

CITY OF ST. CHARLES

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

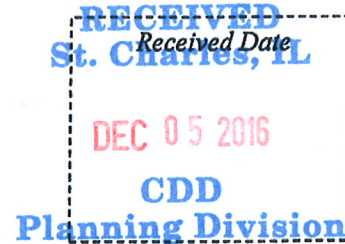


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Prairie winds of St Charles</u>
Project Number:	<u>2016</u> -PR- <u>017</u>
Application Number:	<u>2016</u> -AP- <u>038</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: The southern portion of the Bricher Commons Parcel located at the intersection of Bricher Rd. and Randall Rd.	
	Parcel Number (s): 09-32-400-028	
	Proposed Project Name: Prairie Winds of St. Charles	
2. Applicant Information:	Name Prairie Winds, LLC, a Delaware limited liability company	Phone 630.513.9800
	Address c/o Andrew E. Kolb, Esq. Vanek, Larson & Kolb, LLC 200 W. Main Street St. Charles IL 60174	Fax 630.513.9802
		Email akolb@vklawfirm.com
3. Record Owner Information:	Name Todd L. Dempsey, Trustee, Todd L. Dempsey Declaration of Trust dtd May 15, 1992	Phone 630-879-3680
	Address c/o Austin Dempsey 140 First Street Batavia, IL 60510	Fax 630-879-3684
		Email austin@bataviaenterprises.com

Please check the type of application:

- PUD Concept Plan: Proposed Name: Prairie Winds of St. Charles
- Subdivision Concept Plan Proposed Name: _____
- Other Concept Plan _____

Zoning and Use Information:

Current zoning of the property: BR (Regional Business) with Special Use as a PUD

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

Current use of the property: agricultural purposes

Proposed zoning of the property: RM-3 PUD? Yes

Proposed use of the property: Luxury apartment community

Comprehensive Plan Designation: Industrial/Business Park with Residential as an option

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

- **LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper
- **PLAT OF SURVEY:**
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- **AERIAL PHOTOGRAPH:**
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- **PLANS:**
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

Copies of Plans:

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

Concept Plans shall show:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Existing streets on and adjacent to the tract
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Boundaries of property with approximate dimensions and acreage
 - Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
 - Architectural elevations showing building design, color and materials (if available)
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to service the development

RIDER TO CONCEPT PLAN APPLICATION

Applicant, Prairie Winds, LLC, a Delaware limited liability company ("**Applicant**"), for its Concept Plan Application, states as follows:

I. General Background

- 1.1 The Property – The Subject Property is comprised of approximately 20 acres of vacant land located at the intersection of Bricher Road and Randall Road in St. Charles, Illinois. The subject property is the southern portion of what is commonly referred to as the “Bricher Commons Parcel” legally described in **Exhibit A** attached hereto (the "**Subject Property**").
- 1.2 Current Use – The current use of the Subject Property is for agricultural purposes and the land is currently being farmed by a tenant. The tenant on the Subject Property will be removed prior to Applicant closing on the purchase of the Subject Property.
- 1.3 Zoning Classification –The Subject Property is subject to the provisions of the Bricher Commons Annexation Agreement. The current underlying zoning classification of the Subject Property is within the BR Regional Business District (formerly B-3 Service Business District) with a Special Use as a Planned Unit Development in accordance with Ordinance No. 1999-Z-11 (“**Ordinance 1999-Z-11**”, recorded on May 15, 2000 as Document No. 2000K037389, and including amendment 2006- Z-7)
- 1.4 In accordance with Ordinance 1999-Z-11 the Subject Property was zoned B-3 Service Business District with a special use as a Planned Unit Development. In 2006, a petition by DGT, LLC to amend Ordinance 1999-Z-11 to include residential and commercial uses on the property was granted (Ordinance 2006-Z-7). DGT, LLC did not develop the Subject Property and no longer owns or operates on the Subject Property.
- 1.5 Summary of Development - Applicant proposes to develop the Subject Property into *Prairie Winds of St. Charles*, an upscale rental community. The facility will offer approximately 250 “big house” style apartment units comprised of approximately 50 one-bedroom units, 150 two-bedroom units and 50 three-bedroom units. All units will have a heated attached garage with a private, indoor stairway leading from the garage to the unit. Residents of *Prairie Winds of St. Charles* will enjoy such amenities as a commercial-level fitness center, indoor and outdoor pools, and state-of-the-art kitchens featuring granite countertops and stainless steel appliances. Residents will also have access to an 8,000-sq. ft. clubhouse, outdoor grilling space, and a fireside sitting area.

