



## PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

**Project Title/Address:** Munhall Glen

**City Staff:** Ellen Johnson, Planner

**PUBLIC HEARING**

**MEETING  
6/2/20**

X

**APPLICATION:** Concept Plan

### ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report Application & Plans, received 4/28/20

Plans

### SUMMARY:

The subject property is comprised of five parcels totaling 15 acres west of S. Tyler Rd. at Munhall Ave. The majority of the property is currently in agriculture.

Court Airhart of Airhart Construction Corp. is seeking feedback on a Concept Plan to develop a single-family subdivision on the property. Details of the proposal are as follows:

- 51 single-family home lots with a range of lot sizes (min. 6,307 sf).
- Variety of home models.
- Looped street configuration accessed from Munhall Ave.
- Two stormwater detention areas.

The Comprehensive Plan land use designation for the property is Single-Family Detached Residential (eastern parcels) and Industrial/Business Park (rear parcel).

### SUGGESTED ACTION:

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

### INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

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

# Community & Economic Development Community Development Division

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



## Staff Report

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

**FROM:** Ellen Johnson, Planner

**RE:** Munhall Glen Concept Plan

**DATE:** May 28, 2020

### I. APPLICATION INFORMATION:

**Project Name:** Munhall Glen

**Applicant:** Court Airhart, Airhart Construction Corp.

**Purpose:** Obtain feedback on a Concept Plan for a single-family subdivision

#### General Information:

Site Information	
Location	West of Munhall Ave. at Tyler Rd. (5 parcels)
Acres	670,397 sf / 15.39 acres
Application:	Concept Plan
Applicable City Code Sections	Ch. 17.12 – Residential Districts Ch. 17.26 – Landscaping & Screening

#### Existing Conditions

Land Use	Single-Family Dwelling (1 parcel) ; Vacant/Agriculture (4 parcels)
Zoning	RS-4 Suburban Single-Family Residential (1 parcel); M-2 Limited Manufacturing (4 parcels)

#### Zoning Summary

North	M-2 Limited Manufacturing; M-1 Special Manufacturing; BC Community Business/PUD	Medical/office park; multi-tenant comm./industrial bldgs
East	M-2 Limited Manufacturing; RS-4 Suburban Single-Family Residential	Auto repair; medical/office park; Ryder Truck Rental
South	RS-4 Suburban Single-Family Residential	Single-family homes
West	M-2 Limited Manufacturing; PL Public Lands	Multi-tenant industrial bldg; City supply yard

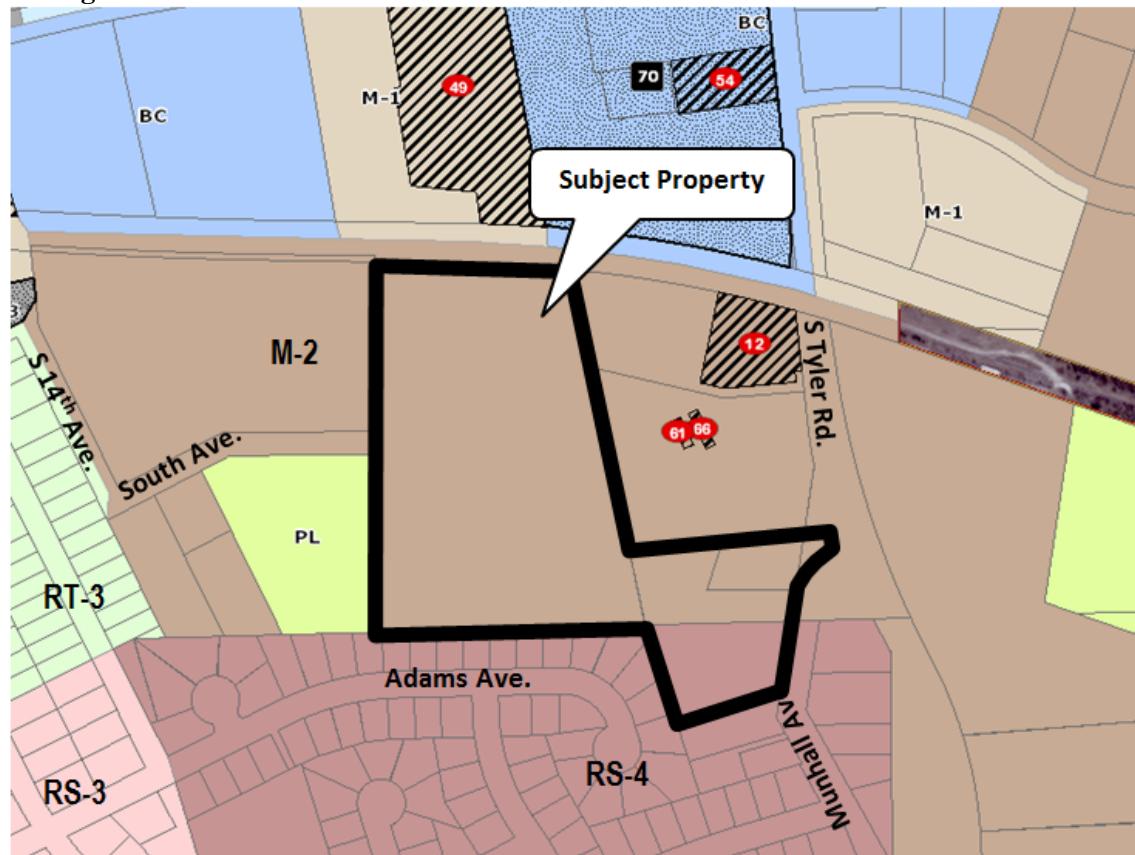
#### Comprehensive Plan Designation

Industrial/Business Park (1 parcel); Single-Family Detached Residential (4 parcels)

### Aerial



### Zoning



## II. OVERVIEW

### A. BACKGROUND

The 15-acre subject property encompasses five parcels west of S. Tyler Rd., accessed from Munhall Ave. The parcels are under common ownership. Three of the parcels (13.5 acres) are farmed. A single-family house addressed as 872 Munhall Ave. is constructed on one of the parcels, with the last small parcel extending out from the house's lot towards Tyler Rd.

### B. PROPOSAL

Court Airhart of Airhart Construction Corp. is seeking feedback on a Concept Plan to develop a single-family subdivision on the property. Details of the proposal are as follows:

- Demolition of the existing house.
- 51 single-family home lots
  - Two types of lots:
    - Narrow Lots (typical 53' x 119') – 6,307 sf min. lot size.
    - Wide Lots (typical 74' x 95') – 7,030 sf min. lot size.
  - Variety of single- and two-story home models (1,400-3,000 sf; 2-4 bedrooms).
- Two stormwater detention areas with adjacent “pocket parks”.
- Looped public street configuration with sidewalks on both sides of the street.
- Potential for future connection to South Ave. to the west.

### C. CONCEPT PLAN REVIEW PROCESS

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

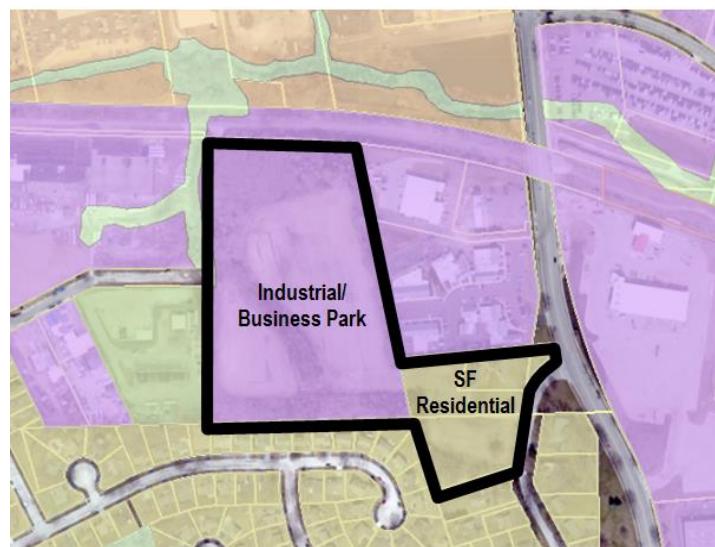
## III. ANALYSIS

### A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the four parcels of the subject property fronting Munhall Ave. as “Single-Family Detached Residential”, consistent with the proposed land use. However, the rear parcel is identified as “Industrial/Business Park”.

Single-Family Detached Residential is described in the plan as follows (p. 38):

*Single family detached residential areas should*



*consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single family residential detached homes are the most prevalent building type in the community, and should continue to be so.*

The Industrial/Business Park land use category is described in the plan as follows (p.39):

*Areas designated for industrial/business park are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are also intended to provide for business park/office park uses, which could include “stand alone” office buildings and complexes or several buildings incorporated into a “campus like” setting.*

The plan notes there areas are located in areas, “*...where they can capitalize on close proximity to regional transportation networks while minimizing negative impacts on residential neighborhoods. (p.47)*”

The Plan provides the following Residential land use policies relevant to the proposed development: (p. 44):

**Prioritize infill development over annexation and development.** While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City’s west side. While most of these opportunities are within unincorporated Kane County, they fall within the City’s 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City’s boundaries. When residential development does occur within the City’s growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent “leap frog” development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.

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

## B. ZONING REVIEW

The subject property is zoned RS-4 Suburban Single-Family Residential and M-2 Limited Manufacturing. Proposed is rezoning the portion of the property zoned M-2 to RS-4. The purpose of the RS-4 District as stated in the Zoning Ordinance is:

*“To accommodate medium to high-density single-family residential development in the City. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RS-4 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.”*

RS-4 zoning is consistent with the adjacent residential neighborhood to the south of the subject property. This subdivision was platted in the late 1970s and is known as Cambridge.

The applicant is also proposing to establish a PUD to accommodate four zoning deviations. The table below compares the RS-4 District requirements with the Concept Plan. Zoning deviations that would be required are denoted in ***bold italics***.

	<b>RS-4</b>	<b>Concept Plan</b>
<b>Min. Lot Area</b>	6,600 sf	<b><i>6,307 sf</i></b> (lot sizes vary; average lot area: 8,093 sf)
<b>Min. Lot Width</b>	60 ft.	<b><i>53 ft.</i></b> (lot widths vary; average lot width: 67.3 ft.)
<b>Max. Building Coverage</b>	30%	<b><i>37.5%</i></b>
<b>Max. Building Height</b>	34 ft. / 2 stories, whichever is less	32 ft.
<b>Min. Front Yard</b>	20 ft.	20 ft.
<b>Min. Exterior Side Yard</b>	15 ft.	15 ft.
<b>Min. Interior Side Yard</b>	Combined width of 14 ft., neighbor less than 5 ft.	<b><i>Combined width of 12 ft., neither side less than 6 ft.</i></b>
<b>Min. Rear Yard</b>	30 ft.	30 ft.

### C. LANDSCAPING

A landscape plan will be required for any common areas. This includes the detention ponds and surrounding open space. The application materials indicate a homeowners' association will be created for the subdivision. It is assumed the ponds/open space will be established on a plat of subdivision as HOA-owned/maintained lots.

A landscape buffer is not required for the RS-4 district. However, the property is adjacent to industrial zoning which would have been required to provide a landscape buffer if developed after the residential. Since no buffer is provided on the industrial lots, if developed after the residential, the industrial property would be required to provide a buffer. The application indicates the developer will provide a landscape package for each lot. Trees are depicted along the rear lot lines on the conceptual site plan which will help to provide a minimal buffer between adjacent non-residential uses. Privacy fencing should also be considered for additional screening.

### D. BUILDING ARCHITECTURE

The applicant has submitted a number of home model designs intended to be offered for the proposed development for the Plan Commission's information. Note buildings in the RS-4 district are not subject to Design Review, nor are architectural plans required to be approved as part of a single-family residential PUD.

#### E. ADJACENT CITY PROPERTY

The City of St. Charles owns a parcel adjacent to the west of the subject property. Proposed Lots 20-24 back up to the City property. Known as the Public Works Annex, the property is predominately used for material storage and debris staging. Due to the activities that occur on the property and the hours of operation, there is some potential for concerns and/or complaints from residents of Munhall Glen, should the development move forward. Public Works provided the following information about use of the Annex:

*The City keeps a stockpile of black dirt, brick pavers, stone, and mulch on site, as well as downtown streetscape furniture (benches and trash cans), barricades, and seasonal equipment. In addition, this yard is used as a staging site for spoils from roadway construction jobs, underground construction or repair, as well as the City's forestry operations. The site is predominantly accessed between the hours of 6:30 AM and 3:00 PM Monday through Friday; however, the site may be utilized on a 24 hour basis on any given day throughout the year to facilitate special events and emergency operations (road closures, watermain breaks, fallen trees, sewer failures, etc.).*

#### F. SITE ACCESS/STREET IMPROVEMENTS

One access to the development is proposed from Munhall Ave. The looped street is proposed as a public street. Proposed ROW width is 60 ft. with 26 ft. pavement. A pavement width of 27 ft. (measured at face of curb) is needed, which would allow parking on one side of the street. A ROW of 66 ft. is typically required for single-family subdivisions of this size, however the proposed design may be acceptable with adequate front yard utility easements to accommodate utilities, as needed.

The Fire Code requires single-family developments in excess of 30 units to incorporate two approved fire apparatus access roads. An additional means of access will be required in addition to the Munhall Ave. access. The concept plan depicts a 60 ft. wide lot for a possible west roadway connection to South Ave. This connection will need to be incorporated into the development either as a full access or a fire access road. Fire access roads must be at least 20 ft. wide and shall be paved and maintained during winter months.

If a full roadway connection were made to South Ave., it would provide required emergency access as well promote neighborhood connectively and provide residents with a more convenient route to downtown. Any access, either emergency-only or full access, will require South Ave. to be improved with a new roadway from the edge of the subject property to approximately the entrance of the Public Works facility, since that stretch of South Ave. is not currently paved.

#### G. ENGINEERING REVIEW

Engineering comments on the Concept Plan have been provided to the developer. Items raised will need to be addressed in the PUD Preliminary Plan submittal, should the development move forward.

Staff has noted the following pertinent comment related to landscaping:

- Areas along the rear lot lines are usually reserved for drainage purposes. The Concept Plan depicts trees along the rear lot lines. Future grading and landscape plans will need to be coordinated.

#### **E. INCLUSIONARY HOUSING**

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing 5 affordable units. Based on a fee in-lieu amount of \$39,665.75 per required affordable unit, a total fee in-lieu amount of \$198,328.75 would be due at the time of building permit. The applicant has submitted a letter stating concerns about the fee and requesting the City consider removing or reducing the fee for this project. The fee is set on an annual basis by the City Council with input from the Housing Commission.

#### **F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS**

The applicant will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 “Dedications”. A credit will be granted for the existing dwelling unit. The resulting fees are required to be paid before the building permit is issued for the first house.

The applicant has submitted letters asking the City to consider reducing the School and Park land-cash fees for this project. Based on the type of product and family size of the developer's anticipated buyer, they believe the school and park populations would be more accurately estimated by using the figures for attached instead of detached units.

The applicant's letters have been provided to the School and Park districts for feedback. The School District has responded that in the past, they have not varied the population estimate for a development unless there are specific age restrictions associated with it, along with assurances that the age restrictions will remain in place in the future. Information from the Park District is forthcoming.

### **IV. FUTURE APPROVAL PROCESS**

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

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

### **V. SUGGESTED ACTION**

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

- ✓ Change in future land use from Industrial/Business Park to proposed single-family residential.
- ✓ Proposed RS-4 zoning.
- ✓ Site layout and access / connection to South Ave.

- ✓ Compatibility of surrounding uses (City storage yard).
  - ✓ Whether a PUD appropriate for this project. Would a PUD advance one or more of the purposes of the PUD procedure?
    1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
    2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
    3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
    4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*
    5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
    6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
    7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*
  - ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
    - a. *Conforming to the requirements would inhibit creative design that serves community goals; OR*
    - b. *Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.*
- Factors to be considered in this determination shall include, but are not limited to the following:*
1. *The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.*
  2. *The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.*
  3. *The PUD will provide superior landscaping, buffering or screening.*
  4. *The buildings within the PUD offer high quality architectural design.*
  5. *The PUD provides for energy efficient building and site design.*
  6. *The PUD provides for the use of innovative stormwater management techniques.*
  7. *The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.*
  8. *The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.*
  9. *The PUD preserves historic buildings, sites or neighborhoods.*

## **VI. ATTACHMENTS**

- Concept Plan Application; received 4/28/20
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

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

**CONCEPT PLAN APPLICATION**

CITYVIEW	Munhall Glen
Project Name:	
Project Number:	2020 -PR- 004
Cityview Project Number:	PL CP 2020 00022

<b>RECEIVED</b>
Received Date
St. Charles, IL
APR 28 2020
CDD
Planning Division

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

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

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

<b>1. Property Information:</b>	Location: Munhall/Tyler Road, St. Charles house on property has address 872 Munhall Ave	
	Parcel Number (s): 5 parcels; 09-26-376-004 09-26-376-001; 09-26-376-003; 09-26-376-005; 09-35-126-010	
	Proposed Project Name: Munhall Glen	
<b>2. Applicant Information:</b>	Name Airhart Construction Corp.-Court Airhart President	Phone 630-293-3000 ext. 145
	Address 500 E. Roosevelt Road West Chicago, IL 60185	Fax 630-23-3021
<b>3. Record Owner Information:</b>	Name D. Four, LLC	Email court@airhartconstruction.com
	Address 140 First Street Batavia, IL 60510	Phone 630-879-3680
		Fax
	Email Austin@bataviaenterprises.com	

**Please check the type of application:**

- PUD Concept Plan:** Proposed Name: Munhall Glen
- Subdivision Concept Plan** Proposed Name: \_\_\_\_\_
- Other Concept Plan** \_\_\_\_\_

**Zoning and Use Information:**

Current zoning of the property: M-2

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

Current use of the property: Vacant - farmed

Proposed zoning of the property: \_\_\_\_\_ PUD? RS-4 PUD

Proposed use of the property: Residential single family unattached

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

**Attachment Checklist**

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper
- PLAT OF SURVEY:**  
A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- AERIAL PHOTOGRAPH:**  
Aerial photograph of the site and surrounding property at a scale of not less than 1"=400', preferably at the same scale as the concept plan.
- PLANS:**  
All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions. A pdf document file or files of all plans shall be required with each submittal. The number of paper plans required shall be as determined by the Director of Community Development, based upon the number of copies needed for review.

#### **Copies of Plans:**

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

#### **Concept Plans shall show:**

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

**SUMMARY OF DEVELOPMENT:**

Written information including:

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

**PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

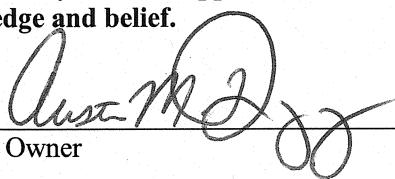
**INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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

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

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

Record Owner



Date

04/01/2020

Applicant or Authorized Agent



Date

4/14/2020

March 23<sup>rd</sup>, 2020

Russell Colby  
Assistant Director  
Community & Economic Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

**Re: Concept Plan Application – Munhall Glen**

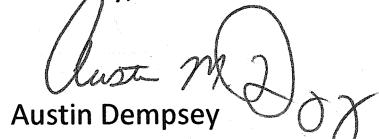
Dear Russell,

I am the managing member of DKIDS, LLC, now known as D. Four, LLC. We own the property listed below. I give my permission to Court Airhart, Airhart Construction Corp. and members of their team to act on our behalf and file the documents, speak at hearings, or whatever is needed to move the development of this property forward. The property is a combination of 5 properties with PINS:

PIN #:            09-26-376-001 – 11.96 acres  
                  09-26-376-003 – 0.66 acres  
                  09-26-376-004 – 0.12 acres  
                  09-26-376-005 – 1.25 acres  
                  09-35-126-010 – 1.47 acres

Please contact me if you have any further questions at (630) 879-3680.

Sincerely,



Austin Dempsey  
Manager- D. Four, LLC

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

STATE OF ILLINOIS      )  
                              ) SS.  
KANE COUNTY            )

I, Austin M. Dempsey, being first duly sworn on oath depose and say that I am  
Manager of D Four LLC, an Illinois Limited Liability  
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Austin Dempsey

Brent Dempsey

Brian Dempsey

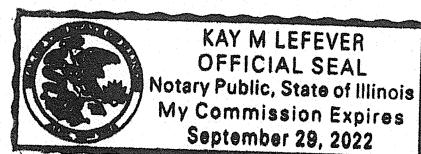
Ashley Hicks

By: Austin M. Dempsey, Manager

Subscribed and Sworn before me this 2<sup>nd</sup> day of

April, 20 20.

