



Applicant:	D.R. Horton, Inc. - Midwest
Property Owner:	D.R. Horton, Inc. - Midwest
Location:	NE of Charlestowne Mall, south of Foxfield Dr.
Purpose:	Amend PUD to increase townhome building height
Applications:	• Special Use (PUD Amendment)
Public Hearing:	Yes, required
Zoning:	RM-2
Current Land Use:	Residential (site work underway)
Comprehensive Plan:	Corridor/Regional Commercial & Multi-Family Res.

Charlestowne Lakes



Subject Property

Summary of Proposal: Last year, the City approved the Charlestowne Lakes PUD under Ordinance No. 2022-Z-12 to facilitate development of a 167-unit residential development. The approved plans include:

- 105 townhomes (21 buildings)
- 62 duplexes (31 buildings)
- Construction of King Edward Ave. extension through the site
- Stormwater detention facilities at the north end of the site

The developer is now requesting an additional zoning deviation to increase the allowable height of the townhome buildings by 3’2”. The approved building height is 34’7¼”; proposed height is 37’9¼”. A PUD Amendment is required since the proposed height exceeds the 35 ft. maximum permitted in the RM-2 zoning district.

Info / Procedure on Application:

Special Use for Planned Unit Development Amendment:

- Approval of an amendment to a previously approved PUD ordinance which contains specific deviations from Zoning Ordinance standards.
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction,

maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.

- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

Suggested Action: Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

The applicant has provided responses to the Criteria for PUD for the Commission’s consideration.

Staff Contact: Ellen Johnson, Planner

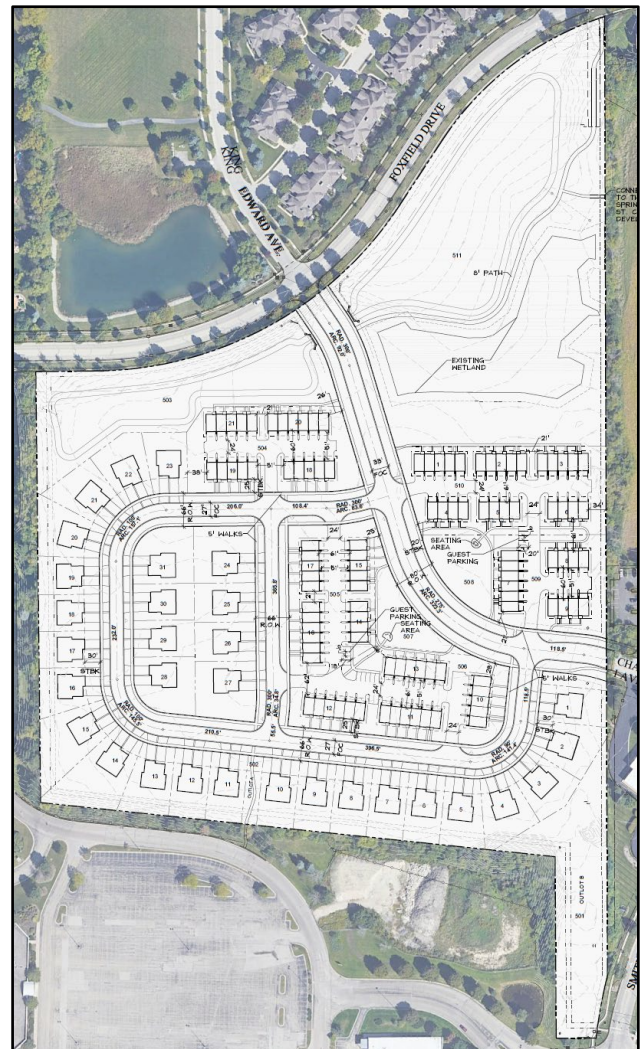
I. PROPERTY INFORMATION

A. Development History

The subject property is a 28.55-acre site located northeast of Charlestowne Mall and south of Foxfield Dr. The property has historically been known as the Oliver-Hoffmann property, which is the name of the development company that owned the site when annexed into the City in 1991.

In 2022, the City approved the Charlestowne Lakes PUD under Ord. 2022-Z-12. The approved site plan is depicted here. Plans include the following:

- 105 townhomes (21 buildings) on either side of King Edward Ave. The buildings are 3-story with rear-loaded garages.
- 62 duplexes (31 buildings) behind the townhomes. The buildings are 2-story with front-loaded garages.
- Construction of King Edward Ave. extension through the site, new public streets, and private alleys behind the townhomes.
- Stormwater detention facilities at the north end of the site.
- Pedestrian trails around the detention ponds with connection to the Springs development to the east.

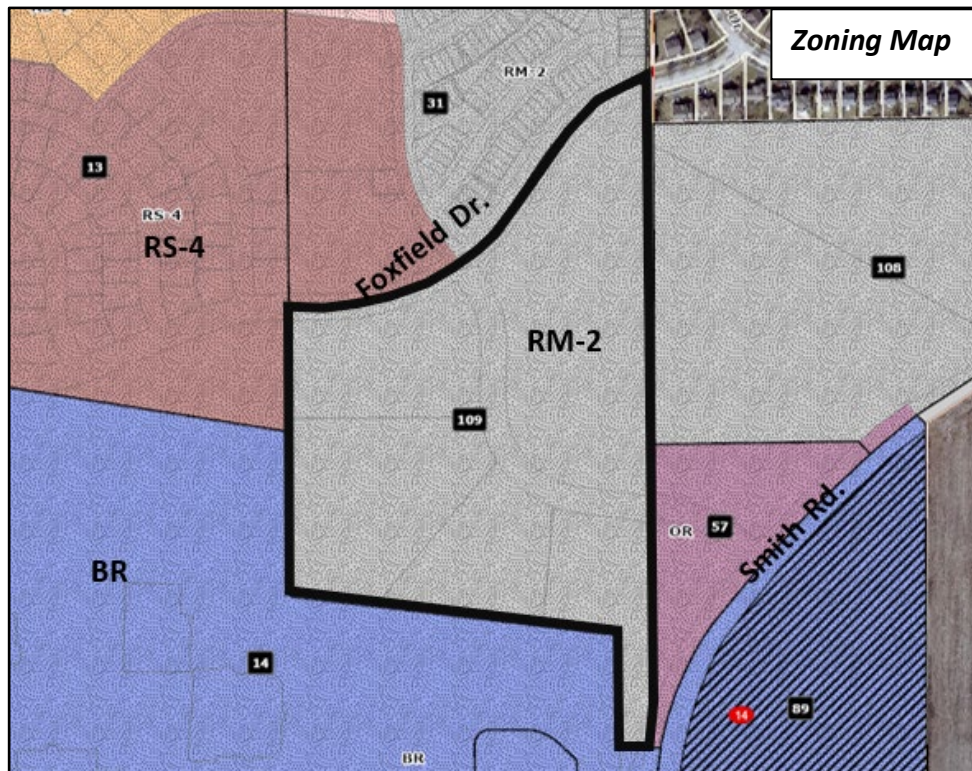


In 2006, a proposal was submitted for development of a Walmart Supercenter on the property, which would have limited the potential for the planned collector street connection. In 2007, the City filed a Complaint of Condemnation to acquire through eminent domain a strip of property for completion of the collector street. A settlement was reached between the City and property owner in 2009, resulting in a Consent Decree document. After City approval of the Charlestowne Lakes PUD in 2022, the Consent Decree was modified to facilitate the development. The City Attorney has advised that the Consent Decree will likely not need to be amended to facilitate this change.

B. Zoning

The subject property was rezoned to RM-2 Medium Density Multi-Family Residential last year. RM-2 zoning surrounds the property to the north (Kingswood Townhomes) and east (Springs at St. Charles apartment community, currently under construction). Single-family residential is also to the north, with commercial and office zoning generally south and east.

	Zoning	Land Use
Subject Property	RM-2 Medium Density Multi-Family Residential / PUD	Charlestowne Lakes-Townhomes/Duplexes
North	RM-2 Medium Density Multi-Family Residential / PUD RS-4 Suburban Single-Family Residential / PUD	Kingswood Townhomes; detention pond
East	RM-2 Medium Density Multi-Family Residential / PUD OR Office/Research	Springs multi-family; office building, bank
South	BR Regional Business / PUD	Charlestowne Mall
West	BR Regional Business / PUD RS-4 Suburban Single-Family Residential / PUD	Charlestowne Mall; Charlemagne pond



II. PROPOSAL & ANALYSIS

Staff has analyzed the submitted application and plans for conformance with the standards established in Charlestowne Lakes PUD Ordinance and applicable sections of the Zoning Ordinance, including:

- Ch. 17.06 Design Review
- Ch. 17.12 Residential Districts

A. Proposed Change

D.R. Horton, developer, is requesting an additional zoning deviation to increase the building height of the townhome buildings in excess of the 35 ft. maximum permitted in the RM-2 District, from 34’7¼” on the approved plan to 37’ 9¼”. This requires approval of a PUD Amendment.

Maximum Permitted Building Height- RM-2 District	Approved Building Height	Proposed Building Height
35 ft.	34’ 7¼”	37’ 9¼”

Building height for the townhomes is measured from grade at the front of the building. The approved building elevations depict the front of the building at 34’7¼” in height. The rear of the building measures 37’9¼” due to grading; 3 additional feet of the rear elevation is exposed.

The proposed building is 37’ 9¼” in height at both the front and rear. The additional 3’2” of exposed elevation in the front results in an additional window on each unit, larger first level windows, and fewer steps up to the front door. The building floor plans remain unchanged.

In summary, the buildings will appear from the rear the same as previously approved. From the front, the buildings will be 3’2” taller, which is 2’9¼” taller than permitted in the underlying RM-2 zoning district.

No changes are proposed to the duplexes.

III. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

Special Use for PUD Amendment- For PUDs, there is a single finding – Is the PUD in the public interest? Responses to the PUD Criteria are to be considered in reaching this finding. The applicant has provided responses to the Criteria for PUDs (attached).

- a. **Recommend approval** of the application.

OR

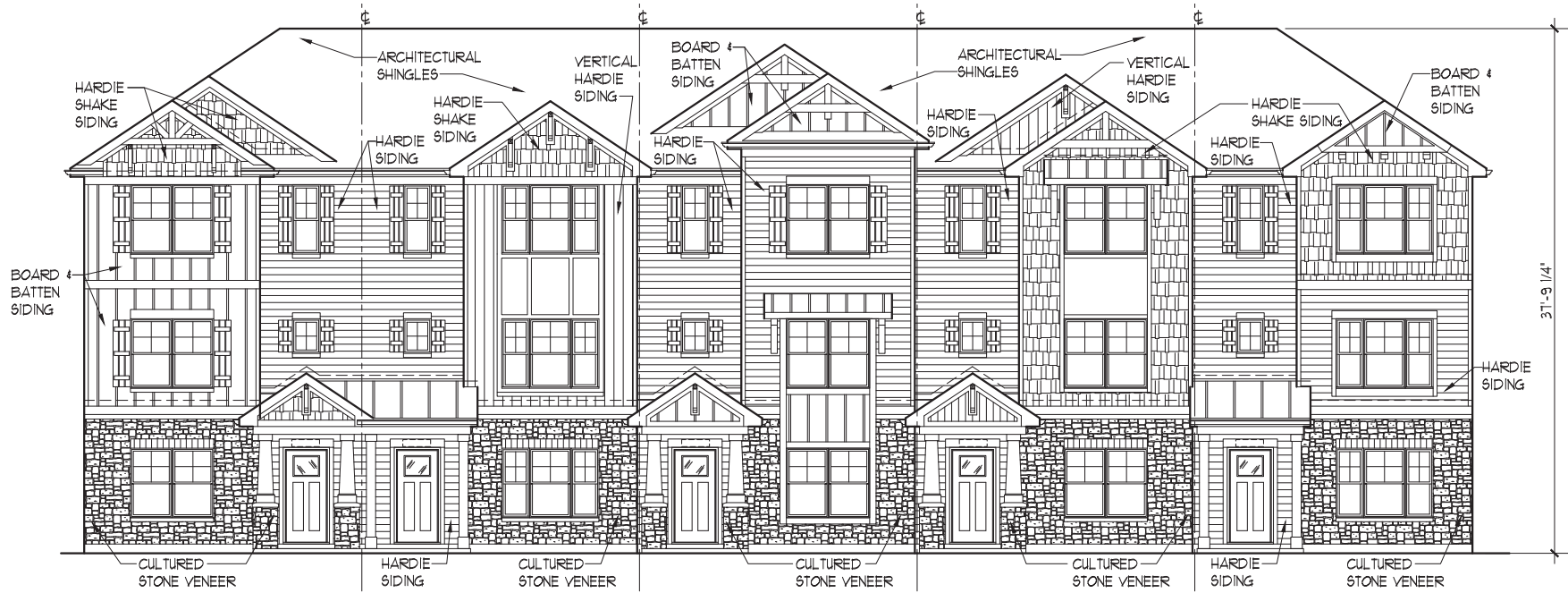
- b. **Recommend denial** of the application.

- Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

IV. ATTACHMENTS

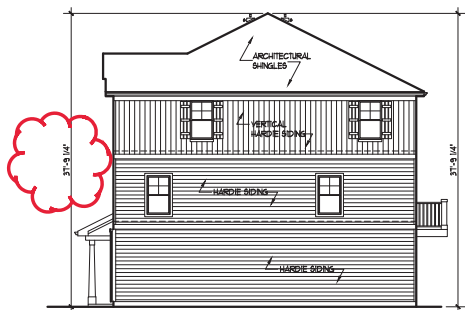
- Building Elevations
- Applications for Special Use; received 1/24/23
- Ord. 2022-Z-12
- Public Comment correspondence

PROPOSED BUILDING ELEVATIONS



FRONT ELEVATION - 5 UNIT BUILDING

SCALE: 1/8"=1'-0"



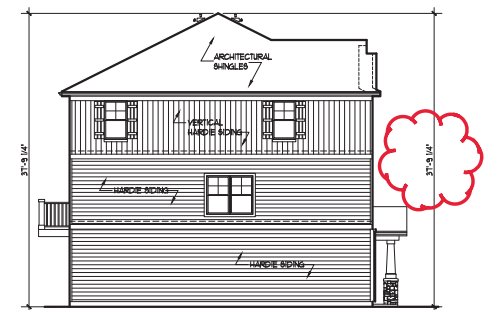
TYPICAL RIGHT ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"



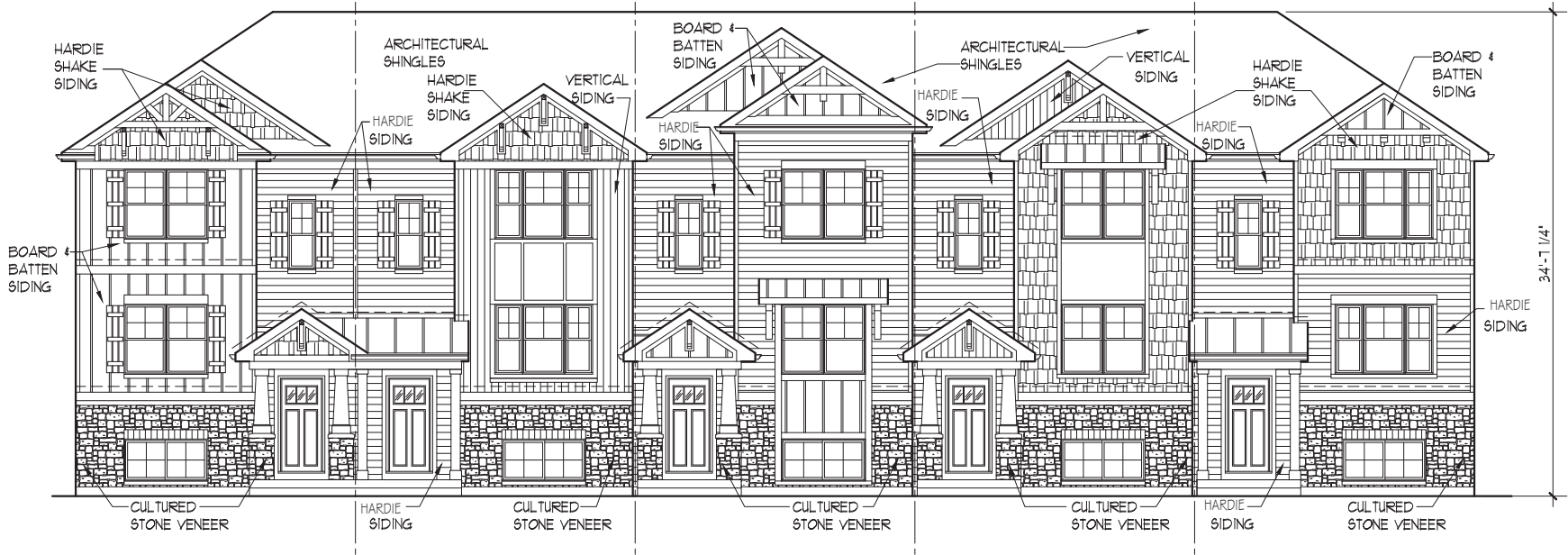
TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

5 UNIT BUILDING SEABOARD SERIES

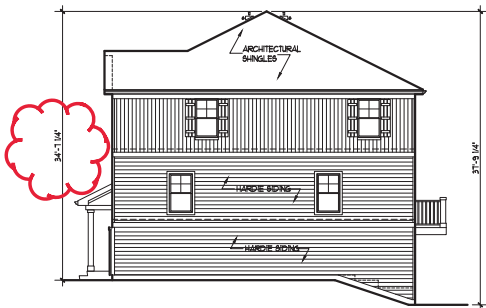
CHARLESTOWNE LAKES
ST. CHARLES, IL

APPROVED BUILDING ELEVATIONS



FRONT ELEVATION - 5 UNIT BUILDING

SCALE: 1/8"=1'-0"



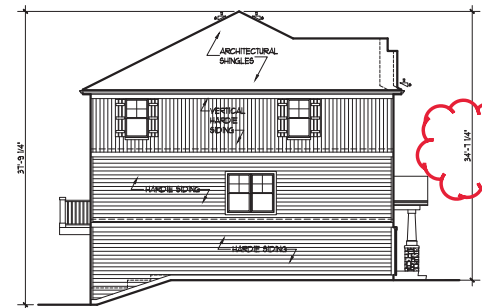
TYPICAL RIGHT ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

5 UNIT BUILDING SEABOARD SERIES

CHARLESTOWNE LAKES
ST. CHARLES, IL

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174

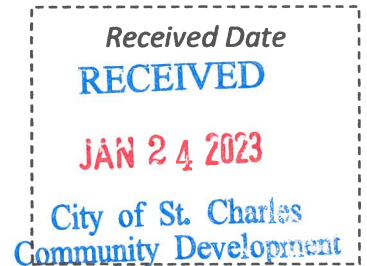


Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Charlestowne Lakes</u>
Project Number:	<u>2021</u> -PR- <u>011</u>
Cityview Project Number:	<u>PLSU202300053</u>



- *File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.*

1. Property Information:	Location: Northeast of Charlestowne Mall; North of Main St. and west of Smith Rd.	
	Parcel Number (s): 09-25-245-002; 09-25-250-003; 09-25-250-004; 09-25-250-005; 09-25-250-006	
	Proposed Name: Charlestowne Lakes	
2. Applicant Information:	Name: D.R. Horton, Inc. - Midwest	Phone: 630-244-3101
	Address: 1750 E. Golf Rd, Suite 925 Schaumburg, IL 60173	Email: prcook@drhorton.com
3. Record Owner Information:	Name: D.R. Horton, Inc. - Midwest	Phone: 630-244-3101
	Address: 1750 E. Golf Rd, Suite 925 Schaumburg, IL 60173	Email: prcook@drhorton.com

4. Identify the Type of Application:

- Special Use for Planned Unit Development - PUD Name:** Charlestowne Lakes
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2022-Z-12
 - PUD Preliminary Plan filed concurrently

- Other Special Use (from list in the Zoning Ordinance):**
 - Newly established Special Use
 - Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Multi-Family Residential

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

What is the property's current zoning? RM-2 Medium Density Multi-Family Residential District

What is the property currently used for? Development of attached single-family res. community.

If the proposed Special Use is approved, what improvements or construction are planned?

The subject property is currently under development of a 167-unit attached single-family residential community (being 62 two-family units and 105 townhome units) in accordance with Ordinance #2022-Z-12.

6. For Special Use Amendments only:

Why is the proposed change necessary?

Petitioner seeks a planned unit development amendment and deviation to provide opportunity for alternative townhome dwelling unit floor plan offerings having a unified first-floor plane level between the front door entry and the rear/garage door entry.

What are the proposed amendments? (Attach proposed language if necessary)

Petitioner seeks a planned unit development amendment and deviation to allow an increase in the maximum townhome building height from 34' - 7 1/4" as approved to 37' - 9 1/4", which increase exceeds the 35' maximum permitted building height in the RM-2 Medium Density Multi-Family Residential District. Please see the Approved Building Elevations and Proposed Building Elevations submitted herewith.

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE: Special Use for PUD: \$1,000
All other Special Use requests: \$750

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 subject property:

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: a) A current title policy report; or
b) A deed and a current title search

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.

OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

FINDINGS OF FACT: Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION: As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.
- 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.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)


I, Patrick R. Cook, being first duly sworn on oath depose and say that I am a
duly authorized representative of D.R. Horton, Inc. - Midwest ("DRHIM"), a
(California) Corporation and that:

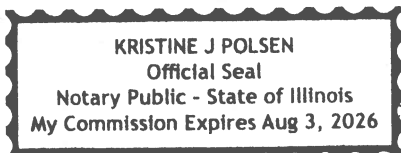
D.R. Horton CA2, Inc., a California corporation ("DRHCA2"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, is the sole shareholder of DRHIM, owning 100% interest in Developer and (ii) D.R. Horton, Inc., a Delaware corporation ("DHI"), having its principal place of business at 1341 Horton Circle, Arlington, Texas 76011, is the sole shareholder of DRHCA2, owning 100% interest in DRHCA2. DHI is a publicly traded company on the New York Stock Exchange under the ticker symbol DHI.

D.R. Horton, Inc. - Midwest

BY: 
TITLE: LAND ACQUISITION

Subscribed and Sworn before me this 18TH day of
JANUARY, 20 23.


Notary Public



CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

Charlestowne Lakes

PUD Name: D.R. Horton, Inc. - Midwest

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

The purpose of this proposed planned unit development amendment is to allow a 3'-2" increase in the maximum permitted townhome building height from 34'-7 1/4", as approved and as measured from the required front building line in accordance with Section 17.30.030 of the Zoning Ordinance, to a maximum building height of 37'-9 1/4", all as shown on the attached Approved Building Elevations and on the attached Proposed Building Elevations, to provide opportunity for alternative townhome dwelling unit floor plan offerings. More specifically, the proposed increased building height planned unit development amendment will afford DRH the ability to offer prospective townhome unit purchasers a unified first-floor plane level between the front door entry and the rear/garage door entry to such units in conjunction with site grading efficiencies. DRH respectfully submits that such amendment (i) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (ii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Accordingly, the planned unit development, as currently approved and as now proposed to be amended, will, in accordance with said Exhibit C, continue to advance one or more purposes of the above-stated planned unit development procedure. Please see attached Explanation of Request for further detail.

ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

DRH respectfully submits that the proposed, marginally increased (9.15%) building height planned unit development amendment (i) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (ii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Such amendment will in no way serve as a detriment to the above-stated planned unit development factors. Please see attached Explanation of Request for further detail.

iii. The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed building height increase planned unit development amendment (i) will not detrimentally impact the public convenience(ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The proposed building height increase planned unit development amendment (i) will have no impact on utility, road or drainage infrastructure (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will neither impact the use and enjoyment of other property nor diminish or impair property values in the neighborhood, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will have not impede development of surrounding property, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will have not be detrimental to or endanger the public health, safety, comfort or general welfare, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will not alter the status of of the planned unit development as being conforming to applicable provisions of the City Code except as varied pursuant to the applicable planned unit development provisions of the City Code, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will have not alter the status of of the planned unit development as being beneficial to the physical development, diversity, tax base and economic well-being of the City, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

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

The proposed building height increase planned unit development amendment (i) will continue to conform to the purposes and intent of the Comprehensive Plan, (ii) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (iii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Please see attached Explanation of Request for further detail.

Explanation of Request for Amendment to the Charlestowne Lakes Planned Unit Development and Statement Regarding the Standards of Review for a Planned Unit Development Amendment

As owner and developer of the Charlestowne Lakes attached single-family residential planned unit development approved on June 6, 2022 pursuant to Ordinance No. 2022-Z-12, D.R. Horton, Inc. – Midwest (“DRH”) respectfully requests an amendment to that approval and ordinance pursuant to Section 17.04.430 of *The St. Charles Zoning Ordinance* (“Zoning Ordinance”).

Purpose

The purpose of this proposed planned unit development amendment is to allow a 3’-2” increase in the maximum permitted townhome building height from 34’-7 ¼”, as approved and as measured from the required front building line in accordance with Section 17.30.030 of the Zoning Ordinance, to a maximum building height of 37’-9 ¼”, all as shown on the attached Approved Building Elevations and on the attached Proposed Building Elevations, to provide opportunity for alternative townhome dwelling unit floor plan offerings. More specifically, the proposed increased building height planned unit development amendment will afford DRH the ability to offer prospective townhome unit purchasers a unified first-floor plane level between the front door entry and the rear/garage door entry to such units in conjunction with site grading efficiencies. Townhome units constructed in that manner will have a marginally increased (i.e., 9.15%) front façade building height of 37’-9 ¼” as shown on the attached Proposed Building Elevations as opposed to a front façade building height of 34’-7 ¼” as previously approved and as shown on the attached Approved Building Elevations. That increased building height will result in (a) an increased first-floor level exterior cultured stone veneer height on the front façade of each townhome building, (b) an additional window on that façade of each townhome unit, each as shown on the Proposed Building Elevations submitted herewith, and (c) improved accessibility via a gently sloped service sidewalk between the public sidewalk and front door entry to each townhome unit in lieu of a graduated series of steps in that service walk. The rear façade building height of all townhome buildings, whether constructed as previously approved or constructed as now proposed, will remain 37’-9 ¼” as measured from adjacent rear grade level.