Applicant intends to develop the Subject Property into sophisticated rental units to allow the residents of St. Charles the opportunity to enjoy an exceptional living experience in an upscale community environment. Applicant intends to provide St. Charles with luxury apartments which will allow residents to live in a high-end, exclusive community without the long-term commitment of a mortgage and with access to premium amenities.

Applicant will be meeting the growing need for rental housing for young professionals of St. Charles, as well as families, single parents, and active seniors who want the flexibility

and freedom of living without maintenance and mortgage obligations. *Prairie Winds of St. Charles* will attract a discerning population of individuals looking for upscale living in St. Charles.

- 1.6. Development Goals to be Achieved -The proposed development will fulfill the City's goal of development of a vacant, underutilized parcel that cannot otherwise be readily redeveloped. The Subject Property has remained undeveloped for an extended period of time and the use as multi-family residential is consistent with the long-term goals of the City in accordance with the 2013 Comprehensive Plan. The Land Use Plan recommends that the City investigate new methods to improve the conditions of all residential neighborhoods, including incentives for developing vacant properties. It calls for more apartments to be built and explains that apartments are an important part of a healthy housing stock. It further states that multifamily housing contributes to residential density which improves the viability of shopping areas in the community.

The Land Use Plan identifies the Subject Property as "Industrial/Business Park", however, it recommends that the City promote multi-family type housing, and it urges the City to consider proposals in areas other than those specifically designated for high density residential development. The Plan calls for residential development in vacant/underutilized areas and states that there are many suitable and available infill parcels that are situated between established residential districts and commercial districts. The Subject Property is such an area. The Plan recommends higher density residential on these parcels that are near commercial areas. This would provide additional density and serve as good transitional land use to commercial areas.

The City's Residential Areas Framework Plan acknowledges that while the Bricher Commons Parcel is designated as "Industrial/Business Park", the site may also be appropriate for residential use. Further, the Subarea Plan names the Bricher Commons Parcel a "Catalyst Site", designating it as a site that could have a catalytic impact on the surrounding area. This Plan recommends that the northern half of the site should develop with commercial use (due to its immediate access to Route 38) while the interior and southern portion should be used for multifamily or single family attached housing. Developing the Subject Property into luxury rental apartments meets the City's goal of providing much needed rental units and increasing residential density as a transitional land use in an area that is otherwise undeveloped and underutilized, all in accordance with the 2013 Comprehensive Plan.

II. Development Requests -Applicant requests the following development approvals:

- (a) **Map Amendment-** Applicant hereby requests the that the City of St. Charles (the "City") amend the Zoning Map of the City thereby rezoning that portion of the Subject Property that is currently zoned BR Regional Business to RM-3 General Residential District as set forth in Section 17.04.320 of the Zoning Ordinance of the City of St. Charles and in accordance with the Applicant's Site Plan located at Tab# 8 of Applicant's Concept Plan Submittal.

- (b) **Application for a Special Use as a Planned Unit Development.** Applicant requests a Special Use for a Planned Unit Development in accordance with Sections 17.04.400 - 17.04.430 of the Zoning Ordinance of the City of St. Charles, Illinois. Applicant proposes to eliminate the existing Planned Unit Development on the property (previously established by Ordinance 1999-Z-11) and proposes to replace the prior PUD with a new Planned Unit Development.
- (c) **Planned Unit Development Departures** – Applicant will submit its anticipated departures to the City at a later date.