Kay M Lefever  
Notary Public



## **AIRHART CONSTRUCTION CORP.**

### **A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE AND S. TYLER ROAD, ST CHARLES, ILLINOIS**

#### **PROJECT CONCEPT**

The development of this site will include 51 residential single family residences as well as open space and stormwater detention. The location of the property is excellent for residential construction. The property is located off a main collector road with great access from Tyler to the North Ave. shopping corridor and downtown St. Charles. It is excellent for commuting as well with its east side location.

Munhall Glen is designed with smaller lots and extremely livable low maintenance homes for downsizers and those looking for “right sized” homes. Due to the shape of the property we are creating a mix of lot widths and depths. This will allow us to create larger back yards in strategic locations that we believe will add to the character of the development and provides a great solution for the layout of this property.

The home designs are primarily focused on single level living with some homes having first floor master bedrooms with secondary bedrooms or loft space on the second floor. There will be some homes with second floor master bedrooms.

Open space is designed to the north of the project which connects to what will hopefully be a future linear park. This will create great access to the park system in St. Charles and beyond for walkers, runners and bikers. Additional open area will be at the entry which includes open space and a second detention basin. The neighborhood will have sidewalks and two pocket parks for social interaction designed into the neighborhood. The first will be at the entry and the second overlooking the natural basin to the north. These areas allow walkers a place to rest or gather with friends.

In addition, the near town location creates easy access to the many parks and the Fox River path system which gives its residents amazing outdoor opportunities.

#### **Architecture:**

The homes include a variety of exterior styles that blend together to create a unique and interesting street scape from traditional to midcentury modern. Homes may feature a front porch to increase neighbor interaction as well as stone or brick accents mixed with siding. The garage faces will be set back from the front of the homes to lessen the impact of the garage doors.

These homes will primarily have first floor master bedrooms designed for owners looking for single level living. The interiors will focus on open concept living with dual use spaces for

efficient living. These homes have smaller private yards and include patios or decks on the rear of the homes for outdoor enjoyment.

The finished living space will range from 1,400 to 3,000 square feet, 2-4 bedrooms and 2-3 ½ baths and include a two car attached garage with 2 additional parking spaces. The exteriors will be a combination of low maintenance materials including architectural grade shingles, fiber cement siding, aluminum soffits and fascia, concrete porches and options to include cultured stone or brick accents.

While the homes are not attached, they draw buyers looking for the low maintenance of attached homes, without the drawback of having attached walls.

## **Yard sizes and setbacks**

Due to the shape of the property 2 lot sizes will be utilized to promote a variety of housing and create better opportunities for expanded rear yards. Following is the approximate minimum lot size in each category.

### 53 foot wide lots (Premier Homes)

Minimum lot dimensions:	53' x 115'
Minimum lot size:	6,125 square feet
Setbacks:	
Front yard:	
Front Porch:	15'
Living space:	20' (Enclosed, heated living space)
Garage	25'
Side yard:	6' (Minimum 12' between houses)
Rear yard:	30'

### 74 foot wide lots (Garden Homes)

Minimum lot dimensions:	74' x 95'
Minimum lot size:	7,030 square feet
Setbacks:	
Front yard:	
Front Porch:	15'
Living space:	20' (Enclosed, heated living space)
Garage	25'
Side yard:	6' (Minimum 12' between houses)
Rear yard:	30'

## **Landscaping:**

Landscaping is an important design feature in every project in which Airhart Construction is involved. Having a full-time Landscape Architect on our staff ensures proper design and implementation throughout our projects.

All homes will include a full landscape package. This will include landscaping on all 4 sides of the home, with optional decks or patios on the rear of the homes as well as fully sodded yards.

Two small pocket park will be created. The first will be at the entrance to the neighborhood and the second at the northwest corner along the path that would connect to the future linear park. They will both have small seating areas encouraging neighbor interaction as well as providing a respite for those using the sidewalk loop to walk for exercise.

The storm water basins will include natural plantings and have a prairie or wet-mesic bottom meeting PCBMP's prescribed under the latest Kane County Stormwater requirements. The natural landscaped area will create a unique and interesting transition from the more manicured landscape planned for the homes. In addition, this strategically placed open space can be enjoyed by both the new homeowners as well as those using the future linear park and passing by the entry to the neighborhood.

There will be a Homeowners Association created to maintain the landscaping and detention facilities within the community. This ensures the proper maintenance and long term success of the landscaping.

## **Design/Engineering:**

### **Public Streets and Sidewalks**

There will be a new public street constructed accessing the property from Munhall Ave. from the southeast. A ROW access will be created from South Ave. for future development if desired. Sidewalks will be installed to enhance pedestrian movement throughout the neighborhood.

### **Storm Water Detention and PCBMP controls:**

The existing property has no storm water controls in place. As a part of this development a storm water facilities will provide the required storm water controls and PCBMP's. The storm water will be detained in a natural basin that will be maintained by the homeowners association.

### **Sewer and Water:**

Sewer and water mains will be installed for this new neighborhood.

## RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Munhall Glen

	<b>Zoning District Requirement</b>	<b>Proposed</b> <b>RS-4 PUD</b>
	<b>District:</b> <b>RS-4</b>	
Minimum Lot Area	6,600	6,000 (Ave. 8,093 & median 7,622)
Minimum Lot Width	60 feet	53 feet (Ave. 67.3 feet)
Maximum Building Coverage	30%	37.5%
Maximum Building Height	32 feet	32 feet
Minimum Front Yard	20 feet	15 feet open porch, 20 feet living space & 25 garage face
Interior Side Yard	14 feet neither side less than 5 feet	12 feet neither side less than 6 feet
Exterior Side Yard	15 feet	15 feet
Minimum Rear Yard	30 feet	30 feet
Landscape Buffer Yards <sup>1</sup>	Not applicable	Not applicable
% Overall Landscape Area	20%	20% (per section 17.26.060)
Building Foundation Landscaping	Not applicable	Not applicable (per section 17.26.070)
Public Street Frontage Landscaping	Not applicable	Not applicable (per section 17.26.090)
Parking Lot Landscaping	Not applicable	Not applicable
# of Parking Spaces	2	2

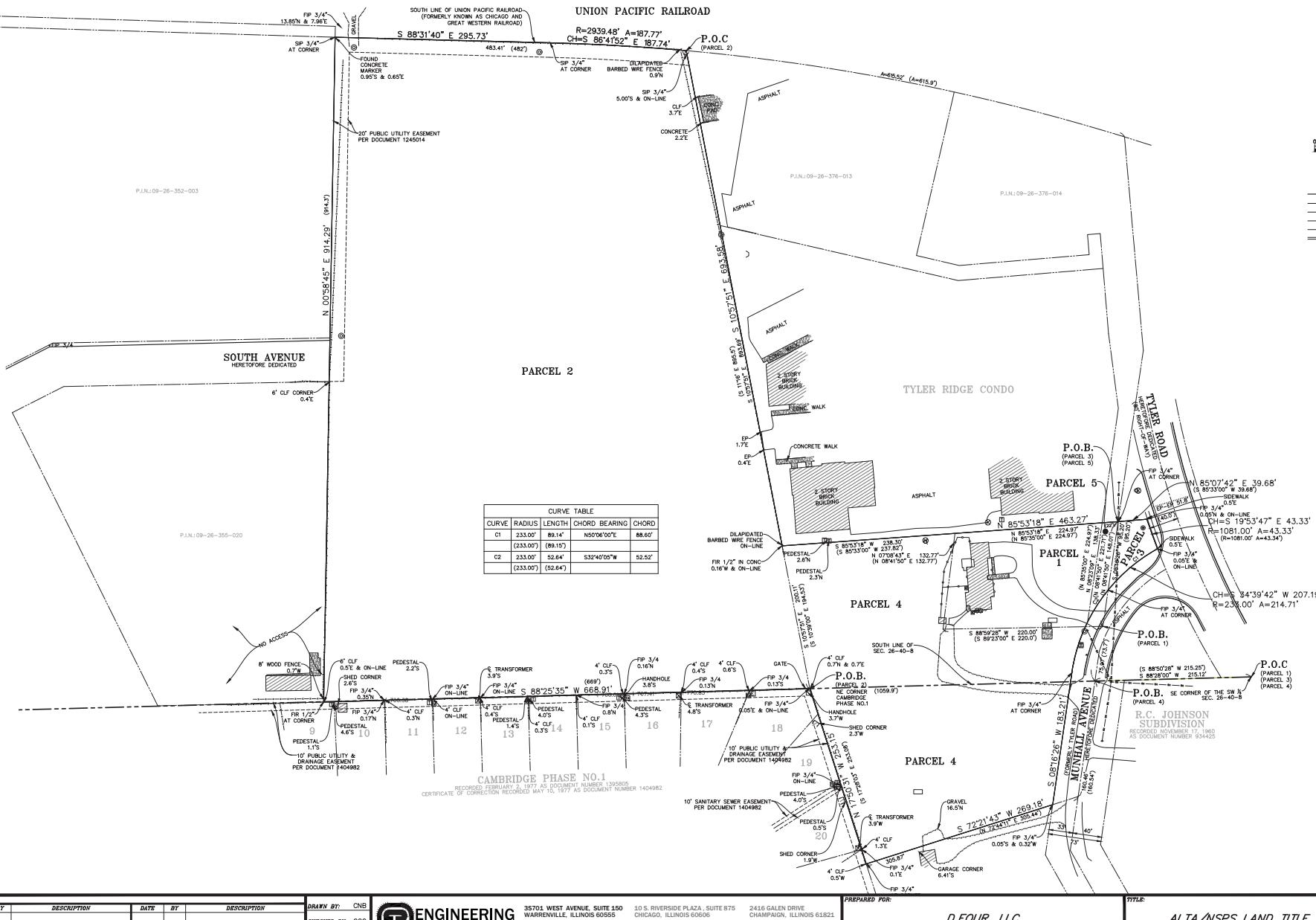
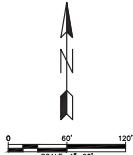
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<sup>1</sup> Within the RM-3 zoning district, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape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



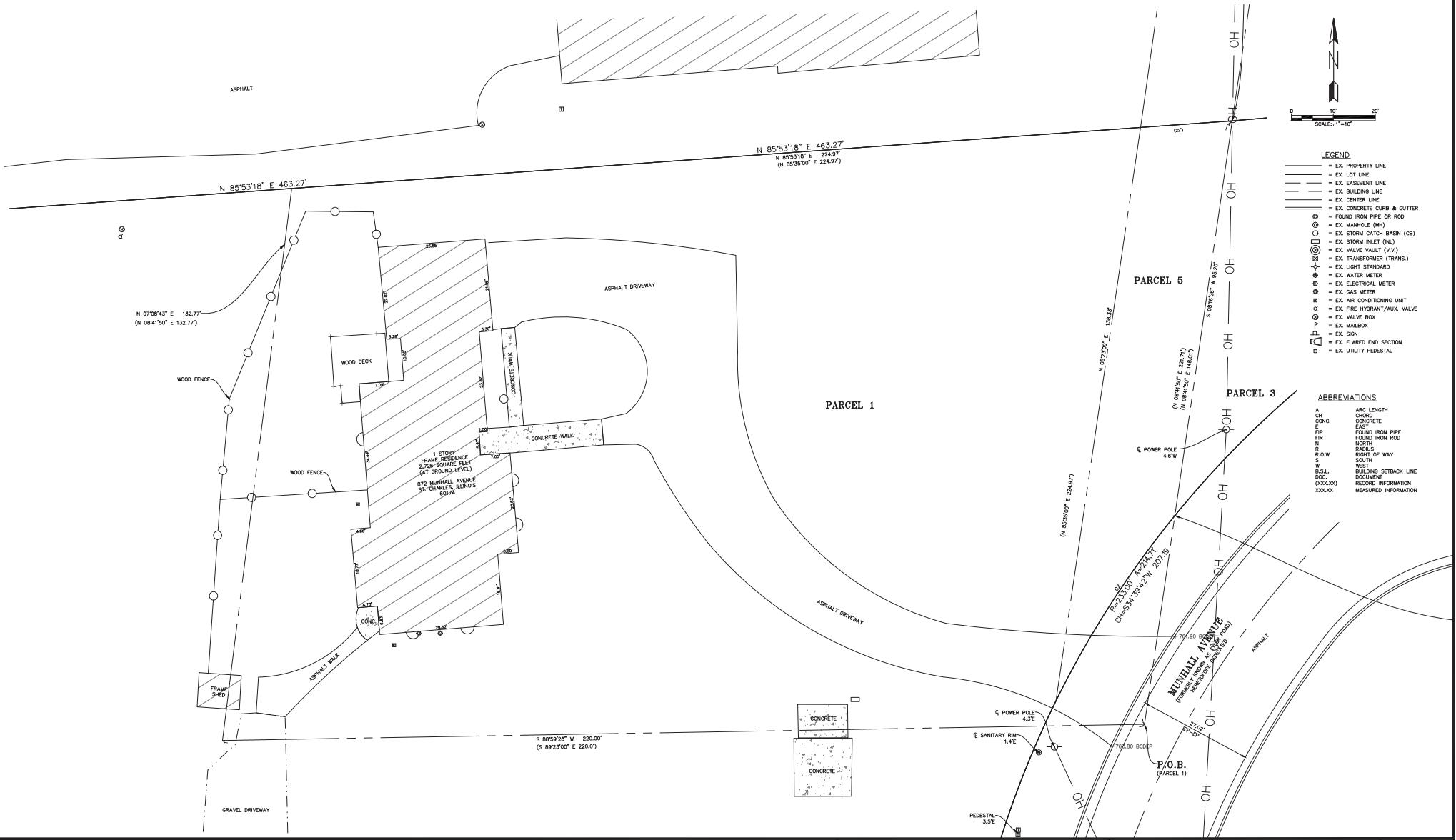
# ALTA/NSPS LAND TITLE SURVEY

P.J.N.:  
 09-26-376-003 (PARCEL 1)  
 09-26-376-001 (PARCEL 2)  
 09-26-376-005 (PARCEL 3)  
 09-35-126-010 (PARCEL 4)  
 09-36-377-004 (PARCEL 5)



# ALTA/NSPS LAND TITLE SURVEY

P.I.N.:  
09-26-376-003 (PARCEL 1)  
09-26-376-001 (PARCEL 2)  
09-26-376-005 (PARCEL 3)  
09-35-126-010 (PARCEL 4)  
09-36-377-004 (PARCEL 5)



3S701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3060  
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
CHICAGO, ILLINOIS 60606  
PHONE (312) 474-7841  
FAX (312) 474-6099

PR  
LEN DRIVE  
MGN, ILLINOIS 61821  
(217) 351-6268  
(7) 355-1902

**PREPARED FOR:**

D.FOUR,

LLC

717

ALTA

✓NSPS

LAND T.

ITLE SUR

Y

**SCALE:** 1'  
**DATE:** 04-  
**JOB NO:** 190

=10°  
-21-20  
726.80



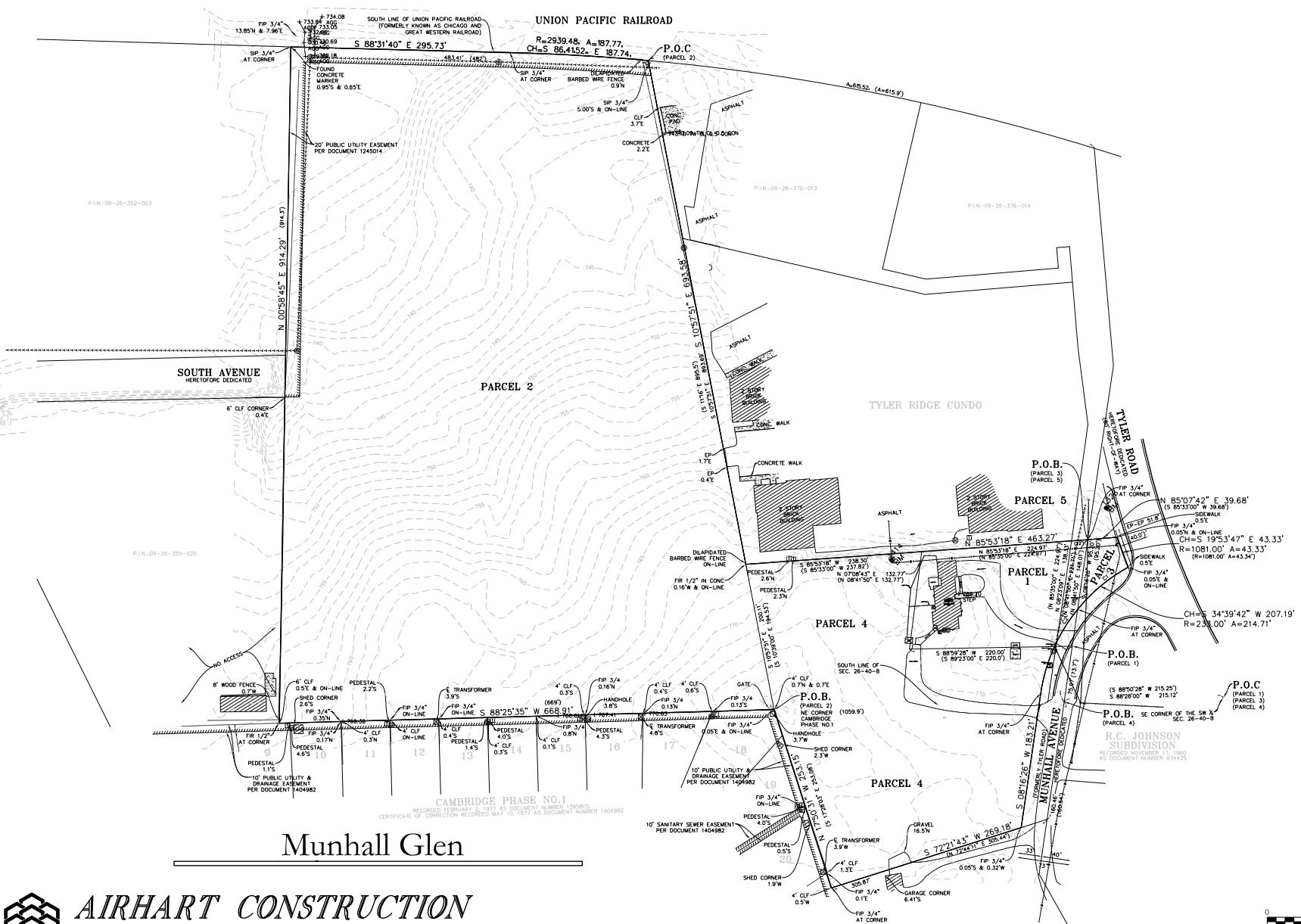
DATE	: 04/29/2010
PROJECT #	: 390726/C
DESIGNED BY	: NAV
DRAWN BY	: NAV
CHECKED BY	

DESCRIPTION

EXISTING CONDITIONS	
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N

SHEET	
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Munhall Glen



AIRHART CONSTRUCTION  
500 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-3000

ENGINEERING  
RESOURCE ASSOCIATES  
INC.  
Waterloo, IL 60590-30  
Fax: (319) 235-2132  
www.erainc.com

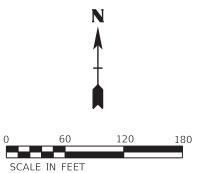
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CONSTRUCTION  
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500 E. ROOSEVELT RD. WEST CHICAGO, IL 60185  
(630) 293-3000  
PROJECT

DATE :	04/29/2010
PROJECT # :	189026/C0
DESIGNED BY :	NAM
DRAWN BY :	NAM
DESCRIPTION :	