Statement Regarding PUD Standards

In support of its request for the above-described amendment, DRH respectfully submits that such amendment (i) will in no way compromise the stated City Council finding that the planned unit development, as approved by Ordinance No. 2022-Z-12, is in the public interest and (ii) will in no way compromise the adopted Criteria for Planned Unit Developments set forth on Exhibit C to that ordinance. Accordingly, the planned unit development, as currently approved and as now proposed to be amended, will, in accordance with said Exhibit C, continue to advance one or more purposes of the planned unit development procedure stated in Section 17.04.400.A of the Zoning Ordinance; will continue to conform to the requirements of the RM-2 Medium Density Multi-Family Residential District, except as authorized by Ordinance No. 2022-Z-12 and as now proposed to be amended to offer (a) a unified first-floor plane level between the front door entry and the rear/garage door entry and (b) higher-quality architectural design as shown on the proposed building elevations; will continue to conform to the standards applicable to special uses as stated in Section 17.04.330.C.0 of the Zoning Ordinance; will continue to be served by sufficient infrastructure; will neither be injurious to the use and enjoyment of other property in the immediate vicinity nor diminish or impair property values within the neighborhood; will not impede the normal and orderly development and improvement of the surrounding property for uses permitted; will not be detrimental to or endanger the public health, safety, comfort or general welfare; will continue to otherwise conform to all applicable legislation and regulation; will continue to be beneficial to the physical development, diversity, tax base and economic well-being of the City; and will continue to conform to the purposes and intent of the Comprehensive Plan.

Summary

The proposed planned unit development for increased building height of townhome buildings will allow an increase of 3'-2" in the front façade building as measured from the adjacent front grade level, will not result in any increase in building height as measured from the adjacent rear grade level, will provide opportunity for alternative townhome dwelling unit floor plan offerings, will enable improved accessibility between the public sidewalk and front door entry to each townhome unit, and will in no way compromise the stated bases set forth in Ordinance No. 2022-Z-12 upon which the City Council approved the Charlestowne Lakes planned unit development.

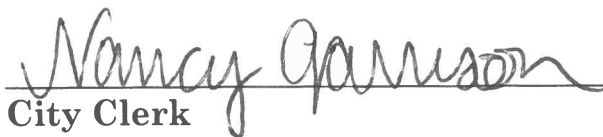
City of St. Charles, Illinois

Ordinance No.: 2022-Z-12

**An Ordinance Granting Approval of a Map Amendment,
Special Use for Planned Unit Development and PUD
Preliminary Plan for Charlestowne Lakes**

**Adopted by the
City Council
of the
City of St. Charles
June 6, 2022**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, June 13, 2022


City Clerk



(S E A L)

City of St. Charles, Illinois
Ordinance No. 2022-Z-12

**An Ordinance Granting Approval of a Map Amendment, Special Use for
Planned Unit Development and PUD Preliminary Plan for
Charlestowne Lakes**

WHEREAS, on or about February 5, 2009, a Consent Decree was filed with the Clerk of the Circuit Court of Kane County, Illinois resulting from a Complaint for Condemnation filed by the City of St. Charles (“City”) against West Suburban Bank, as Trustee, u/t/a dated April 30, 1981 a/k/a Trust 2580 and Unknown Others, in the Circuit Court of the Sixteenth Judicial Circuit, Kane County, Illinois, Case No. 07 ED 07, pertaining to a parcel of land known as the Oliver-Hoffman Property, the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”); and,

WHEREAS, the Consent Decree was subsequently replaced by an Amended Consent Decree entered on or about July 8, 2009; and

WHEREAS, said Complaint for Condemnation was filed by the City to acquire by eminent domain a parcel of land on the Subject Property for use as a right-of-way for the construction of an extension of Charter One Drive (now known as King Edward Ave.) connecting to Foxfield Road; and,

WHEREAS, said Amended Consent Decree dismissed the City’s complaint and decreed development parameters which resulted in the current subdivision and zoning of the Subject Property; and,

WHEREAS, said Amended Consent Decree further requires that any future development of the Subject Property be submitted to the City as a request for Planned Unit Development and that the extension of Charter One Drive/King Edward Ave. be constructed as part of the development; and,

WHEREAS, the Subject Property is currently owned by Gompers-Lewis II, LLC, an Illinois Limited Liability Company, (the “Owner”) and is under contract to be purchased and developed by D.R. Horton, Inc.- Midwest, a California corporation (hereinafter, the “Applicant” or the “Developer”), and Owner has provided written authorization to the City for the Applicant to act as agent for the Owner in filing applications with the City for zoning entitlements; and

WHEREAS, on or about December 16, 2021, the Applicant filed petitions for: 1) Map Amendment from the BC Community Business District and RM-3 General Residential District to the RM-2 Medium Density Multi-Family Residential District; 2) Special Use for Planned Unit Development; and 3) PUD Preliminary Plan, all for Subject Property, for the purpose of developing Charlestowne Lakes, a residential subdivision consisting of 62 two-family units and 105 townhome units and which includes construction of the extension of Charter One Drive, now known as King Edward Avenue; and,

WHEREAS, the City, Owner and Applicant will be required to amend said Amended Consent Decree in order to allow the proposed residential development, subject to final City approval of said petitions for Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan; and

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about March 18, 2022 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about April 5, 2022 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said petitions for Map Amendment, Special Use for Planned Unit Development (PUD), and PUD Preliminary Plan on or about April 5, 2022; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about April 11, 2022; and,

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

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
2. With the exception of the Amended Consent Decree or any amendments thereto, this Ordinance shall supersede the prior annexation agreement for the Subject Property between the City and any other owners or developers.
3. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the BC Community Business District and the RM-3 General Residential District to the RM-2 Medium Density Multi-Family Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.
4. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public

Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit “C”, which is attached hereto and incorporated herein.

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

- Site Plan; Gary R. Weber Associates, Inc.; revised 5/13/2022
- Preliminary Engineering Plans; Cage Civil Engineering; revised 5/12/2022
- Preliminary Landscape Plan; Gary R. Weber Associates, Inc. revised 5/13/2022
- Preliminary Plat of Subdivision; Cage Civil Engineering; revised 5/12/2022
- Building Elevations; Premier Architecture, Inc.; dated 3/28/2022

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

- a. Zoning: The Subject Property shall be subject to the requirements of the RM-2 Medium Density Multi-Family Residential District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code (“Zoning”), as amended, except as specifically varied in the “PUD Deviations”, attached hereto and incorporated herein as Exhibit “E”.
- b. Additional Code Departures: The Subject Property shall be subject to all Codes and Regulations adopted by the City of St. Charles, except as specifically varied in the “Additional Code Departures”, attached hereto and incorporated herein as Exhibit “F”.
- c. Use: The Subject Property shall be developed for residential purposes, consisting of sixty-two (62) duplex units and one hundred five (105) townhome units.
- d. Final PUD Plan and Final Plat: The City shall approve a Final PUD Plan and Final Plat of Subdivision that is in substantial conformance with the approved Preliminary PUD Plan and Preliminary Plat of Subdivision.
- e. Phases: The Subject Property may be developed in phases and final PUD plans and final plats may be submitted by the Developer for portions of the Subject Property to allow for the staging of the Subject Property. If the Subject Property is developed in phases, public improvements that are necessary for each phase, as determined by the City Development Engineer, will be installed by the Developer with each phase.
- f. Owners’ Association: The Applicant shall create one or more Owners’ Associations and create a Declaration of Covenants, Conditions & Restrictions

that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities and common open space. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded prior to the issuance of the first building permit for a residential unit.

- g. On-Site Improvements: In connection with its development of the Subject Property, Developer shall, at its expense, construct all improvements located on the Subject Property, including sanitary sewers and facilities, watermains and facilities, storm sewers, stormwater detention and retention areas, on-site roads, alleys, parking spaces, curb and gutter, street lighting, traffic signs, street name signs, sidewalks, and parkway trees (“Subdivision Improvements”), in accordance with the approved Preliminary Plat, Preliminary PUD Plan, Landscape Plans, and Preliminary Engineering Plans and final engineering plans that are approved by the City, with the exception of the Departures approved herewith. The final surfacing of the local streets, King Edward Avenue, and alleys shall be completed when final occupancy permits have been issued for all 167 residences in the Subject Property. Paving of the alleys may be completed when all residential units accessed by the alley have been issued final occupancy permits. Final surfacing of King Edward Avenue may occur earlier upon mutual agreement of the City and Developer.
- i. Developer will construct the local streets with 66’ right-of-way widths with 28’ pavement width back-to-back of curb. The radius of the horizontal gradient shall be 90’. The entrances to the subdivision will be off of Foxfield Drive to the north and King Edward Avenue to the south.
 - ii. Developer will construct King Edward Avenue between Foxfield Drive and Charter One Avenue (now known as King Edward Avenue) as a collector street with an 80’ right-of-way and pavement width of 34’ back-to-back of curb with one inbound and one outbound lane at Foxfield Drive, with stop sign control. If the Subject Property is developed in phases, King Edward Avenue will be constructed in its entirety, from Foxfield Drive to existing King Edward Avenue, as a part of the first phase.
 - iii. Developer shall have no obligation to construct any additional roadways or off-site utilities except those shown on the Preliminary PUD Plan, Preliminary Plat, and Preliminary Engineering Plans.
 - iv. As a part of the Final Engineering review, Developer shall evaluate the Kingswood Sanitary Sewer Lift Station to verify that adequate capacity is available. This evaluation shall include inspection of the wet well and pump and review of force main size calculations. The City shall review the engineering calculations and supporting

documents prior to submission to the IEPA for permitting. The Developer will be responsible for any improvements necessary to provide service capacity for the development of the Subject Property as Charlestowne Lakes.

- v. Developer shall not be required to oversize any water, sanitary sewer or storm sewer utilities over or above what is shown on the Preliminary Engineering Plans. If the City determines during final engineering, however, that any utilities need to be further oversized to serve properties other than the Subject Property, the City will reimburse Developer for the incremental cost of oversizing a utility, based on an amount determined during the Final Engineering review.
- h. Water and Sanitary Sewer Service: The City has the capacity to provide and will provide potable water and sanitary sewer service to all portions of the Subject Property for which a Final Plat has been approved. The City shall cooperate with Developer in its submittal of permit applications to the Illinois Environmental Protection Agency (the "IEPA"), as applicable, for water main and sanitary sewer extensions within the Subject Property, and for connection to the Kingswood Subdivision sanitary sewer lift station, upon the applications and supporting engineering plans being properly prepared by Developer. Water and sanitary sewer connections to the Subject Property will occur pursuant to the final engineering plans.
- i. Stormwater Management Facilities: Developer will provide sufficient detention/retention for the Subject Property in conformance with the City's Stormwater Management Ordinance. The final engineering plans are subject to the City's approval.
- j. Building Elevations: The Building Elevations submitted by Developer are approved and supersede any requirements in the City of St. Charles Municipal Code. Any subsequent elevations that Developer submits to the City that are similar to the Building Elevations and comply with the City's Municipal Code shall be approved administratively without requiring an amendment to this Agreement.
- k. Master Plan Approvals. Developer may submit building permit applications to the City for master plan approval for each townhome building and each duplex building with all options contemplated for the Subject Property. The City agrees to review and approve master plans, provided that the plans comply with the requirements of the City's Municipal Code, subject to reasonable conditions (each a "Master Plan" or collectively, the "Master Plans"). The approval of Master Plans shall not relieve Developer from the obligation to submit a separate building permit for each building prior to the commencement of construction but shall serve as a mechanism to facilitate prompt and efficient review of individual building permit applications by the City. Once a Master Plan is approved, individual building permit plans shall not require the stamp of an architect

provided that the individual building permit plans comply with an approved and stamped Master Plan for that same building type.

- l. Occupancy Certificates. Developer's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping, and final grading, shall not delay the issuance of a temporary certificate of occupancy as long as all safety related items have been completed to the City's satisfaction and provided Developer delivers security to the City (that is similar in nature and form to the Guarantee provided with the Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16) to assure the completion of said unfinished items. Additionally, a \$3,000.00 cash deposit or other suitable guarantee as determined by the City Development Engineer or Building Official shall be posted for each lot which cannot be completed or verified as completed by the City. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the City Development Engineer or Building Official at the time of occupancy. Once unfinished items have been completed and approved by the City, the City shall issue final occupancy certificates. The City shall return the deposit/guarantee for the full amount (no interest) after completion of the lot grading, driveway, service walks, sidewalks, stoops, landscaping, parkway trees and submittal of a final as-built survey and acceptance by the City Development Engineer.
- m. Special Service Area: The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- n. School and Park Contributions: The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as the same may be amended from time to time. Said cash contributions shall be paid directly to St. Charles Community Unit School District 303 and the St. Charles Park District for each residential unit upon submittal for a building permit.
- o. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time. The Inclusionary Housing contribution shall be provided based on the 2022 Inclusionary Housing Fee applicable to Single-Family Attached (Townhouse) and Two-Family Developments, which is \$27,766.03 per required affordable unit. Said cash contribution shall be paid to the City for each dwelling unit upon submittal for a building permit.

- p. **Guarantee and Land Improvement Agreement:** A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code (“Subdivisions and Land Improvement”), as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16.
- q. **Landscape Buffer:** The Preliminary Landscape Plan depicts trees and other plantings along the rear lot lines of the two-family dwellings along the west and south perimeter of the Subject Property. A portion of this landscaping is within Public Utility and Drainage Easements as depicted on the Preliminary Plat of Subdivision. Trees and landscaping are not typically allowed within the easement area. Modifications to the Landscape Plan to address easement and utility conflicts shall be permitted as part of the PUD Final Plan.
- r. **Trail Connection:** A pedestrian trail connection to the property to the east shall be provided, terminating at the east property line of the Subject Property and connecting to a pedestrian trail running from Foxfield Dr. to King Edward Ave. between the wetland and detention basin on the Subject Property, as depicted on the PUD Preliminary Plan (“Pedestrian Trail”). The location of the trail connection to the east is subject to change as part of the PUD Final Plan in coordination with the final development plans for the property to the east. Public access over the Pedestrian Trail is desired. The Applicant shall coordinate with the City and St. Charles Park District to provide public access. Should the parties fail to come to agreement regarding public access, the Pedestrian Trail shall be constructed as depicted on the PUD Preliminary Plan for private utilization.
- s. **Building Design Key Lots:** Additional exterior architectural detail as depicted on the Building Elevations shall be provided on the two-family and townhouse buildings identified as “Key Lots”, attached hereto and incorporated herein as Exhibit “G”.
- t. **Crosswalks:** Depressed curb ramps for pedestrian connectivity shall be constructed by the Developer at the intersection of Foxfield Dr. and King Edward Ave. adjacent to the Subject Property and on the north side of Foxfield Dr., pending verification of adequate sight distance based on information to be submitted by the Developer with the PUD Final Plan.
- u. **Models/Trailers:** Following approval of the first Final Plat and after Master Plan approval, Developer shall have the right to construct three (3) models, including one (1) or two (2) duplex models and one (1) or two (2) townhome models, and other appurtenant facilities, including potable water and temporary sanitary facilities on the Subject Property. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the City. One of the model home units may be used as a sales office. Two (2) transportable modular trailers may be located on the Subject Property and

utilized for on-site construction offices provided that they have potable water and temporary sanitary facilities and up to two (2) semi-tractor trailers may be located on the Subject Property and utilized to store materials on-site (subject to approval as to their location by the City).

7. That the approvals granted by this ordinance shall be subject to the City, Owner and Applicant amending the Consent Decree to permit the development of the Subject Property as approved herein, with the condition that the City expressly reserves the right to retain and carry forward any provision of the existing Amended Consent Decree, dated July 8, 2009, that is not in direct conflict with this ordinance and said petitions approved herein.

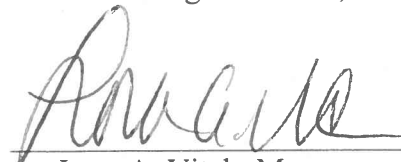
8. Conflicts with City Laws. Except for the Amended Consent Decree or any further amendments thereto, if the City’s Municipal Code or other City Resolutions, Ordinances, Rules or Regulations (cumulatively “City Laws”) are inconsistent or conflict with any provision of this Ordinance, then such provisions of this Ordinance shall supersede the terms of such City Laws, as they may relate to the Subject Property.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

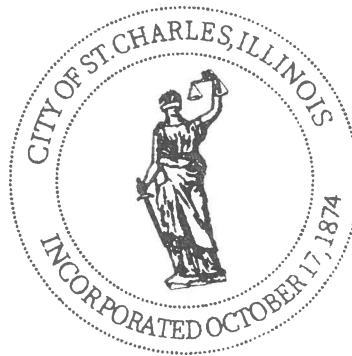


Lora A. Vitek, Mayor

Attest:



Nancy Garrison, City Clerk



Vote:

Ayes: 8

Nays: 0

Absent: 1

Abstain: 0

Date: _____

EXHIBIT "A"

SUBJECT PROPERTY

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2, AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

PIN# 09-25-245-002; 09-25-50-003; 09-25-250-004; 09-25-250-005; 09-25-250-006

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The existing uses of nearby properties consist of multi-family (RM-2 PUD) and single-family residences (RS-4) to the north and single-family residences (R3 in West Chicago) to the northeast, open space and commercial (BR PUD) to the west and south, and office (OR) and vacant land to the east (R-4 in DuPage County). The proposed Rowhomes and Villas are consistent with and will complement the residential uses to the north and east and provide a transition from the higher intensity commercial uses along Main Street to the lower intensity residential uses to the north.

2. The extent to which property values are diminished by the existing zoning restrictions.

The Property has not developed since it was annexed into the City in 1991, and more importantly since the Consent Decree in 2007 established the existing BC and RM-3 Zoning classifications. The rezoning of the Property from BC and RM-3 to RM-2 will permit the development of the Property as a single-family residential community, which will increase the value of the Property, adding homes to increase the consumer base in the immediate area and throughout the City. Enhancing the City's housing stock will provide for the improvement of the City's real estate tax base while also bringing new families to the community to live and work. The gain to the City and the public as described above will be significant.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The existing zoning classification does not promote the health, safety, morals, or general welfare of the public. The vacant, underproductive Property does nothing to support the general public or the City. The current market for commercial development is non-existent. The proposed rezoning with residential uses, however, will increase the value of the Property, add homes to increase the consumer base, increase the tax base, and will not be detrimental to the public health, safety, morals, or general welfare.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The Property is unsuitable for the present BC zoning classification. Since the Consent Decree established the zoning classification of BC in 2007, the Property has not developed, and will likely remain undeveloped with the BC zoning classification for a number of years. The current market for new commercial development is non-existent, while the residential market in the Chicago suburban areas is growing. The existing RM-3 Zoning classification for the 10-acre property to the east of the extension of King

Arthur Avenue would allow 20 dwelling units per acre or over 200 dwelling units on that 10-acre parcel alone. Petitioner is only seeking 167 units for the entire 30-acre property for a density of less than 5 dwelling units per acre. Consistent with the surrounding uses, Petitioner felt that the RM-2 Zoning classification with its lower density is more appropriate than the current RM-3 Zoning classification.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

As stated above, the Property has not developed since it was annexed in 1991 nor under the current zoning established pursuant to the Consent Decree entered by the Kane County Court in 2007. With the redevelopment of Charlestowne Mall and the effect that the climate and the pandemic has had on the retail and commercial markets, the likelihood of the Property developing as commercial is extremely slim. Further the Property is tucked back off of the main arterial street, making it unsuitable for commercial development. The overarching development in the area north of Charlestowne Mall has been single and multi-family residential.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

The influx of new homebuyers into the suburban markets is clear evidence of the necessity for suburban single-family housing in the City as opposed to a higher density housing product. As a result of the pandemic and the ability of employees to work from home, the suburban housing market has seen a rapid influx of buyers. Charlestowne Lakes will attract new young professionals, young couples, and empty nesters to the City.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation, with a lower density. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 zoning is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

The proposed amendment does not correct an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities.

The Property is vacant so no nonconformities will be created as a result of the Map Amendment. Petitioner is seeking a Planned Unit Development to address any variances or deviations from the Zoning Code that may be required for the development of Charlestowne Lakes.

10. The trend of development, if any, in the general area of the property in question.

The trend of development in the area is Single-Family detached residential and Multi-Family residential uses. Very little commercial development on vacant land that is not on the major arterial roadways is occurring in the City. This parcel is tucked back off of Main Street, and it is not a prime location for commercial or retail development. Therefore, Petitioner feels that the proposed residential development that will support the commercial uses located on Main Street is the highest and best use of the Property.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

The proposed PUD advances the purposes of the Planned Unit Development procedure by promoting a creative approach to building design that results in an attractive development that will become an integral part of the community. The PUD will also create a pedestrian-oriented community with walkable neighborhoods, useable open space, and promote social interaction by providing interconnectivity with the Charlestowne Mall. The existing, environmentally-sensitive wetland on the Property will be preserved. D.R. Horton is promoting the economical development and efficient use of land with townhomes and villas, while providing the much-needed connection from Foxfield Drive to Smith Road via the extension of King Edward Avenue through the development as contemplated by the City and mandated in the Court Decree. While the PUD does not encourage redevelopment of property it does provide for the development of underperforming vacant parcels of land. D.R. Horton has collaborated with the City and has utilized many of the Planning Commission and City Council's comments in finalizing its design of Charlestowne Lakes.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
- A. Conforming to the requirements would inhibit creative design that serves community goals, or**

- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

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

The proposed PUD shall comply with the RM-2 zoning district except as delineated in this Petition. There is a fairly large wetland on the Property that Developer is not going to disturb which definitely lessens the available space for housing on the Property. In addition, King Edward Avenue, as required by the Court in the Consent Decree, cuts a wide swath through the center of the Property which created the need for Petitioner to seek deviations under the PUD zoning. Conforming to the RM-2 Zoning Requirements would inhibit creative design and be impractical in some instances, given the unique geometries and conditions presented by the site. The proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the RM-2 zoning district Requirements. Pursuant to Section 17.04.400B, Petitioner will preserve open space and the environmentally sensitive wetlands area on the Property, provide enhanced landscaping and buffering from adjacent commercial uses, provide the much-needed extension of King Edward Avenue connecting Foxfield Drive to Smith Road, and provide a visually appealing streetscape with strategically positioned buildings utilizing rear-loading garages along the extension of King Edward Avenue.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

- A. Public Convenience: The Special Use will serve the public convenience at the proposed location.**

The Petitioner is seeking a Special Use for a Planned Unit Development. The request is consistent with the original residential zoning of the Property at the time of annexation and is complementary to the surrounding uses which include residential, commercial, and recreational uses. Further the Consent Decree required that the property come in as a PUD. D.R. Horton's proposed PUD at this particular location is situated to provide desirable housing in the interest of the City and the general public and will contribute to the general welfare of the community. Notably, there has been an influx of suburban, single-family attached homebuyers, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing diverse housing stock and additional residents to continue to support the City's tax base and the business community.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

All public services, facilities, and utilities are adequate and available to service the site. Any new on-site facilities necessary will be provided as part of the development of the Property. As shown on the Preliminary PUD Plan submitted with this Petition, D.R. Horton will provide adequate utilities, access roads and drainage for its proposed development. King Edward Avenue will be extended through the Property to meet the stub street off of Smith Road. Adequate roadways will be provided throughout Charlestowne Lakes as depicted on the PUD Plan. City water and sanitary sewer will be extended through the Property, along with electricity, gas, phone, cable and other utilities. The stormwater management facilities will be located along the northern portion of the Property, providing open areas along Foxfield Drive. The stormwater management areas have been designed to operate efficiently with the topography of the Property and are optimized to provide sufficient stormwater storage for the Charlestowne Lakes Subdivision.

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

The residential uses will be consistent with the residential uses to the north and will complement the commercial uses to the south by increasing the consumer base for the commercial uses. The PUD will not affect the OR zoned property to the east, nor the vacant land in DuPage County with residential zoning. The property to the west is stormwater detention facilities, so the PUD will have no effect on this property. The proposed PUD with Rowhomes and Villas will not be injurious to the use and enjoyment of the surrounding properties for the uses

permitted, nor will the PUD negatively diminish or impair property values in the area.

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

Most of the surrounding property is already developed, except for the property to the east, which is zoned residential in DuPage County. The proposed residential PUD will not impede the development of the vacant land to the east with residential uses in DuPage County. Conversely, D.R. Horton's development of the Property will enhance and improve the existing uses, value, and enjoyment of the surrounding properties by making use of an underperforming vacant parcel of land with a complementary residential use. D.R. Horton's proposed development is less intensive than the currently approved CB, Commercial, and RM-3, high density residential zoning for the Property. Because D.R. Horton's use will be less intensive than the previously approved commercial and high-density residential uses for the Property, D.R. Horton anticipates a lesser impact on traffic with its proposed lesser density residential uses than the traffic currently anticipated for the Property under its current zoning classifications. Further, the residential PUD proposed will aid in any redevelopment of the commercial properties on Main Street by increasing the consumer base.

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

The establishment, maintenance, and operation of the proposed residential PUD will not be detrimental to or endanger the public health, safety, comfort, or general welfare. Instead, the residential community will positively impact the Community. Since annexation thirty (30) years ago, the Property has not developed and has remained vacant and underperforming, contributing little to the City's economy. Today, the Property provides an excellent opportunity for a new residential community that will complement the nearby residential uses and commercial uses.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

D.R. Horton's proposed PUD will conform to all regulations in the RM-2 zoning district except for any variations or deviations requested in more detail on Exhibit B attached to this Petition.

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

D.R. Horton's proposed PUD is complementary to the surrounding uses which include residential, commercial and recreational uses. The proposed PUD is to be located on vacant, underperforming land. D.R. Horton's proposed PUD at this particular location is situated to provide desirable and diverse housing in the interest of the public and will contribute to the general welfare of the community. Notably, there has been an influx of single family attached homebuyers to the suburban markets, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing a diverse housing stock and additional homeowners to continue to support the City's tax base and the business community. The proximity to shopping, restaurants, and recreational uses makes this property ideal for residential uses and support for the nearby commercial and recreational uses. Therefore, the proposed PUD will be beneficial to the development, diversity, tax base and economic well-being of the City.

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

The stated purpose of the Comprehensive Plan is as follows:

The Comprehensive Plan serves as the City's official policy guide for physical improvement and development. At its most basic level, the Comprehensive Plan is intended to direct orderly growth and change as well as maintain and enhance the livability of the City. The Comprehensive Plan provides a vision for the future to describe an ideal St. Charles, based on community input and consensus, to ensure that quality of life remains high. In addition, plans and recommendations are provided for key focus areas, including West Gateway, East Gateway, Downtown, and Main Street.

The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 Zoning west of King Edward Avenue extended is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

The proposed PUD will assist in the orderly growth of this area and enhance the livability of the City. The Property was annexed into the City in 1991 with a zoning

classification of R-2A PUD, Single Family Residence District, but was rezoned pursuant to a Consent Decree from Kane County Circuit Court case, City of St. Charles v. West Suburban Bank, Case Number in 07 ED 07 to BC Community Business District and RM-3 General Residence District, and since that time has remained vacant and underperforming. Since the Comprehensive Plan was approved by the City, there have been some major changes to the office, commercial, and retail markets, which changes were already entrenched before the pandemic. During the pandemic, the on-line shopping trend has continued and intensified, extending to encompass almost every commercial and retail market. This shift to on-line purchasing and work from home has had a major effect on the commercial and office market, making it unlikely that this parcel, tucked back off of Main Street, will develop with commercial or office uses. The proposed PUD will assist the City in meeting the challenge of changing conditions in the area and in the City. While the entire Property is not consistent with the Comprehensive Plan, it is definitely more consistent with the market and the trend of development in the area. The proximity to shopping, restaurants, institutional, and recreational uses makes this Property ideal for residential uses and support for nearby commercial uses.