III. Submission Materials

Along with the filing of its Application, and in support thereof, the Applicant submits and incorporates herein the following required attachments and supplemental materials:

TAB	DESCRIPTION OF CONCEPT PLAN SUBMITTAL
1	Concept Plan Application and Rider to Application
2	Reimbursement of Fees Agreement / Deposit
3	Title Policy
4	Owner Consent and Disclosure
5	Legal Description
6	Survey
7	Aerial Photographs
8	Site Plan
9	Building Elevations
10	Park and School Land/Cash Proposal
11	Inclusionary Housing Proposal
12	List of Property Owners

EXHIBIT A

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRSTAR BANK OF GENEVA, SUCCESSOR TRUSTEE TO THE FIRST NATIONAL BANK OF GENEVA, AS TRUSTEE UNDER TRUST NUMBER 2640. AS RECORDED IN DOCUMENT NO. 1884216; THENCE NORTH 00 DEGREES, 13 MINUTES, 06 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1068.42 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MEIJER, INC., AS RECORDED IN DOCUMENT NO. 1999K032600; THENCE NORTH 88 DEGREES, 26 MINUTES, 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID MEIJER, INC. LAND, A DISTANCE OF 1353.30 FEET; THENCE SOUTH 1 DEGREE, 33 MINUTES, 25 SECONDS EAST FOR 1068.11 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88 DEGREES, 26 MINUTES, 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 32. A DISTANCE OF 1378.26 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART CONVEYED BY DEED DOCUMENT RECORDED AS 2000K028065 TO THE CITY OF GENEVA) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

OWNER'S CONSENT TO CONCEPT PLAN APPLICATION

To: City of St. Charles

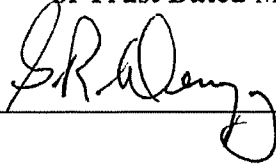
Applicant / Petitioner: Executive Capital Corporation, an Illinois corporation

Property: Approximately 20 acres of Vacant Land located in St. Charles known as Bricher Commons

The undersigned, acting on behalf of **The Todd L. Dempsey Declaration of Trust Dated May 15, 1992** ("Owner"), being the owner of record of the property which is the subject of the above-referenced Concept Plan Application (the "**Subject Property**"), hereby consents to the filing and processing of the said Concept Plan Application by the applicant, Executive Capital Corporation. ("**Applicant**").

Dated: October 4, 2016

**OWNER: The Todd L. Dempsey Declaration
of Trust Dated May 15, 1992**

 Trustee

By:
Its:

OWNERSHIP DISCLOSURE FORM

I, Berard L. Dempsey, being first duly sworn on oath depose and say that I am the Trustee of the Todd L. Dempsey Declaration of Trust Dated May 15, 1992, and that the following persons are all of the beneficiaries of the Todd L. Dempsey Declaration of Trust Dated May 15, 1992:

By: B. L. Dempsey, Trustee
Name Title

Subscribed and Sworn before me this 4th day of October, 2016.

Kay M Lefever
Notary Public



PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

FRANCIS WINDS of St. Charles

Date Submitted:

Prepared by:

JEFF RATZER



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	50	DU x 1.758	= 87.9
➤ 2 Bedroom	150	DU x 1.914	= 287.1
➤ 3 Bedroom	50	DU x 3.053	= 152.65
Totals	<u>250</u>		<u>527.65</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 527.65 x .010 Acres per capita = 5.2765 Acres

Cash in lieu of requirements -

Total Site Acres 5.2765 x \$240,500 (Fair Market Value per Improved Land) = \$ 1,268,998 Base Fee

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Paradise Woods of St. Charles
 Date Submitted:
 Prepared by: JEFF RECTOR