AERIAL

CHECKED BY : NAM



SHEET

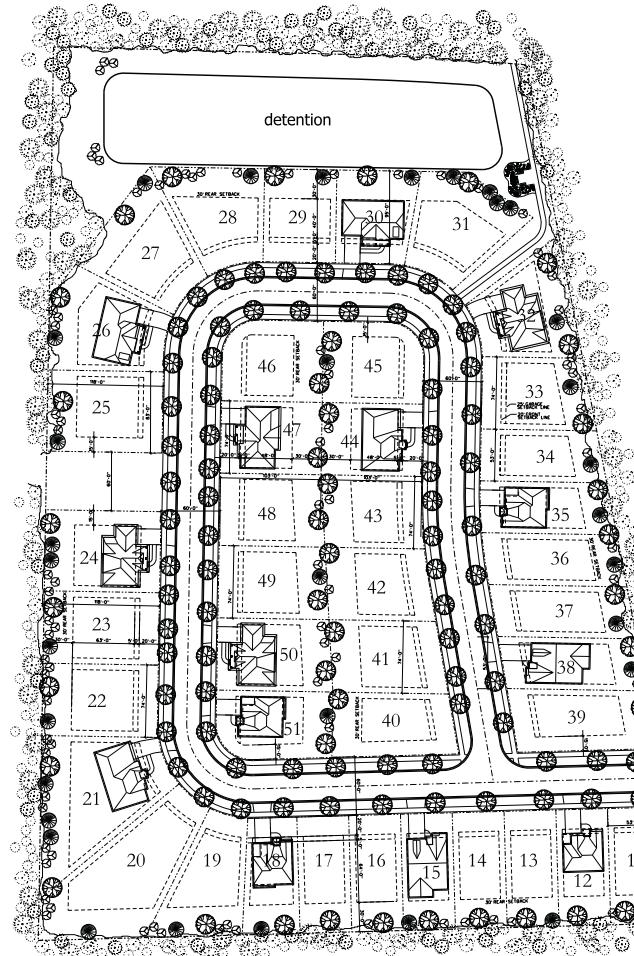


MUNHALL GLEN  
MUNHALL AVE. & TYLER ST. CHARLES, IL

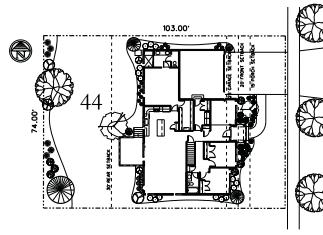
DATE :	04-22-2020
DRAWN BY :	JCK
DESCRIPTION:	

ILLUSTRATIVE SITE PLAN
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C-0.0  
SHEET



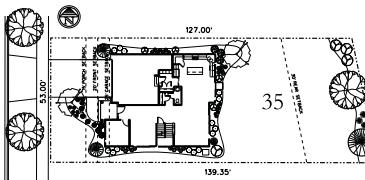
Munhall Glen



Typical Shallow Home

LANDSCAPE PLAN

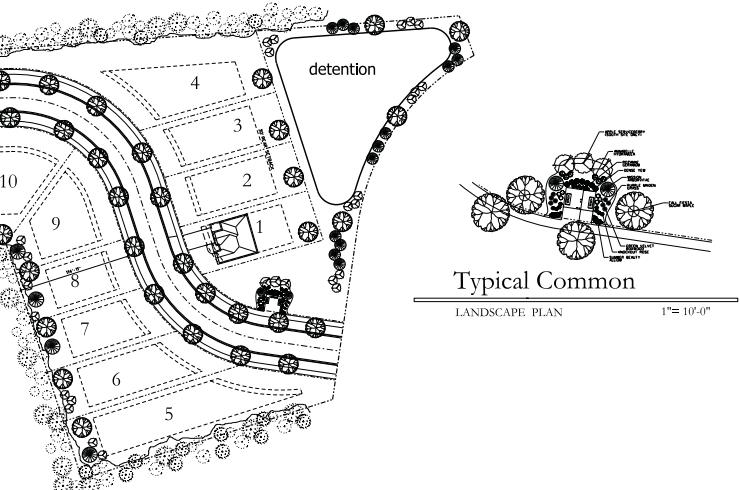
1" = 20'-0"



Typical Narrow Home

LANDSCAPE PLAN

1" = 20'-0"



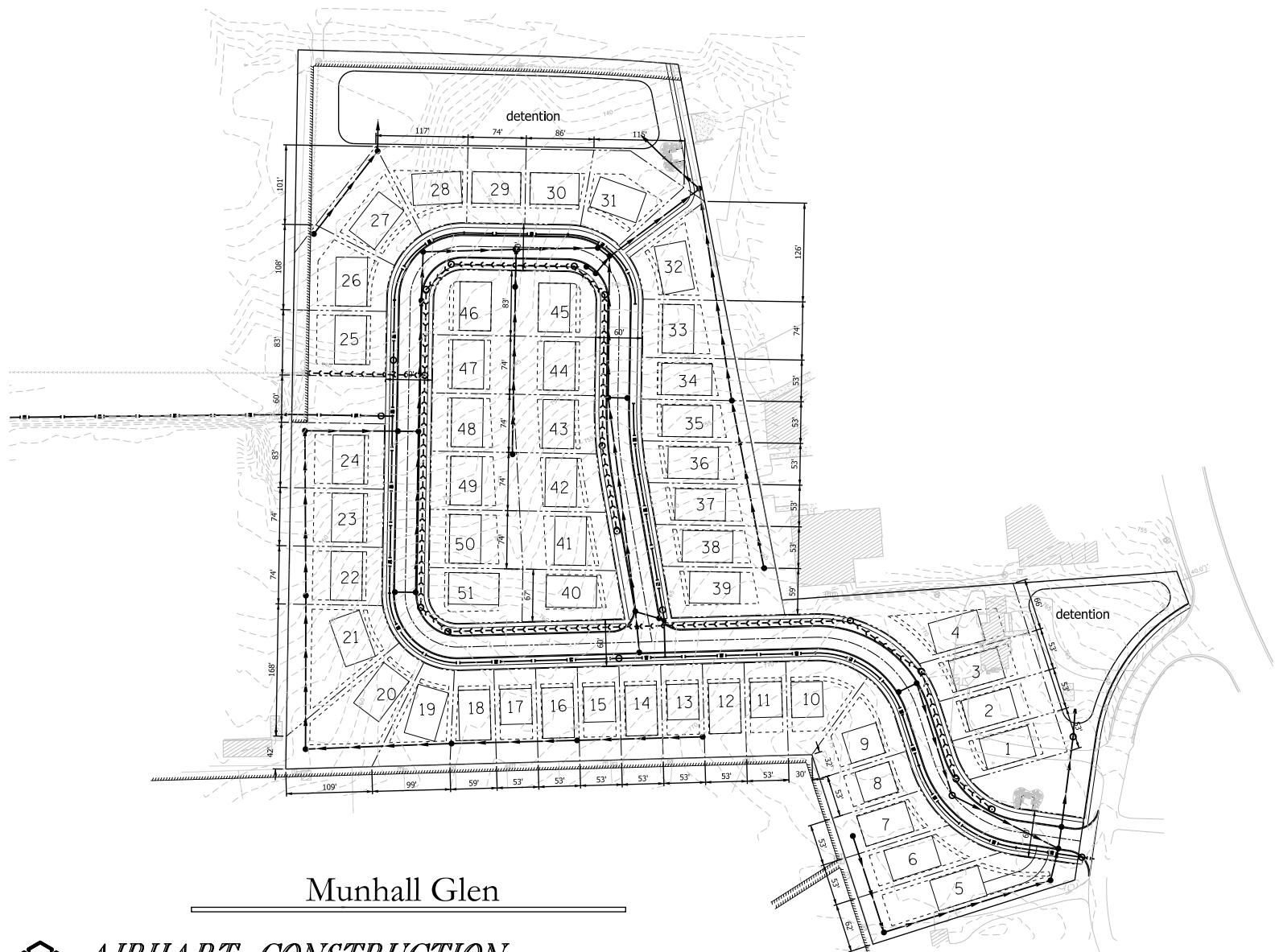
Typical Common

LANDSCAPE PLAN

1" = 10'-0"



0 60 120 180  
SCALE IN FEET



Munhall Glen

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500 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-3000

Lot	Sq Ft	AC
1	7076.5	0.162
2	7159.1	0.164
3	7329.7	0.168
4	16899.9	0.388
5	15173.5	0.348
6	8488.5	0.195
7	6696.8	0.154
8	6125.5	0.141
9	8132.9	0.187
10	8295.8	0.190
11	6307.0	0.145
12	6307.0	0.145
13	6307.0	0.145
14	6307.0	0.145
15	6307.0	0.145
16	6307.0	0.145
17	6307.0	0.145
18	6510.4	0.149
19	8766.4	0.201
20	14340.4	0.329
21	14561.9	0.334
22	8739.0	0.201
23	8732.0	0.200
24	9794.0	0.225
25	9794.0	0.225
26	10402.0	0.239
27	9925.0	0.228
28	9011.0	0.207
29	7030.0	0.161
30	7467.0	0.171
31	9652.6	0.222
32	9435.0	0.217
33	8170.0	0.188
34	6563.4	0.151
35	7119.9	0.163
36	7429.8	0.171
37	7513.0	0.172
38	7571.0	0.174
39	8911.9	0.205
40	7945.3	0.182
41	8412.5	0.193
42	7775.5	0.179
43	7511.0	0.172
44	7622.0	0.175
45	8254.7	0.190
46	8254.7	0.190
47	7622.0	0.175
48	7818.7	0.179
49	8214.0	0.189
50	8608.5	0.198
51	7948.6	0.182

DATE : 04/29/2020	PROJECT # : 390765.CD
DESIGNED BY : NAV	DRAWN BY : NAV
CHECKED BY : NAV	
CONCEPTUAL ENGINEERING PLAN	
SCALE IN FEET	
0 60 120 180	
SHEET	

**ENGINEERING**  
**RESOURCE ASSOCIATES**  
300 W. WHEELER, STE. 100  
WATERTOWN, WI 53092-3030  
PH: 608.252.2000  
FAX: 608.252.2032  
www.zrcnd.com

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"Building A Better Tomorrow"

MUNHALL GLEN  
500 E. ROOSEVELT RD. WEST CHICAGO, IL 60185  
(630) 293-3000

DESCRIPTION:

CONCEPTUAL  
ENGINEERING  
PLAN

SCALE IN FEET

SHEET

**AIRHART CONSTRUCTION CORP.**

**A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE  
AND S. TYLER ROAD, ST CHARLES, ILLINOIS**

**GARDEN HOME AND PREMIER HOME  
RENDERINGS**

# Floor Plans GARDEN SERIES

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**AIRHART CONSTRUCTION**  
*"Building a Better Tomorrow"*



**AIRHART CONSTRUCTION**  
*"Building a Better Tomorrow"*

**The Hemsley Ranch**



## The Hemsley Ranch

Garden series - 1664

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room.

### FEATURES:

- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window
- Bathroom 2: Full bathroom located discretely near bedroom 2
- Bedroom 2/Flex: This room includes a large closet, double windows overlooking the front yard and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom, and 2 additional bedrooms
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice.

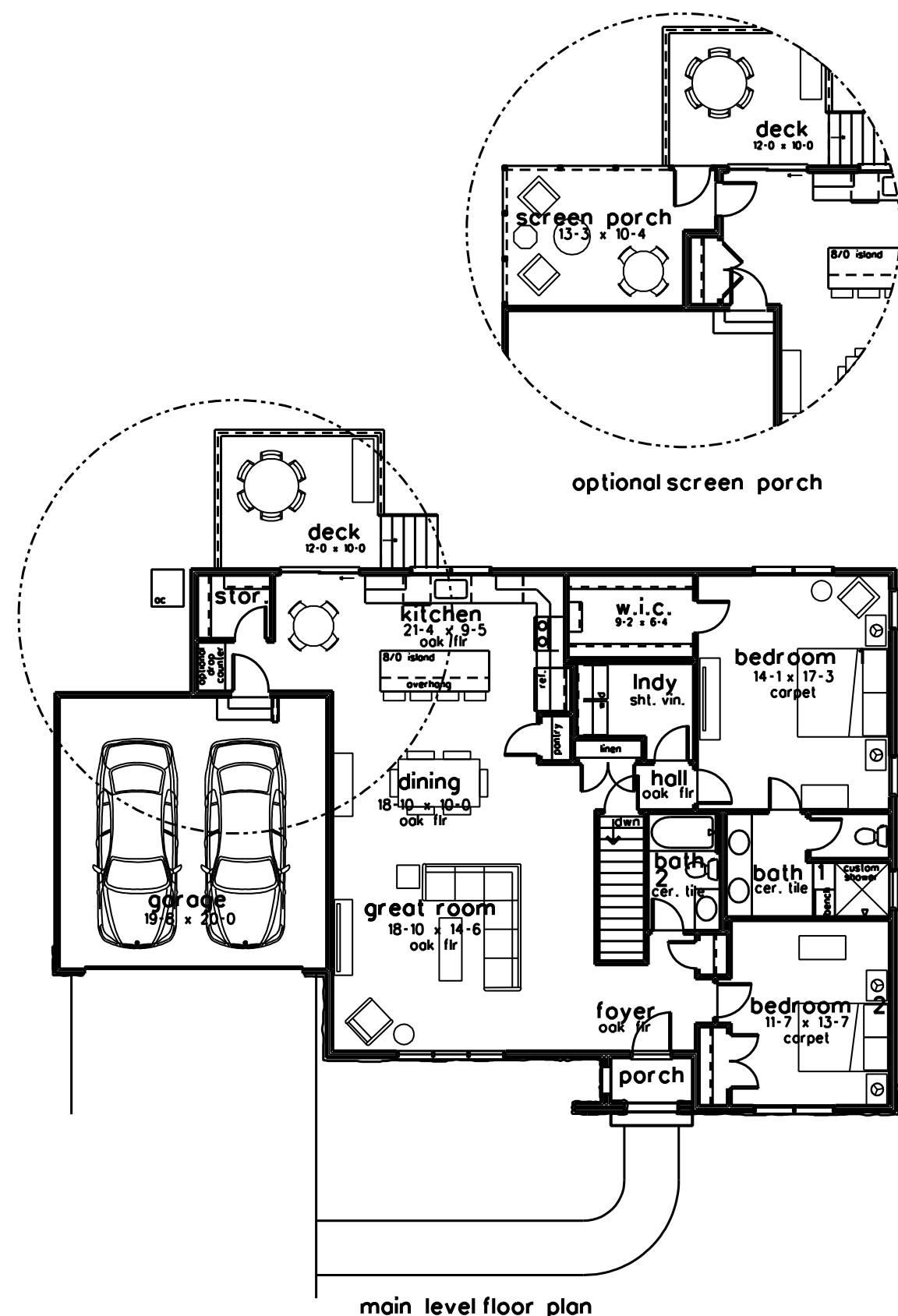


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The Hemsley Ranch





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**The Hemsley - 2 Story**



## The Hemsley - 2 Story

Garden series - 2556

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room.

The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

### FEATURES:

- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window
- Powder Room: Located discretely or rear hall with pedestal vanity
- Office/Flex: This multi-use room can be used as home office, overflow bedroom, TV room, etc.
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
- Bedroom 2: Includes walk-in closet and large sitting area overlooking front yard through 2 large windows
- Bedroom 3: Includes large closet and window overlooking front yard
- Bath 2: Full bath with easy access from bedrooms 2, 3 and loft
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice.

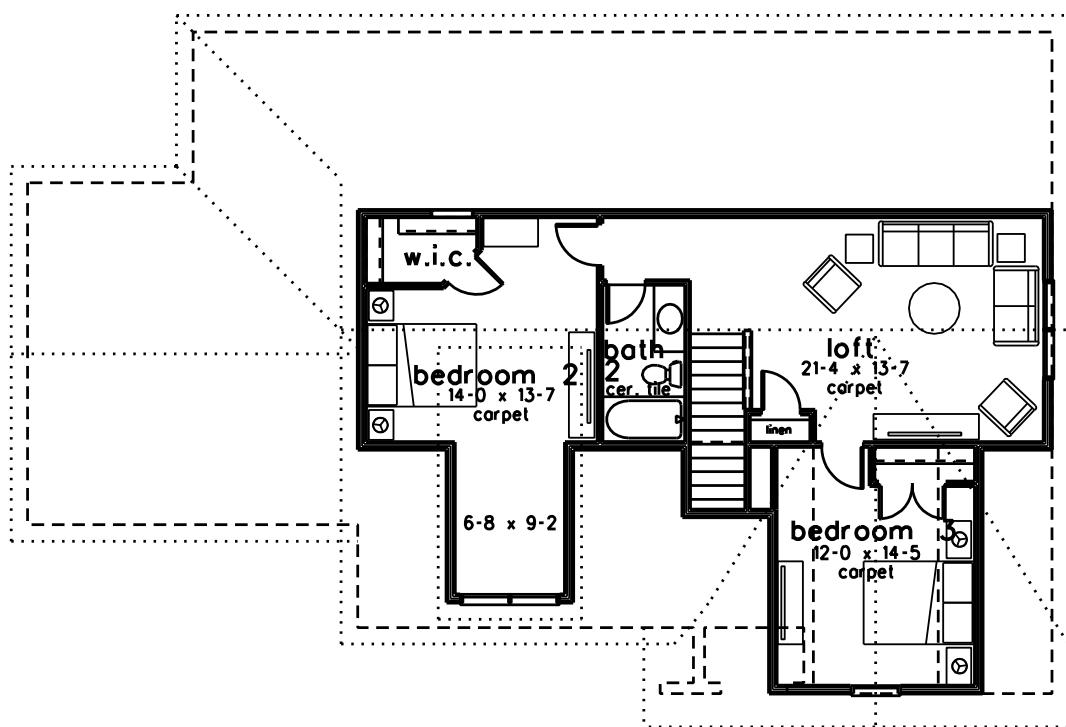


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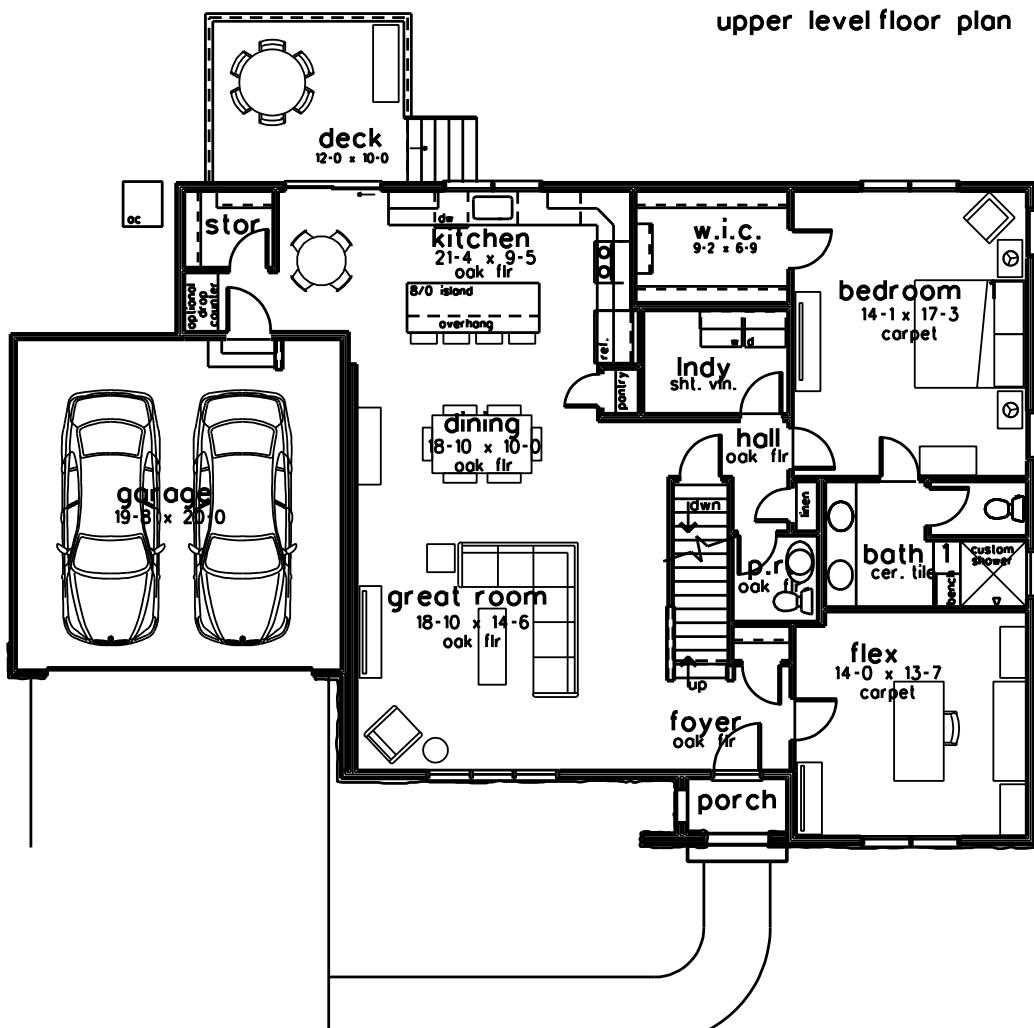


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**The Hemsley - 2 Story**  
**First Floor Master**



upper level floor plan





## **The St. James**

Garden series - 1915

The St. James delivers ample amenities within a very comfortable floor plan. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

### **FEATURES:**

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard through large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.

