|-------------------------------|---------------------------|---------------------------|---|
| <b>Project Title/Address:</b> | Anthony Place Phase 2     |                           |   |
| <b>City Staff:</b>            | Rachel Hitzemann, Planner |                           |   |
| <b>PUBLIC HEARING</b>         |                           | <b>MEETING<br/>9/9/20</b> | X |

**APPLICATION:** Concept Plan

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

|              |                                       |
|--------------|---------------------------------------|
| Staff Report | Application & Plans, received 8/03/20 |
| Plans        |                                       |

**SUMMARY:**

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 optional Mixed Use.

**SUGGESTED ACTION:**

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

**INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:**

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development  
 Community Development Division

Phone: (630) 377-4443

Fax: (630) 377-4062



ST. CHARLES  
 SINCE 1834

**Staff Report**

**TO:** Chairman Todd Wallace  
 And Members of the Plan Commission

**FROM:** Rachel Hitzemann, Planner

**RE:** Anthony Place Phase 2 Concept Plan

**DATE:** September 4, 2020

**I. APPLICATION INFORMATION:**

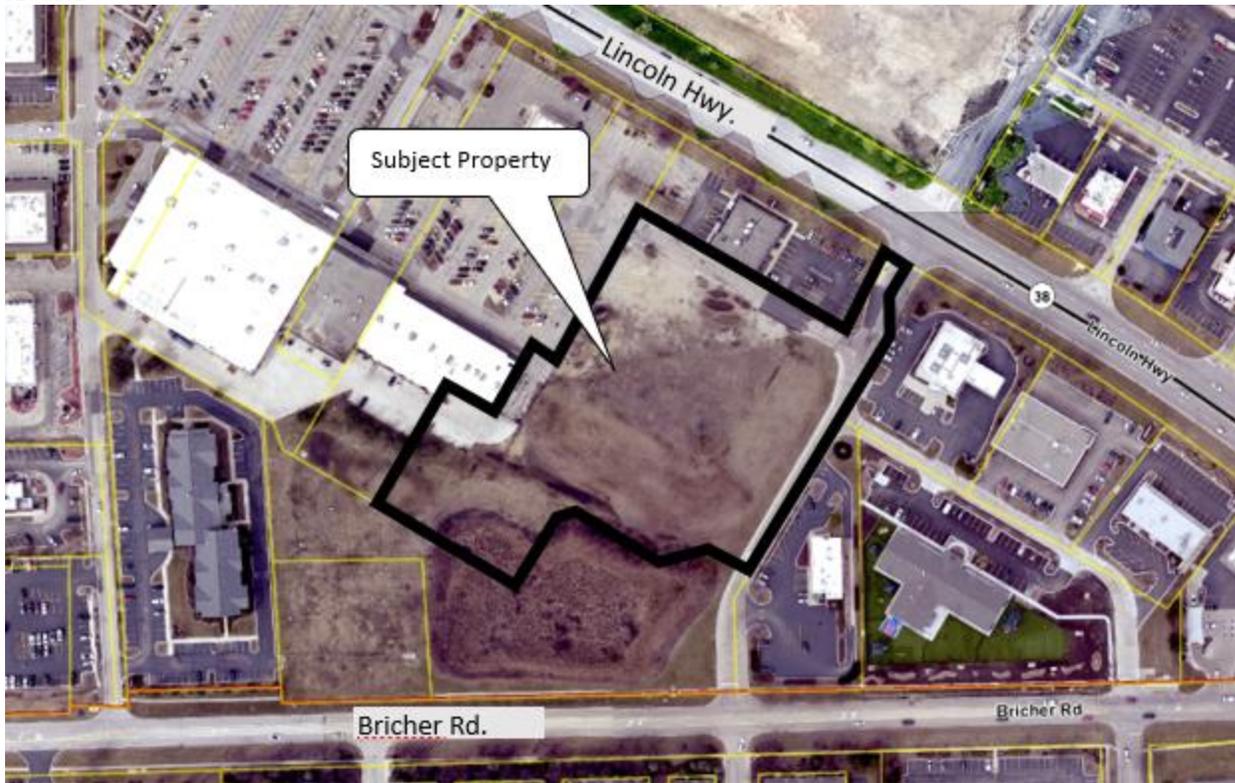
**Project Name:** Anthony Place Phase 2

**Applicant:** Chealon Shears, GC Housing Development LLC.

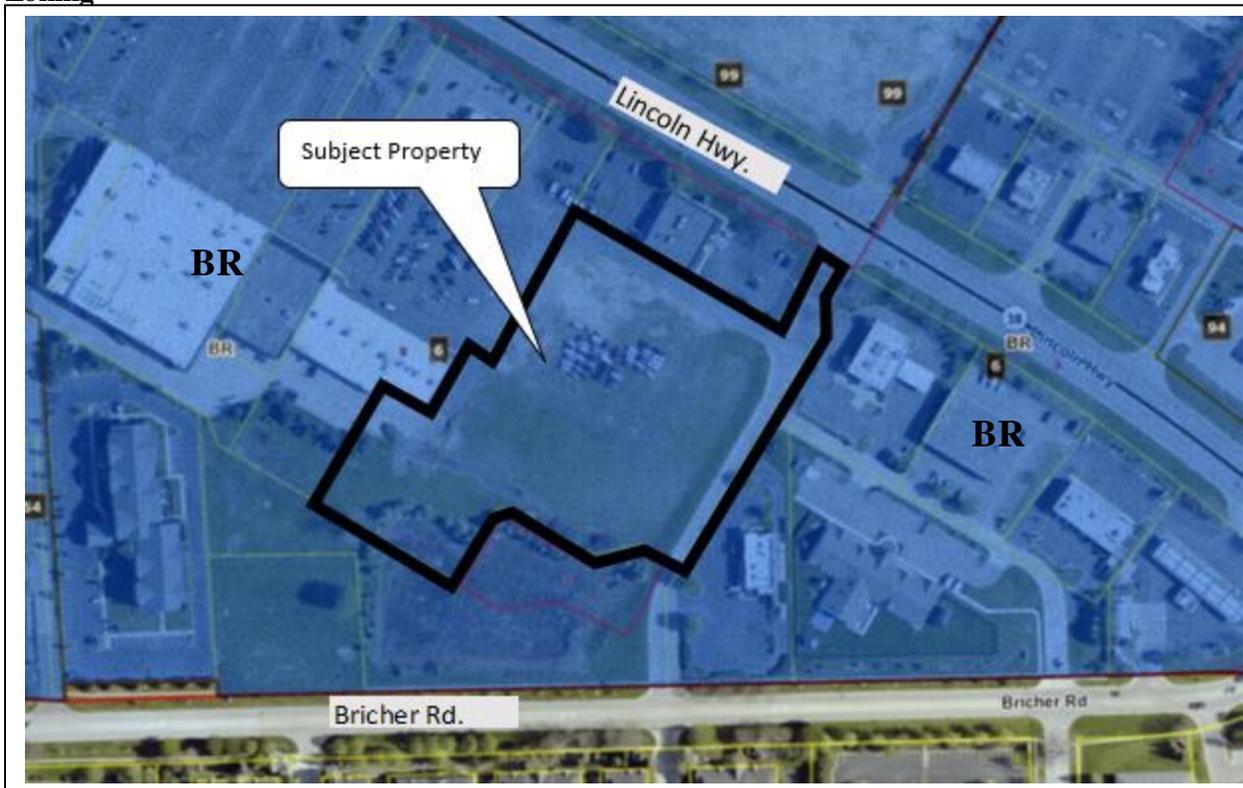
**Purpose:** Obtain feedback on a Concept Plan for senior multi-family residential building

| <b>General Information:</b>           |   |                                    |
|---------------------------------------|---|------------------------------------|
| <b>Site Information</b>               |   |                                    |
| 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<br>Ch. 17.26 – Landscaping & Screening                           |                                    |
| <b>Existing Conditions</b>            |   |                                    |
| Land Use                              | Vacant/Agriculture  |                                    |
| Zoning                                | BR- Regional Business and St. Charles Commercial Center   |                                    |
| <b>Zoning Summary</b>                 |   |                                    |
| 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 |
| <b>Comprehensive Plan Designation</b> |   |                                    |
| 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. 14<sup>th</sup> 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 Frame work 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 outlot 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.

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

E. INCLUSIONARY HOUSING

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

F. 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 all the entire development (75 Units) being 100% affordable. This would effectively waive the school and park land cash contribution requirements.