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 .039 =
> 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
Apartments				
> Efficiency		DU x .000 =	DU x .000 =	DU x .000 =
> 1 Bedroom	50	DU x .002 =	DU x .001 =	DU x .001 =
> 2 Bedroom	150	DU x .086 =	DU x .042 =	DU x .046 =
> 3 Bedroom	50	DU x .234 =	DU x .123 =	DU x .118 =
Totals	<u>250</u> TDU	<u>24.7</u> TE	<u>12.5</u> TM	<u>12.85</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	24.7	x .025	= .6175
Middle (TM)	12.5	x .0389	= .48625
High (TH)	12.85	x .072	= .9252
Total Site Acres			<u>2.02895</u>

Cash in lieu of requirements -

2.02895 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 487,962 Base Fee

INCLUSIONARY HOUSING SUMMARY



Name of Development: Leisure Village of St. Charles
 Date Submitted: _____
 Prepared by: JEFF RATZ

Background:

St. Charles Municipal Code Title 19 "Inclusionary Housing", requires developers of new residential developments to provide a proportionate share of affordable housing units within the development, or to pay a fee in-lieu of providing affordable housing units. Developers may also provide a mix of affordable housing units and fee in-lieu.

Affordable housing is defined as housing that has a sales price or rental amount that is within the means of a household with income at or below 80% Area Median Income (AMI) for for-sale units and at or below 60% AMI for rental units, adjusted for household size. See Title 19 for complete definitions.

The maximum price of affordable for-sale units and affordable rental units required by Title 19 shall be no greater than the affordable purchase price and affordable rent established annually by the Illinois Housing Development Authority (IHDA). Contact the Planning Division for the most recent affordable prices from IHDA.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, "Inclusionary Housing". Use this worksheet to calculate the number of required affordable units to be incorporated within the residential development, or the required fee in-lieu payment.

If the development will include affordable units, submit the following additional information:

- The number of market-rate and affordable for-sale and rental units to be constructed, including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of affordable units and market-rate units, and their exterior appearance, materials, and finishes.

Affordable Unit Requirement Calculation

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	250	X	10%	=	25

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
25	25	X	\$72,819.50	=	1,820,487

Base fee

St Charles Plaza shopping center

38

Lincoln Hwy

Lincoln Hwy

meijer

Prairie Winds
OF ST. CHARLES

SITE

LOWE'S

Bricher Rd

BRICHER RD.

THE FRESH MARKET

Commons Dr

GENEVA COMMONS

Fisher Dr

Elson Dr

Camden Dr

Stone Dr



MULTIFAMILY SITE				BRICHER COMMONS		2016510
UNIT TABULATION - BIG HOUSE						11/29/18
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A2 U	1br/1ba	865	50	20%	43,250	20%
B1 U	2br/2ba	1,072	25	10%	26,800	60%
B1 L	2br/2ba	1,137	25	10%	28,425	
B2 U	2br/2ba	1,267	50	20.00%	63,350	
B4 L	2br/2ba	1,362	25	10.00%	34,050	
B4 U	2br/2ba	1,362	25	10.00%	34,050	
C1 L	3br/2ba	1,559	25	10.00%	38,975	20%
C1 U	3br/2ba	1,559	25	10.00%	38,975	
TOTALS			250	100%	307,875	

UNIT AVERAGE NET SF: 1,231.50

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

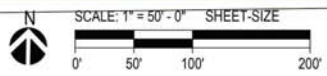
UNIT AVERAGE NET SF: 1,231.50 S.F.

ACREAGE: 20.4 +/- GROSS ACRES

DENSITY: 12.25 UNITS/ACRE

PARKING: PROVIDED

416 TOTAL SPACES
300 GARAGE SPACES
116 SURFACE SPACES
2.08 SPACES/UNIT



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
233 South Wacker Drive, Suite 8400, Chicago, IL 60606 | 312.675.4261 | www.humphreys.com



ARCHITECTURAL SITE PLAN
SCHEME 06

EXECUTIVE CAPITAL
BIG ROCK, ILLINOIS
HP# 2016518

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