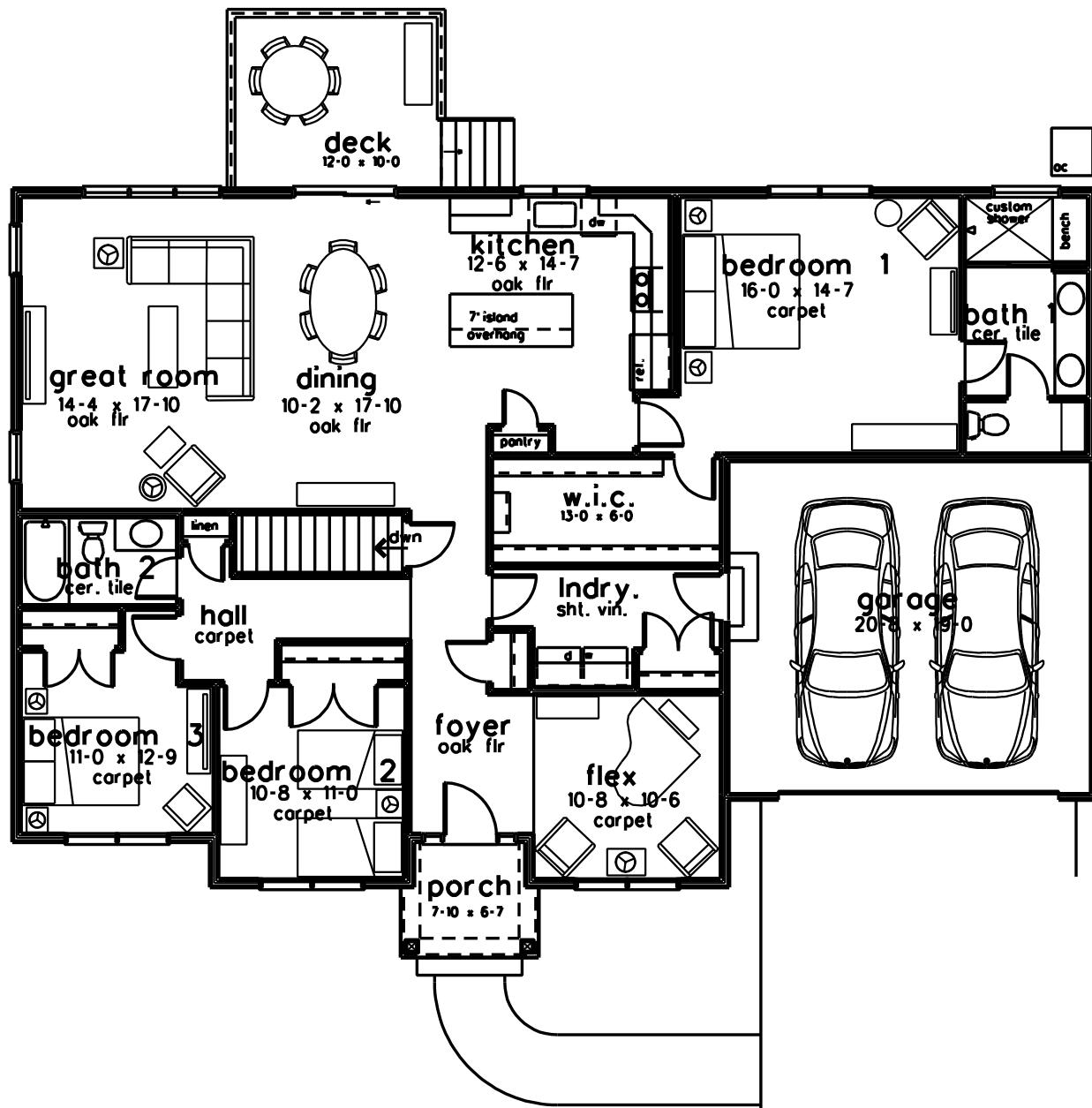


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**AIRHART CONSTRUCTION**  
*"Building a Better Tomorrow"*

The St. James Ranch



main level floor plan



**AIRHART CONSTRUCTION**  
*"Building a Better Tomorrow"*

**The Macrae Ranch**



## The Macrae Ranch

Garden series - 1635

The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large.

### FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and a high set window
- Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom and additional bedroom
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.

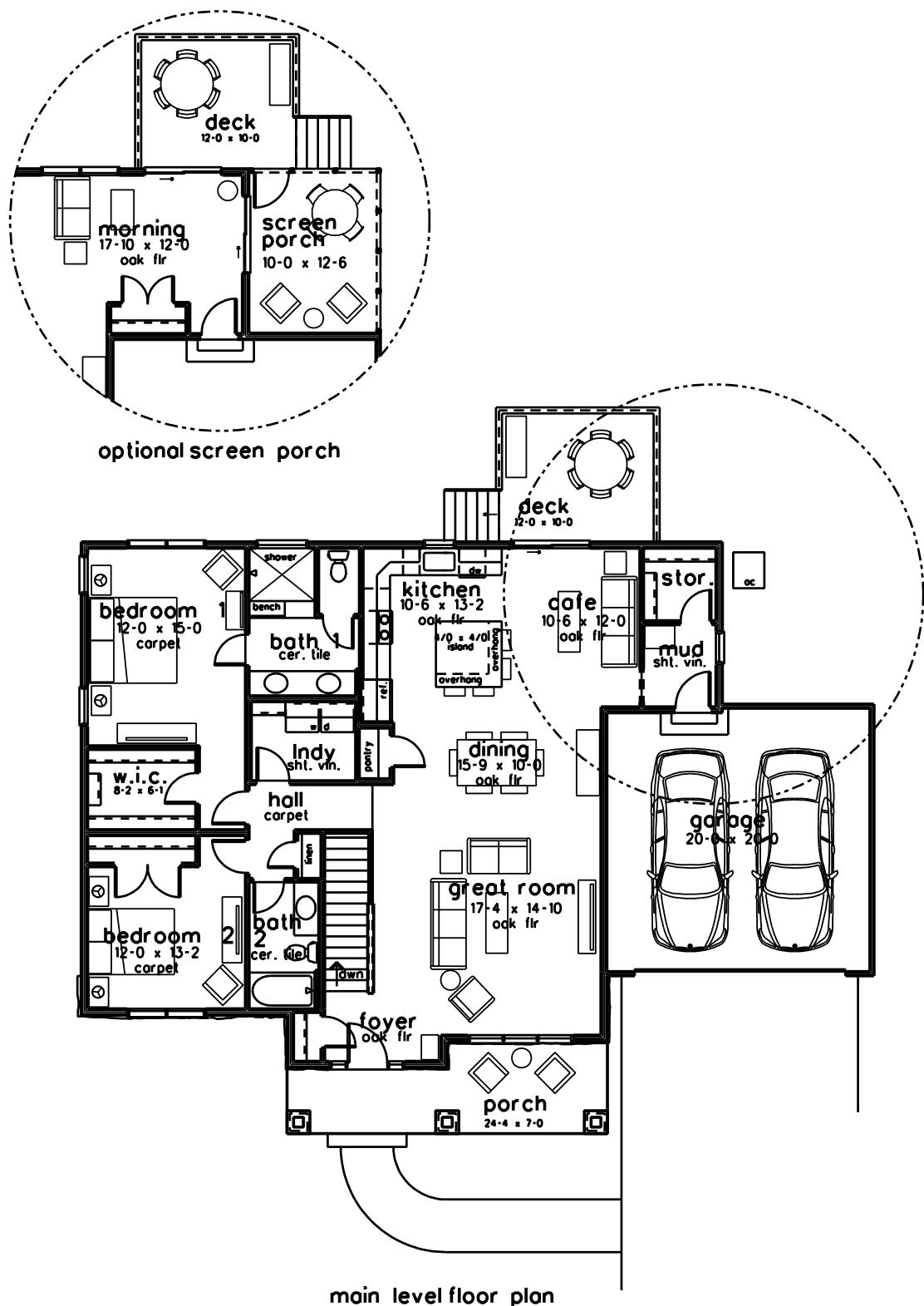


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The Macrae Ranch



main level floor plan



## The Macrae - 2 Story

Garden series - 2295

The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large. The upper level includes an additional bedroom and loft space for home office, art studio, etc.

### FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and a high set window
- Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
- Bedroom 3: Includes walk-in closet, this bedroom overlooks the rear yard through 2 large windows
- Bath 3: Full bath with easy access from bedroom 3 and loft
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes only, changes or modifications may occur without notice.

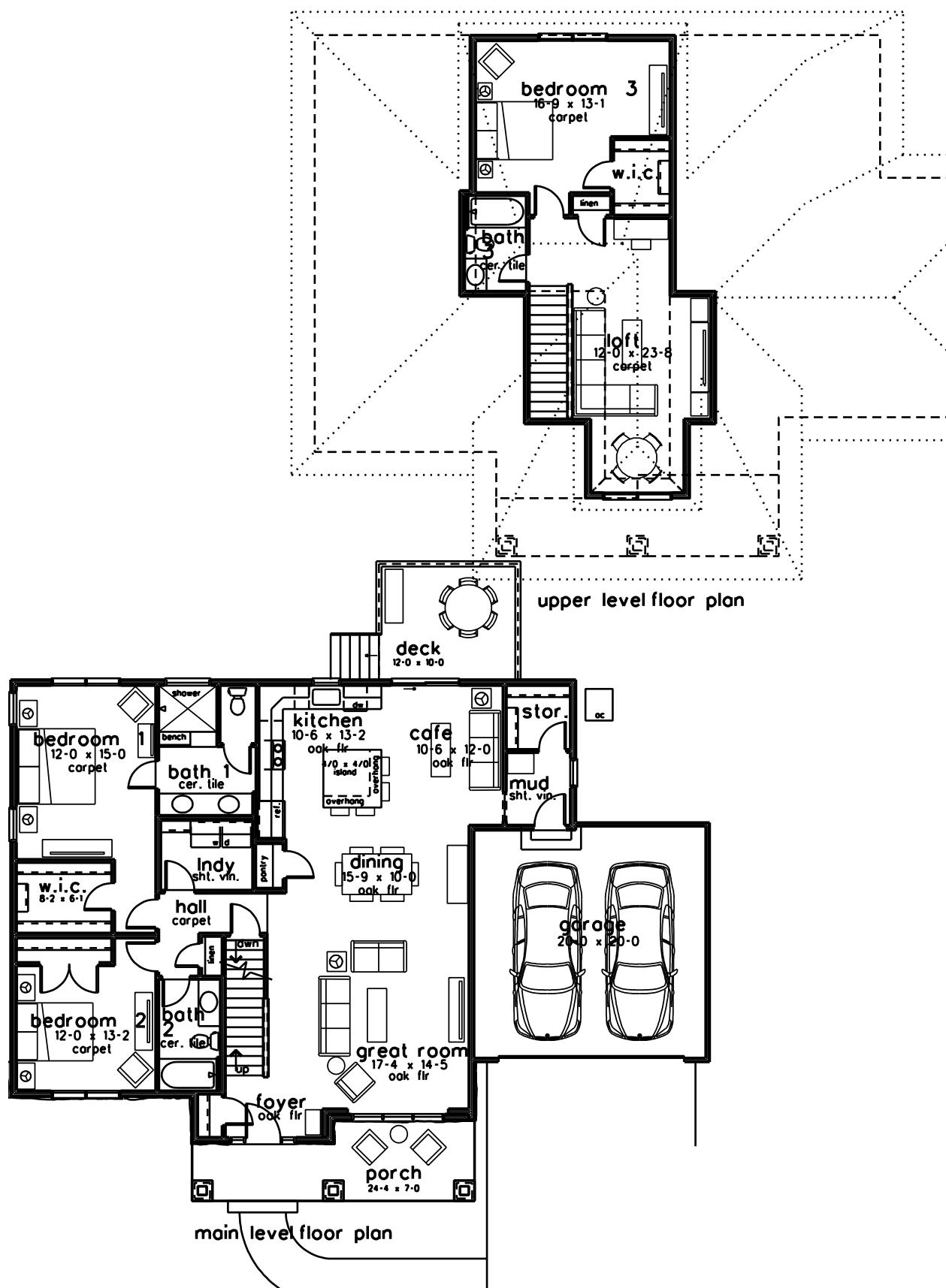


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**AIRHART CONSTRUCTION**  
*"Building a Better Tomorrow"*

The Macrae-2 Story  
First Floor Master





## **The Cloverdale Ranch**

Garden series - 1915

The Cloverdale delivers ample amenities with extra glass and a modern elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

### **FEATURES:**

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard through large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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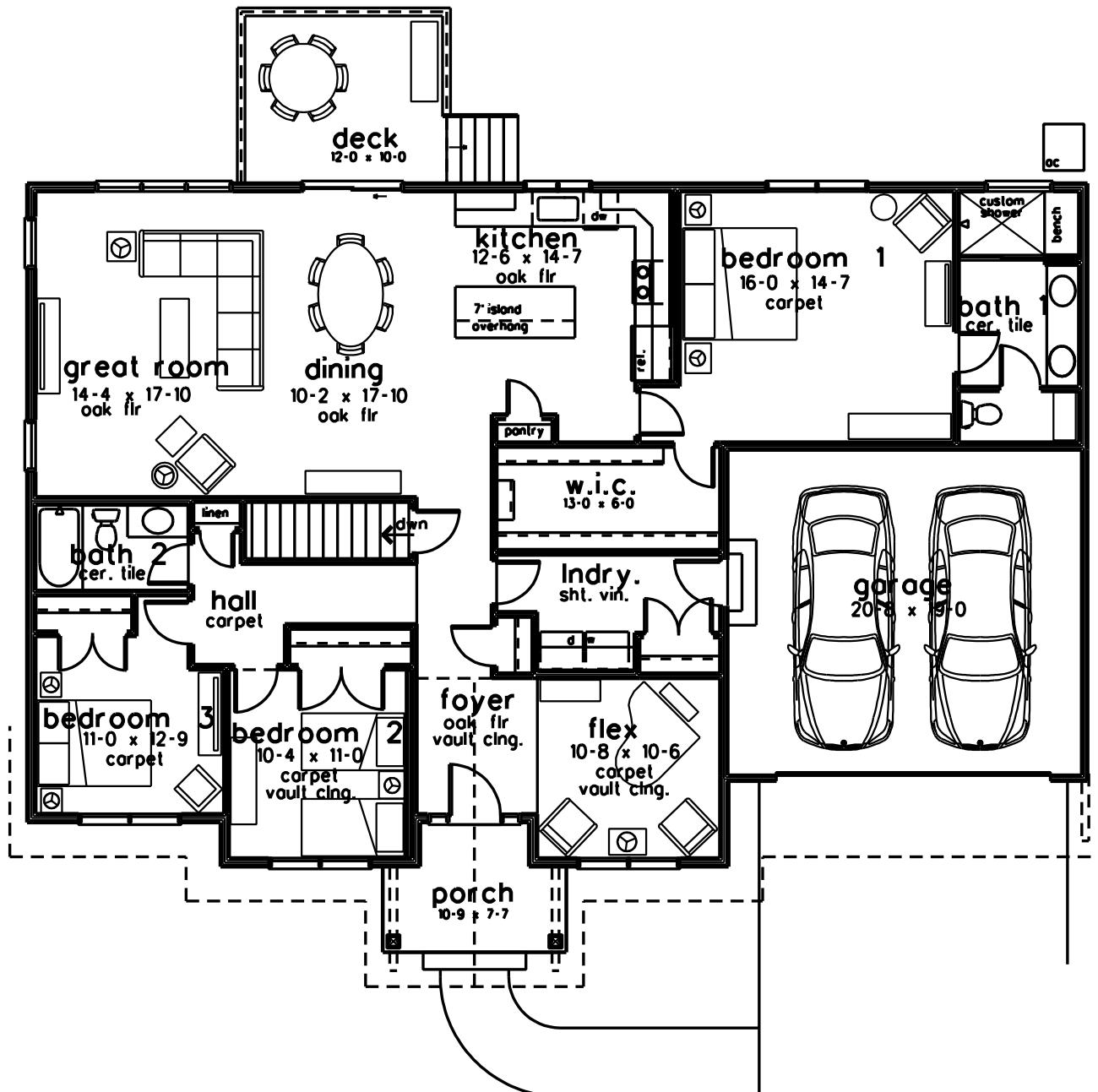


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The Cloverdale Ranch



main level floor plan



## **The Leyland Ranch**

Garden series - 1785

The Leyland's single story provides an ease of living with its open floor plan and well designed spaces. The large kitchen is open to the great room and dining room which look out through expansive windows to the back yard. Just off the dining area is ample storage and easy access to the laundry room as well as an innovative pocket office.

This inviting floor plan, including master bedroom and 2 additional bedrooms, has everything you need.

### **FEATURES:**

- Porch: The expansive covered porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes coat closet, oak flooring, plenty of light and open stairs to the lower level
- Great Room: Includes oak floor, two large windows overlooking the rear yard, and open to the kitchen and dining room; perfect for entertaining
- Dining Room: This large space is open to the great room and includes oak flooring with views and access to the rear yard
- Kitchen: Boasts expansive island with sink over-looking the great room, oak flooring, custom cabinetry, stainless steel appliances, large pantry, and granite counter tops with stainless steel sink
- Pocket Office: This clever use of space located off the rear hall provides the perfect area to handle the busyness of life
- Laundry Room: Light filled laundry room off the rear hall is ideally located near kitchen
- Mud Room: Includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases 2 bright windows overlooking the rear yard
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity, custom corner shower with tile floors and walls, a high set window, and a large walk in closet
- Bathroom 2: Full bathroom located discretely off the hall near bedroom 2 and the office/flex room
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Office/Flex/Bedroom 3: This space provides plenty of possibilities and can be used as home office, bedroom, TV room, etc.
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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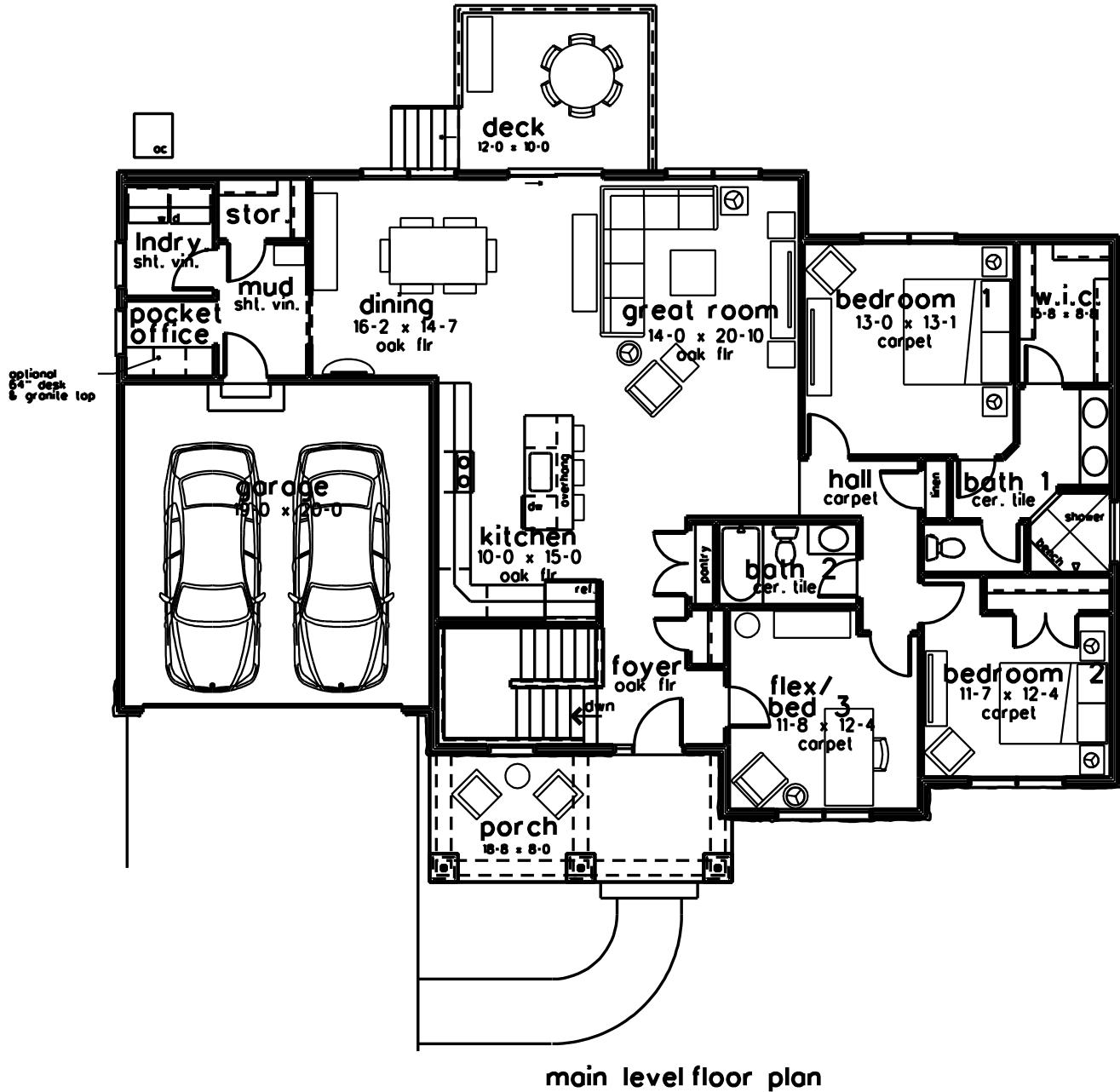