EXHIBIT "D"

**PUD PRELIMINARY PLAN
(37 pages)**

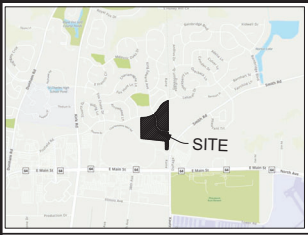
PRELIMINARY PLAT OF SUBDIVISION
OF

CHARLESTOWNE LAKES SUBDIVISION

CURRENT P.I.N.:

09-25-240-002
09-25-250-003
09-25-250-004
09-25-250-005
09-25-250-006

OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

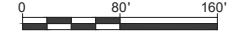


LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS



1" = 80' (HORIZONTAL)

OWNER/CLIENT

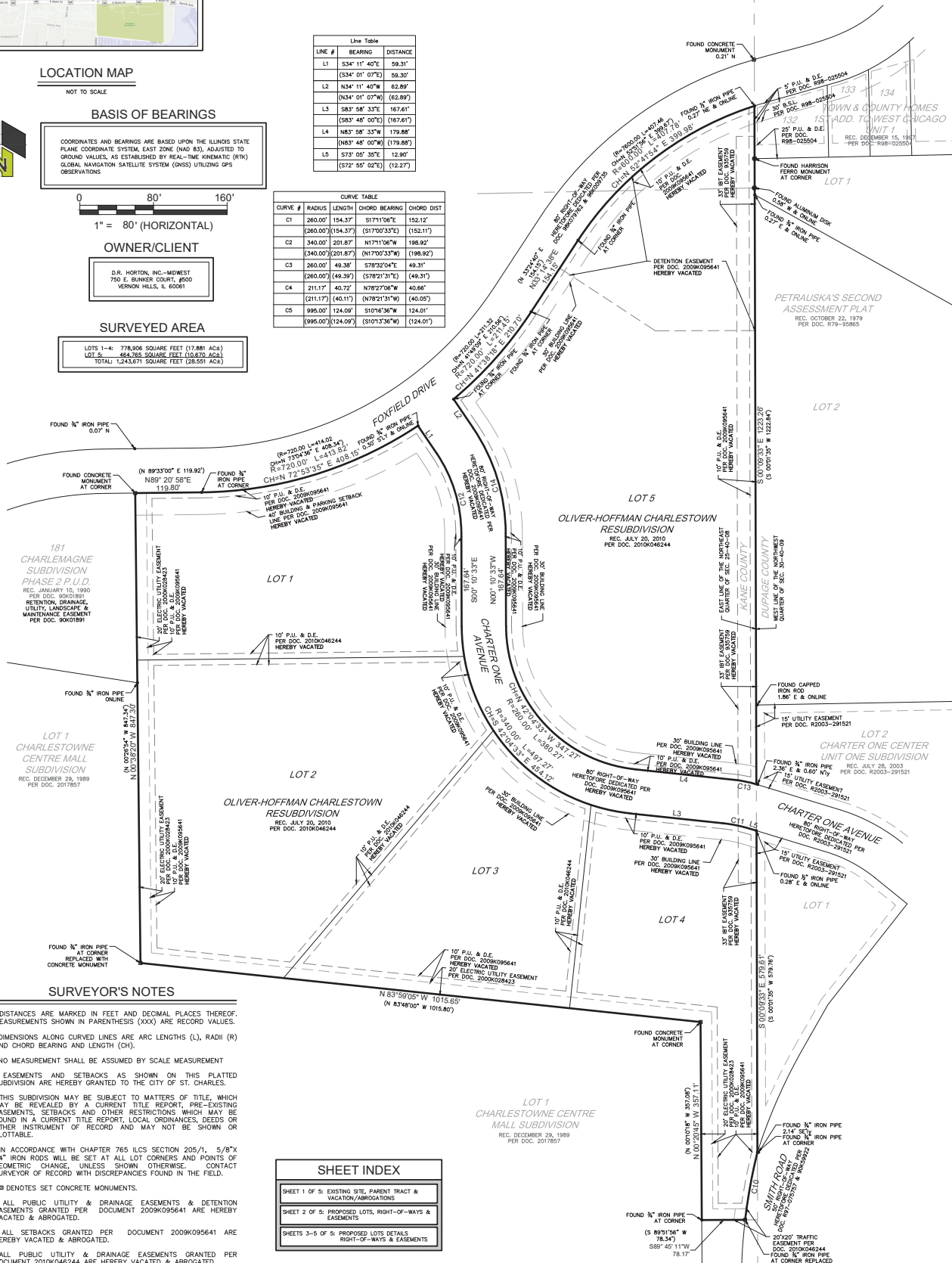
D.R. HORTON, INC.-MIDWEST
750 E. BUNKER COURT, #500
VERNON HILLS, IL 60051

SURVEYED AREA

LOTS 1-4: 778,906 SQUARE FEET (17.881 AC)
LOT 5: 464,785 SQUARE FEET (10.670 AC)
TOTAL: 1,243,691 SQUARE FEET (28.551 AC)

LINE #	BEARING	DISTANCE
L1	S34° 11' 40"E	59.31'
L2	S34° 01' 07"E	59.30'
L3	N34° 11' 40"W	62.89'
L4	S83° 58' 33"E	167.61'
L5	S83° 48' 00"E	167.61'
L6	N83° 58' 33"W	179.88'
L7	N83° 48' 00"W	179.88'
L8	S73° 05' 35"E	12.90'
L9	S72° 55' 02"E	12.27'

CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	260.00'	154.37'	S171° 06' E	152.12'
C2	260.00'	154.37'	S170° 33' E	152.11'
C3	340.00'	201.87'	N171° 06' W	198.92'
C4	340.00'	201.87'	N170° 33' W	198.92'
C5	260.00'	49.36'	S78° 53' 04" E	49.37'
C6	260.00'	49.36'	S78° 53' 04" E	49.37'
C7	211.17'	40.72'	N78° 27' 08" W	40.66'
C8	211.17'	40.72'	N78° 27' 08" W	40.65'
C9	995.00'	124.09'	S101° 36' 36" W	124.01'
C10	995.00'	124.09'	S101° 36' 36" W	124.01'



SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
- EASEMENTS AND SETBACKS AS SHOWN ON THIS PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF ST. CHARLES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"x 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
- Ø DENOTES SET CONCRETE MONUMENTS.
- ALL PUBLIC UTILITY & DRAINAGE EASEMENTS & DETENTION EASEMENTS GRANTED PER DOCUMENT 2009K095641 ARE HEREBY VACATED & ABROGATED.
- ALL SETBACKS GRANTED PER DOCUMENT 2009K095641 ARE HEREBY VACATED & ABROGATED.
- ALL PUBLIC UTILITY & DRAINAGE EASEMENTS GRANTED PER DOCUMENT 2010K046244 ARE HEREBY VACATED & ABROGATED

SHEET INDEX

SHEET 1 OF 5: EXISTING SITE, PARENT TRACT & VACATION/ABROGATION
SHEET 2 OF 5: PROPOSED LOTS, RIGHT-OF-WAYS & EASEMENTS
SHEETS 3-5 OF 5: PROPOSED LOTS DETAILS, RIGHT-OF-WAYS & EASEMENTS

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

REVISIONS

NO.	DATE	DESCRIPTION
1	09/24/21	ISSUED FOR PERMITS

CAGE
CIVIL ENGINEERING

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.598.0007
WWW.CAGECIVIL.COM



PRELIMINARY PLAT OF SUBDIVISION OF

CHARLESTOWNE LAKES SUBDIVISION

CURRENT P.I.N.:

09-25-240-002
09-25-250-003
09-25-250-004
09-25-250-005
09-25-250-006

OWNER/CLIENT

D.R. HORTON, INC.-WEST
750 E. BUNKER COURT, #200
VERNON HILLS, IL 60061

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) USING GPS OBSERVATIONS



Table with 3 columns: Parcel #, Area-SF, Area-AC. Lists parcels 500 through 1084 with their respective areas.

Table with 3 columns: Parcel #, Area-SF, Area-AC. Lists parcels 1071 through 1152 with their respective areas.

Table with 3 columns: Parcel #, Area-SF, Area-AC. Lists parcels 1153 through 1206 with their respective areas.



SURVEYOR'S NOTES

- 1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADI (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THIS PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF ST. CHARLES.
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7. □ DENOTES SET CONCRETE MONUMENTS.
8. A BLANKET UTILITY, DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED, AS SHOWN HEREON, OVER LOTS 502-511.
9. LOTS 1011-1215 ARE NON-EASEMENT AREAS.

AREA SUMMARY

Table with 2 columns: Description, Area. Includes 'LOTS 1-31: 333,105 SQUARE FEET (7.647 AC)', 'LOT 1011-1215: 113,195 SQUARE FEET (2.599 AC)', etc.

Table with 4 columns: Curve #, Radius, Length, Chord Bearing, Chord Dist. Lists curves C1 through C8 with their geometric data.

2 OF 5

CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS PRELIMINARY PLAT OF SUBDIVISION

REVISIONS



3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P. 630.598.0007 WWW.CAGECIVIL.COM



BASIS OF BEARINGS

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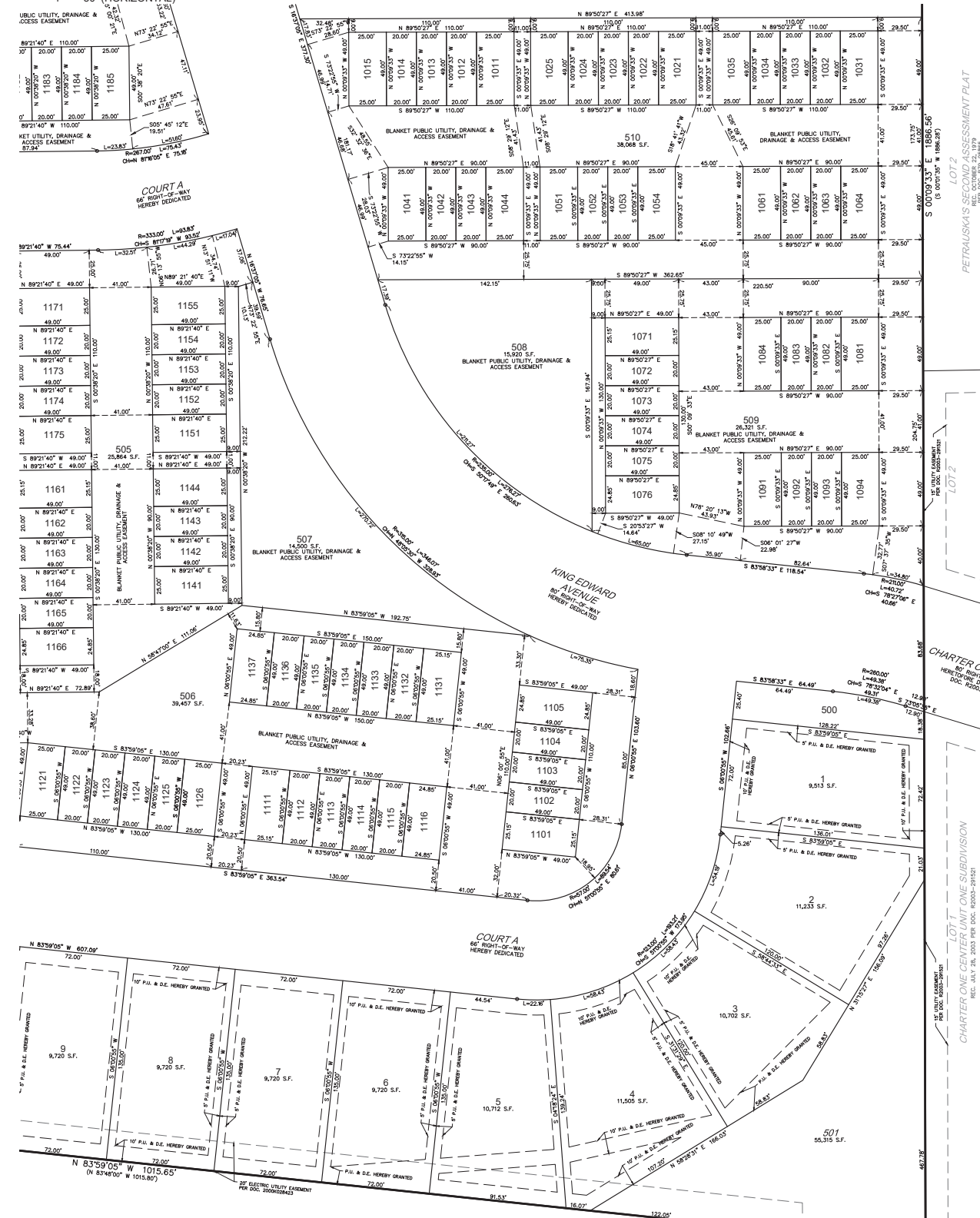
PRELIMINARY PLAT OF SUBDIVISION
OF

CHARLESTOWNE LAKES SUBDIVISION

CURRENT P.I.N.:

- 01-25-240-002
- 09-25-250-003
- 09-25-250-004
- 09-25-250-005
- 09-25-250-006

OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWNE RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWNE DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010040244, IN KANE COUNTY, ILLINOIS.



3
5

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION



3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.598.0007
WWW.CAGECIVIL.COM

PRELIMINARY PLAT OF SUBDIVISION
OF

CHARLESTOWNE LAKES SUBDIVISION

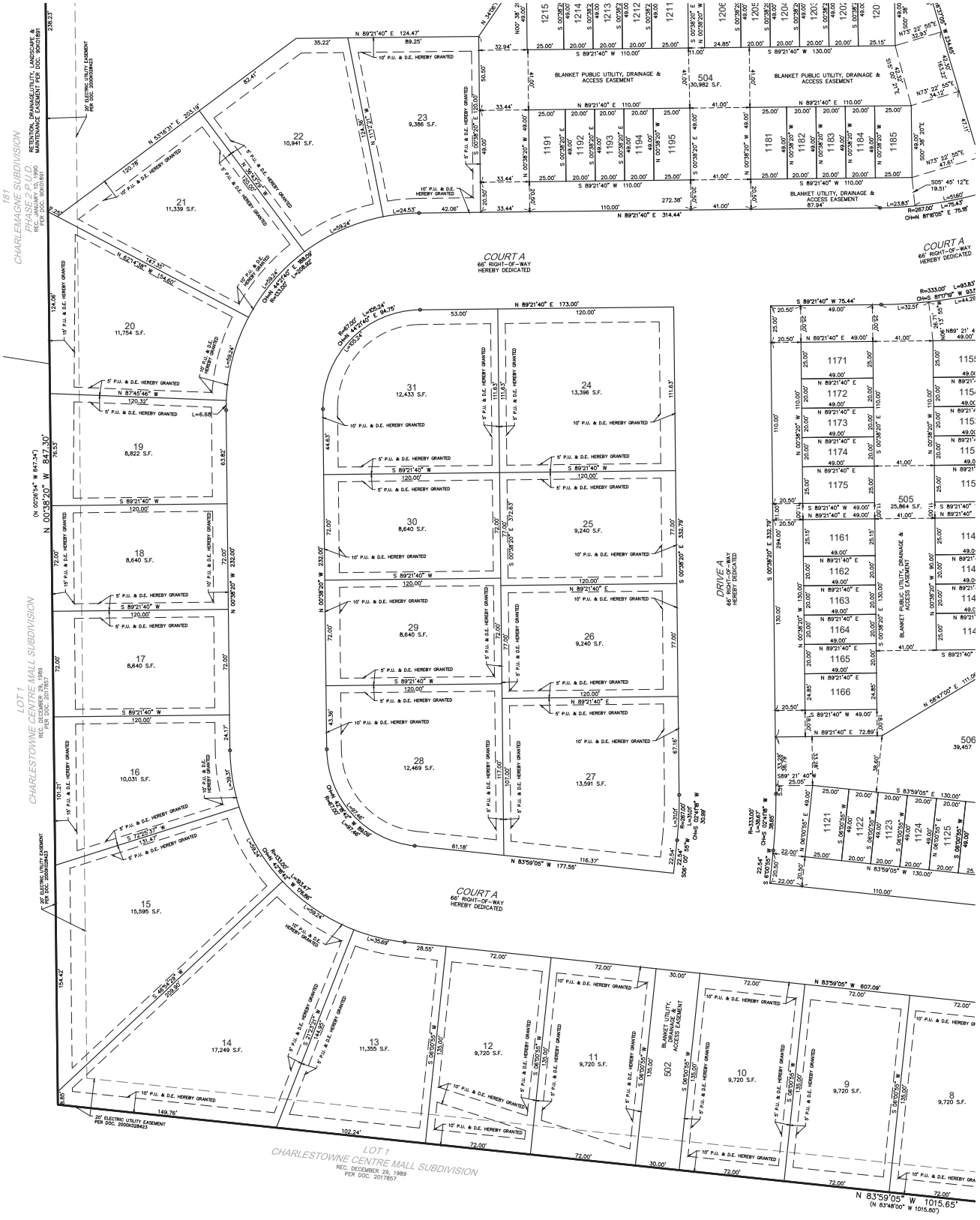
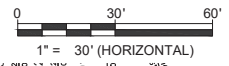
CURRENT P.I.N.:

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OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWNE RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWNE DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010040264, IN KANE COUNTY, ILLINOIS.



<p>4 OF 5</p>	<p>CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS PRELIMINARY PLAT OF SUBDIVISION</p>	<p>REVISIONS</p>	<p>CAGE CIVIL ENGINEERING</p>	<p>3110 WOODCREEK DRIVE DOWNERS GROVE, IL 60515 P. 630.598.0007 WWW.CAGECIVIL.COM</p>
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PRELIMINARY PLAT OF SUBDIVISION

OF

CHARLESTOWNE LAKES SUBDIVISION

CURRENT P.I.N.:

BASIS OF BEARINGS

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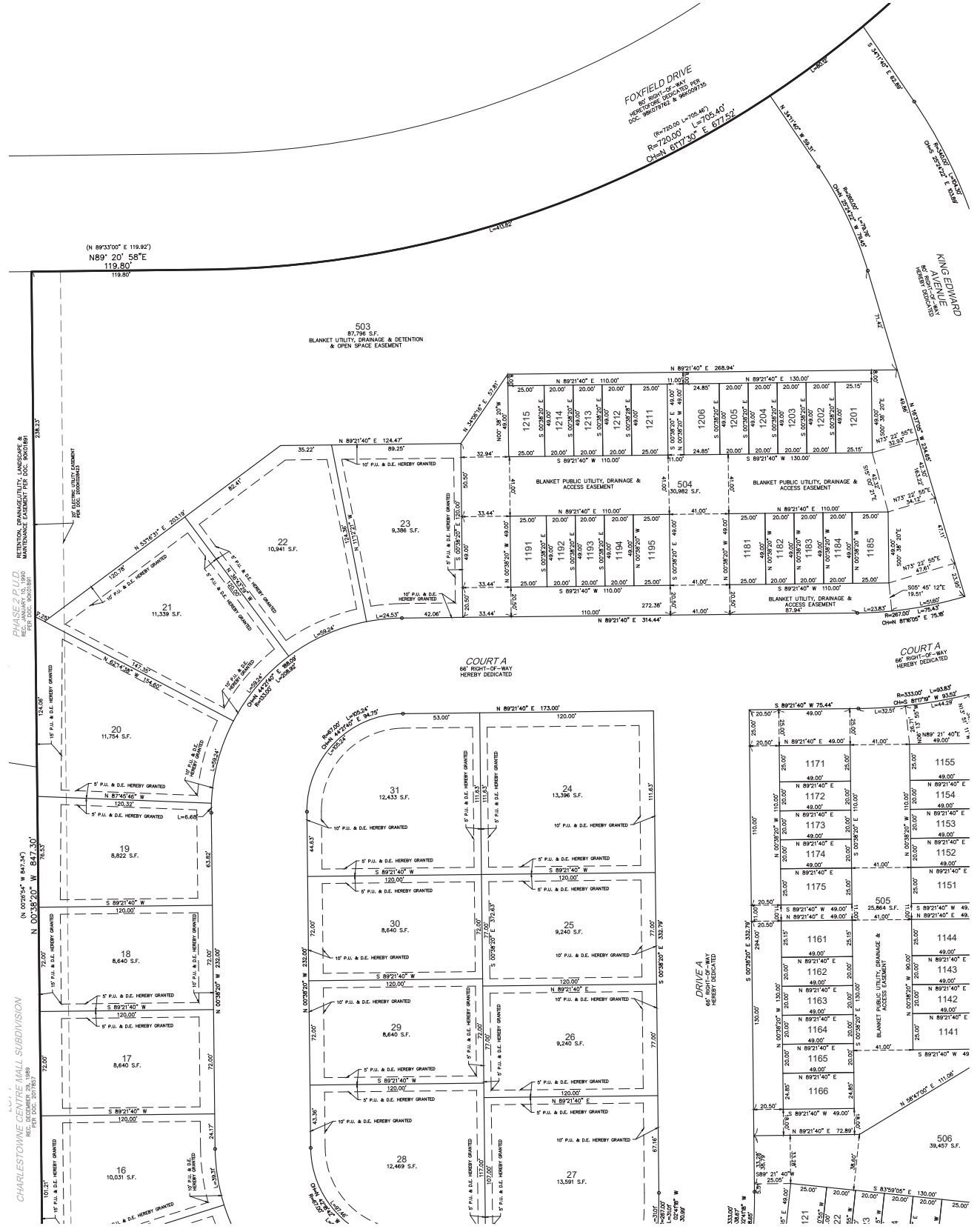
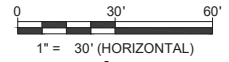
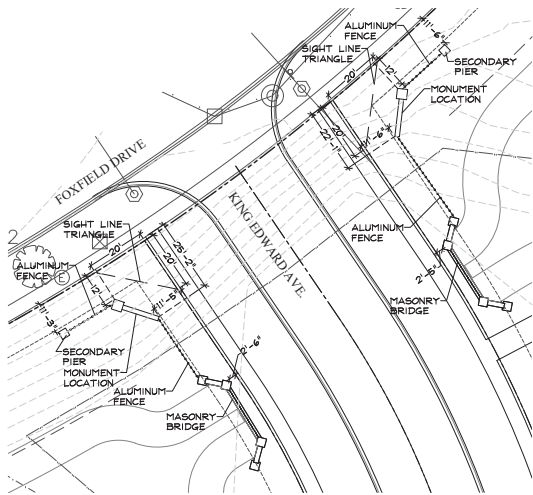


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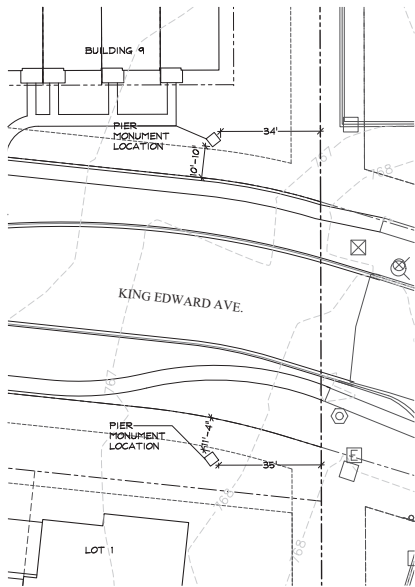
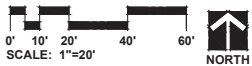
CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION



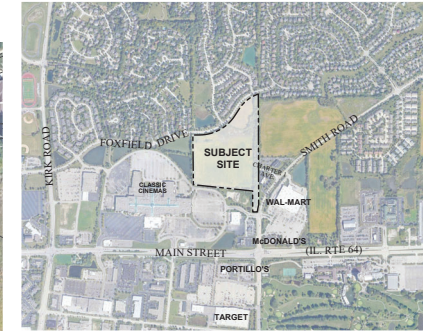
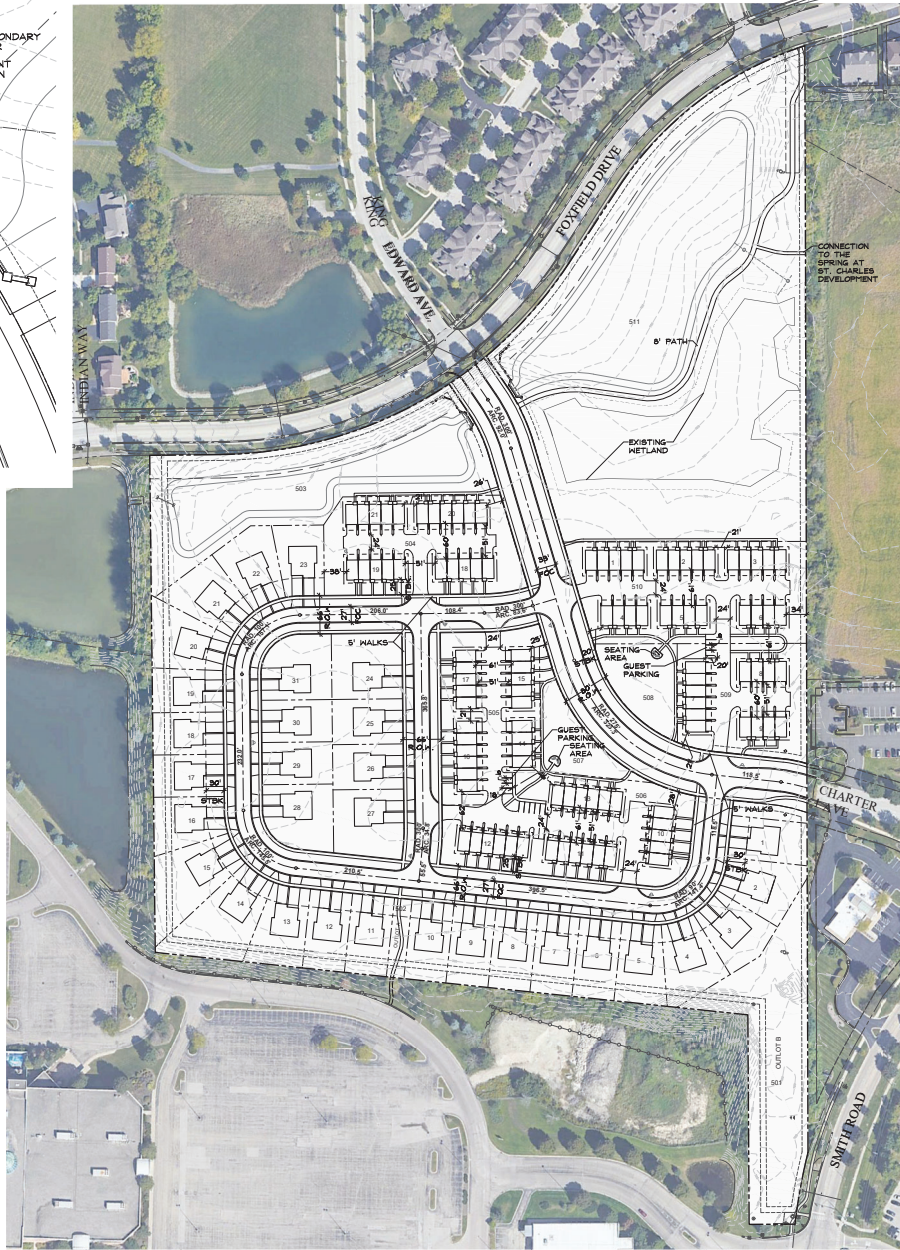
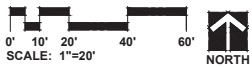
CAGE CIVIL ENGINEERING logo and contact information: 3110 WOODCREEK DRIVE, DOWNERS GROVE, IL 60515, P. 630.598.0007, WWW.CAGECIVIL.COM



FOXFIELD DRIVE ENTRANCE LAYOUT PLAN



EAST ENTRANCE LAYOUT PLAN



LOCATION MAP
SCALE: 1"=1000'



SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TOWNHOMES	105	16.27	53.31%
TWO-FAMILY	62	9.08	29.75%
ROW	-	5.17	16.94%
TOTAL	167	30.52	100.00%

DENSITY: 167 DU/30.52 AC = 5.47 DU/AC
 LANDSCAPE AREA: = 59174 S.F. (13.6 AC)
 44.5% OF SITE

LOT COVERAGE	% OF SITE
SITE	21.78%
TOWNHOMES	25.03% See note 3
TWO-FAMILY	28.34% See note 4

PARKING:	REQUIRED	PROVIDED
TOWNHOMES:	210 SPACES (2 PER UNIT)	435 SPACES (4.1 PER UNIT) GARAGE SPACES 210 DRIVEWAY SPACES 210 OFF-STREET GUEST 15

TWO-FAMILY:	REQUIRED	PROVIDED
	124 SPACES (2 PER UNIT)	248 SPACES (4 PER UNIT) GARAGE SPACES 124 DRIVEWAY SPACES 124

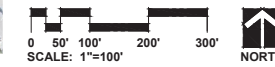
PROPOSED SETBACKS:

- TOWNHOMES:**
- MINIMUM FRONT TO ROW = 25 FT.
 - MINIMUM SIDE TO ROW = 20 FT.
 - MINIMUM SIDE TO PERIMETER = 34 FT.
 - BUILDING TO BUILDING SEPARATIONS:**
 - MINIMUM FRONT TO FRONT = 60 FT.
 - MINIMUM FRONT TO SIDE = 40 FT.
 - MINIMUM SIDE TO SIDE = 20 FT.
 - MINIMUM SIDE TO REAR = 20 FT.
 - MINIMUM REAR TO REAR = 50 FT.
 - MINIMUM GARAGE TO GARAGE = 60 FT.
- TWO-FAMILY:**
- MINIMUM FRONT YARD = 30 FT.
 - MINIMUM REAR YARD = 30 FT.
 - MINIMUM INTERIOR SIDE YARD = 10 FT.
 - MINIMUM EXTERIOR SIDE YARD
 - ABUTTING COLLECTOR = 20 FT.
 - MINIMUM EXTERIOR SIDE YARD
 - ABUTTING LOCAL STREET = 20 FT.