The applicant's request letter has been provided to the School and Park districts for feedback. At this time, the City has not received comments from either party.

The Planning & Development Committee will need to consider 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.

#### **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. SUGGESTED ACTION**

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

- ✓ Proposed land use and compatibility with surrounding development
- ✓ Proposed Building Design
- ✓ Site layout and access to adjacent properties
- ✓ Would a proposed PUD amendment to permit the project 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*

Planning & Development Committee should additionally provide feedback on:

- ✓ 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**

|                          |                              |
|--------------------------|------------------------------|
| <b>CITYVIEW</b>          |                              |
| 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.*

|                                     |   |                             |
|-------------------------------------|---|-----------------------------|
| <b>1. Property Information:</b>     | 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):<br>09-33-351-025   |                             |
|                                     | Proposed Project Name:<br>Anthony Place St. Charles Phase 2 Senior Apartments   |                             |
| <b>2. Applicant Information:</b>    | Name<br>GC Housing Development LLC  | Phone<br>(847) 858-0530     |
|                                     | Address<br>343 Wainwright Drive, Suite B<br>Northbrook, IL 60062  | Fax<br>(847) 291-1691       |
|                                     |   | Email<br>cshears@gchdev.com |
| <b>3. Record Owner Information:</b> | Name<br>The Shodeen Family Property Company, L.L.C.   | Phone<br>(630) 444-8252     |
|                                     | Address<br>77 N. First Street<br>Geneva, IL 60134   | Fax<br>(630) 232-4520       |
|                                     |   | Email<br>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*



August 27, 2020

Rachel Hitzemann  
City Planner  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

RE: Anthony Place St. Charles Phase 2 Senior Apartments  
Parcel located in the St. Charles Commercial Center North of Bricher Road,  
South of Illinois Route 38 and East of Randall Road, St. Charles, Illinois.  
P.I.N. 09-33-351-025

Please accept this letter as authorization by the owner of the aforementioned parcel for GC Housing Development, L.L.C. to file a concept plan application and subsequent applications as it relates to the proposed project.

If you have any questions, please do not hesitate to contact me.

Sincerely,

The Shodeen Family Property Company, L.L.C.



Craig A. Shodeen  
A Manager

**SHODEEN**

17 North First Street  
Geneva, Illinois 60134

phone 630.232.8570  
facsimile 630.232.7895

[www.shodeen.com](http://www.shodeen.com)

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

STATE OF ILLINOIS    )  
                                  ) SS.  
KANE COUNTY         )

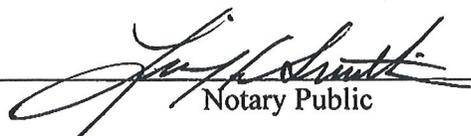
I, Jeffrey D. Crane, being first duly sworn on oath depose and say that I am  
Manager of GC Housing Development LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- 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 #:<br>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 <sup>1</sup> |                             |  | NA          |
| % Overall Landscape Area            |                             |  | 32%         |
| Building Foundation Landscaping     |                             |  | 8'          |
| Public Street Frontage Landscaping  |                             |  | 20'         |
| Parking Lot Landscaping             |                             |  | 10'         |
| # of Parking Spaces                 |                             |  | 82 SPACES   |

<sup>1</sup> 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       |
|-------------------------------|-----------------------|--------------------------------|----------------------------|
| <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                   | 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<br>(Grades K to 5) | Middle<br>(Grades 6 to 8) | High<br>(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                   | 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): \_\_\_\_\_

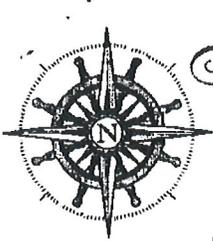
## Fee In-Lieu Payment Calculation

| # 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                 | = |                          |