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The Leyland Ranch





## **The Avery Ranch**

Garden series - 1915

The Avery delivers ample amenities with a traditional brick elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

### **FEATURES:**

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard through large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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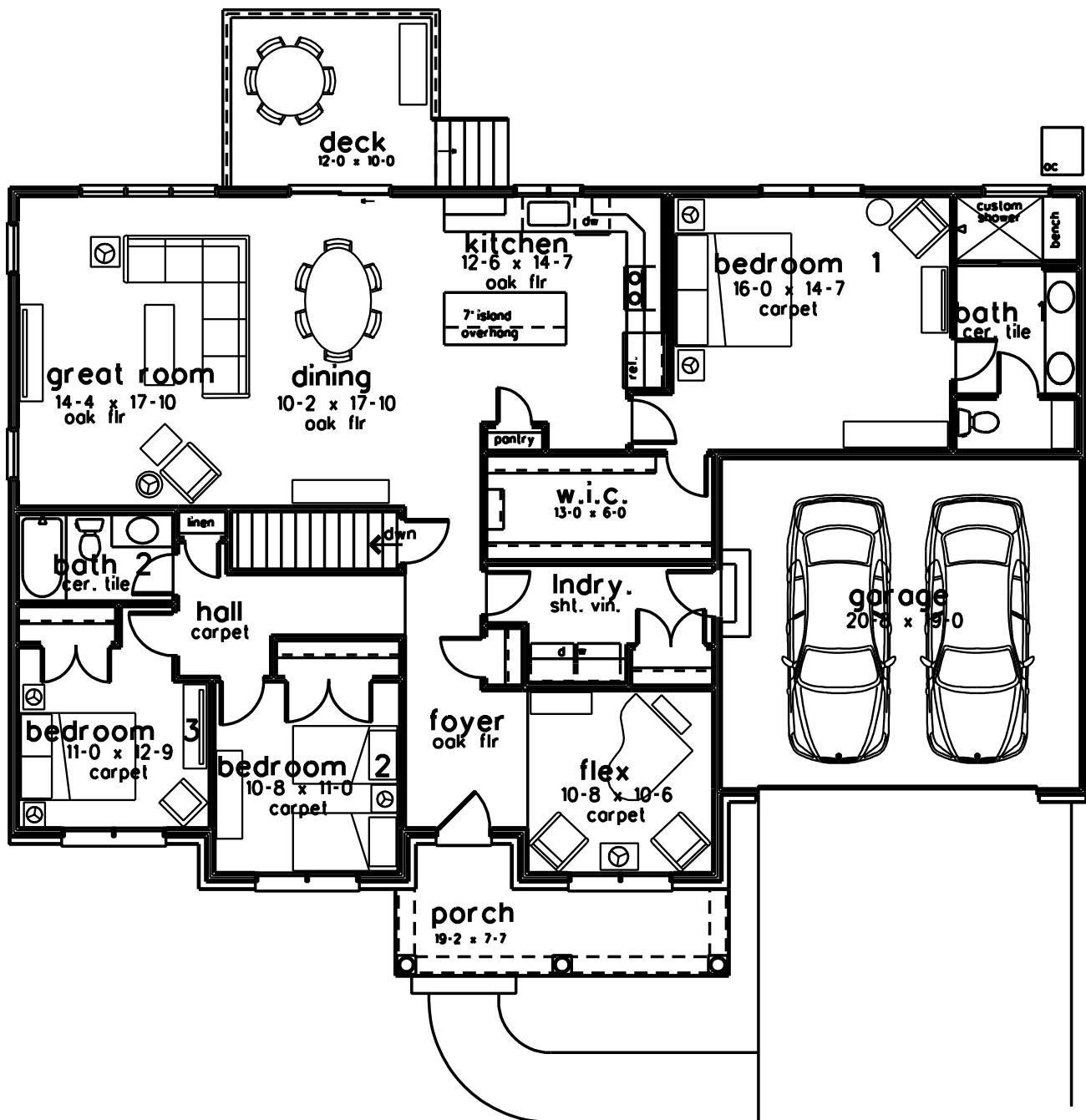


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The Avery Ranch



main level floor plan



## **The Chestnut Hill**

Garden series - 2751

The Chestnut Hill's large front porch and craftsman exterior invite you into this home. The main level provides plenty of opportunity for entertaining with its wide open floor plan as well as providing cozy, personal spaces. The office provides a private place to get away. The master bedroom and luxurious master bath complete the main floor. The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

### **FEATURES:**

- Covered Front Porch: Welcomes you to the home and provides plenty of room for seating
- Foyer: Expansive foyer includes 2 coat closets and oak flooring
- Great Room: Includes two large windows overlooking the front porch and oak flooring
- Dining Room: Includes oak flooring is open to the great room and kitchen
- Kitchen: Boasts expansive island, oak flooring, custom cabinetry, stainless steel appliances, and granite counter tops with stainless steel sink which overlooks the rear yard through 2 windows.
- Gathering Room: This sunny multi-use room is open to the kitchen, looks out onto the rear yard, and includes oak flooring
- Laundry Room: Light filled laundry room includes rear hall closet and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks on a large vanity, custom shower with tiled floor and walls and a high set window, and a linen closet for extra storage
- Office/Flex: This dual-use space can be used as home office, overflow bedroom, TV room, etc.
- Bathroom 2: Full bathroom located discretely off the rear hall near office/flex room with a large linen closet near by
- Nine foot ceilings throughout the main level
- Loft: This open space provides lots of options from a great art studio, computer room, craft space, game room, etc. includes large linen closet for storage
- Bedroom 2: This bright room includes a walk in closet, 2 sets of double windows, and a fun nook overlooking the front yard
- Bedroom 3: Includes a large double window and a walk-in closet
- Bath 3: Full bath with easy access from bedrooms 2 & 3
- Optional Deck: 12'0" x 10'0" provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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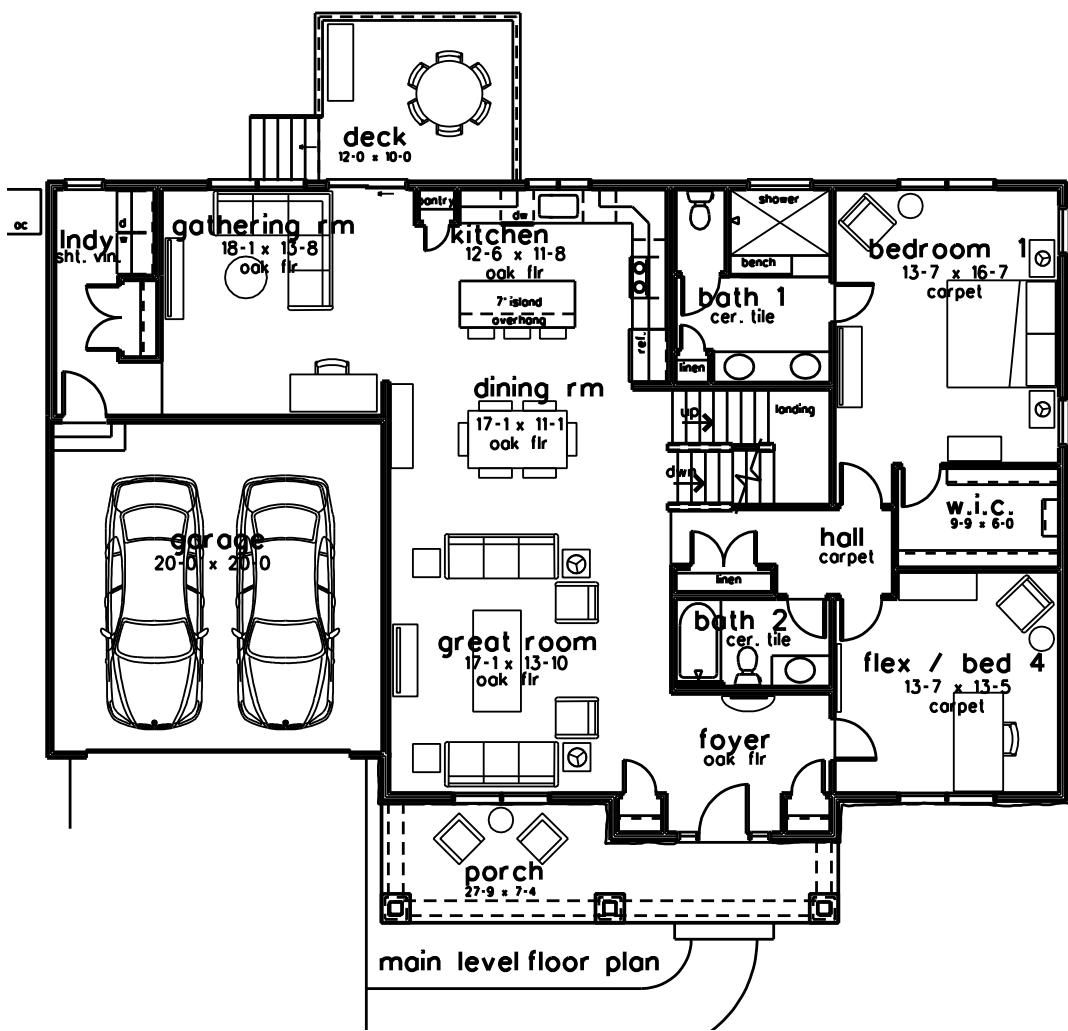
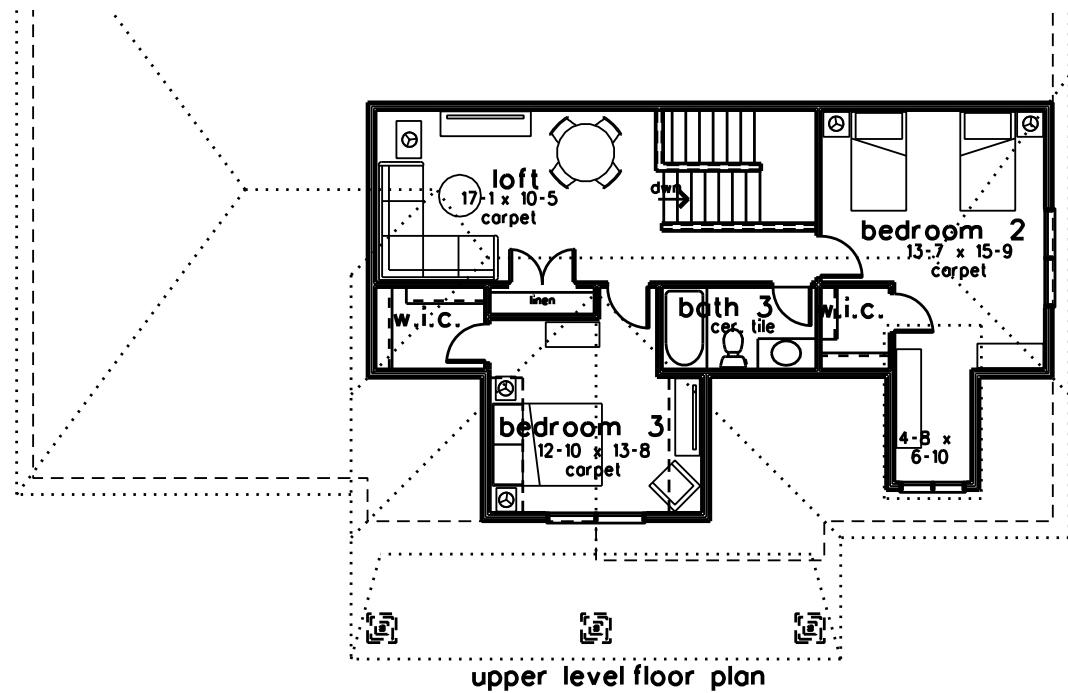


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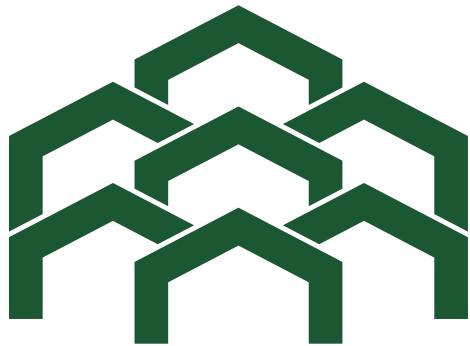


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**The Chestnut Hill**



# Premier Series Floor Plans



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**The Carlton**



## **The Carlton**

Premier Series—1924

*This traditional style home offers exceptional living and entertaining opportunities. The open kitchen serves as an excellent gathering area with easy access to the great room and dining. A covered entry with porch, shown with the stone option, provides a warm and inviting exterior.*

### **FEATURES:**

- Foyer: spacious entry with closet and open views to the den
- Den: 11'9" x 10'4" a spacious first floor room with large windows overlooking the front porch
- Great Room: 18' x 18'2" this generous room boasts triple windows, creating a light-filled room
- Kitchen: 9'6" x 15'4" this wonderful family kitchen has an island with eating bar, windows over the sink, spacious walk-in pantry, custom crafted cabinetry and stainless steel appliances
- Breakfast Room: 10'9" x 10'4" convenient access to the rear yard through the patio door
- Powder Room: features a pedestal sink
- Master Bedroom: 12' x 12' houses two large windows and a full bathroom
- Master Bathroom: full bathroom and large 10'4" x 6' walk-in closet

- Bedroom 2: 13'3" x 11' includes a closet and large windows
- Bedroom 3: 10' x 12'1" includes a closet and large windows
- Bedroom 4: 10' x 13'1" includes a closet and a window overlooking the backyard
- Bath 2: full bathroom with a nearby linen closet
- Second floor laundry room
- 9' ceilings on the first floor
- Full basement
- 2 car attached garage (Shown with optional windows in the garage door)
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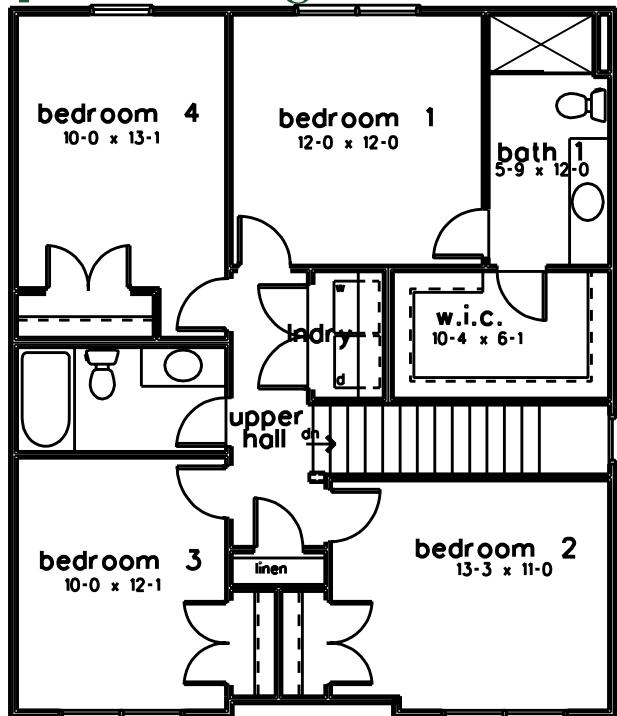
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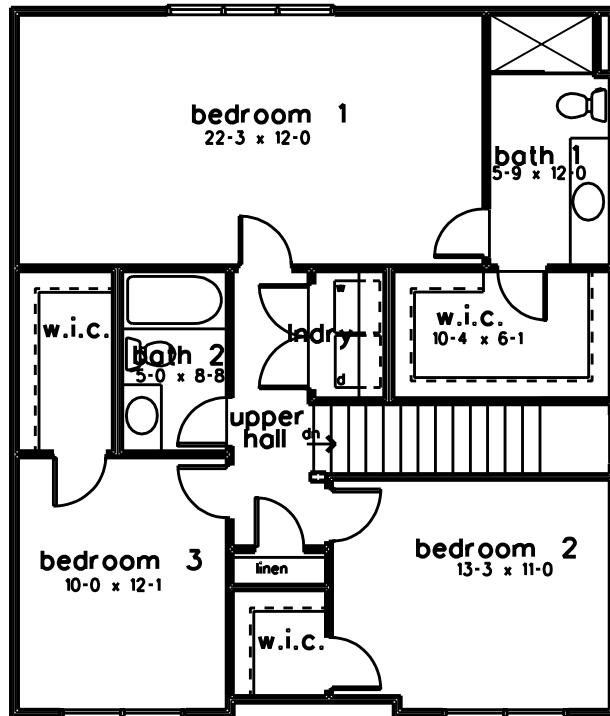
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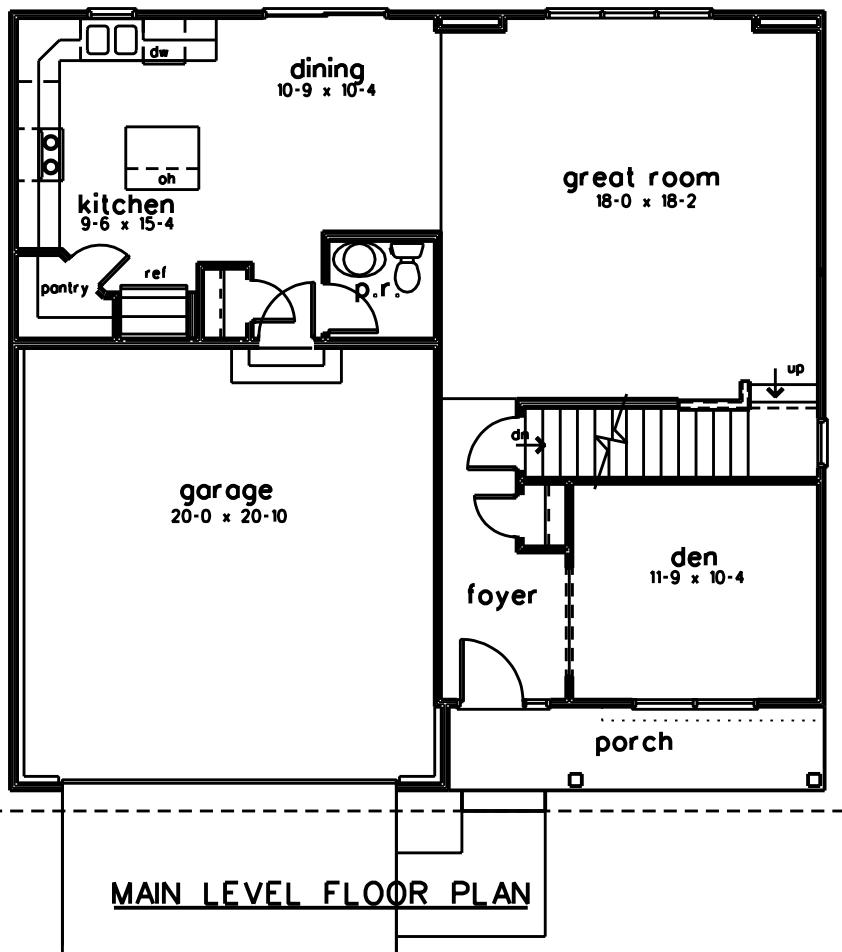
The Carlton