NOTES:

- EXISTING ZONING IS BC & RM3 IN THE CITY OF ST CHARLES.
- PROPOSED ZONING IS RM2 IN THE CITY OF ST CHARLES.
- INCLUDES LOTS 503-511
- INCLUDES LOTS 1-31, 501 AND 502

SITE PLAN



DR-HORTON
 America's Builder
 1170 E. GOLF RD., SUITE 505
 SCHMIDT, IL 60173
 CIVIL ENGINEER
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515

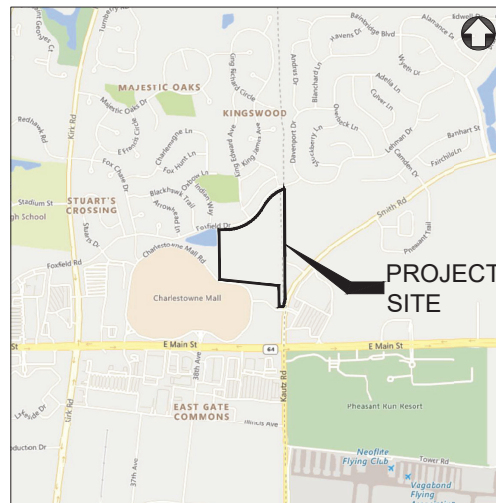
CHARLESTOWNE LAKES
 ST. CHARLES, ILLINOIS
SITE PLAN

REV	DATE
REV 3	5.13.2022
REV 2	3.24.2022
REV 1	2.23.2022

DATE	PROJECT NO.
12.3.2021	DR2061
	TRC
	MGH
	CHECKED
	SHEET NO.

PRELIMINARY ENGINEERING FOR CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS

LOCATION MAP



SECTION 24 & 25, TOWNSHIP 40N, RANGE 8E

INDEX OF SHEETS

- C0.0 - SITE LOCATION MAP & CIVIL LEGEND
- C1.0 - EXISTING CONDITIONS & DEMO PLAN
- C1.1 - EXISTING CONDITIONS & DEMO PLAN
- C1.2 - EXISTING CONDITIONS & DEMO PLAN
- C2.0 - OVERALL SITE LAYOUT PLAN
- C2.1 - DETAILED SITE LAYOUT PLAN
- C2.2 - DETAILED SITE LAYOUT PLAN
- C2.3 - DETAILED SITE LAYOUT PLAN
- C3.0 - OVERALL GRADING PLAN
- C3.1 - DETAILED GRADING PLAN
- C3.2 - DETAILED GRADING PLAN
- C3.3 - DETAILED GRADING PLAN
- C4.0 - OVERALL UTILITY PLAN
- C4.1 - DETAILED UTILITY PLAN
- C4.2 - DETAILED UTILITY PLAN
- C4.3 - DETAILED UTILITY PLAN

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	PROPOSED BUILDING
GAS SERVICE	PCC SIDEWALK
ELECTRIC SERVICE	STANDARD DUTY PAVEMENT
STORM SEWER	HEAVY DUTY PAVEMENT
SANITARY SEWER	GAS SERVICE
WATER MAIN	ELECTRIC SERVICE
CABLE LINE	STORM SEWER
OVERHEAD UTILITY LINE	SANITARY SEWER
COMMUNICATION LINE	WATER MAIN
FIBER OPTIC LINE	FENCE
FENCE	STORM STRUCTURE
STORM STRUCTURE	DOWNSPOUT CONNECTION
SANITARY MANHOLE	SANITARY MANHOLE
CLEANOUT	CLEANOUT
WATER METER	WATER METER
VALVE VAULT	VALVE VAULT
VALVE BOX	VALVE BOX
HYDRANT	HYDRANT
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
PARKING LOT LIGHT	PARKING LOT LIGHT
UTILITY POLE	FLOW ARROW
GUY WIRE	OVERLAND FLOOD ROUTE
TRANSFORMER	TOP OF SIDEWALK GRADE
FIBER OPTIC BOX	TOP OF CURB GRADE
FIBER OPTIC PEDESTAL	PAVEMENT GRADE
CABLE PEDESTAL	GROUND GRADE
PHONE PEDESTAL	MAJOR CONTOUR
ELECTRIC PEDESTAL	MINOR CONTOUR
MAJOR CONTOUR	
MINOR CONTOUR	

OWNER/DEVELOPER
D.R. NORTON, INC. - MIDWEST
750 BUNKER CT, SUITE 100
VERNON HILLS, IL 60061
PHONE: 224.358.5127
BRUCE MELLEN

ENGINEER
CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515
PHONE: 630.598.0007
FREDERICK THAETE

SURVEYOR
CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515
PHONE: 630.598.0007
SAM PHILLIPPE

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DOWNERS GROVE, IL 60515
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CAGE
CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
BRADLEY P. WORME
062-072147
OF ILLINOIS

REVISIONS

NO. 000001	DATE 04/14/2021
NO. 000002	DATE 04/14/2021
NO. 000003	DATE 04/14/2021

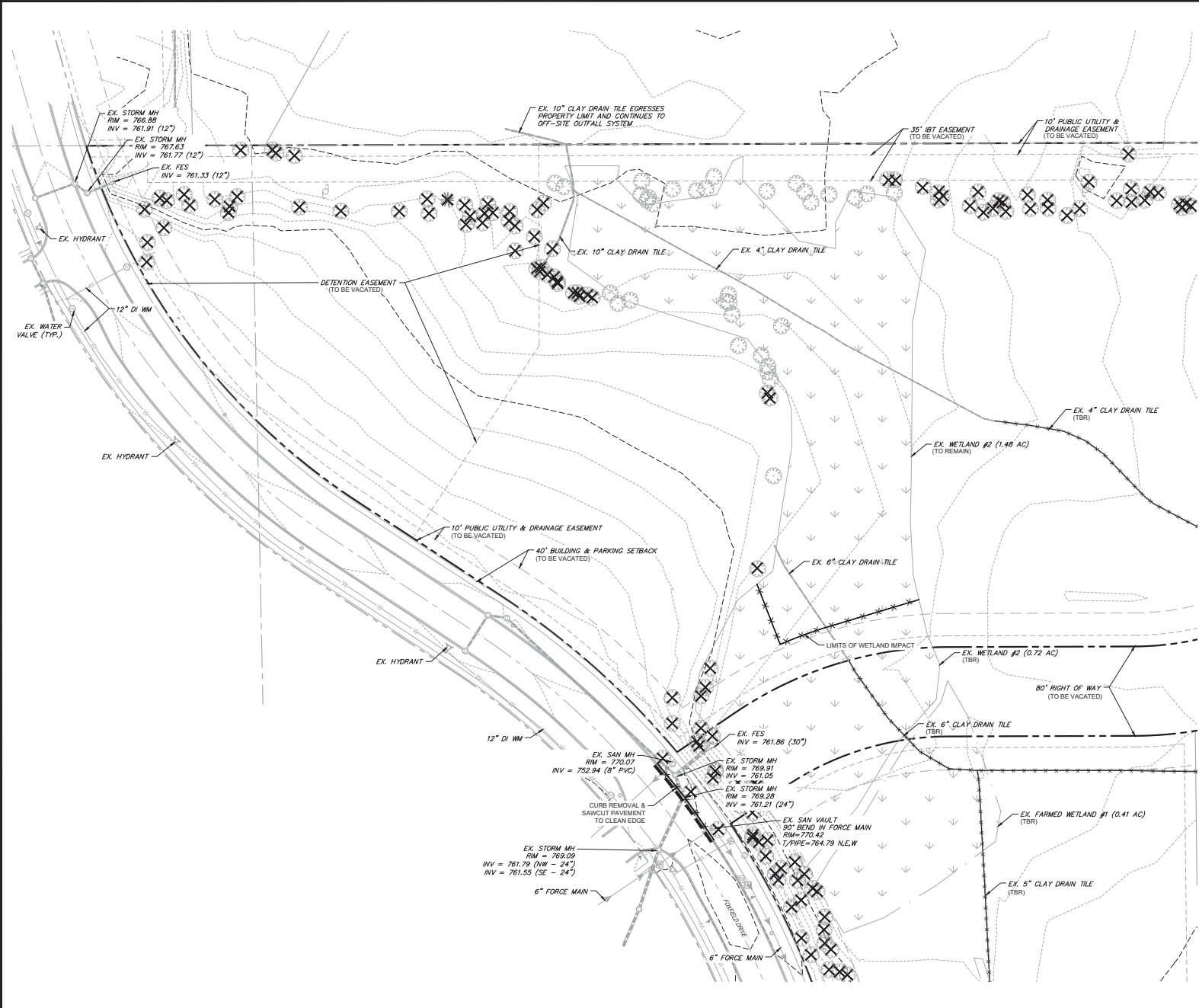
PRELIMINARY ENGINEERING
CHARLESTOWNE LAKES
NE OF CHARLESTOWNE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJECT NO: 200233
ENG: BPH
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SHEET TITLE
**SITE LOCATION
MAP & CIVIL
LEGEND**

SHEET NUMBER
C0.0
1 OF 18





DEMOLITION LEGEND

- SAWCUT PAVEMENT - FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL TO BE REMOVED (TBR)

SITE BENCHMARKS

REFERENCE BENCHMARK: CITY OF ST. CHARLES STATION STC 18 ALUMINUM DISK STAMPED "STC 18 2008" LOCATED SOUTH OF THE INTERSECTION OF NORTH AVENUE AND 38TH AVENUE, APPROXIMATELY 200 FEET SOUTH OF THE INTERSECTION, IN THE EAST RIGHT OF WAY. ELEVATION: 782.35 DATUM: NAVD88-GEOD 128

SITE BENCHMARK 1: ARROW BOLT OF FIRST HYDRANT EAST OF THE INTERSECTION OF INDIAN DRIVE AND FOXFIELD DRIVE, LOCATED IN THE NORTH ROW OF FOXFIELD DRIVE. ELEVATION: 774.95 DATUM: NAVD88-GEOD 128

SITE BENCHMARK 2: ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF KING EDWARD DRIVE AND FOXFIELD DRIVE. ELEVATION: 772.46 DATUM: NAVD88-GEOD 128

SITE BENCHMARK 3: ARROW BOLT OF FIRST HYDRANT EAST OF THE INTERSECTION OF KING EDWARD DRIVE AND FOXFIELD DRIVE, LOCATED IN THE NORTH ROW OF FOXFIELD DRIVE. ELEVATION: 771.25

SITE BENCHMARK 4: ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF KING HENRY DRIVE AND FOXFIELD DRIVE. ELEVATION: 770.15 DATUM: NAVD88-GEOD 128

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2	02/01/2023	ISSUE FOR PERMIT
3	02/01/2023	ISSUE FOR PERMIT



0 40' 80'

1" = 40' (HORIZONTAL)

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SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN

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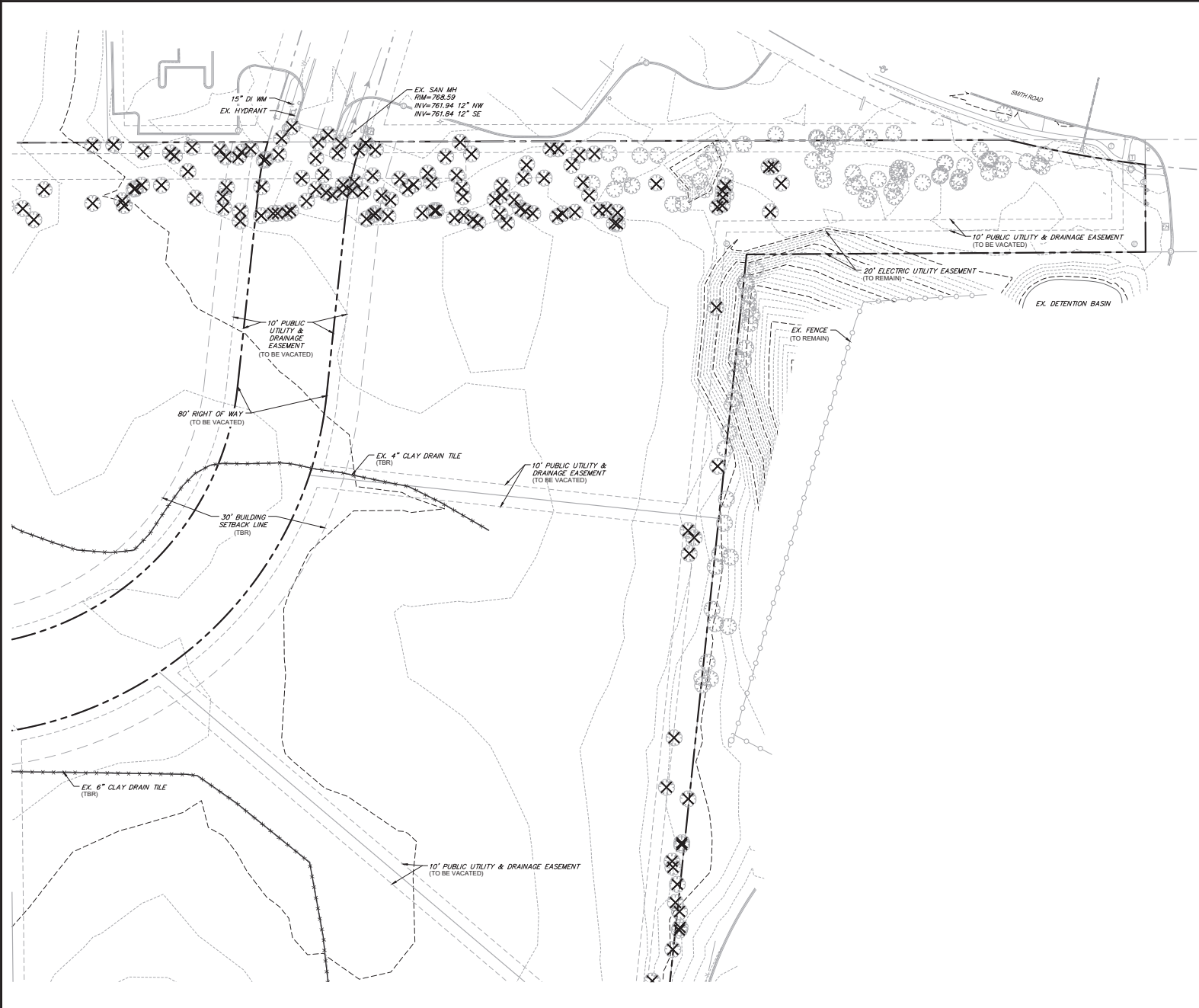
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 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM

CAGE
 CIVIL ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 BRADLEY P. WYMAN
 062-072147
 STATE OF ILLINOIS

PRELIMINARY ENGINEERING

CHARLESTOWNE LAKES
 NE OF CHARLESTOWNE MALL & SOUTH OF FOXFIELD DR
 ST. CHARLES, ILLINOIS



DEMOLITION LEGEND

- SAWCUT PAVEMENT - FULL DEPTH
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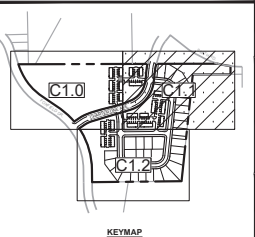
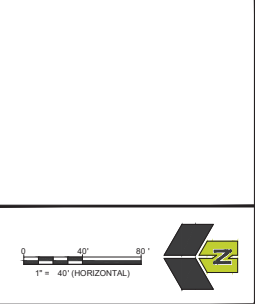
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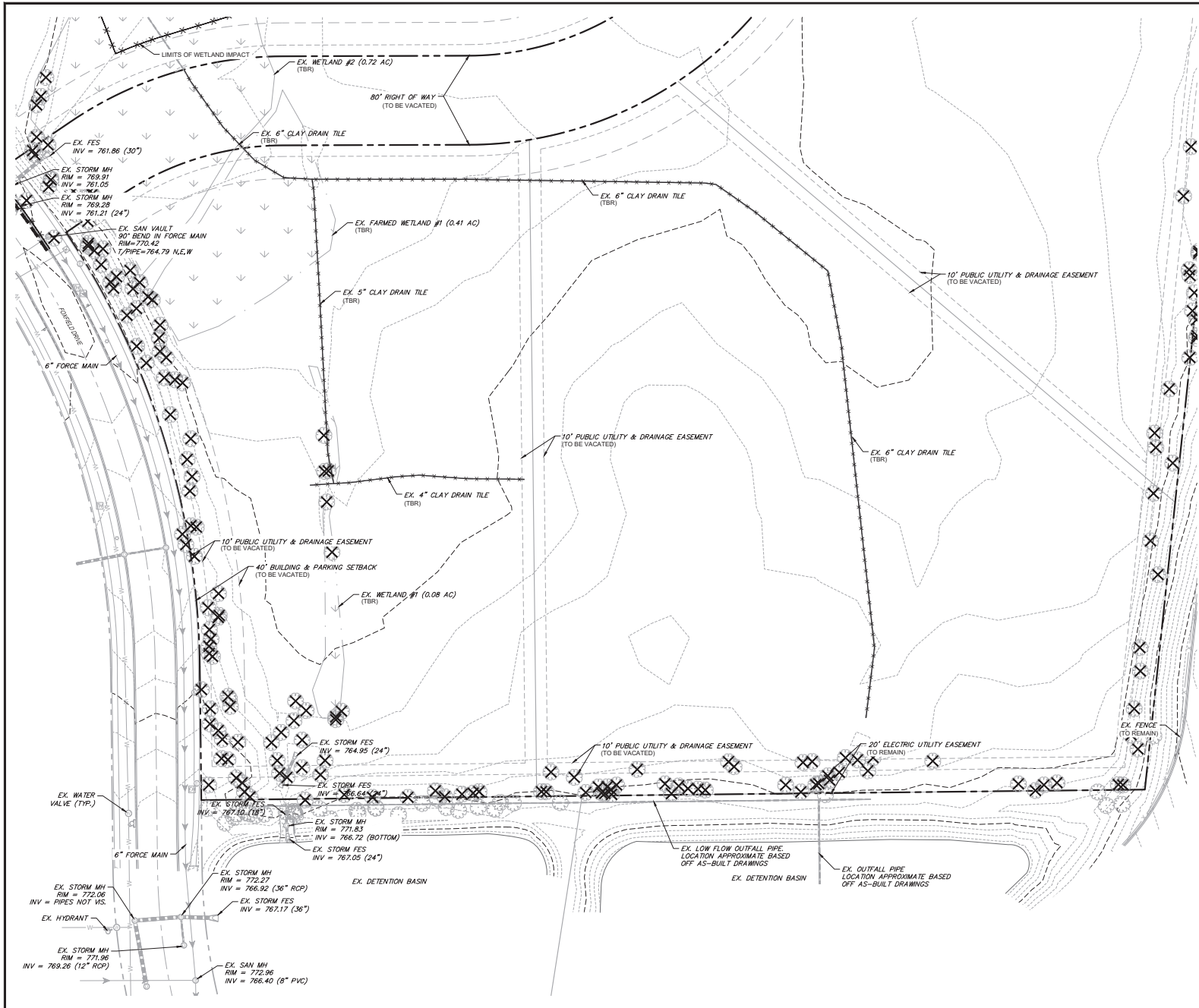
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CHARLESTOWNE LAKES
NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ. NO: 200233
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SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN

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DEMOLITION LEGEND

- SAWCUT PAVEMENT - FULL DEPTH
- CURB & GUTTER REMOVAL
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- TREE/BUSH REMOVAL
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0 40' 80'

1" = 40' (HORIZONTAL)

KEYMAP

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 DATE: 10/21/21

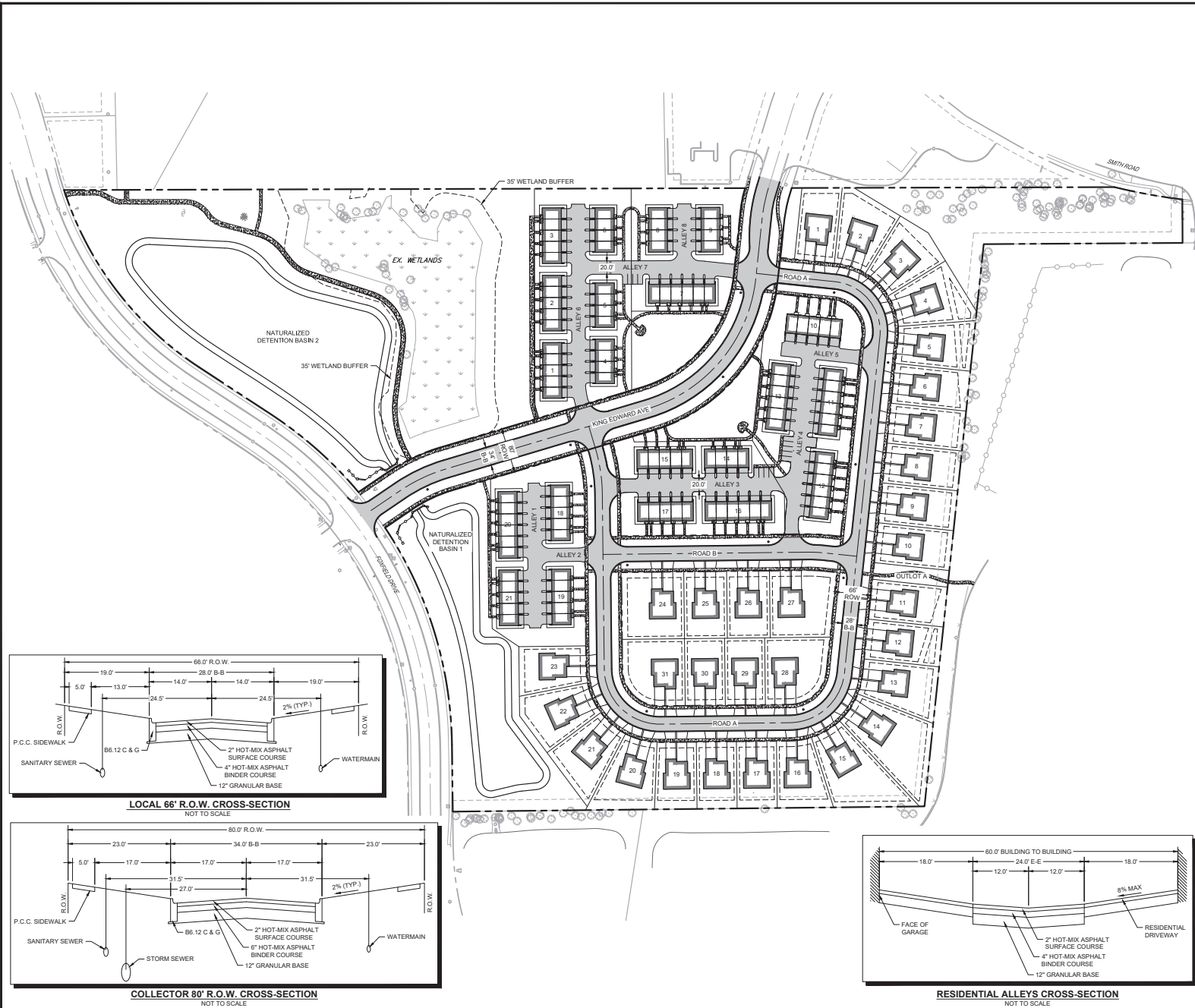
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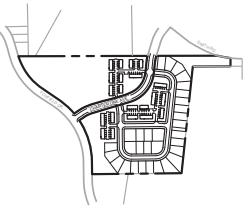
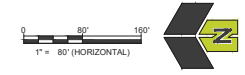
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CHARLESTOWNE LAKES

NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS



PROJECT NO: 200233

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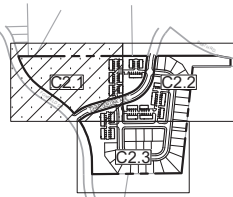
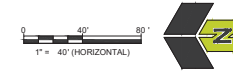
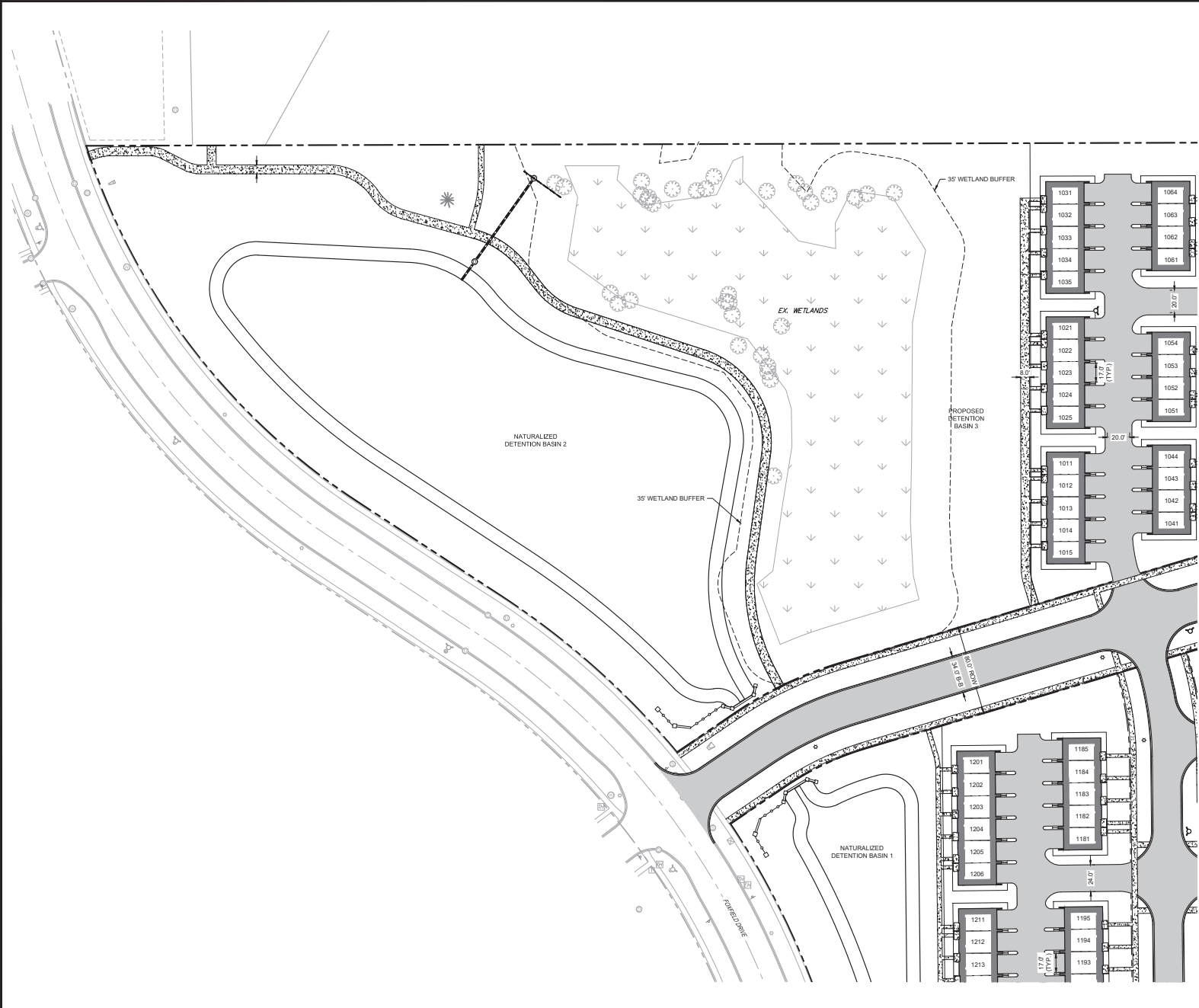
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OVERALL SITE LAYOUT PLAN

SHEET NUMBER

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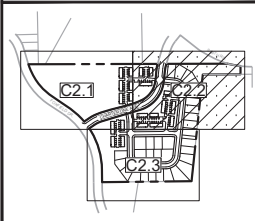
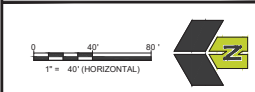
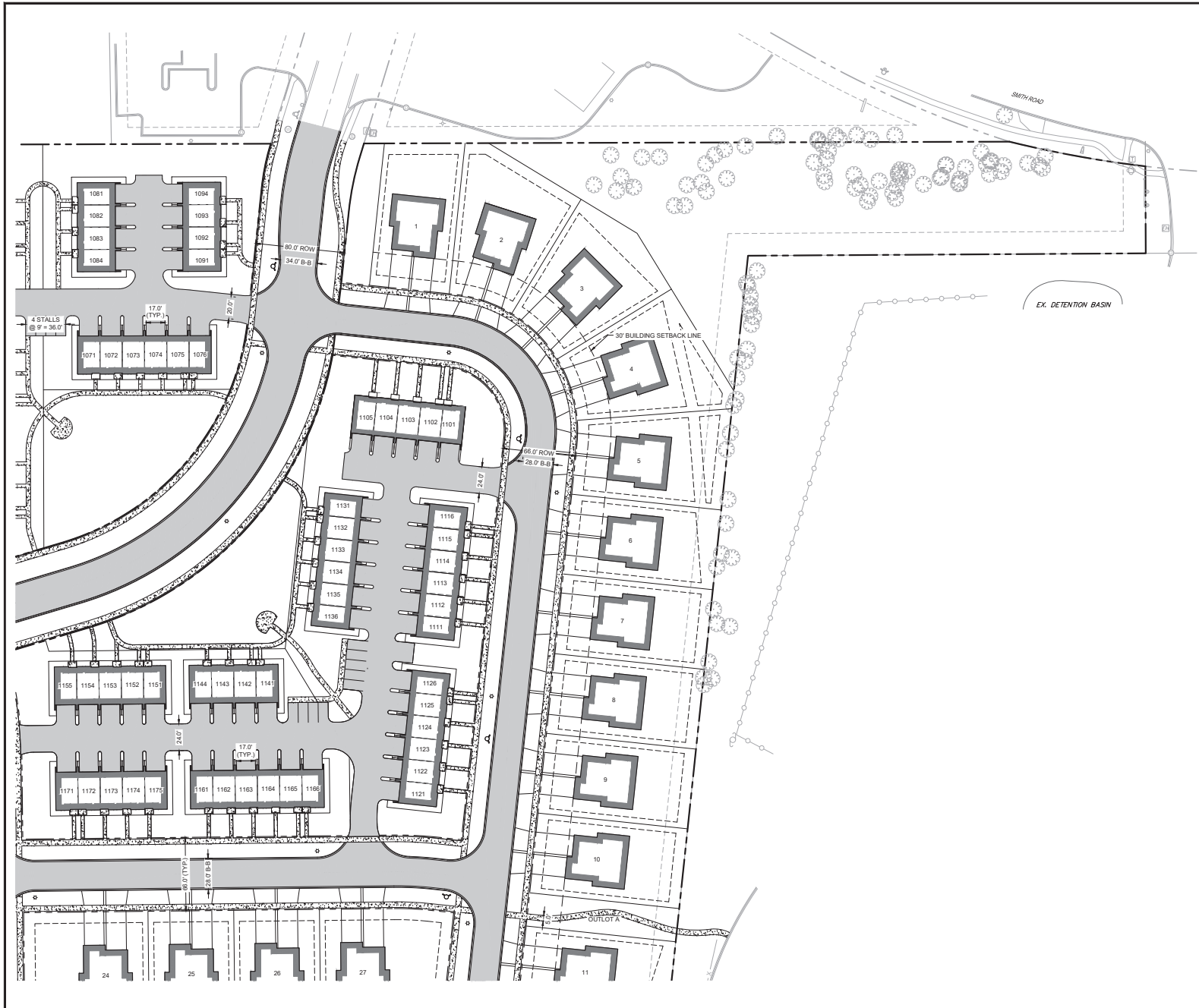
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DETAILED SITE LAYOUT PLAN

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 6 OF 18



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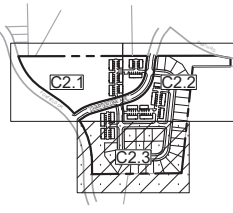
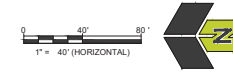
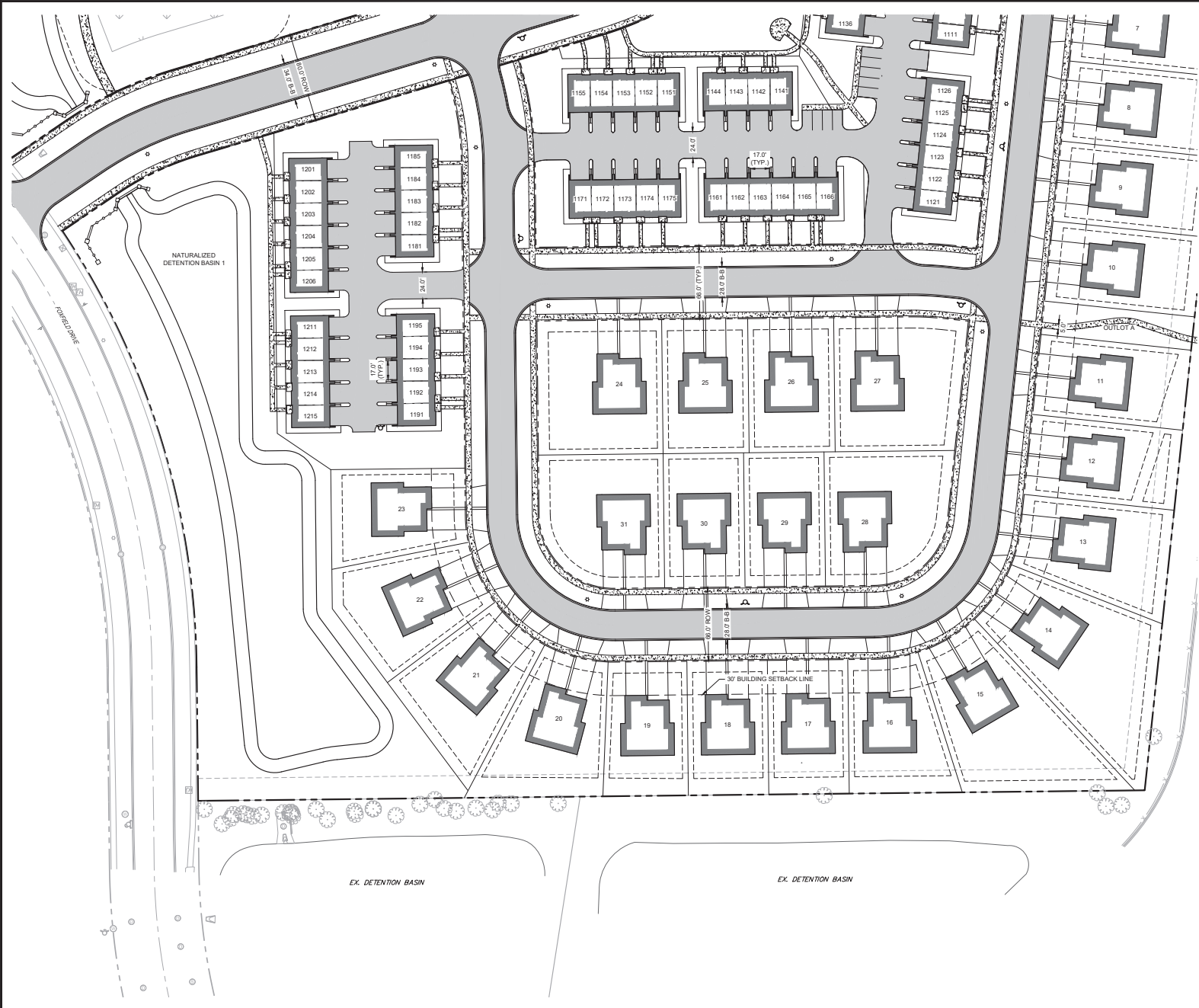
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PROJ. NO. 200233
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C2.2
 7 OF 16



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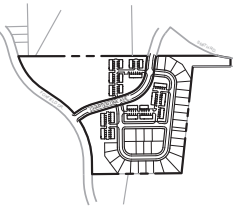
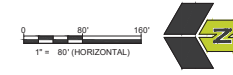
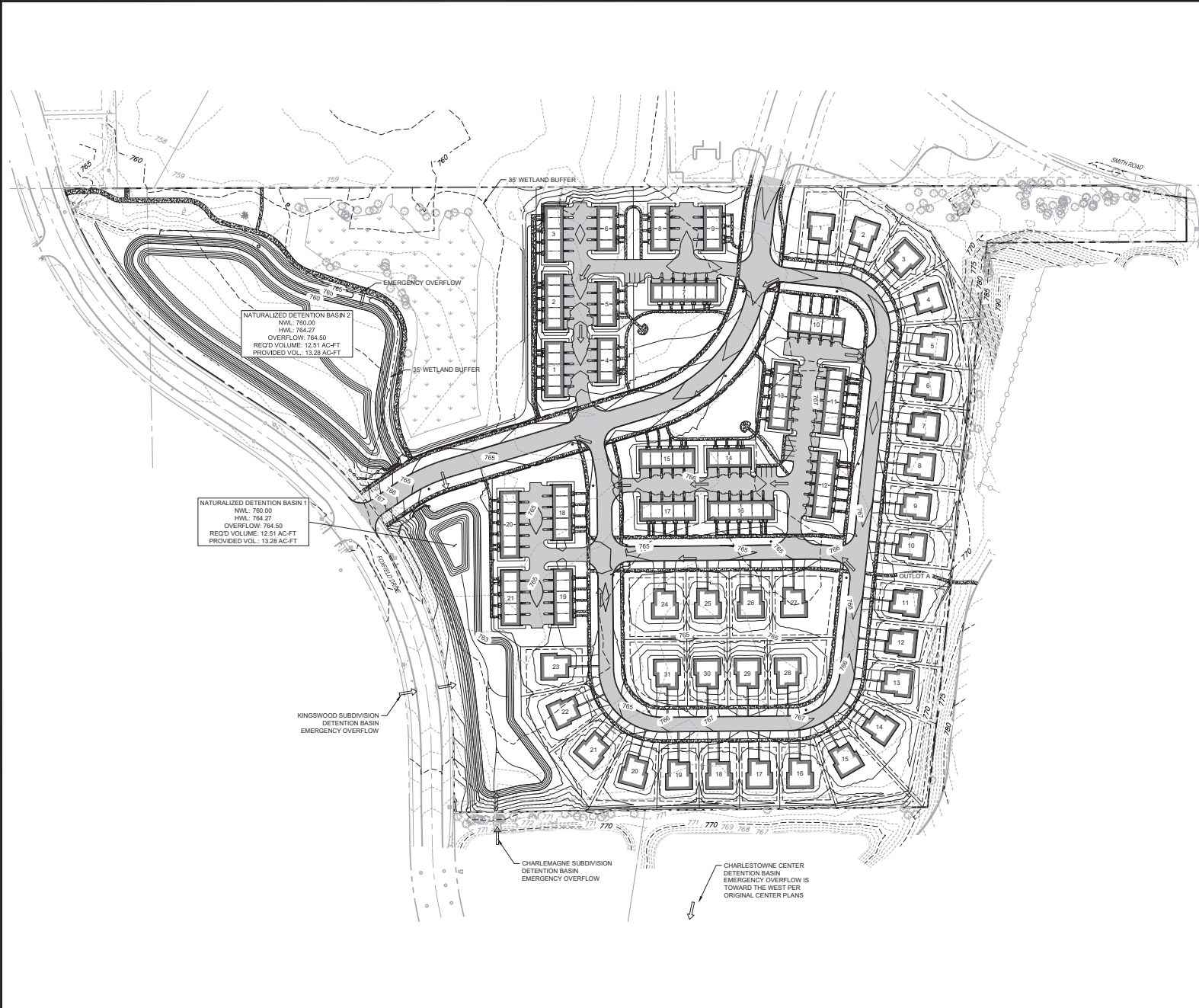
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SHEET TITLE
DETAILED SITE LAYOUT PLAN

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C2.3
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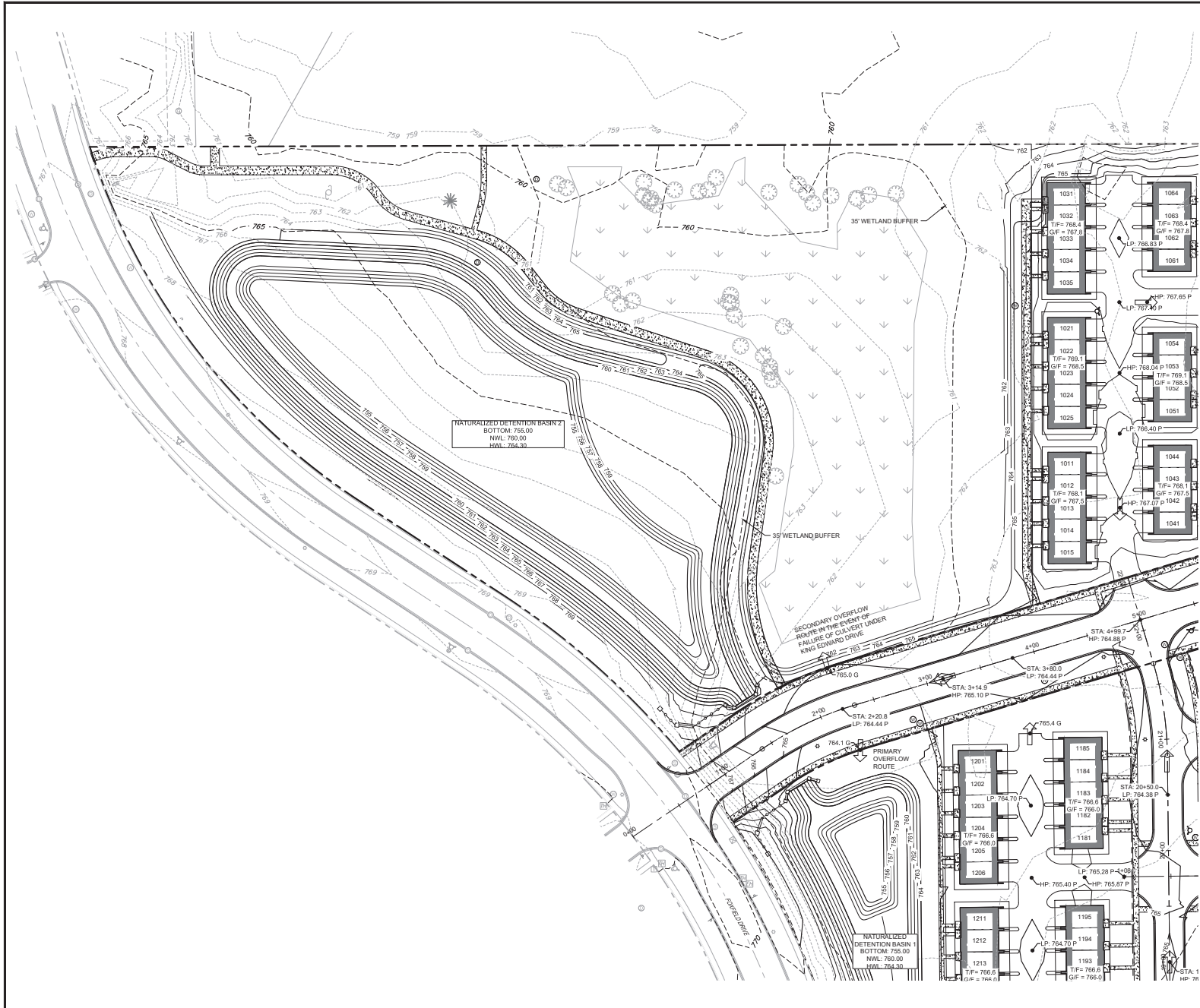
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SHEET TITLE
OVERALL GRADING PLAN

SHEET NUMBER
C3.0
 9 OF 18



0 40' 80'

1" = 40' (HORIZONTAL)

KEYMAP

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03	10/21/21	ISSUED FOR PERMIT
04	10/21/21	ISSUED FOR PERMIT

PRELIMINARY ENGINEERING

CHARLESTOWNE LAKES

NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
 ST. CHARLES, ILLINOIS

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DETAILED GRADING PLAN

SHEET NUMBER

C3.1

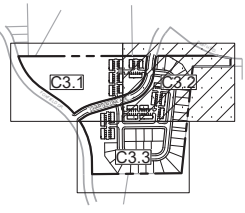
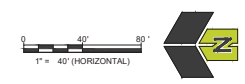
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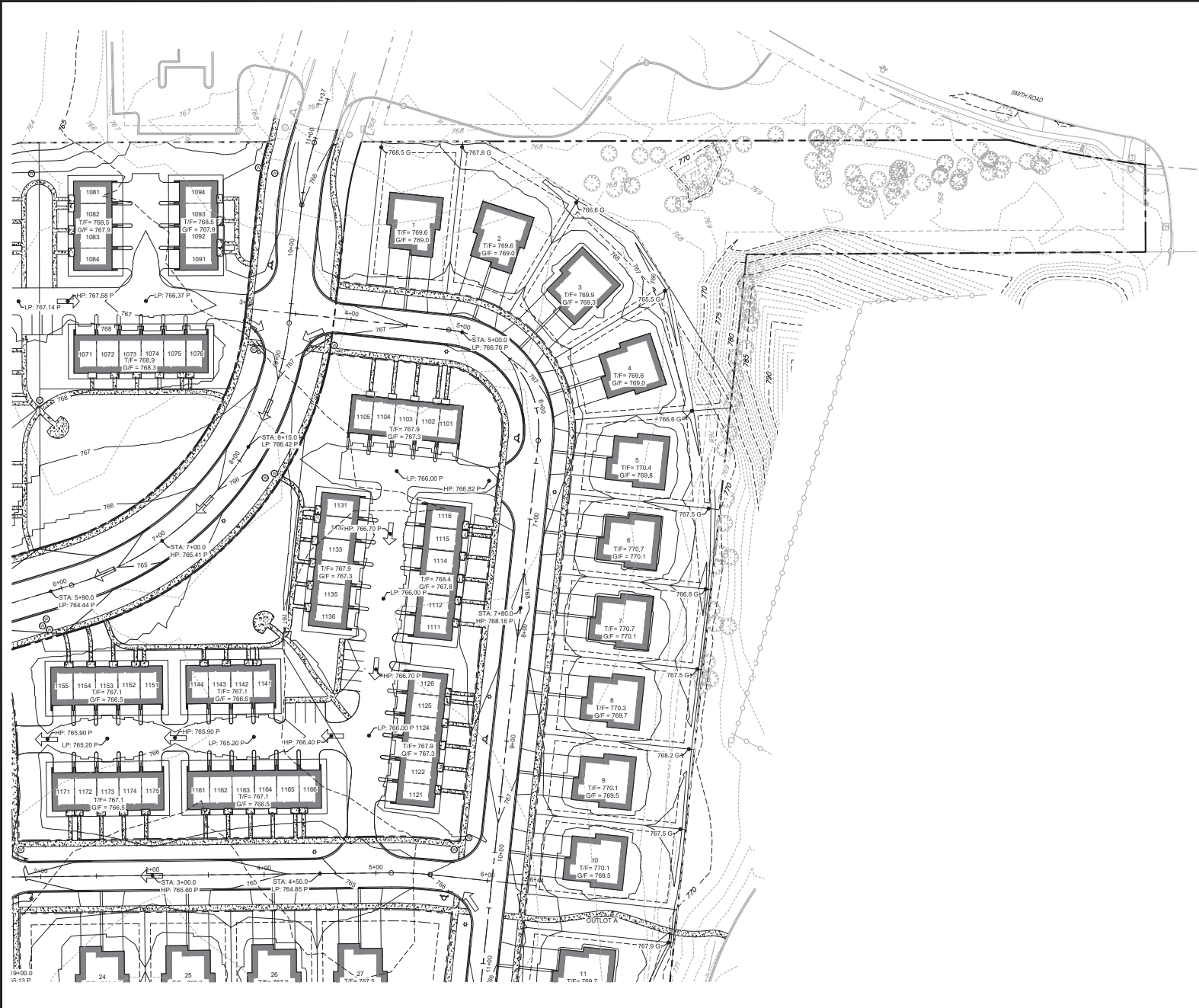
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CHARLESTOWNE LAKES
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 ST. CHARLES, ILLINOIS

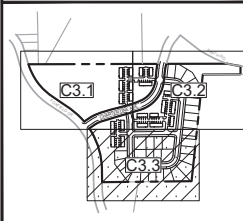
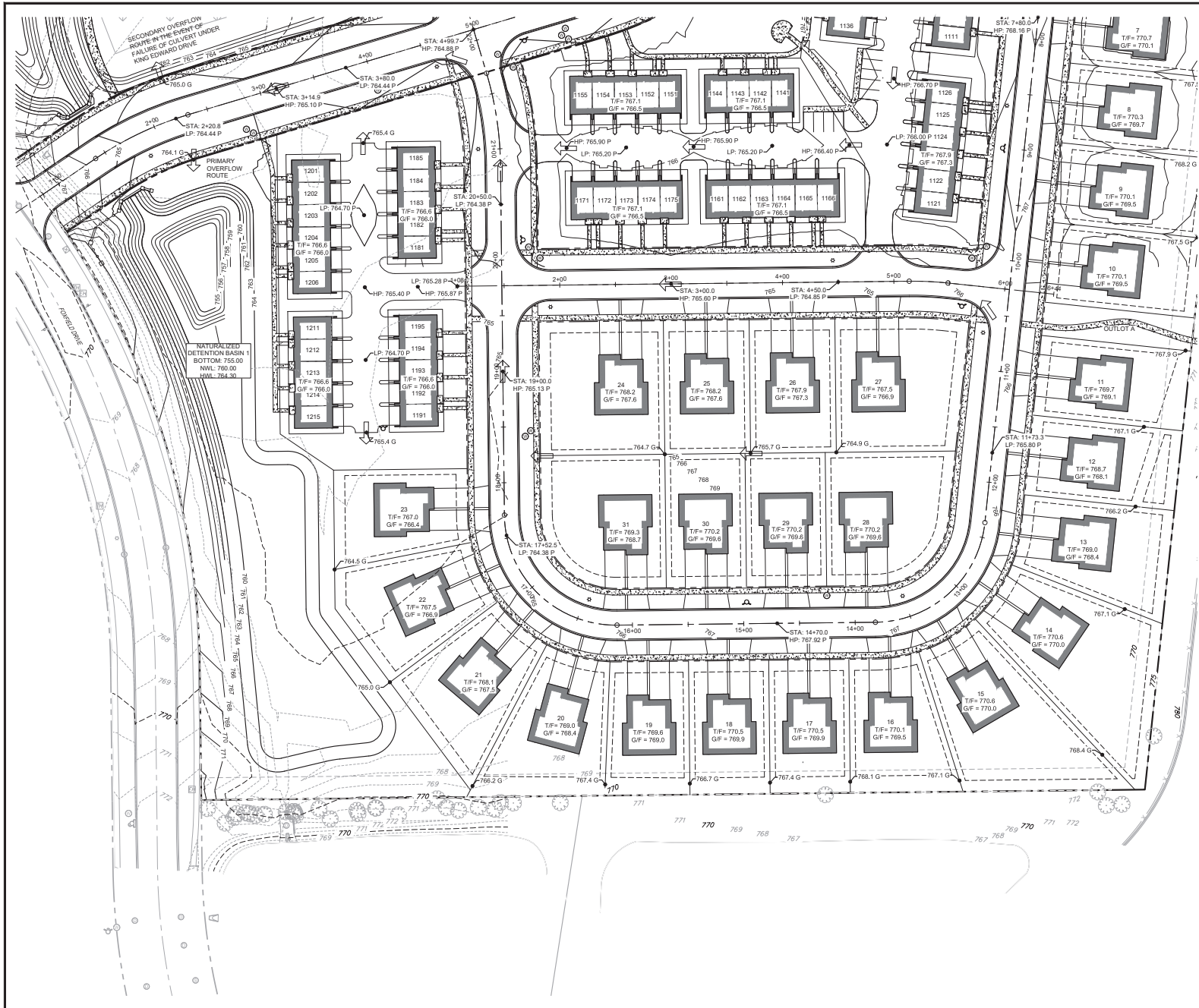
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DETAILED GRADING PLAN