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. EIGHT ST. CHARLES KANE COUNTY, ILLINOIS, BEING ON THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.0 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 21.0 FEET TO THE SOUTHWESTERLY LINE EXTENDED SOUTHEASTERLY OF SAID UNITED NO. EIGHT; THENCE CONTINUING SOUTHWESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 104.0 FEET TO THE MOST WESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TEN, ST. CHARLES, KANE COUNTY ILLINOIS; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 205.36 FEET TO THE MOST SOUTHERLY CORNER OF SAID UNIT NO TEN; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 34 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 224.85 FEET TO THE MOST EASTERLY CORNER OF SAID UNIT NO. TEN, BEING SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 3123.23 FEET, 335.77 FEET TO THE MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. NINE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY LINE OF SAID UNIT NO NINE 169.77 FEET TO AN ANGLE IN THE WEST LINE OF SAID UNIT NO. NINE; THENCE SOUTHERLY ALONG SAID WEST LINE FORMING AN ANGLE OF 141 DEGREES 42 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 141.50 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE AT RIGHT ANGELS TO THE LAST DESCRIBED COURSE 1522.34 FEET TO THE EASTERLY LINE OF BRICHER ADDITION TO ST. CHARLES, TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID EASTERLY LINE FORMING AN ANGLE OF 89 DEGREES 24 MINUTES 28 SECOND WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFORM) 566.32 FEET TO A SOUTHWESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY

LINE OF SAID UNIT NO. TWO FORMING ANGLE OF 58 DEGREES 59 MINUTES 27 SECOND WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 330.0 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 39.60 FEET TO AN ANGLE IN SAID WESTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES TO 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 152.96 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 IN SAID UNIT NO TWO; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 235.0 FEET TO THE MOST WESTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID UNIT NO. EIGHT TO MOST EASTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID UNIT NO EIGHT TO THE POINT OF BEGINNING (EXCEPT PART IN ST. CHARLES COMMERCIAL CENTER UNITS 12, 13, 14 AND 15 AND EXCEPT PART IN RANDALL ROAD COMMERCIAL PROPERTIES PHASE V AND PHASE 11 AND EXCEPT PART IN LEFFLER'S FOLLY SUBDIVISION AND EXCEPT PART IN GIBSON'S CAR WASH SUBDIVISION AND EXCEPT PART IN TRUST T-303 TRACT DESCRIBED IN DOUCMENT 1483858) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS



# NORTH STAR

TRUST COMPANY  
An affiliate of Marshall & Ilsley Corporation



2009K028346

SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 4/15/2009 3:17 PM  
REC FEE: 25.00 RHPFS FEE: 10.00  
PAGES: 4

K9297

**Trustee's Deed**

This Indenture, made this 6<sup>th</sup> day of April, 2009 between North Star Trust Company, an Illinois Corporation, as Successor Trustee to Harris N.A., as Successor Trustee to Harris Bank St. Charles, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated 10<sup>th</sup> day of August, 1989 and known as Trust Number LT-2021 party of the first part, and **THE SHODEEN FAMILY PROPERTY COMPANY, L.L.C., a Delaware limited liability company** party of the second part.

ADDRESS OF GRANTEE(S): 17 North First Street, Geneva, Illinois

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in **Kane** County, Illinois, to wit:

**See Legal Description attached as Exhibit "A" and made a part hereof**

**P.I.N. 09-33-351-025**

Together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

In Witness Whereof, said part of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Trust Officer, the day and year first above written.

NORTH STAR TRUST COMPANY  
As Trustee, as aforesaid,

By: *James A. Thayer*  
Trust Officer

Attest: *Mary Ann O'Connell*  
Trust Officer

*[Handwritten signature]*

Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134

4

35

STATE OF ILLINOIS  
SS.  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Laurel D. Thorpe, Trust Officer and Maritza Castillo, Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal the 6<sup>th</sup> day of April, 2009.

*Silvia Medina*

Notary Public



|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0267750                     |
| # 0000039252<br>FP326704    |

MAIL TO: Mail tax Bill to  
The Shaden Family Property Company LLC  
17 N. First Street  
Geneva, IL 60134

ADDRESS OF PROPERTY  
4.554 Acres  
Kane County, Illinois

THIS INSTRUMENT PREPARED BY:  
Laurel D. Thorpe  
North Star Trust Company  
500 W. Madison St., Suite 3150  
Chicago, Illinois 60661