UPPER LEVEL FLOOR PLAN



3 BEDROOM OPTION





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The Glen Arbor



## The Glen Arbor

Premier Series—1700

*This innovative ranch design provides an abundance of bright sunny living areas and flexible multi-purpose rooms set in a dramatic open floor plan.*

### FEATURES:

- Foyer: spacious and open entry with coat closet and 9' ceiling
- Bedroom 3: 13'5"x 10'6" features a large sunny windows at the front of the home perfect for a home office
- Bedroom 2: 10'x11'9" quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 15'8"x 14'4" bright and airy room with 9'ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.
- Dining room: 9'4" x 13'4" open to the kitchen and great room, may be formal or informal
- Kitchen: 19'3" x 9'5" features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is

open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking

- Bedroom 1: 15' x 14'2" with 9' ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- Main floor laundry room
- Mud room with space for an optional bench and coat closet
- Two car attached garage
- Full basement
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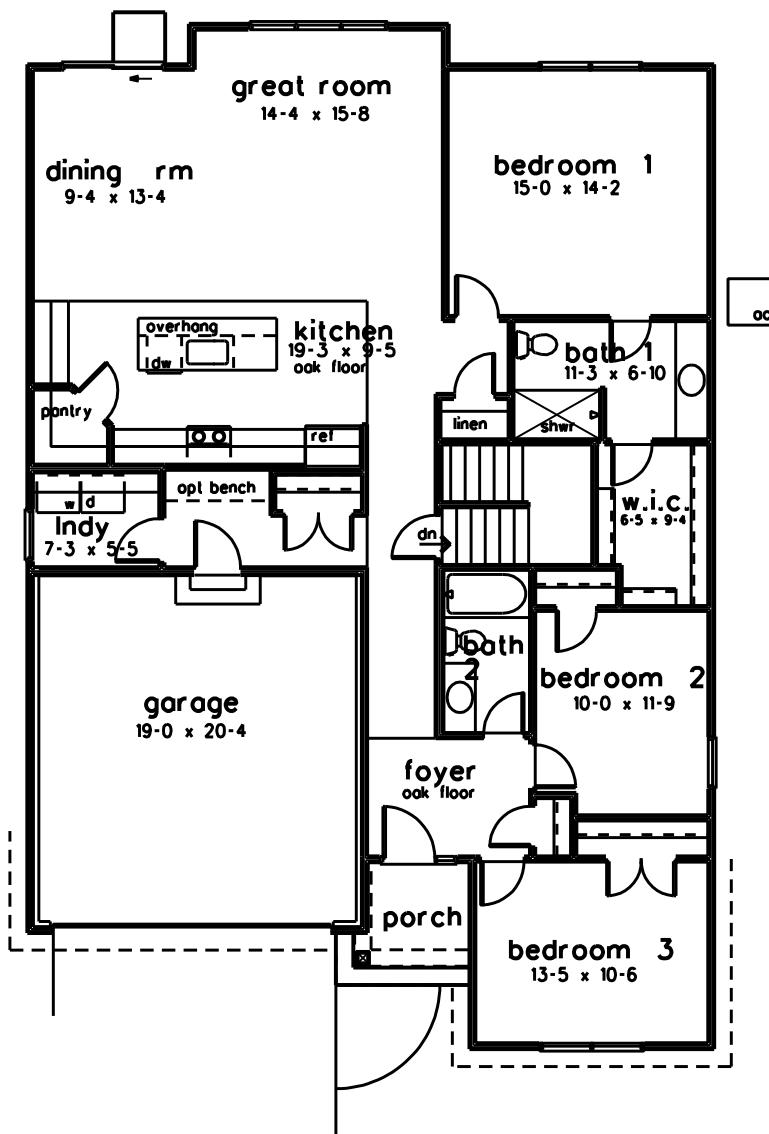


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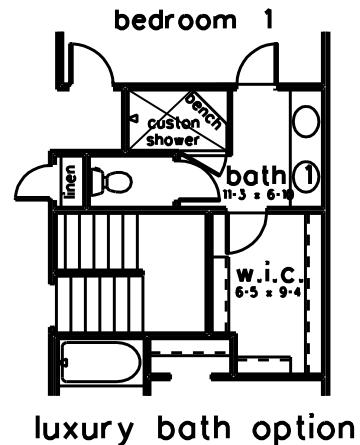


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The Glen Arbor



main level floor plan



luxury bath option



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The Sinclair



## The Sinclair

Premier Series—2120

*This traditional home offers exceptional living and entertaining opportunities. The spacious kitchen serves as an excellent gathering area with easy access to the great room and breakfast room.*

### FEATURES:

- Foyer: spacious entry is flooded with light from the soaring two-story ceiling, which holds a bright, large window
- Living Room/Den: 11'6" x 12' angled entry and large windows overlooking the front yard
- Family Room: 15' x 15' generous room boasting triple windows which create a sunny room
- Kitchen/Breakfast Room: 19'2" x 15' this wonderful kitchen has custom cabinetry, a large center island with eating bar, a walk-in pantry and stainless steel appliances. The spacious breakfast area is perfect for family gatherings, and has large sliding glass door to the backyard.
- Powder Room: features a pedestal sink
- Staircase: features a window and a two-story foyer, which creates a light-filled upper hallway.
- Master Bedroom: 13'8" x 15' has two large windows, an oversized walk-in closet, and a bathroom
- Master Bathroom: full bathroom with a sunny window
- Bedroom 2: 11'6" x 11' includes closet and large windows
- Bedroom 3: 15' x 11'10" includes walk-in closet and large windows
- Bedroom 4: 10' x 12'7" closet and window overlooking the backyard
- Bath 2: full bathroom with nearby linen closet
- First floor laundry
- 9' first floor ceilings
- Full basement
- 2 car attached garage (Shown with optional windows in the garage door)
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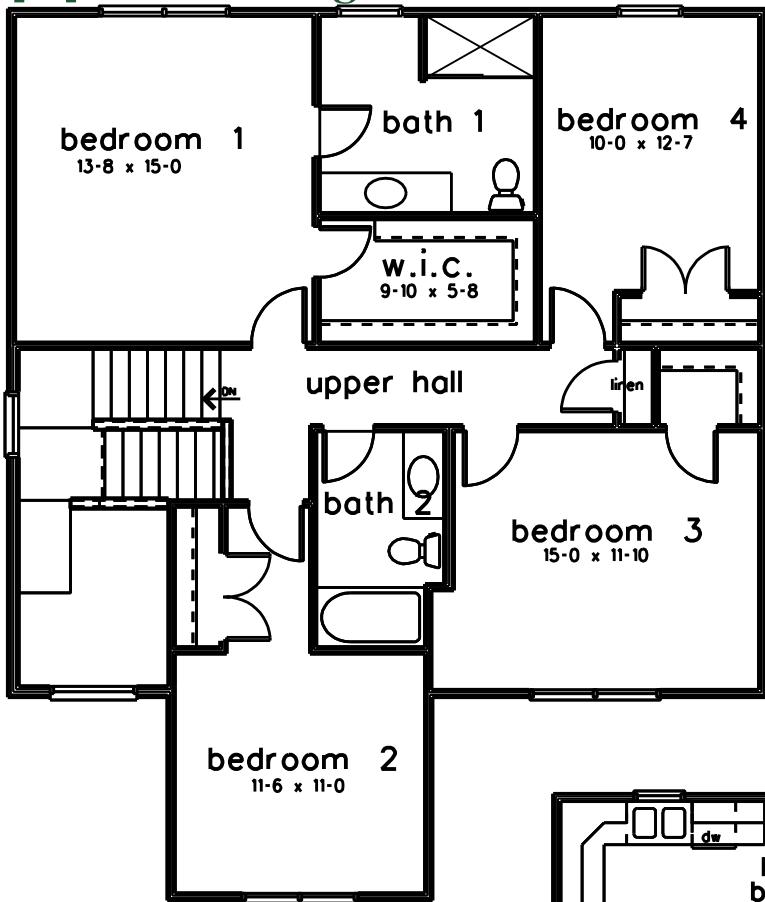
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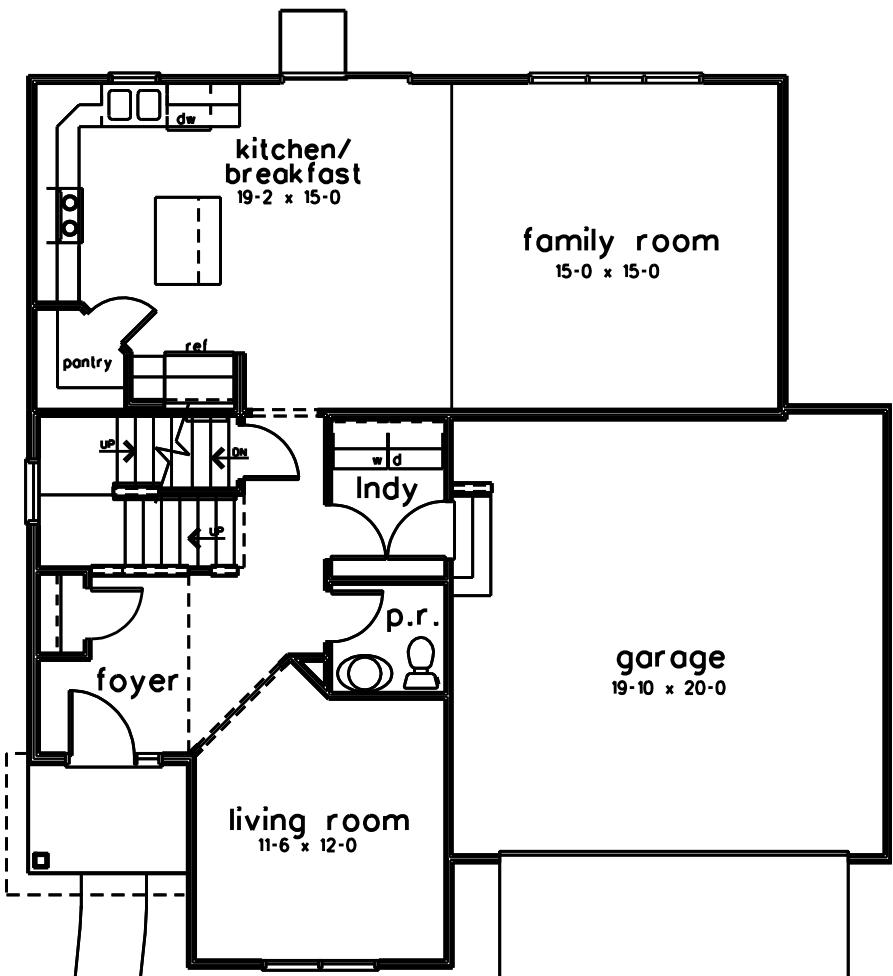


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The Sinclair



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



# AIRHART CONSTRUCTION

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Elevation A



The Oakfield

Elevation C



Elevation B

## The Oakfield

Premier Series—1871

*This well-designed plan provides many amenities that you would expect to find in a ranch home today. The master suite features a wonderful bathroom with a large walk-in closet, and the great room is open to the kitchen, breakfast and dining room, providing a great place to entertain.*

### FEATURES:

- Foyer: 10'4"x8'10" spacious and open entry with window, coat closet and 9' ceiling
- Den/Bedroom 3: 12' x 11'9" large sunny window and large closet
- Bedroom 2: 12'x10'7"
- Bathroom 2: full bathroom
- Dining Room: 12'3"x 12'11" open to great room and kitchen, 9'ceilings, and two large windows. This open layout provides plenty of entertainment opportunities.
- Great Room: 14'3"x15' triple windows, open to kitchen and dining room
- Kitchen: 11'6" x 14'8" features stainless steel appliances, custom cabinets and a pantry. The kitchen is open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking.
- Breakfast Room: 9'8" x 11'6" open to the great room and features a sliding glass door
- Bedroom 1: 12'10" x 15' with 9' ceiling and views to the backyard
- Master Bathroom: has a spacious full bathroom and a large walk-in closet
- Laundry Room: 10'9" x 7'5" located on the main floor
- Two car attached garage (Shown with optional windows in the garage door)
- Full basement
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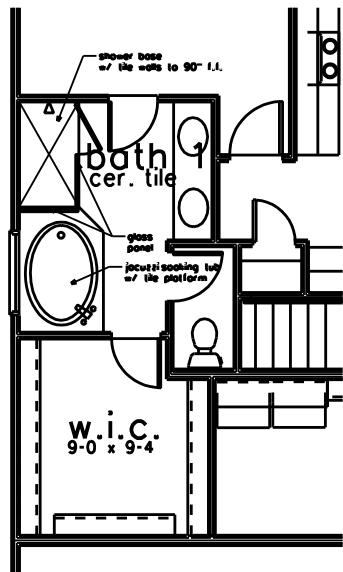
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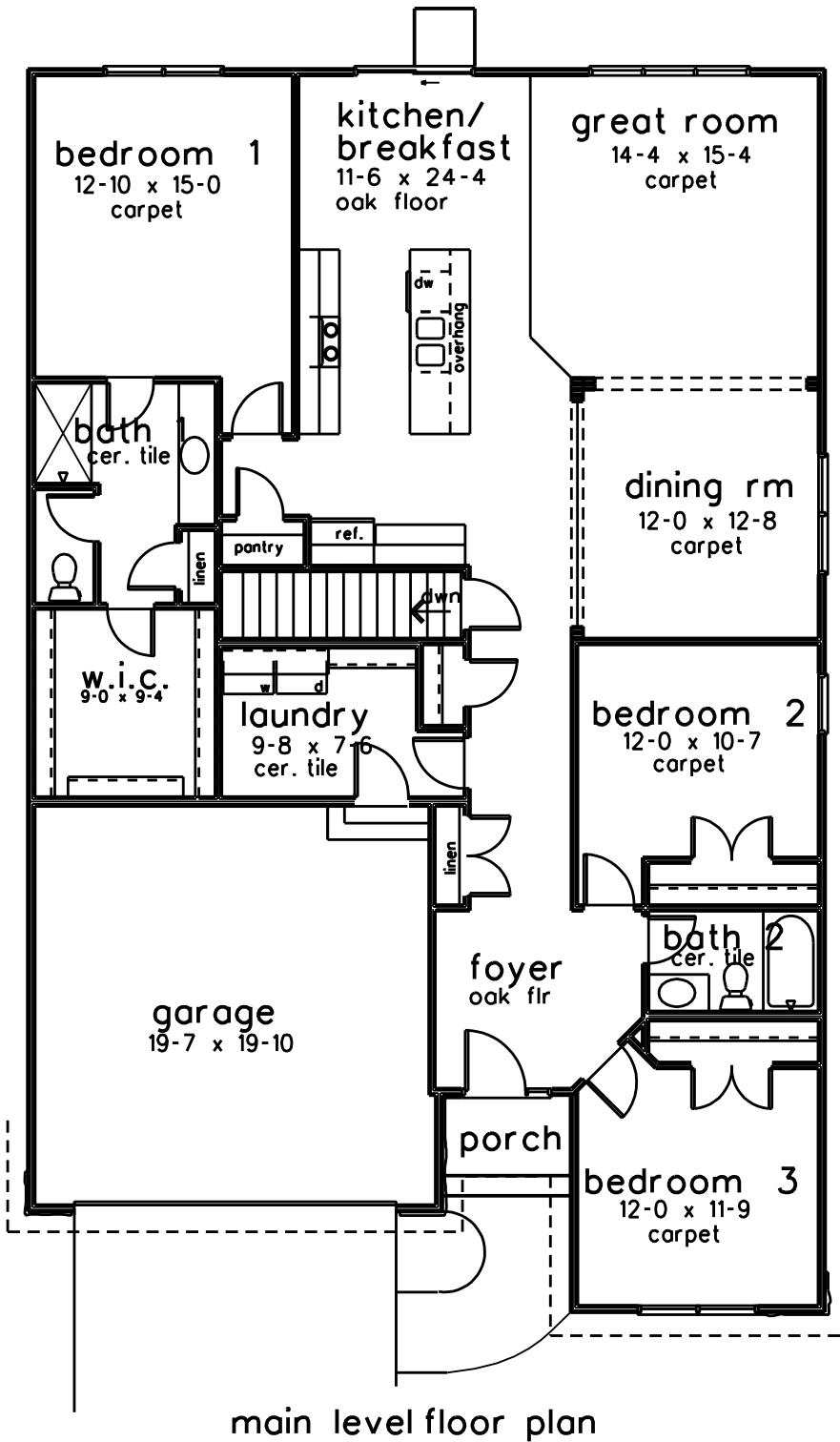
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## The Oakfield



luxury bath option



main level floor plan



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The Lynford



## The Lynford

Premier Series—1707

*This innovative ranch design provides an abundance of bright sunny living areas and flexible multi-purpose rooms set in a dramatic open floor plan. The Lynford design features a three car tandem garage.*

### FEATURES:

- Foyer: spacious and open entry with coat closet and 9' ceiling
- Bedroom 3: 13'5"x 10'6" features a large sunny windows at the front of the home perfect for a home office
- Bedroom 2: 10'x11'9" quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 13'1"x 14'1" bright and airy room with 9'ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.
- Dining room: 9'6" x 13'1" open to the kitchen and great room, may be formal or informal
- Kitchen: 19'3" x 9'5" features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is

open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking

- Bedroom 1: 15' x 14'2" with 9' ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- Main floor laundry room with an extra closet
- Mud room with space for an optional bench and coat closet
- Three car attached garage
- Full basement
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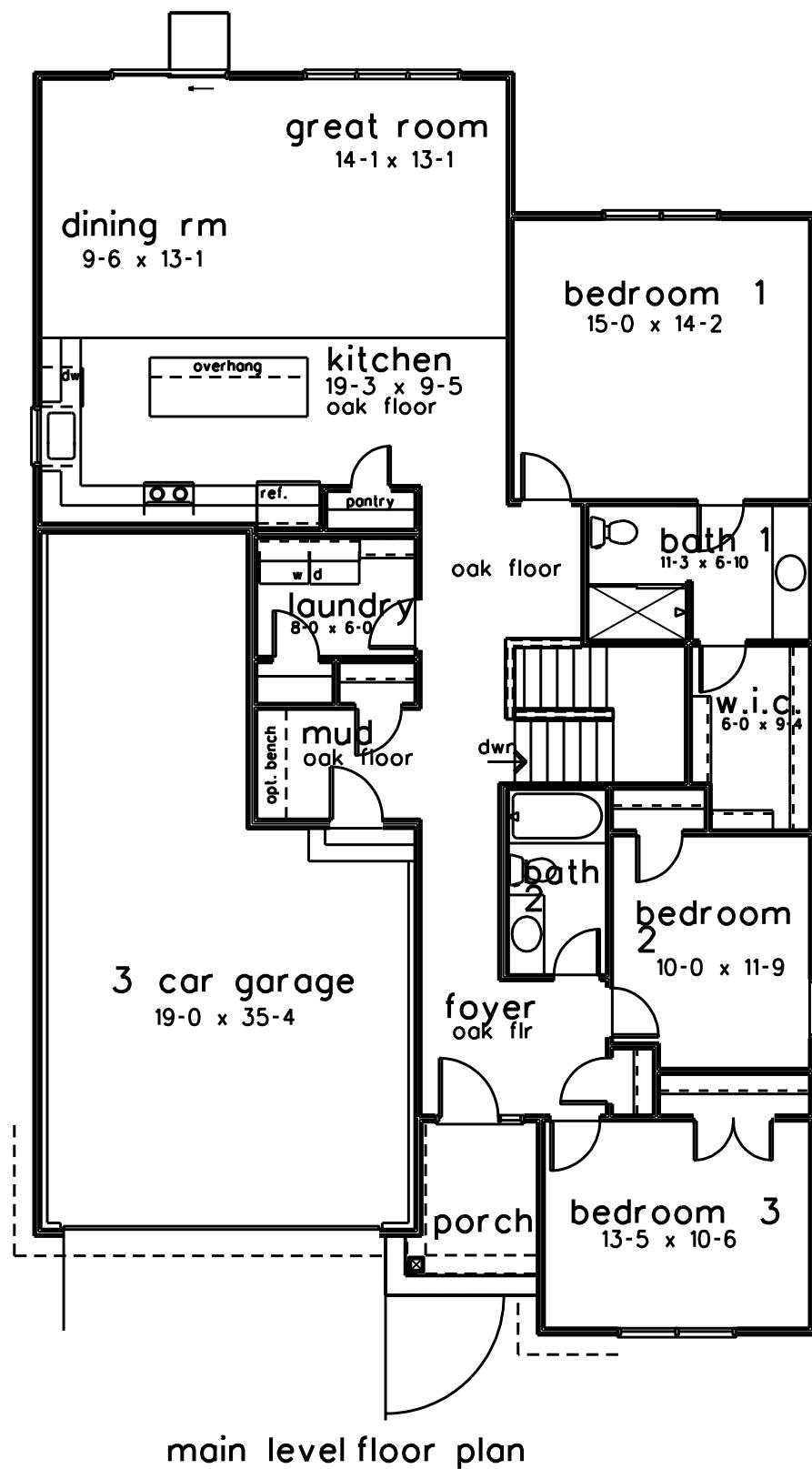
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The Lynford





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**The Legacy**



## **The Legacy**

Premier Series—2523

*The Legacy is a spacious family home which includes 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. New home design features include a second floor laundry room, first floor mud room, and a kitchen fit for families of any size.*

### **FEATURES:**

- Foyer: the beautiful covered entry leads to the open foyer, which features two sidelight windows, a coat closet, and 9' ceiling
- Living Room/Den: 11'x 11' can easily be transformed into a first floor bedroom.
- Great Room: 18'4"x15' three windows, 9' ceiling, open to kitchen and dining area
- Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/dining area. Sink is set on an angle under two corner windows.
- Dining Area: 12' x 15'4" open to the great room, features a pepper box bay with a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.

- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: has a long vanity, shower, separate soaking tub, linen closet and an oversized 8' x 11'10" walk-in closet.
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11'x 11'8" features a walk-in closet
- Bedroom 4: 12'x11'7" features a walk-in closet
- Bathroom 2: full bathroom
- Laundry Room: 7'11" x 8'5" second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
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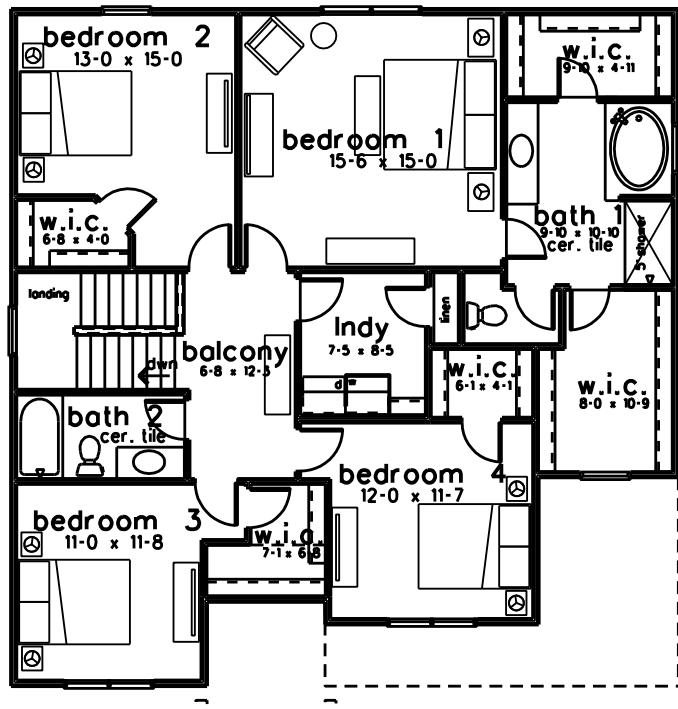
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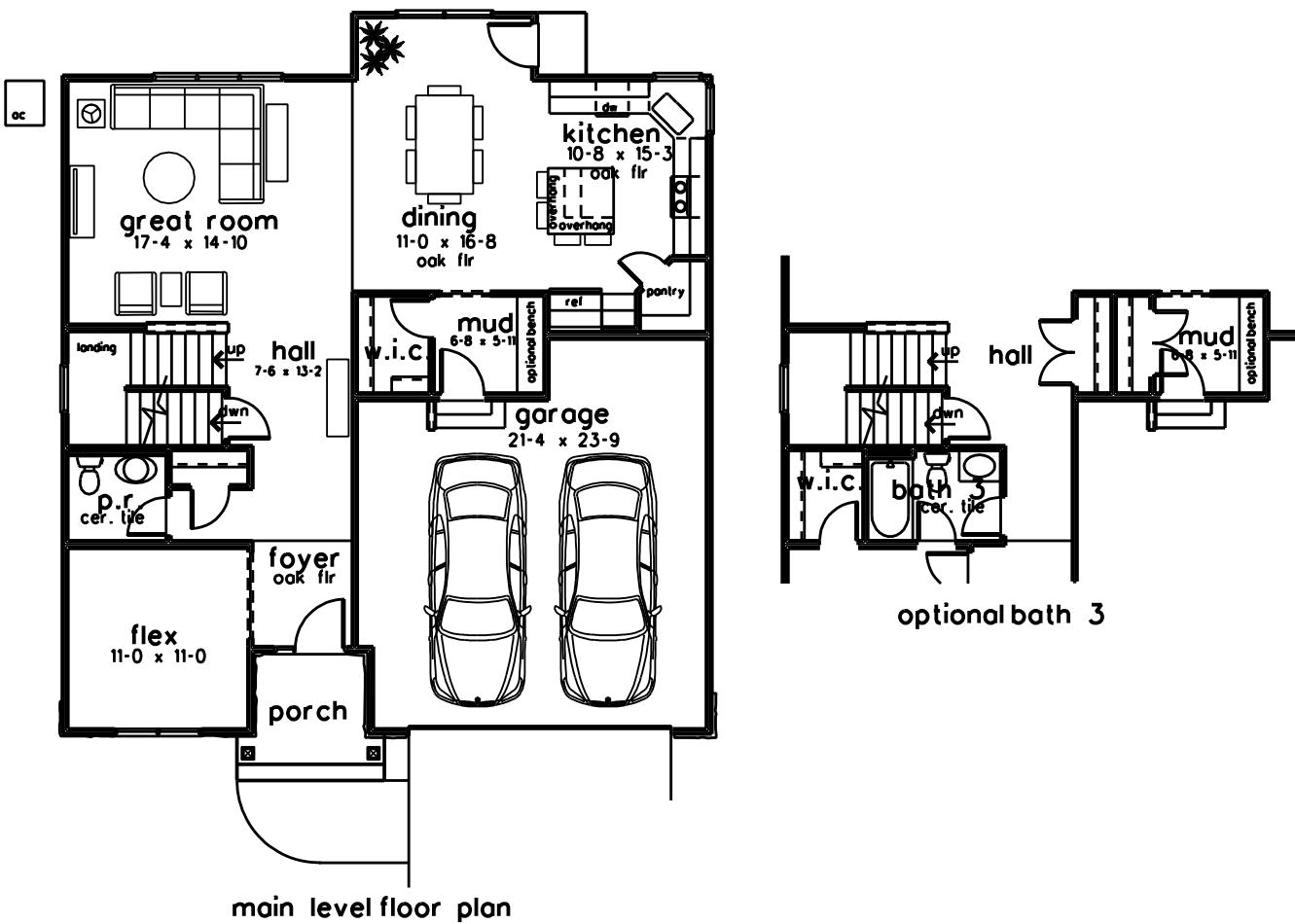
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The Legacy



upper level floor plan



main level floor plan



Elevation A

Craftsman Elevation



## The Sandhill

Premier Series—2400

*The Sandhill plan is open concept living at its best! This fantastic first floor master plan features comfortable open living spaces, 9' first floor ceilings, 4 bedrooms, 3 bathrooms, a spacious second floor loft, a full basement, and a dramatic kitchen dining/great room area. Stone or brick options are available with a spacious porch.*

### FEATURES:

- Foyer: 9' ceiling, coat closet and a side light window
- Dining Room: open to kitchen and great room. This open layout provides plenty of entertainment opportunities.
- Great Room: bright and open gathering space with triple window and views of breakfast, kitchen and dining rooms
- Kitchen: features an oversized island with eating bar, stainless steel appliances, custom cabinets, granite counters, wood floors and a pantry. The kitchen is open to both the great room and dining room.
- Bedroom 1: Spacious first floor master bedroom
- Master bathroom features a long vanity, shower, linen closet and a large walk-in closet
- Bedroom 2: first floor bedroom may also be used as a home office or flex room
- Bathroom 2: full bathroom with nearby linen closet
- Laundry room on the first floor
- Bedroom 3: generously sized second floor bedroom with a walk-in closet and nearby full bathroom and loft
- Bedroom 4: generously sized bedroom with a sitting/study area, walk-in closet and nearby full bathroom and loft
- Loft: located on the second floor makes a great family room
- Bathroom 3: full bathroom located on the second floor. A generous linen closet is located nearby.
- Full basement
- Two car attached garage
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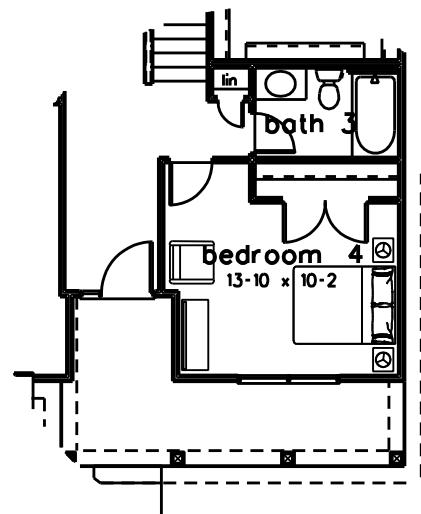
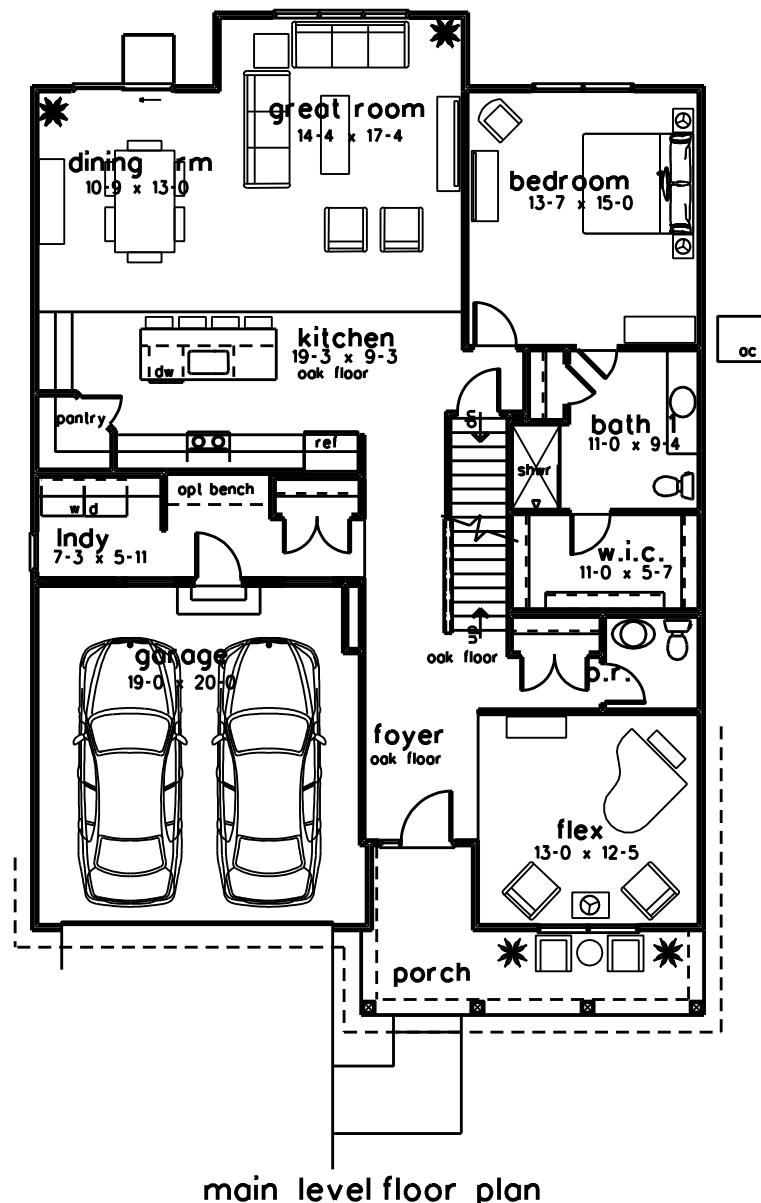
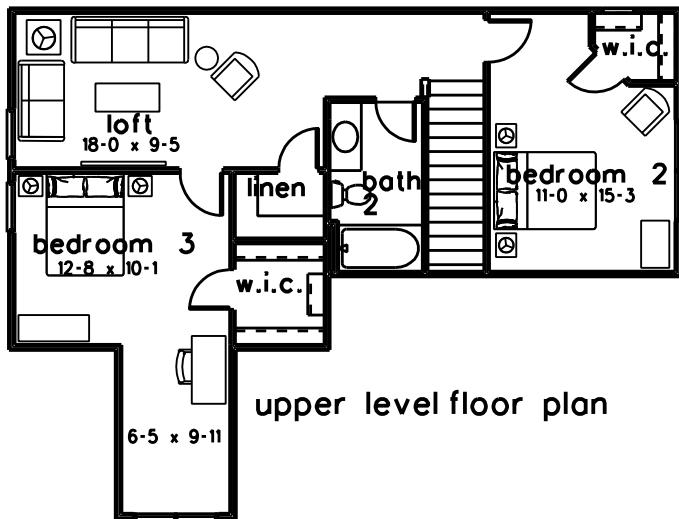
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## The Sandhill





## **The Rockwell**

Premier Series—2541

*This striking modern traditional home features a covered front entry, an open floor plan boasting four bedrooms, 2½ bathrooms, a away room and an airy great room with tall windows.*

### **FEATURES:**

- Foyer: spacious entry with wood floors
- Away Room: 9'3" x 10'2" off foyer featuring large double windows. Great for piano or home office
- Dining Room: 14'6" x 10'9" features large double windows
- Great Room: 18'4" x 16'2" boasts triple windows, which create a light and airy environment for family gatherings
- Kitchen: 17' 8" x 15'8" luxury kitchen showcases a large pantry, long center island with eating bar, custom crafted cabinetry, stainless steel appliances and oak floors.
- Powder Room: houses a pedestal sink
- Mud room: from garage to kitchen with coat closet
- Master Bedroom: 15'2" x 12'9" spacious bedroom retreat with adjoining private bath.

- Master Bath: includes an expansive walk-in closet, private water closet, soaking tub with a window set above. This allows bright light into the room and a separate shower.
- Bedroom 2: 10'0" x 10'2"
- Bedroom 3: 11'4" x 11'
- Bedroom 4: 14'1" x 11'9" features a walk-in closet
- Bath 2: full bath
- Second floor laundry room
- Full basement
- 2 car attached garage with extra storage area
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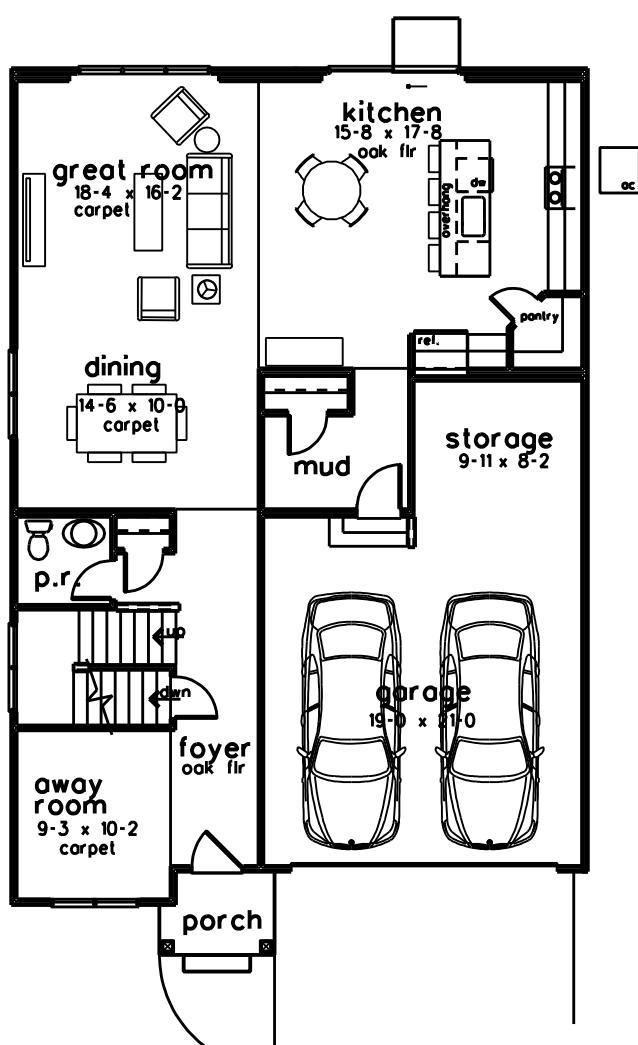
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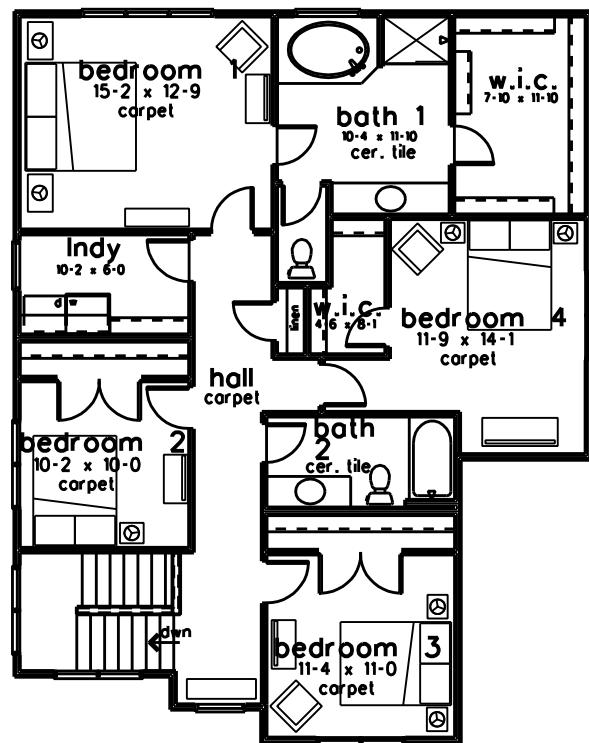
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# The Rockwell



## **main level floor plan**



## **upper level floor plan**



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The Larkspur



## The Larkspur

Premier Series—2774

*The Larkspur is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor study and dining room into a fifth bedroom with a full bathroom.*

### FEATURES:

- Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling
- Study: 11' x 10' can easily be transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet to replace the dining room. Bedroom 5 would be 11' x 15'6".
- Dining Room: 14' x 11' can be transformed into a full bathroom and closet if the study is converted into a fifth bedroom. Bedroom 5 would be 11' x 15'6".
- Great Room: 18'4" x 14'10" three windows, 9' ceiling, open to kitchen and breakfast room
- Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/breakfast room. Sink is set on an angle under two corner windows.
- Breakfast Room: 12' x 14'1" open to the great room, features a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.
- Powder Room: first floor half-bath near the coat closet
- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized walk-in closet
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11' x 14'8" features a walk-in closet
- Bedroom 4: 12' x 15'7" features a walk-in closet
- Bathrooms 2: full bathroom
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice. Please review the Construction Standards and Energy Features brochure and contract blueprint for detailed information.