SHEET NUMBER
C3.2
 11 OF 16



KEYMAP





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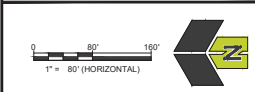
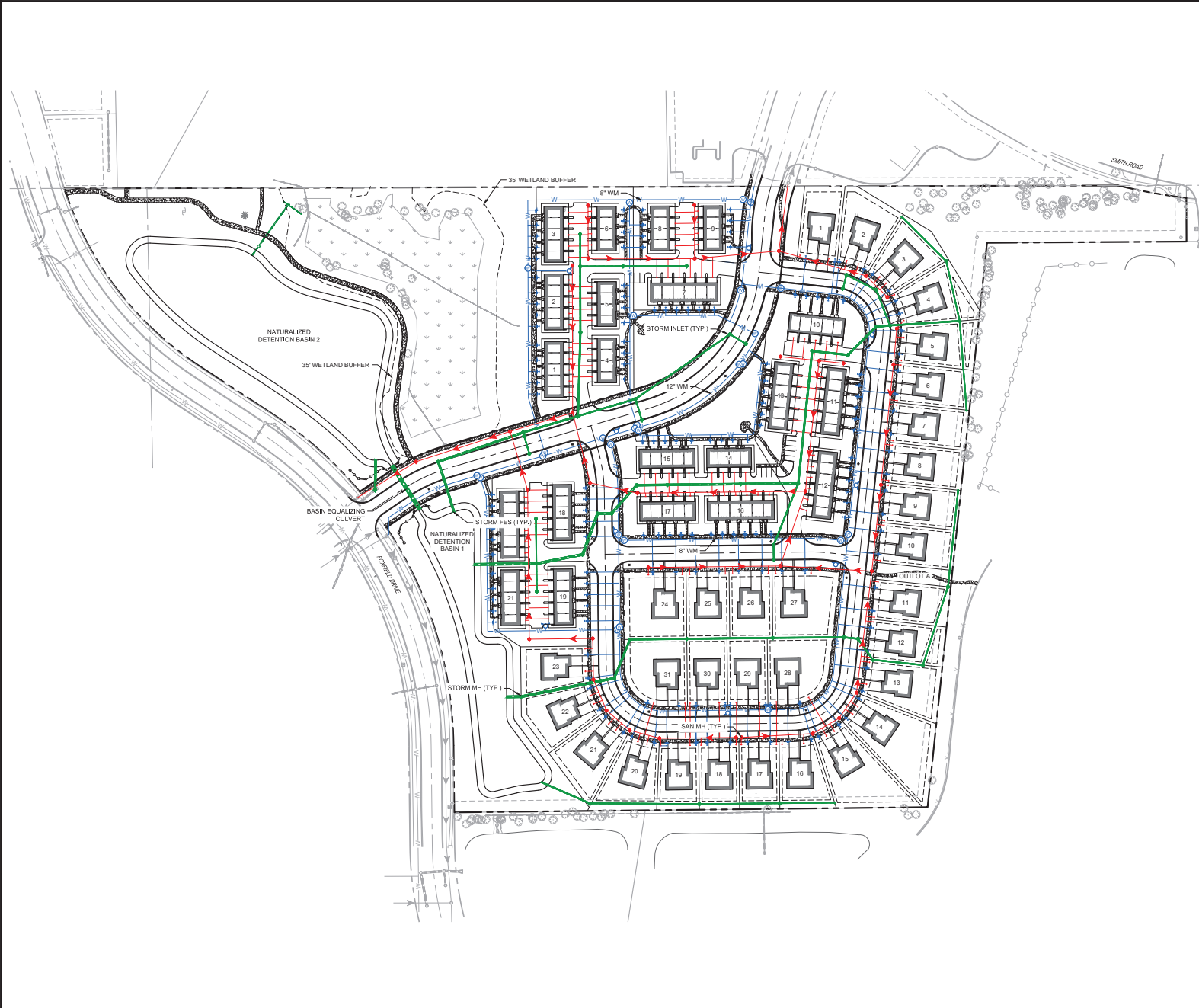
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PRELIMINARY ENGINEERING
CHARLESTOWNE LAKES
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DETAILED GRADING PLAN

SHEET NUMBER
C3.3
 12 OF 18



5110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P. 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

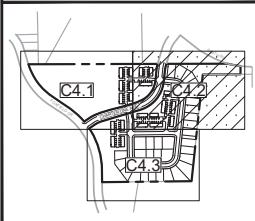
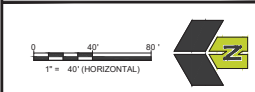
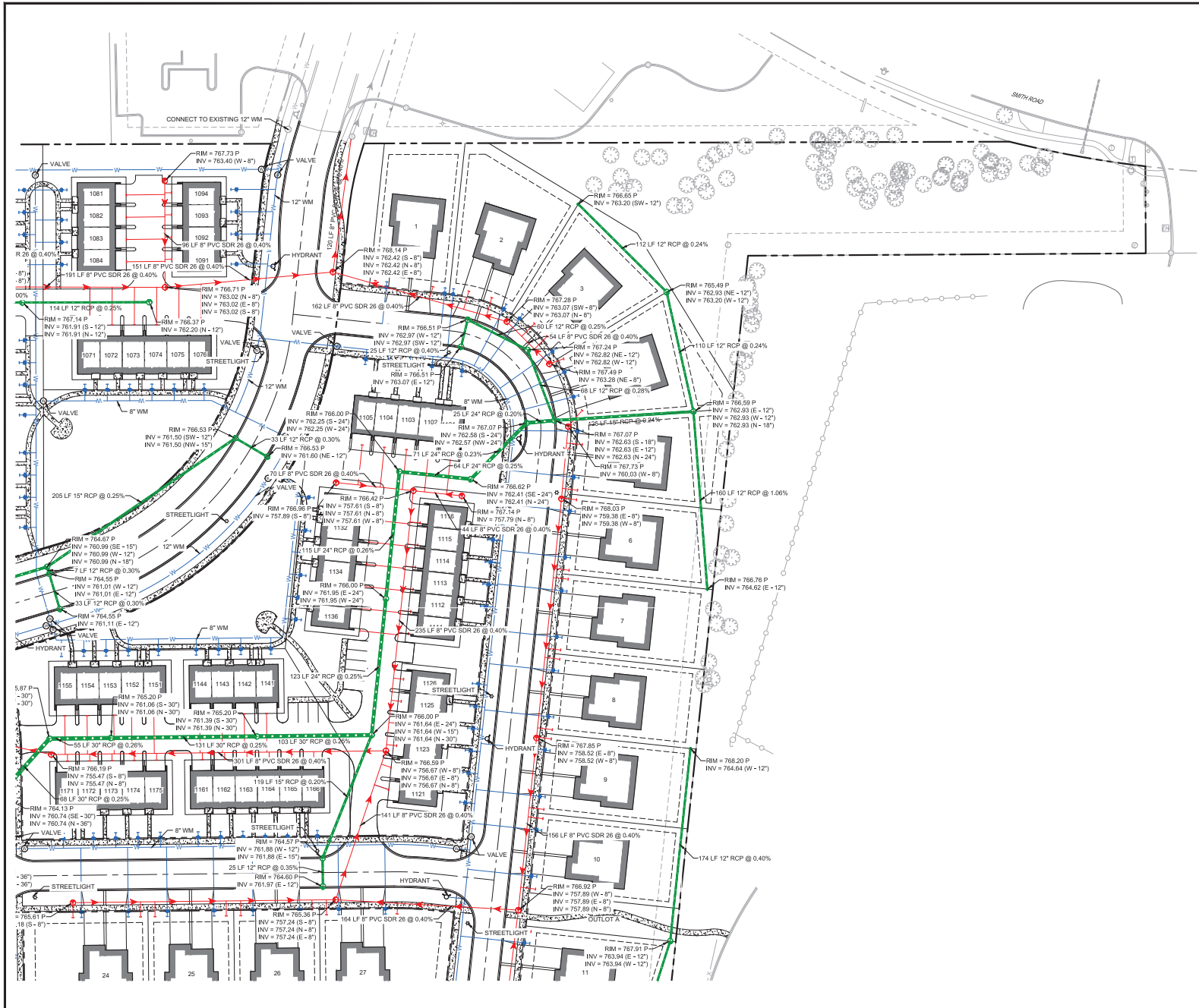
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2	10/21/21	ISSUE FOR PERMIT
3	10/21/21	ISSUE FOR PERMIT

PRELIMINARY ENGINEERING
CHARLESTOWN LAKES
NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ. NO. 200233
ENG. BPH
DATE 10/21/21

SHEET TITLE
OVERALL UTILITY PLAN

SHEET NUMBER
C4.0
13 OF 18



KEYMAP

5110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM



REVISIONS

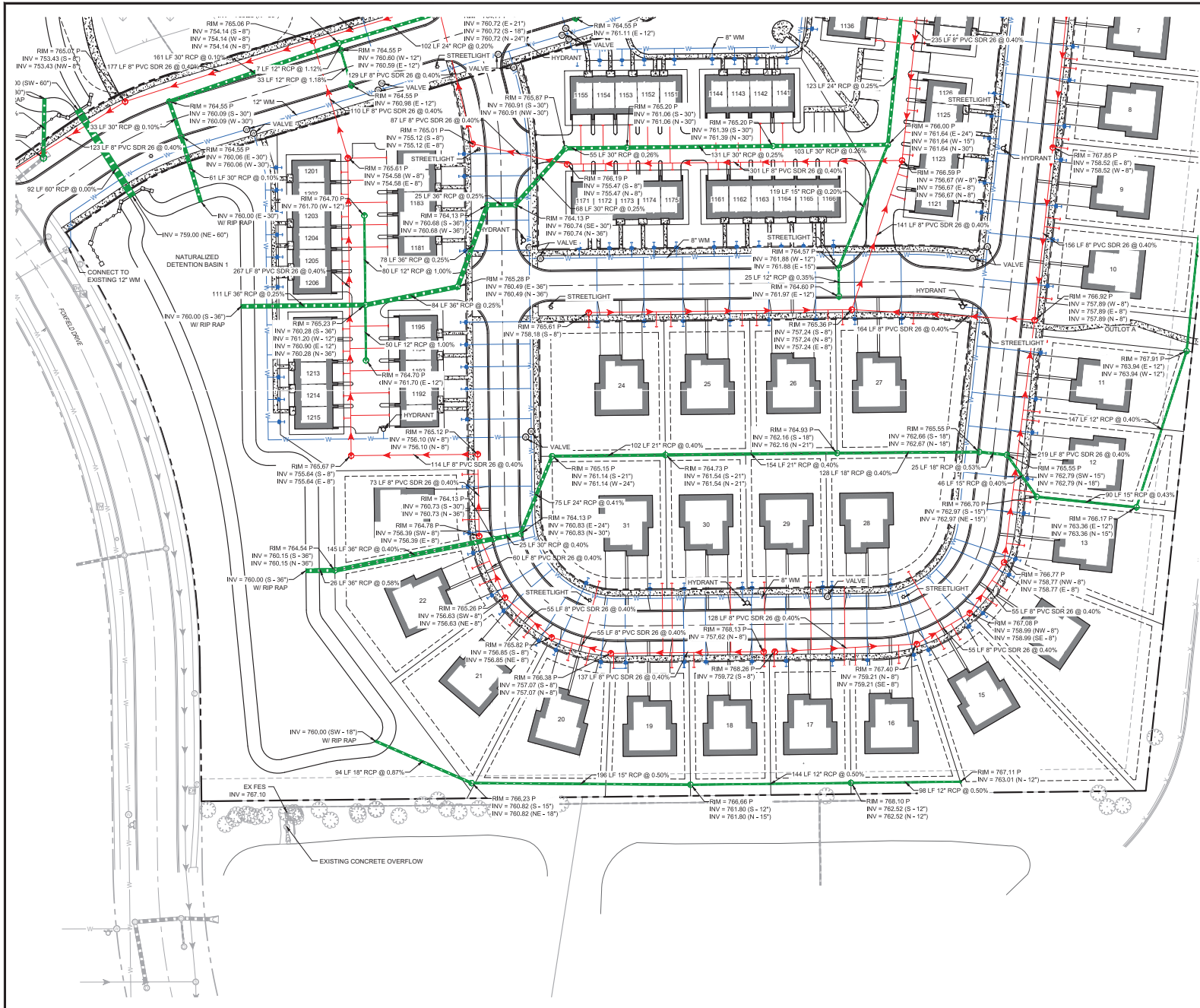
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2	10/21/21	ISSUED FOR PERMIT
3	10/21/21	ISSUED FOR PERMIT

PRELIMINARY ENGINEERING
CHARLESTOWNE LAKES
 NE OF CHARLESTOWNE MALL & SOUTH OF FOXFIELD DR
 ST. CHARLES, ILLINOIS

PROJ. NO. 202033
 ENG. BPH
 DATE 10/21/21

SHEET TITLE
DETAILED UTILITY PLAN

SHEET NUMBER
C4.2
 15 OF 18

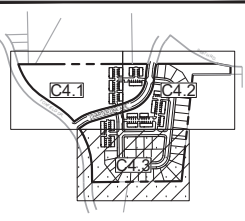
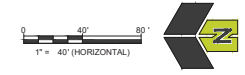


5110 WOODCREAK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.998.0007
 WWW.CAGEVIL.COM



NO.	DATE	DESCRIPTION
01	10/21/21	ISSUED FOR PERMIT
02	10/21/21	ISSUED FOR PERMIT
03	10/21/21	ISSUED FOR PERMIT
04	10/21/21	ISSUED FOR PERMIT

PRELIMINARY ENGINEERING
CHARLESTOWNE LAKES
 NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
 ST. CHARLES, ILLINOIS



PROJ. NO.	200233
ENG.	BPH
DATE	10/21/21
SHEET TITLE	
DETAILED UTILITY PLAN	
SHEET NUMBER	
C4.3	
18 OF 18	

Preliminary Landscape Plan Set

CHARLESTOWNE LAKES

St. Charles, Illinois

May 13, 2022

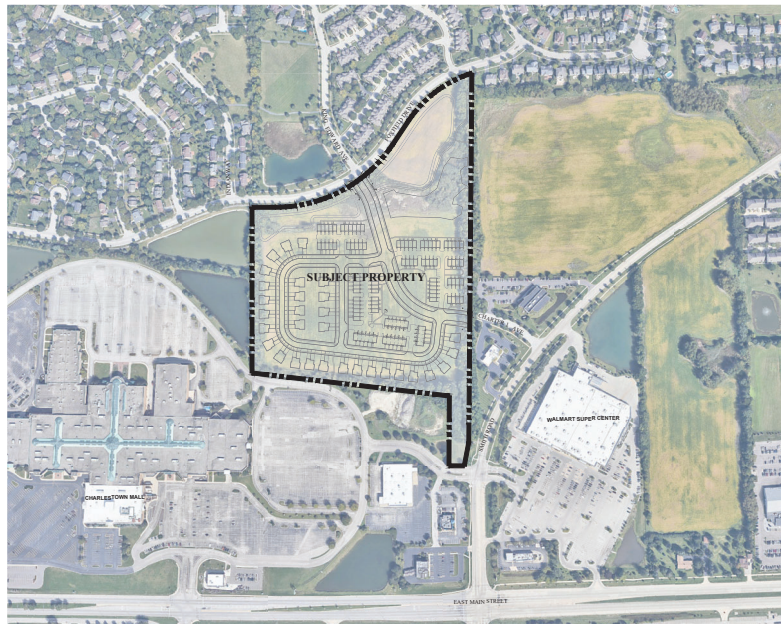
CONSULTANTS:



LANDSCAPE ARCHITECT:
 GARY R. WEBER ASSOCIATES, INC
 402 W. LIBERTY DRIVE
 WHEATON, ILLINOIS 60187



CONSULTANT:
 CAGE ENGINEERING
 3110 WOODCREEK DR.
 DOWNERS GROVE, IL 60515



LOCATION MAP

SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FOUNDATION PLAN
6	MONUMENT DETAIL
7	TREE INVENTORY
8	TREE PRESERVATION PLAN
9	TREE PRESERVATION PLAN
10	LANDSCAPE SPECIFICATIONS



LANDSCAPE REQUIREMENTS

Landscape Area = 593,171 s.f.
44.5% of total site
Public Street Frontage

Foxfield Drive

Length: 1,306
Required: 1 Tree/ 50L.F.
40% Coverage (with water feature)
1306 L.F. / 50 = 42 Trees
0.40*1306 = 522.4 LF coverage

Provided:
20 Shade Trees
23 Ornamental Trees
42 Evergreen Trees
85 Total Trees

Coverage = 561 L.F.

King Edward Avenue East

Length: 940
Required: 1 Tree/ 50 L.F.
40% Coverage (open space feature)
940 L.F. / 50 = 19 Trees
0.40*940 = 376 LF coverage

Provided:
6 Shade Trees
9 Ornamental Trees
8 Evergreen Trees
23 Total Trees

Coverage = 414 L.F.

King Edward Avenue West

Length: 922
Required: 1 Tree/ 50L.F.
40% Coverage (with open space feature)
922 L.F. / 50 = 19 Trees
0.40*922 = 369 LF coverage

Provided:
5 Shade Trees
14 Ornamental Trees
18 Evergreen Trees
37 Total Trees

Coverage = 442 L.F.

Local Streets

Length: 2264
Required: 1 Tree/ 50L.F.
75% Coverage
2264 L.F. / 50 = 45 Trees
0.75*2264 = 1,698 LF coverage

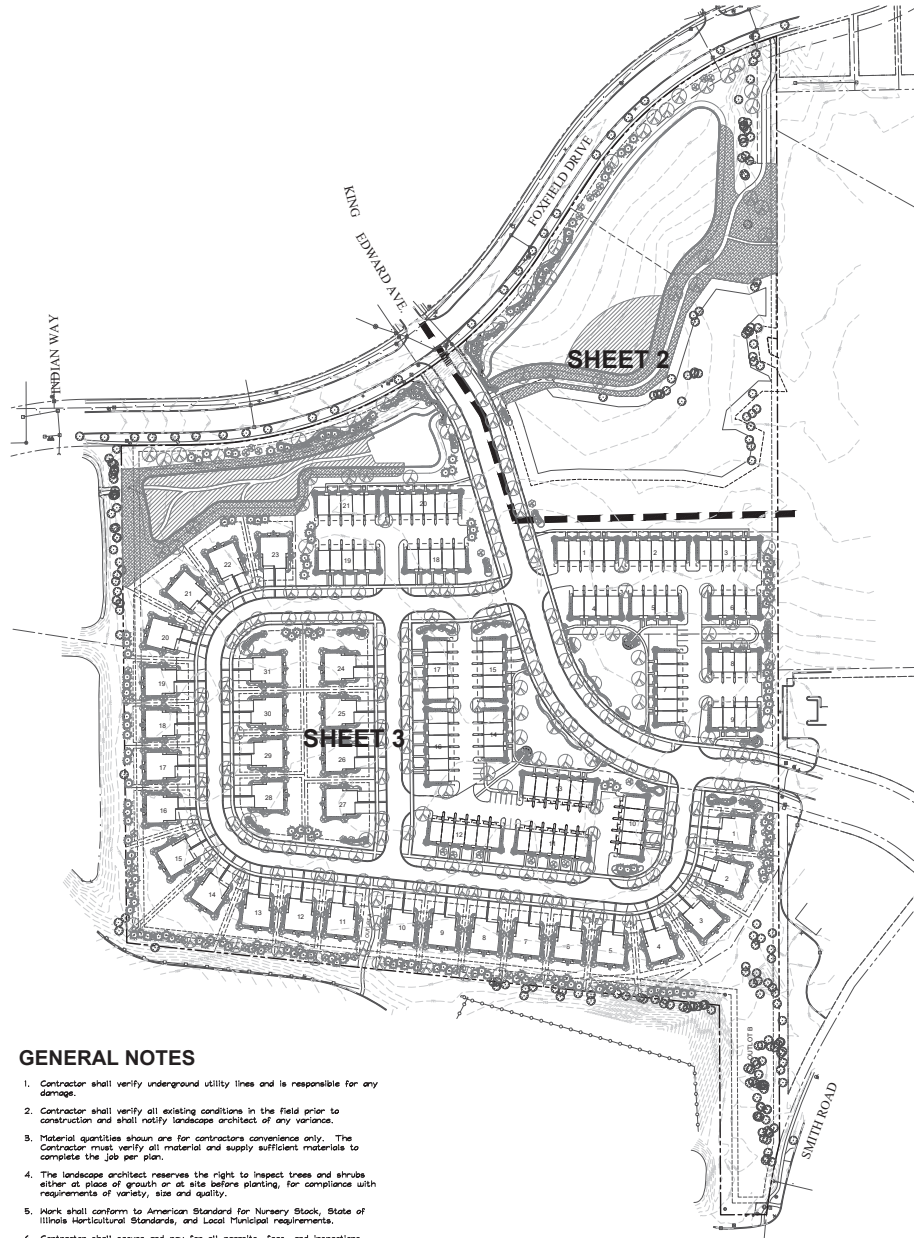
Provided:
10 Shade Trees
27 Ornamental Trees (see note 1)
15 Evergreen Trees
52 Total Trees

Coverage = 1389 L.F. (see note 1)

Note 1: includes foundation plantings within the front and exterior side yards

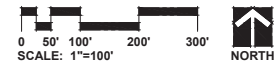
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AA	-	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AAA	-	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	4" Cal.	
AB	-	Acer nycoletii 'Hortor' STATE STREET MAPLE	2 1/2" Cal.	
AM	-	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
AO	-	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	-	Gleditsia inopurpurea var. inermis 'Skyline' SKYLINE MONTELOCUST	2 1/2" Cal.	
LT	-	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
LS	-	Liquidambar styraciflua 'Starline' MORNING GLORYBUSH	2 1/2" Cal.	
PM	-	Platanus x cordata 'Morton Circle' EXCLAMATION LONDON PLANETREE	2 1/2" Cal.	
OB	-	Quercus bicolor SHARP WHITE OAK	2 1/2" Cal.	
OM	-	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
OR	-	Quercus rubra RED OAK	2 1/2" Cal.	
TA	-	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
UM	-	Ulmus 'Morton Glasy' TREBUCHET	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	-	Amelanchier x grandiflora APPLE SERVICEBERRY	6' HL.	Multi-Stem
BN	-	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' HL.	Multi-Stem
CC	-	Cornus amomum AMERICAN HORNBEAM	2" Cal.	Tree Form
CA	-	Cercis canadensis EASTERN REDBUD	6' HL.	Multi-Stem
CM	-	Cornus mas CORNELIANCHERRY DOGWOOD	6' HL.	Multi-Stem
MP	-	Malus 'PrinPrin' PRAIRIE CRABAPPLE	6' HL.	Multi-Stem
EVERGREEN TREES				
AC	-	Abies concolor WHITE FIR	6' HL.	
JF	-	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	6' HL.	
PA	-	Pinus strobus NORWAY SPRUCE	6' HL.	
PG	-	Pinus glauca var. densata BLACK HILLS SPRUCE	6' HL.	
PO	-	Pinus strobus SERBIAN SPRUCE	6' HL.	
PS	-	Pinus strobus WHITE PINE	6' HL.	
DECIDUOUS SHRUBS				
GB	-	Cornus sericea 'Bailey' BAILEY'S REDTIGER DOGWOOD	36" Tall	3' O.C.
CA	-	Cornus sericea 'Fernald' ARCTIC FIRE REDTIGER DOGWOOD	24" Tall	3' O.C.
HF	-	Hydrangea arborescens 'Anisette' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
HP	-	Hydrangea arborescens 'Whisper' LITTLE GAIK FIRE HYDRANGEA	24" Tall	3' O.C.
RA	-	Rhus aromatica 'Gro-Lon' GRO-LON SUMAC	24" Wide	3' O.C.
BN	-	Burning bush 'Paladin' DIABOLIC KOREAN JILIC	24" Tall	4' O.C.
VJ	-	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
JB	-	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
CP	-	Chamaecyparis platensis 'Golden Hoop' JAPANESE FALSE CYPRISS	24" Wide	3' O.C.
TH	-	Taxus x media 'Everlow' EVERLOW YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OK	-	Calamagrostis x acutiflora 'Karl Foerster' FESTIVUM REED GRASS	24" O.C.	
PV	-	Panicum virgatum 'Shenandoah' SHENANDOAH SWITCHGRASS	36" Tall	24" O.C.
PH	-	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	36" Tall	24" O.C.
SH	-	Sporobolus heterostachys PRAIRIE DROPSEED	36" Tall	24" O.C.
PERENNIALS				
GB	-	Geranium 'Brookside' BROOKSIDE GERANIUM	18" O.C.	
HI	-	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	18" O.C.	
NM	-	Nepeta 'Cats Pajamas' CATS PAJAMAS CATMINT	18" O.C.	
RG	-	Rubus cockerifolius 'Gaskins' GOLDENRUST BLACK-THROATED SUSAN	18" O.C.	
SE	-	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	18" O.C.	
PF	-	Phlox x glaberrima 'Forever Pink' FOREVER PINK PHLOX	18" O.C.	
MISC. MATERIALS				
		SHREDDED HARDWOOD MULCH	C.Y.	
		SOD	S.Y.	
		TURF SEED & EROSION CONTROL AC. BLANKET		



GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



NOTE: QUANTITIES TO BE PROVIDED AT FINAL



CLIENT
D.R. HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 905
SCHMIDT, ILL. 60173
CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
OVERALL LANDSCAPE PLAN

3	5.13.2022
2	3.24.2022
1	2.24.2022

DATE 12.03.2021
PROJECT NO. DR2061
DRAWN JLT
CHECKED MGM
SHEET NO.
1 OF 10

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and control weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	Ibs / AC
Spring Cover Crop		
<i>Avena sativa</i>	Seed Oats	30.000
Fall or Dormant Cover Crop		
<i>Trifolium pratense</i>	Regenay	10.000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 0' of water

Botanical Name	Common Name	Ibs / AC	Plugs / AC
<i>Acorus americanus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Iris virginica</i>	Blue Flag	0.500	494
<i>Juncus effusus</i>	Common Rush	0.500	
<i>Lythris hyssopifolia</i>	Rice Cut Grass	1.250	494
<i>Pontederice cordata</i>	Picketree Weed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.500	988
<i>Scirpus fluviatilis</i>	River Bulrush	1.000	494
<i>Scirpus purpurascens</i>	Chickamauga's Rush	0.250	
<i>Scirpus validus</i>	Great Bulrush	0.500	988
<i>Spartanum angustatum</i>	Bur Reed	1.000	494
Total Emergent Wetland Mix		8.750	5434

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	Ibs / AC
Grasses / Sedges		
<i>Carex bebbii</i>	Bebb's Oval Sedge	0.250
<i>Carex bicknelli</i>	Bicknell's Sedge	0.125
<i>Carex breviar</i>	Plains Oval Sedge	0.250
<i>Carex crinitella</i>	Crested Oval Sedge	0.250
<i>Carex modesta</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Brown Sedge	0.150
<i>Carex stipata</i>	Common Fox Sedge	0.050
<i>Carex virginica</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria strata</i>	Fear Maria Grass	0.130
<i>Juncus dielsii</i>	DuRoi's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.050
<i>Scirpus cyperinus</i>	Wood Grass	0.030
Total Grasses / Sedges		7.721

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bolander cernua</i>	Nodding Bur Marigold	0.190
<i>Boltonia asteroides</i>	Fatso Aster	0.031
<i>Chamaecrista nictitans</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Helenium autumnale</i>	Shrevesweed	0.053
<i>Iris virginica stolonifera</i>	Blue Flag Iris	1.000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Monarda spicata</i>	Monardella	0.031
<i>Symphoricarpos rosea-anglica</i>	New England Aster	0.250
<i>Pyrola rotundifolia</i>	Common Mountain Mint	0.053
<i>Rudbeckia hirta</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexander	0.500
Total Forbs		3.037
Total Wet Meadow Seed Mix		10.758

Low Profile Prairie with Flowers Seed Mix

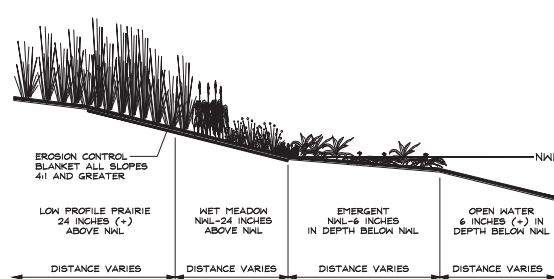
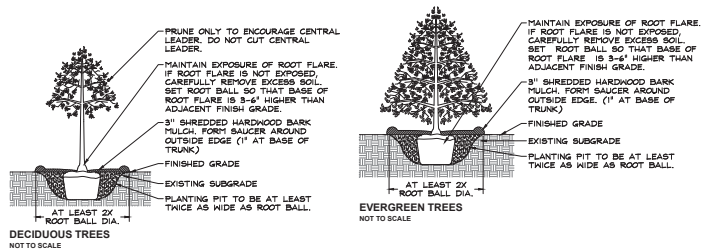
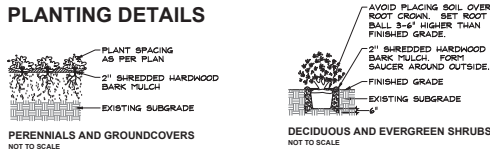
Upper basin slopes

Botanical Name	Common Name	Ibs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum argutum</i>	Prairie Switch Grass	0.125
<i>Elymus trachyculmus</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Bluestem	6.000
Total Grasses		17.125

Wildflowers/Broadleaves

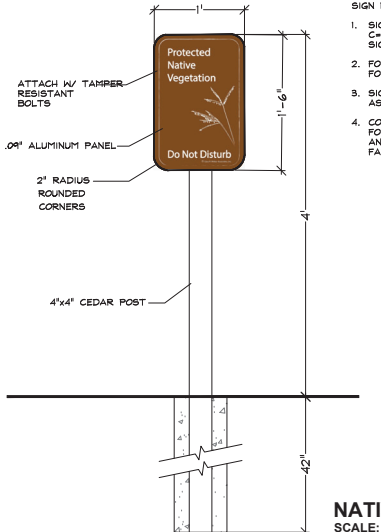
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias canadensis</i>	Whorled Milkweed	0.053
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.053
<i>Carex pensilvanica</i>	Prairie Carex	0.025
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lycopodium complanatum</i>	Rough Blazing Star	0.188
<i>Liatris aspera</i>	Prairie Bergamot	0.053
<i>Liatris pycnostachya</i>	Wild Quinine	0.015
<i>Monarda fistulosa</i>	Fourcolor Beard Tongue	0.125
<i>Phacelia integrifolia</i>	White Prairie Clover	0.125
<i>Phacelia arguta</i>	Purple Prairie Clover	0.150
<i>Potamogeton amplifolius</i>	Prairie Cinqufoil	0.031
<i>Pyrola rotundifolia</i>	Slender Mountain Mint	0.031
<i>Rudbeckia hirta</i>	Yellow Coneflower	0.125
<i>Rudbeckia hirta</i>	Showy Black-Eyed Susan	0.500
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.053
<i>Symphoricarpos rosea</i>	Smooth Blue Aster	0.053
<i>Thalictrum flavum</i>	Common Spikenard	0.053
<i>Verbena stricta</i>	Hairy Vervain	0.125
<i>Zizia aurea</i>	Golden Alexander	0.500
Total Forbs		5.646
Total Low Profile Prairie Seed Mix		22.776

PLANTING DETAILS



NATURALIZED AREA PLANTING DETAIL

SCALE: NTS



NATIVE AREA SIGN DETAIL

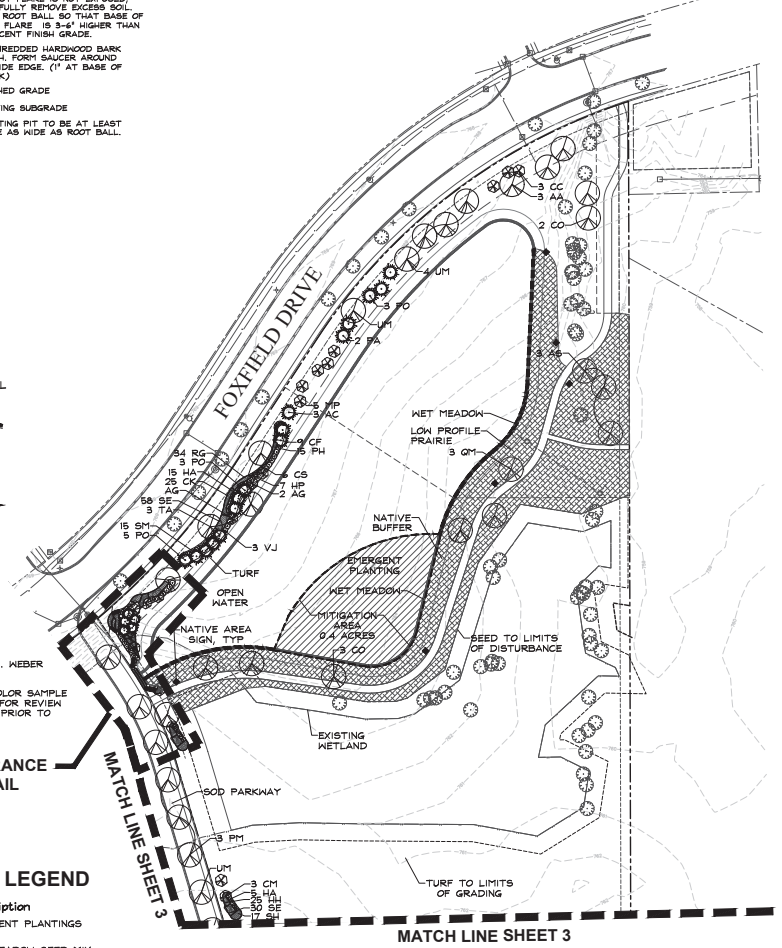
SCALE: NTS

- SIGN NOTES:**
1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=20
 2. FONT STYLE: MYRIAD PRO
 3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
 4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

FOXFIELD DRIVE ENTRANCE LANDSCAPE SEE DETAIL SHEET 4

NATIVE SEED LEGEND

Key	Description
[Pattern]	EMERGENT PLANTINGS
[Pattern]	WET MEADOW SEED MIX
[Pattern]	LOW PROFILE PRAIRIE SEED MIX



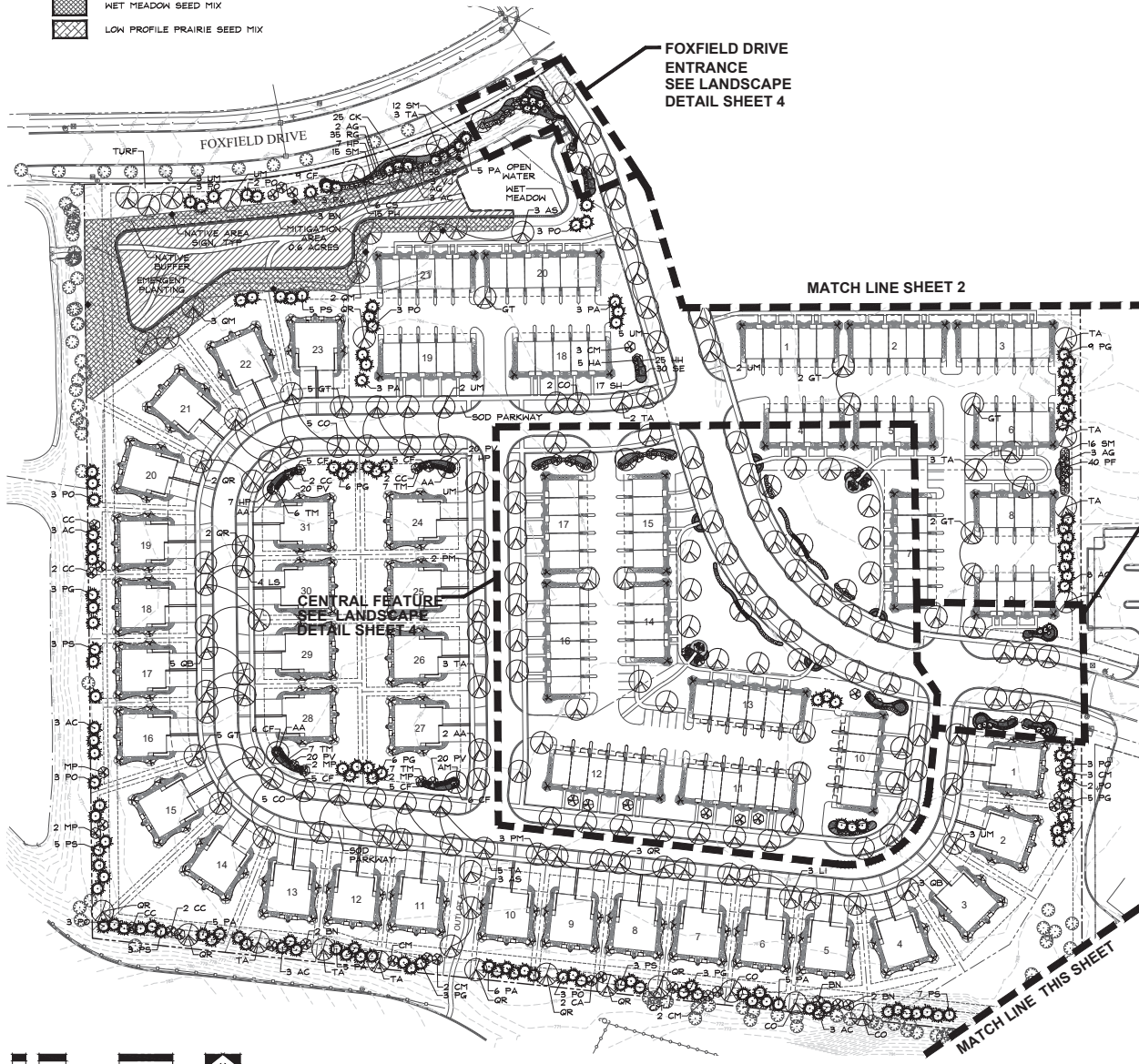
CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
LANDSCAPE PLAN

REVISIONS	DATE	DESCRIPTION
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2	3.24.2022	
1	2.24.2022	

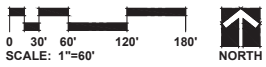
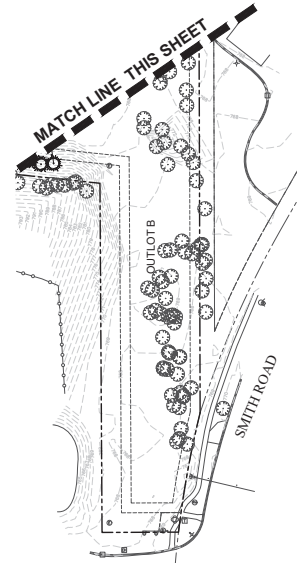
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PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGH
SHEET NO.	2 OF 10

NATIVE SEED LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX



KING EDWARD AVE ENTRANCE SEE LANDSCAPE DETAIL SHEET 4



CLIENT
D-R HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 505
SCHMUNZBURG, IL 60173
CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
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1	2.24.2022	

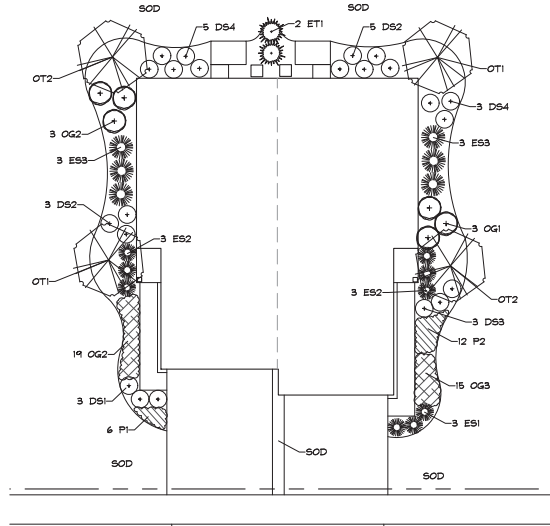
DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	

TYPICAL DUPLEX FOUNDATION PLANT LIST A

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Magnolia virginiana 'Little Star'	6' Ht.	Multi-Stem
OT2	2	Hydrangea serrata 'Royal Star'	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	2	Thuja occidentalis 'Emerald Green Arborvitae'	6' Ht.	5' O.C.
DECIDUOUS SHRUBS				
DS1	3	Hydrangea macrophylla 'Botanica'	24" Tall	3' O.C.
DS2	8	Hydrangea serrata 'The Red Pees Wee'	24" Tall	3' O.C.
DS3	3	Fothergilla gardenii	24" Tall	3' O.C.
DS4	8	Cornus alternifolia 'Herringbone'	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	3	Juniperus sabinina 'Blue Forest'	24" Wide	3' O.C.
ES2	6	Taxus x media 'Everblue'	24" Wide	4' O.C.
ES3	6	Juniperus chinensis 'Kilgus Compact'	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	3	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
OG2	22	Sesleria autumnalis	#1	24" O.C.
OG3	15	Sporobolus heterolepis	#1	24" O.C.
PERENNIALS				
P1	6	Hemerocallis 'Happy Returns'	#1	18" O.C.
P2	12	Hosta 'Patricia'	#1	18" O.C.
MISC. MATERIALS				
	7	SHREDDED HARDWOOD MULCH	C.Y.	

TYPICAL DUPLEX FOUNDATION PLANT LIST B

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amandlar x grandifera APPLE SERVICEDBERRY	6' Ht.	Multi-Stem
OT2	2	Cornus mas CORNELIANGHERRY DOGWOOD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	2	Thuja occidentalis 'Emerald Green Arborvitae'	6' Ht.	5' O.C.
DECIDUOUS SHRUBS				
DS1	3	Ceanothus americanus NEW JERSEY TEA	24" Tall	3' O.C.
DS2	8	Heigela x Dark Horse DARK HORSE HEIGELA	24" Tall	3' O.C.
DS3	3	Hydrangea paniculata 'Smokey Blue'	24" Tall	3' O.C.
DS4	8	Itea virginica 'Spiral'	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	3	Juniperus chinensis var. sargentii 'Viridis'	24" Wide	3' O.C.
ES2	6	Buxus 'Glenside'	24" Wide	4' O.C.
ES3	6	Taxus x media 'Densaformis'	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	3	Panicum virgatum 'Hot Rod'	#1	30" O.C.
OG2	22	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
OG3	15	Pennisetum alopecuroides 'Burgundy Bunny'	#1	24" O.C.
PERENNIALS				
P1	6	Allium 'Summer Beauty'	#1	18" O.C.
P2	12	Sedum 'Autumn Joy'	#1	18" O.C.
MISC. MATERIALS				
	7	SHREDDED HARDWOOD MULCH	C.Y.	



TYPICAL DUPLEX FOUNDATION PLAN
SCALE: 1"=10'

LANDSCAPE REQUIREMENTS

Townhome Foundation Requirements
Length (excluding driveways and walks): 168'
Required: 2 trees and 20 shrubs/perennials per 50 LF

Required
7 Trees/Large Shrubs
64 Shrubs/Perennials

Provided:
2 Ornamental Trees
6 Arborvitae Trees
2 Large Shrubs
38 Small/Medium Shrubs
90 Perennials/Ornamental Grasses

Duplex Foundation Requirements

Length (excluding driveways and walks): 137'
Required: 2 trees and 20 shrubs/perennials per 50 LF

Required
6 Trees/Large Shrubs
55 Shrubs/Perennials

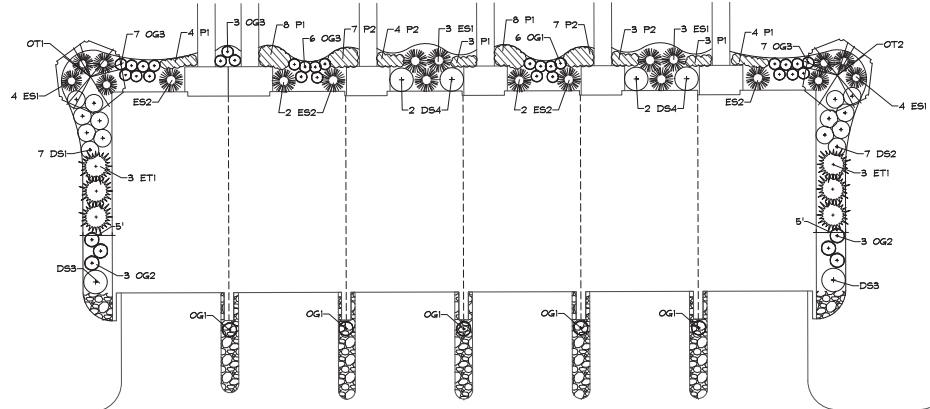
Provided:
4 Ornamental Trees
2 Arborvitae Trees
37 Small/Medium Shrubs
58 Perennials/Ornamental Grasses

TYPICAL TOWNHOME FOUNDATION PLANT LIST A

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Magnolia virginiana 'Little Star'	6' Ht.	Multi-Stem
OT2	1	Cornus alternifolia 'Herringbone'	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Juniperus scopulorum 'Blue Arrow'	6' Ht.	5' O.C.
DECIDUOUS SHRUBS				
DS1	7	Cornus sericea 'Farrow'	24" Tall	3' O.C.
DS2	7	Physocarpus opulifolius 'Diana Hay'	24" Tall	3' O.C.
DS3	2	Viburnum x Juddi	36" Tall	4' O.C.
DS4	4	Rhododendron 'Lemon Lights'	36" Tall	4' O.C.
EVERGREEN SHRUBS				
ES1	14	Juniperus sabinina 'Blue Forest'	24" Wide	3' O.C.
ES2	6	Taxus x media 'Densaformis'	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	11	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
OG2	6	Panicum virgatum 'Hot Rod'	#1	30" O.C.
OG3	23	Sporobolus heterolepis	#1	24" O.C.
PERENNIALS				
P1	30	Hemerocallis 'Rosy Returns'	#1	18" O.C.
P2	21	Euchera 'Georgia Peach'	#1	18" O.C.
MISC. MATERIALS				
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2	ORNAMENTAL STONE	C.Y.	

TYPICAL TOWNHOME FOUNDATION PLANT LIST B

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Magnolia virginiana 'Little Star'	6' Ht.	Multi-Stem
OT2	1	Cornus canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Emerald Green Arborvitae'	6' Ht.	5' O.C.
DECIDUOUS SHRUBS				
DS1	7	Itea virginica 'Little Henry'	24" Tall	3' O.C.
DS2	7	Hydrangea arborescens 'Abetia'	24" Tall	3' O.C.
DS3	2	Hydrangea serrata 'Flamenco'	36" Tall	3' O.C.
DS4	4	Heigela Florida 'Bokrosin'	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	14	Pinus mugo 'Moumou'	24" Wide	3' O.C.
ES2	6	Buxus 'Glenside'	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	11	Calamagrostis x acutiflora 'Karl Foerster'	#1	30" O.C.
OG2	6	Bouteloua gracilis BLUE GRASS	#1	30" O.C.
OG3	23	Sesleria autumnalis	#1	24" O.C.
PERENNIALS				
P1	30	Phlox 'Forever Pink'	#1	18" O.C.
P2	21	Allium 'Summer Beauty'	#1	18" O.C.
MISC. MATERIALS				
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2	ORNAMENTAL STONE	C.Y.	



TYPICAL TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'



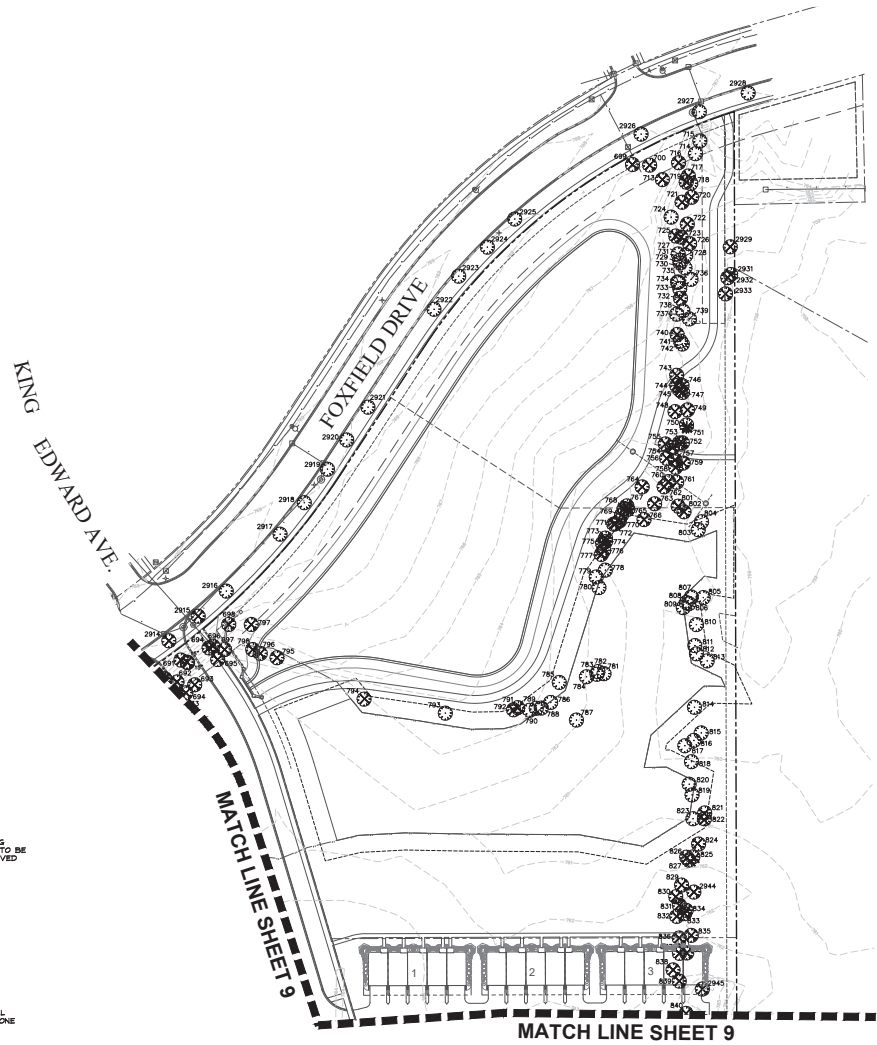
D.R. HORTON
America's Builder
1751 E. GOLF ROAD, SUITE 605
SCHMUNZBURG, IL 60173
CIVIL ENGINEER
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
TYPICAL FOUNDATION PLAN

3	5.13.2022
2	3.24.2022
1	2.24.2022

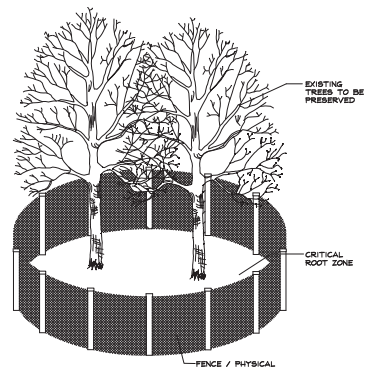
DATE: 12.03.2021
PROJECT NO.: DR2061
DRAWN: JLT
CHECKED: MGM
SHEET NO.

CHARLESTOWNE LAKES
 ST. CHARLES, ILLINOIS
TREE PRESERVATION PLAN



TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the trees or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be dug if possible.