EXHIBIT "A"  
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. EIGHT, ST. CHARLES, KANE COUNTY, ILLINOIS, BEING ON THE SOUTHWESTERLY LINE OF ILLINOIS STATE ROUTE NO. 38; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE 26.67 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 50.0 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 21.0 FEET TO THE SOUTHWESTERLY LINE EXTENDED SOUTHEASTERLY OF SAID UNIT NO. EIGHT; THENCE CONTINUING SOUTHWESTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 104.0 FEET TO THE MOST WESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TEN, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 205.36 FEET TO THE MOST SOUTHERLY CORNER OF SAID UNIT NO. TEN; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 34 MINUTES 25 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 224.85 FEET TO THE MOST EASTERLY CORNER OF SAID UNIT NO. TEN, BEING ON SAID SOUTHWESTERLY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 3123.23 FEET, 335.77 FEET TO THE MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. NINE, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHWESTERLY ALONG A NORTHWESTERLY LINE OF SAID UNIT NO. NINE 169.77 FEET TO AN ANGLE IN THE WEST LINE OF SAID UNIT NO. NINE; THENCE SOUTHERLY ALONG SAID WEST LINE FORMING AN ANGLE OF 141 DEGREES 42 MINUTES 17 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 141.50 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE WESTERLY ALONG SAID SOUTH LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 1522.34 FEET TO THE EASTERLY LINE OF BRICHER ADDITION TO ST. CHARLES, TOWNSHIP, KANE COUNTY, ILLINOIS; THENCE NORTHERLY ALONG SAID EASTERLY LINE FORMING AN ANGLE OF 89 DEGREES 24 MINUTES 28 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 566.32 FEET TO A SOUTHWESTERLY CORNER OF ST. CHARLES COMMERCIAL CENTER, UNIT NO. TWO, ST. CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 58 DEGREES 59 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 330.0 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE SOUTHERLY ALONG A WESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER-CLOCKWISE THEREFROM) 39.60 FEET TO AN ANGLE IN SAID WESTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID UNIT NO. TWO FORMING AN ANGLE OF 135 DEGREES 00 MINUTES WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 152.96 FEET TO THE MOST SOUTHERLY CORNER OF LOT 3 IN SAID UNIT NO. TWO; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT 189.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 74.50 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 105.50 FEET TO AN ANGLE IN SAID SOUTHEASTERLY LINE; THENCE SOUTHEASTERLY ALONG A SOUTHWESTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 32.54 FEET TO AN ANGLE IN SAID SOUTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG A SOUTHEASTERLY LINE OF SAID LOT AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 235.0 FEET TO THE MOST WESTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID UNIT NO. EIGHT TO MOST EASTERLY CORNER OF SAID UNIT NO. EIGHT; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID UNIT NO. EIGHT TO THE POINT OF BEGINNING (EXCEPT PART IN ST. CHARLES COMMERCIAL CENTER UNITS 12, 13, 14 AND 15 AND EXCEPT PART IN RANDALL ROAD COMMERCIAL PROPERTIES PHASE V AND PHASE II AND EXCEPT PART IN LEFFLER'S FOLLY SUBDIVISION AND EXCEPT PART IN GIBSON'S CAR WASH SUBDIVISION AND EXCEPT PART IN TRUST T-303 TRACT DESCRIBED IN DOCUMENT 1483858) ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

RECORDER - KANE COUNTY, ILLINOIS

PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTION

STATE OF ILLINOIS

} SS.

COUNTY OF KANE

Susan Stover

, being duly sworn on oath, states that

she works resides at Chicago Title Insurance Co. 1795 W. State Street, Geneva, IL 60134

And further states that: (please check the appropriate box)

- A. [X] That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
B. [ ] That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

Please circle the number of the paragraph which is applicable to attached deed.

- 1. The division or subdivision of land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale is of a single lot of less than five acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that his exemption does not invalidate any local requirements applicable to the subdivision of land.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Susan Stover
Signature of Affiant

SUBSCRIBED AND SWORN TO BEFORE ME

this 9th day of April, 2009

Mary Johnson
Signature of Notary Public





**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)

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



AERIAL MAP

1" = 200'



**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 (PHASED PROJECT) 1.15 ACRES  
 PROPOSED LOT C 0.84 ACRES

|                               |  |
|-------------------------------|--|
| ZONING                        | CURRENT: SR - RESIDENTIAL BUSINESS   |
| LOT COVERAGE                  | 65% (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<br>PROPOSED: 10 GARAGE SPACES, 12 SURFACE SPACES, 32 SPACES TOTAL |