TREE PRESERVATION DETAIL
 (NOT TO SCALE)
 SEE NOTES

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED

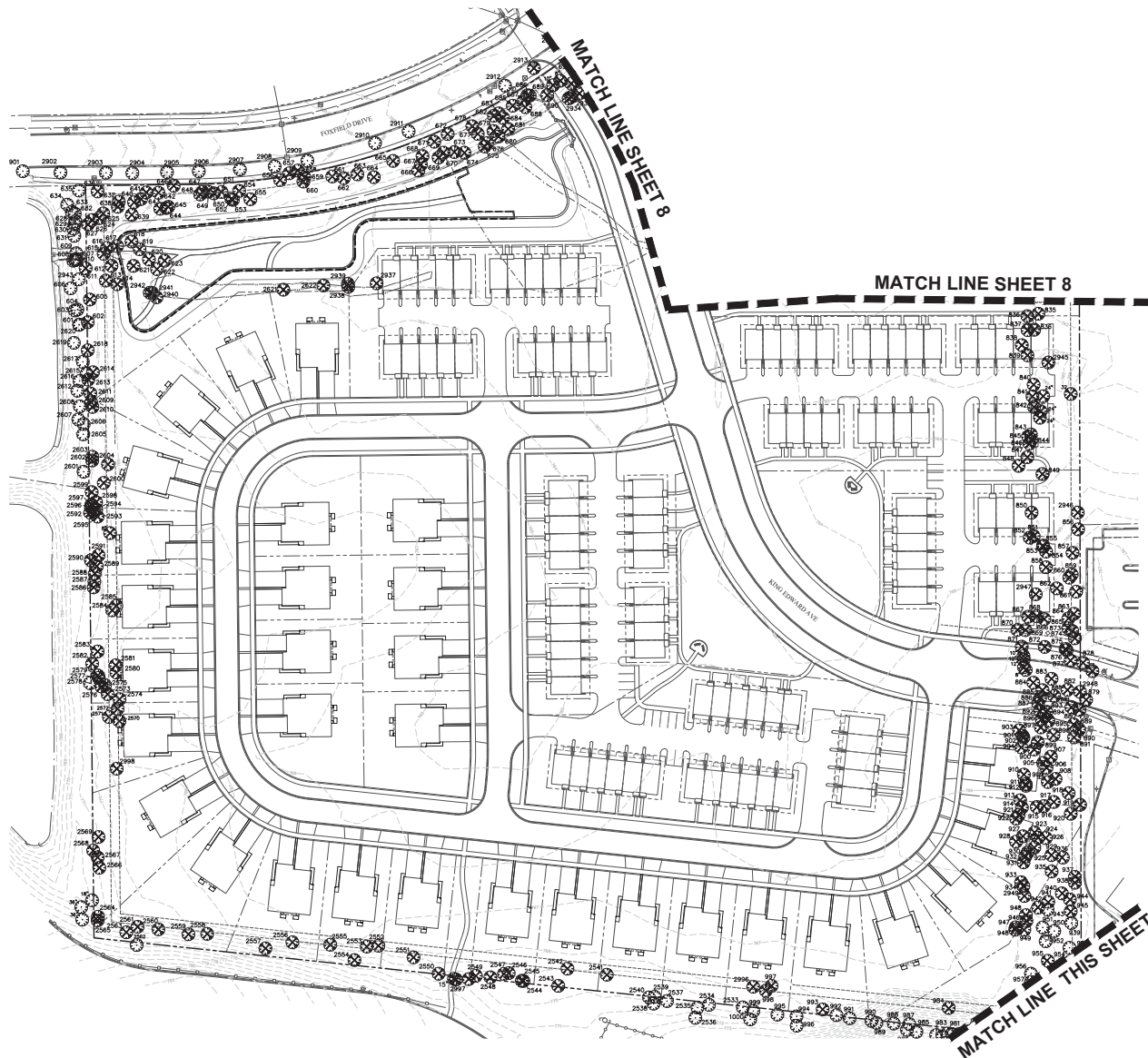
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 SCALE: 1"=60'



NORTH

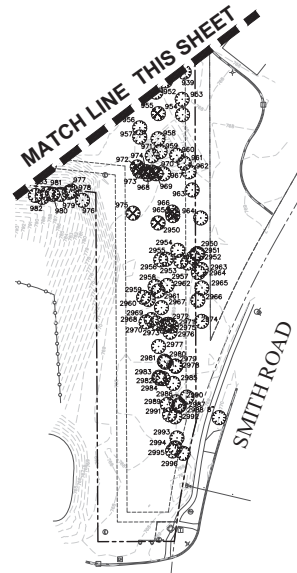
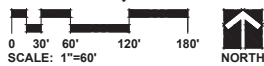
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2	3.24.2022
1	2.24.2022

REVISIONS

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGH
SHEET NO.	



- LEGEND**
-  EXISTING TREE TO BE PRESERVED
 -  EXISTING TREE TO BE REMOVED

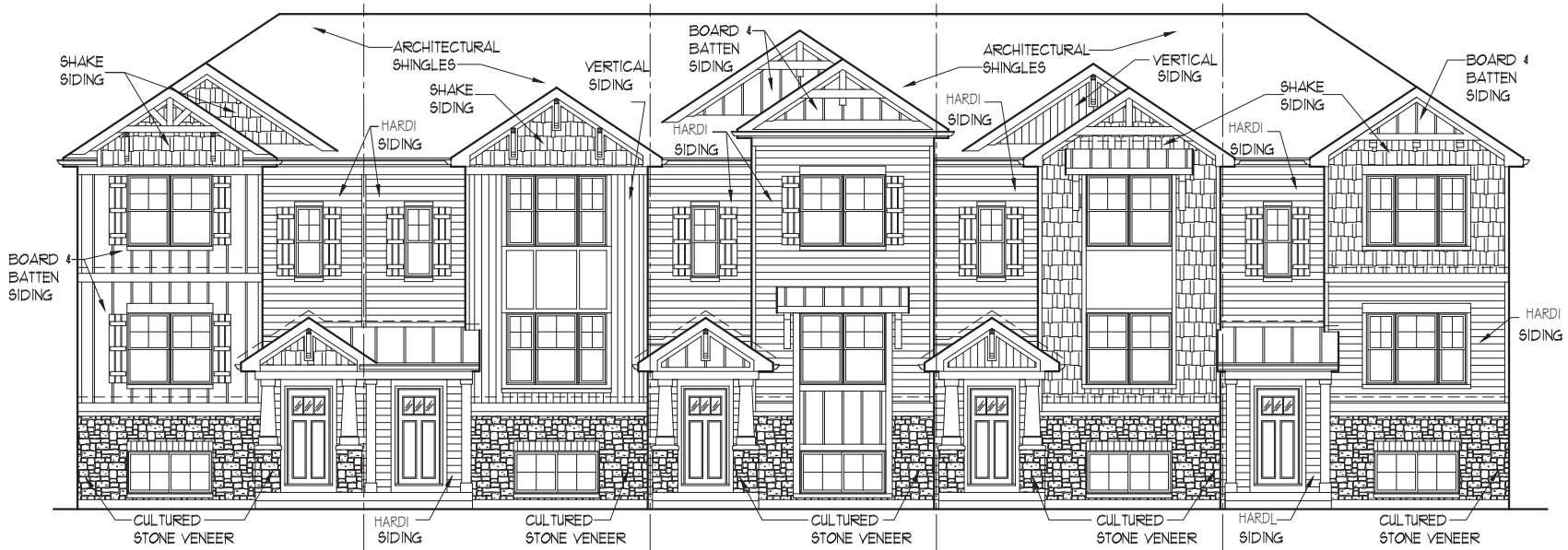


CLIENT
D-R HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 605
SCHMUNBERG, IL 60173
CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

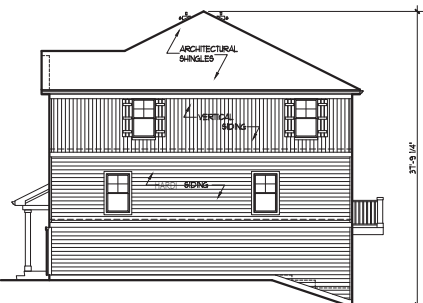
CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
TREE PRESERVATION PLAN

REVISIONS	DATE
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2	3.24.2022
1	2.24.2022

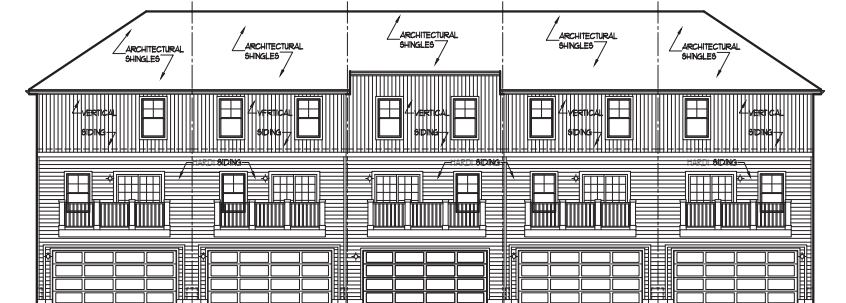
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PROJECT NO. DR2061
DRAWN JLT
CHECKED MGM
SHEET NO.



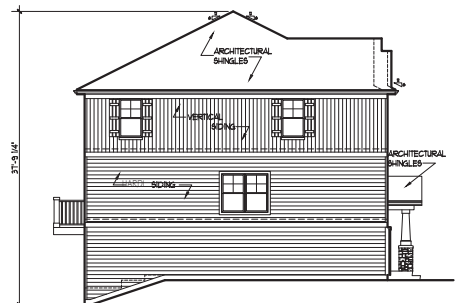
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TYPICAL RIGHT ELEVATION
 SCALE: 1/16"=1'-0"



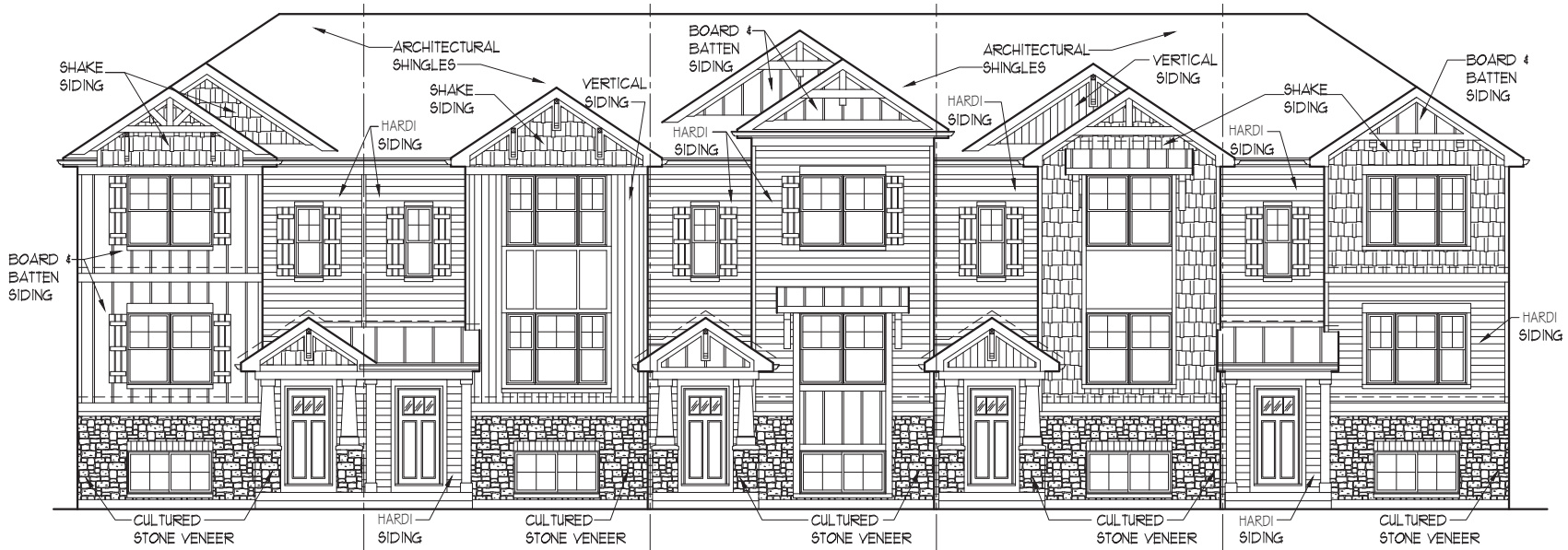
TYPICAL REAR ELEVATION
 SCALE: 1/16"=1'-0"



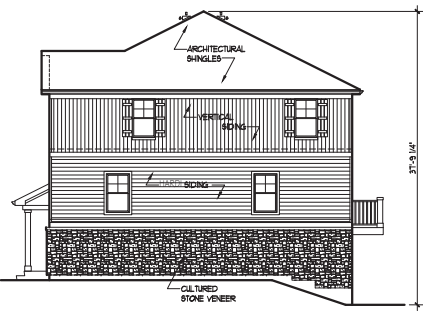
TYPICAL LEFT ELEVATION
 SCALE: 1/16"=1'-0"

5 UNIT BUILDING
SEABOARD SERIES

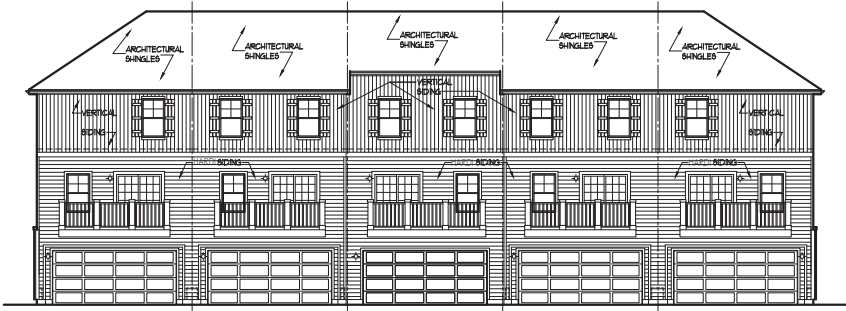
CHARLESTOWNE LAKE
 ST. CHARLES, IL



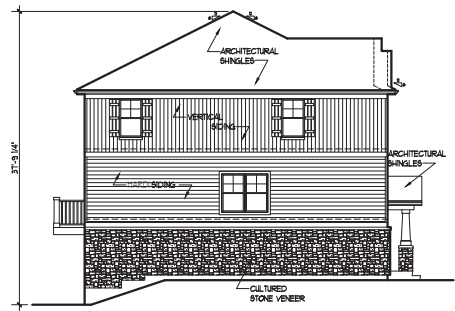
FRONT ELEVATION - 5 UNIT BUILDING
 SCALE: 1/8"=1'-0"



TYPICAL RIGHT ELEVATION
 SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION
 SCALE: 1/16"=1'-0"

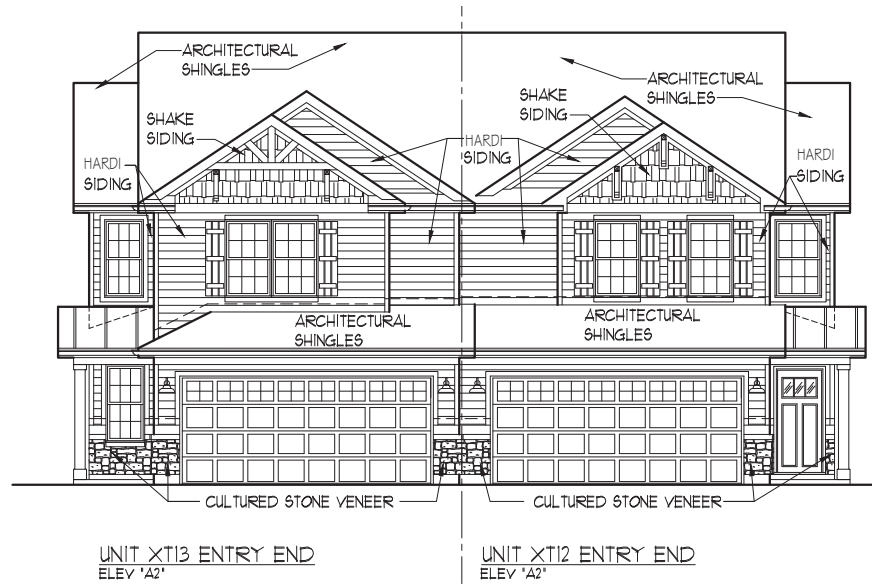


TYPICAL LEFT ELEVATION
 SCALE: 1/16"=1'-0"

5 UNIT BUILDING-KEY LOT SEABOARD SERIES

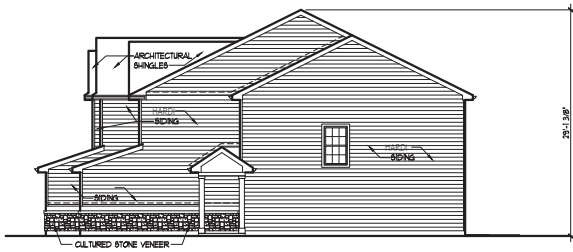
CHARLESTOWNE LAKE
 ST. CHARLES, IL





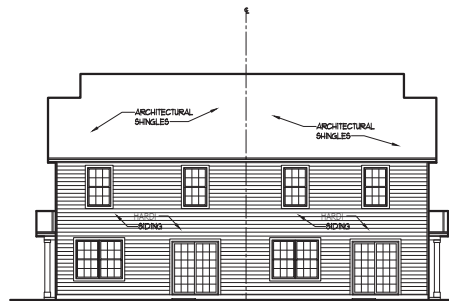
FRONT ELEVATION

SCALE: 1/8"=1'-0"



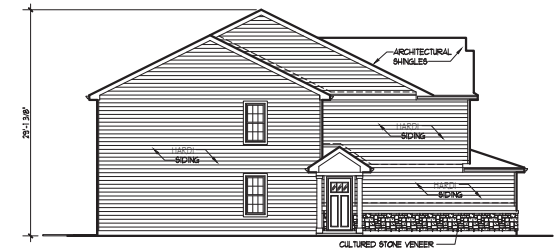
TYPICAL RIGHT ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"

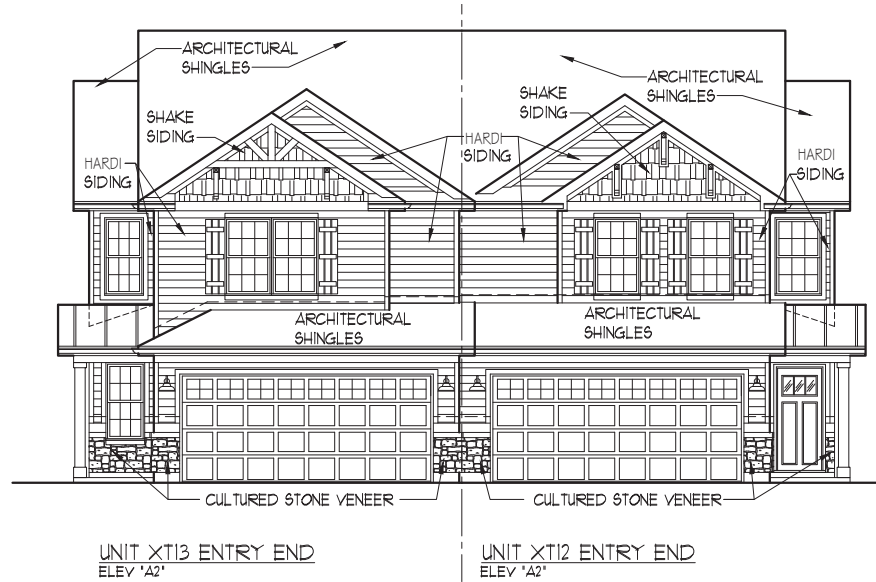


TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

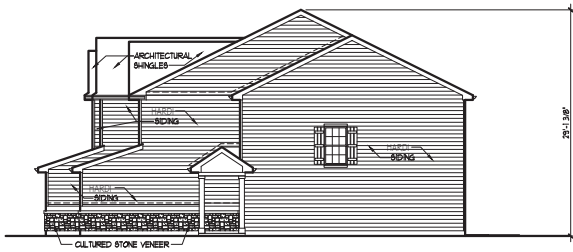
**XT13-XT12 DUPLEX
BUCKINGHAM SERIES**

CHARLESTOWNE LAKE
ST. CHARLES, IL



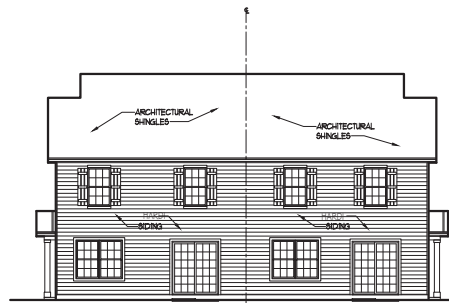
FRONT ELEVATION

SCALE: 1/8"=1'-0"



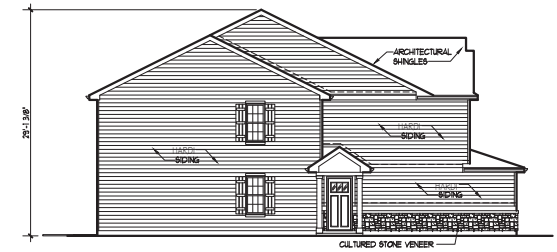
TYPICAL RIGHT ELEVATION

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TYPICAL REAR ELEVATION

SCALE: 1/16"=1'-0"



TYPICAL LEFT ELEVATION

SCALE: 1/16"=1'-0"

XT13-XT12 DUPLEX-KEY LOT BUCKINGHAM SERIES

CHARLESTOWNE LAKE
ST. CHARLES, IL

EXHIBIT "E"

PUD DEVIATIONS

Ch. 17.12 Residential Districts	
Minimum Lot Area 17.12.030, Table 17.12-2 – RM-2 District	980 sq. ft. minimum (townhouse lots), as shown on the Preliminary Plat of Subdivision.
Minimum Lot Width 17.12.030, Table 17.12-2 – RM-2 District	20 ft. (townhouse lots), as shown on the Preliminary Plat of Subdivision.
Minimum Front Yard 17.12.030, Table 17.12-2 – RM-2 District	25 ft. (townhouses from King Edward Ave.), as shown on the PUD Preliminary Plan.
Minimum Exterior Side Yard 17.12.030, Table 17.12-2 – RM-2 District	20 ft. (townhouses from King Edward Ave.), as shown on the PUD Preliminary Plan.
Minimum Interior Side Yard 17.12.030, Table 17.12-2 – RM-2 District	0 ft. (townhouses; 20 ft. between townhouse buildings), as shown on the PUD Preliminary Plan.
Ch. 17.06 Design Review Standards & Guidelines	
Townhouse Private Yards 17.06.050.A.3	A private yard of at least 200 sq. ft. in area shall not be required for each townhouse unit. Common open space shall be provided as depicted on the PUD Preliminary Plan.
Number of Attached Townhome Units 17.06.050.A.4	No more than 6 townhouse units may be attached to one another in a row.
Uniform Materials 17.06.050.F. 3	Building materials shall be as depicted on the Building Elevations. Stone veneer to be wrapped around townhome building sides on Key Lots as identified on Exhibit "G".
Ch. 17.24 Off-Street Parking, Loading & Access	
Location in Residential Districts 17.24.060.A	Required parking facilities for the townhouse units shall be located immediately adjacent to the townhouse units on the common lots.
Parking Yard Coverage 17.24.070.A.1	One driveway of 18 ft. wide shall be permitted per two-family unit (two 18 ft. wide driveways per two-family lot).
Ch. 17.26 Landscaping & Screening	
Public Street Frontage Landscaping 17.26.090	Street frontage landscaping shall not be required along local streets (internal public streets on the west side of the development). Landscaping shall be provided as depicted on the PUD Preliminary Plan.
Ch. 17.28 Signs	
Entryway Signs for Residential Development 17.28.050, Table 17.28-1 – Residential Districts	A total of 4 entryway signs shall be permitted; two monument signs at the Foxfield Dr. entrance and two monument piers at the eastern entrance.

EXHIBIT "F"

ADDITIONAL CODE DEPARTURES

City Code Title 16 – Subdivisions & Land Improvement	
Block Standards 16.08.030	Maximum length of western block shall be 1,927' as depicted on the PUD Preliminary Plan (buildings 1-23, 18-19), with one pedestrian way between Lots 10 & 11.
Easements 16.08.060.A	Minimum 5' wide perimeter utility and drainage easement shall be provided along the side lot line of a two-family lot which abuts the side lot line of another two-family lot, for a total easement width of 10 ft.
City of St. Charles Engineering Design & Inspection Policy Manual	
Minimum Horizontal Centerline Radius – Residential Local Street Section IV.A.2	90 ft.
Minimum Horizontal Centerline Radius – Residential Collector Street Section IV.A.2	275 ft.
Fire Code	
Fire Suppression – Egress R-311.2	A single egress door at ground level shall be permitted for townhouse units, with an area of refuge provided via the rear deck.

EXHIBIT "G"

**KEY LOTS
(1 page)**



KING EDWARD AVE

FOXFIELD DRIVE

MULTI-USE PATH

DETECTION POND 1

ENTRANCE MONUMENT

FAUX BRIDGE CROSSING FEATURE

PRESERVED WETLAND

EXISTING TREES

DETECTION POND 2

K

K

K

K

K

K

K

K

K

K

K

KING EDWARD AVE

SEATING AREAS

ENTRANCE PIER FEATURE

K

K

K

LANDSCAPE SCREENING

OUTLOTS

1711

R-11

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

Certificate

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


I further certify that on **June 6, 2022** the Corporate Authorities of such municipality passed and approved Ordinance No. **2022-Z-12** entitled:

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes

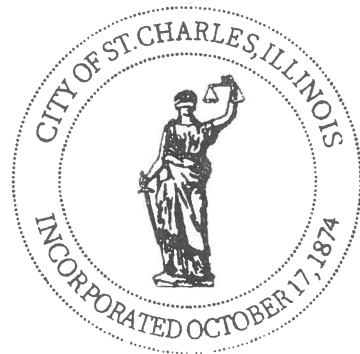
which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No 2022-Z-12, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **June 13, 2022**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **6th** day of **June 2022**.


Municipal Clerk

(S E A L)



From: GLENN, JOHN <JOHN.GLENN@cbexchange.com>

Sent: Sunday, February 26, 2023 1:36 PM

To: CD <cd@stcharlesil.gov>

Subject: Charlestowne Lakes -- Developer's Building Height Increase Request

I was not able to attend the recent March 22 Plan Commission meeting when the subject topic was addressed, so I have no idea what the commission's recommendation to City Council is.

However, I do want to support the slightly higher front elevation, which provides for a full height lower level throughout, without an English basement at the front. It seems to be only about a 9% increase, about 3 feet to about 37.5 feet..

Having shown and sold or rented many townhomes in towns across the western suburbs during my career in real estate, this "Chicago style" townhome is very popular.

In my opinion -- based on the many homes I have been inside -- the revised design is far preferable. It allows for a more useful and livable interior layout -- and as such, also might increase the future market value of the homes.

The slight increase in height will be barely noticed when driving by, and it also provides a more appealing and imposing front elevation as you walk by. I see this as an enhancement rather than a detriment which is important to the community where I live locally. However, this is my personal opinion and others may differ.

Cordially,

John Glenn

820 King Henry Lane

St Charles, IL 60174