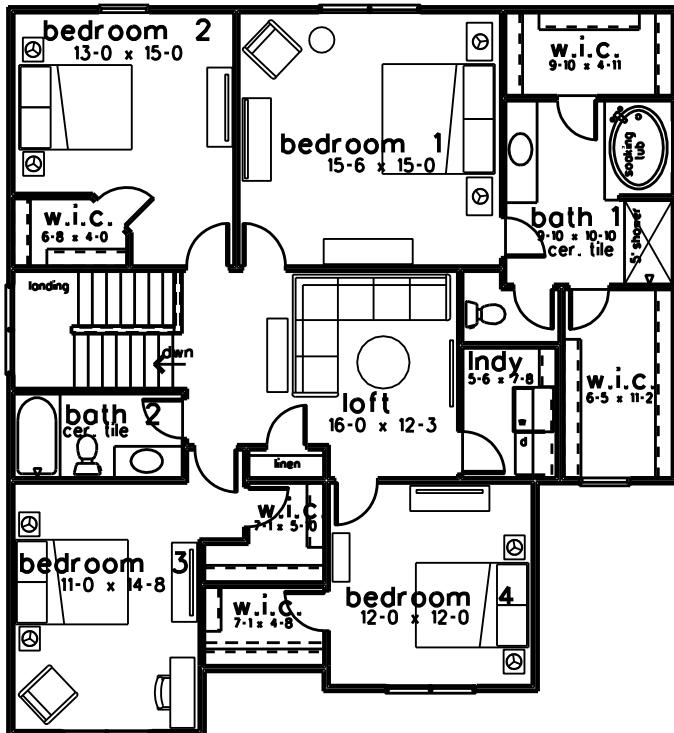
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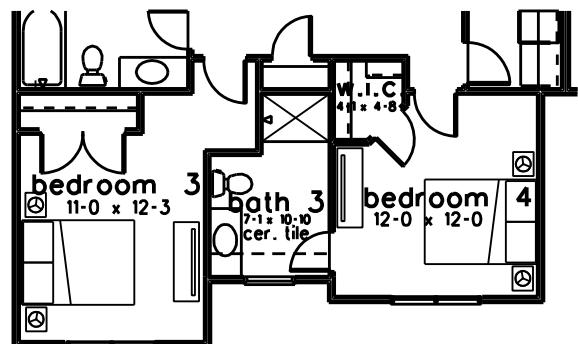
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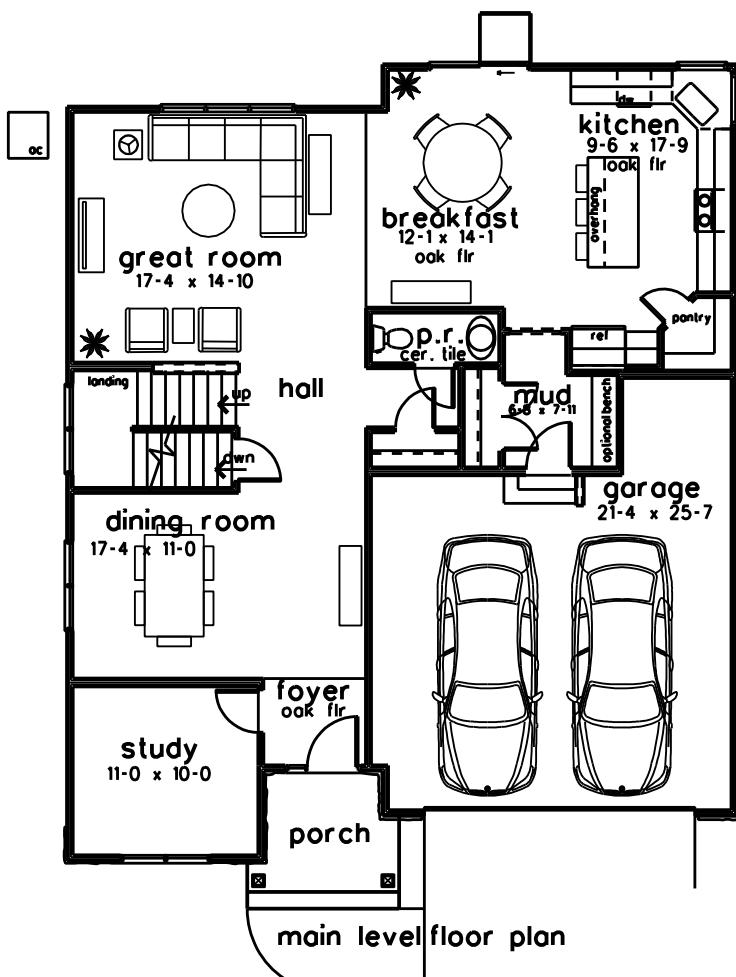
The Larkspur



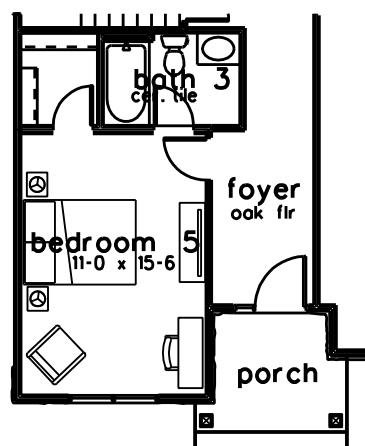
upper level floor plan



optional bath 3



main level floor plan



optional 5 bedroom/3 bath



## The Maple Hill

Premier Series—2945

*The Maple Hill is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor flex and powder room into a fifth bedroom with a full bathroom and walk-in closet.*

### FEATURES:

- Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling
- Flex: 11' x 11' can be used as a study or living room or transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet. Bedroom 5 would be 11' x 11'.
- Great Room: 18'4" x 15' three tall windows, 9' ceiling, open to the kitchen and dining room
- Kitchen: 15'2" x 15' features long island with eating bar, stainless steel appliances, custom cabinets and a spacious walk-in pantry 6' x 7'3". The kitchen is open to the great room/dining room.
- Dining Room: 14' x 10' open to the great room, features three windows and a swing door to the rear yard. This ample eating area can fit a large table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks, sitting bench, or countertops for a creative way to store the kids' backpacks, sports equipment, or add hobby center.
- Powder Room: first floor half-bath near the coat closet
- Bedroom 1: 15'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized 9'10" x 8'10" walk-in closet
- Bedroom 2: 13' x 15' features a walk-in closet
- Bedroom 3: 11' x 11'8" features a walk-in closet
- Bedroom 4: 12' x 11' features a walk-in closet and an optional private bath
- Bathroom 2: full bathroom
- Loft: 16'5" x 12'3" makes a great study or TV area for the family
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice. Please review the Construction Standards and Energy Features brochure and contract blueprint for detailed information.



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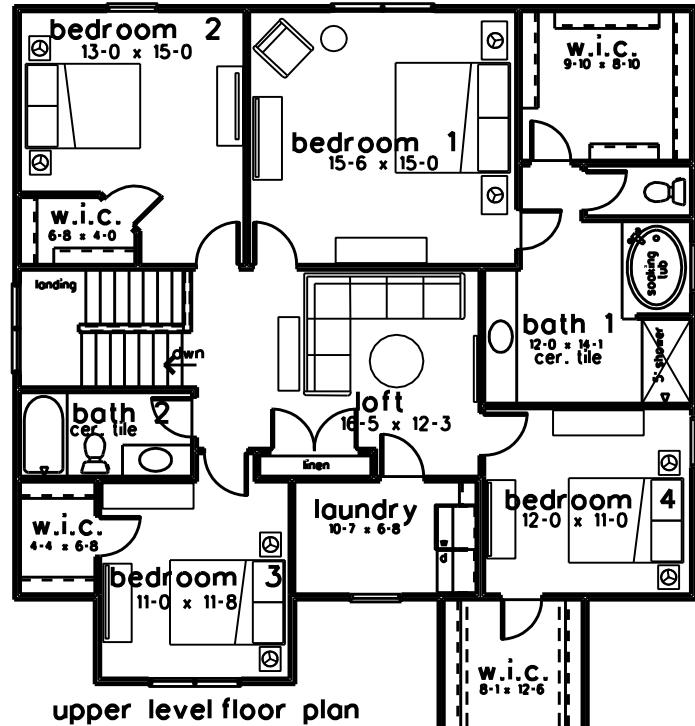
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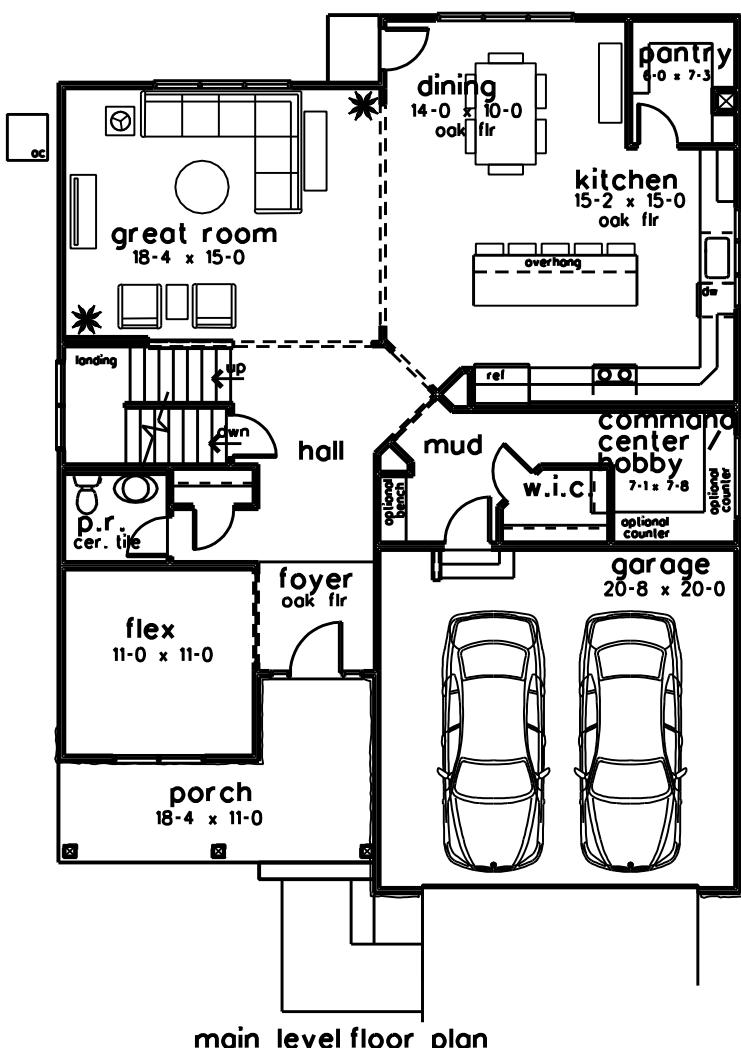
# AIRHART CONSTRUCTION

*"Building a Better Tomorrow"*

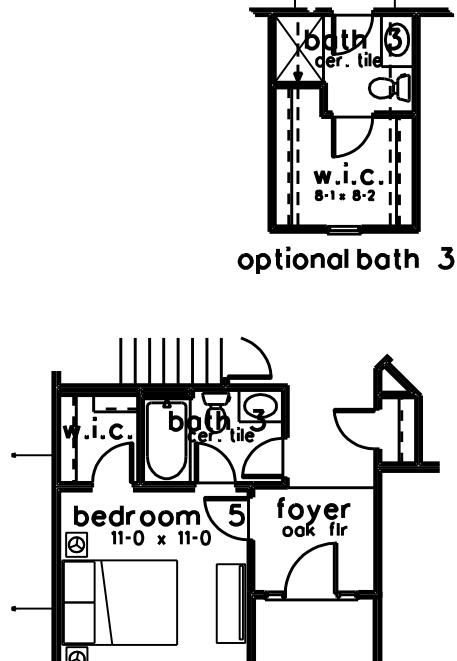
The Maple Hill



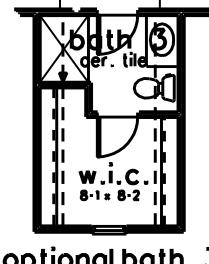
upper level floor plan



main level floor plan



optional bath 3



optional bath 3

## **AIRHART CONSTRUCTION CORP.**

### **A DEVELOPMENT PROPOSAL FOR PROPERTY LOCATED AT MUNHALL AVE AND S. TYLER ROAD, ST CHARLES, ILLINOIS**

#### **SIMILAR PROJECT EXPERIENCE**

The following projects illustrated in this section have been, or currently are being, designed and developed by Airhart Construction. They are examples of development projects similar in scale, housing and scope of the proposed. For each of these projects, the enclosed data sheets include a project description, design aspects, development objectives, site plan and demographics.

- **The Cottages at College Station**  
Wheaton, Illinois
- **The Row Homes at Courthouse Square**  
Wheaton, Illinois
- **Fisher Farm Manor Homes**  
Winfield, Illinois
- **The Townhomes at Mackenzie Place**  
Wheaton, Illinois
- **Park Place Cottages**  
Lombard, Illinois
- **Stafford Place**  
Warrenville, Illinois

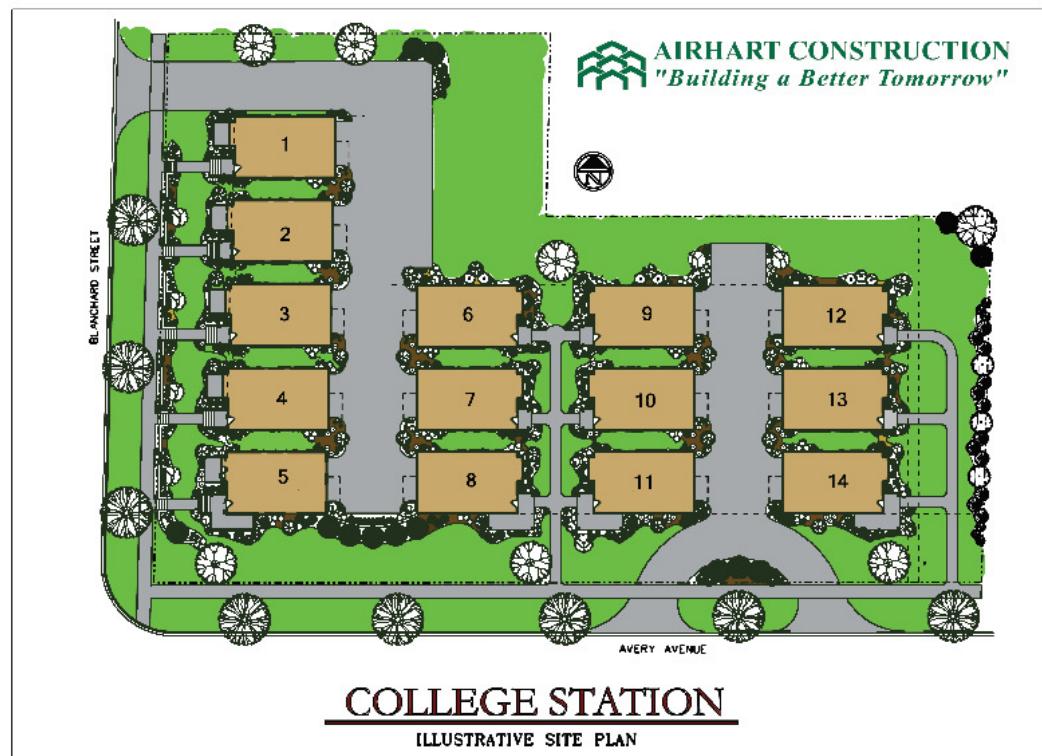
## College Station

Wheaton

College Station was a redevelopment of decaying properties located on the eastern edge of Wheaton, near the College Avenue train station. Airhart Construction put under contract 3 abandoned homes and a mixed use commercial and residential building and originally rezoned the properties into an 18 unit townhome development. The housing crash of 2007-2011 put the development completely on hold prior to building a townhome.

Revived in 2012, College Station was redesigned and developed into 14 single family cottage style row homes on small lots (30 feet wide by 70 feet deep). The homes border a common drive aisle and landscaped

courtyard. The development included underground detention storage, redevelopment of existing public streets along with a comprehensive landscape plan for the new neighborhood. The home designs focused on modern living requirements while aesthetically blending with the existing neighborhood. The homes were sized from 1,350 square feet to 2,000 square feet.



### Demographics of College Station

Total Lots:	14	
Total Occupied:	14	100%
Households with school age children:	2	14%
Households with 2 adults:	10	71%
Households with 1 adult:	4	29%
Households with working adult:	14	100%
Households with retired adult:	0	0%

## Courthouse Square

### Wheaton

Courthouse Square is an adaptive re-use of the Historic DuPage County Courthouse property. This development focused on providing a historic context of the structures and the enviable downtown location to provide a vibrant residential redevelopment of the property.

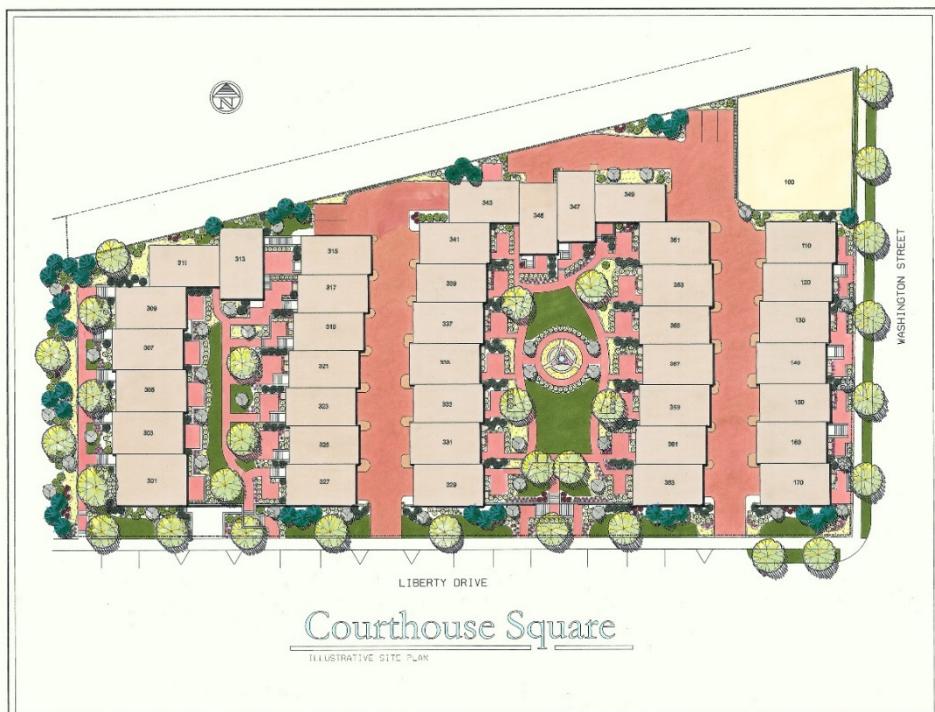
Airhart Construction teamed with Focus Development on acquisition, zoning, TIF agreement with Wheaton and redevelopment of the property into row homes, mid-rise condominiums, and commercial office space.

Airhart Construction handled the

design, development and construction of the 43 row homes which were focused on the luxury buyer looking for an in-town location. The row homes were constructed around raised courtyards that provided heavily landscaped open areas and private patios for the owners, unique to a downtown development. In addition, the row homes had roof terraces which provided additional outdoor living space to enjoy views of the courtyards and surrounding neighborhood.

### Demographics of Courthouse Square

Total Lots:	42
Total Occupied:	41 97.6%
Households with school age children:	4 9.7%
Households with 2 adults:	38 92.5%
Households with 1 Adult:	3 7.3%
Households with working adult:	31 75.6%
Households with retired adult:	10 24.3%



# Fisher Farm

Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

## Demographics of Fisher Farm

Total Lots: 71

Total Occupied or Contracted: 69 97%

Households with children: 9 13%

Number of children under 18 yrs. old: 15 .217  
per home

Households with 2 adults: 66 96%

Households with 1 adult: 3 4%

Households with working adult: 48 70%

Households with retired adult: 21 30%



# Mackenzie Place Townhomes

## Wheaton

Mackenzie Place is a redevelopment of an existing neighborhood that the City of Wheaton had targeted under their comprehensive zoning plan. Airhart Construction put under contract 13 different properties, annexed, rezoned and developed Mackenzie Place into 36 townhomes and 5 single family home properties. The townhomes targeted buyers interested in first floor bedrooms with high amenity finishes. A private road was installed along with 2 ponds and heavy landscaping to provide an aesthetically pleasing environment.

The single family lots bordering the east side of Mackenzie Place on Stoddard Ave. provided a buffer between the townhomes and existing neighborhood. Airhart Construction contracted for an additional property on Stoddard and developed three more single family homes continuing the redevelopment of this area.



### Demographics of Mackenzie Place Townhomes

Total Lots:	36
Total Occupied:	36 94%
Households with school age children:	1 3%
Households with 2 adults:	34 94%
Households with 1 person:	2 6%
Households with working adult:	22 61%
Households with retired adult:	14 39%

# **Park Place**

## Lombard

Park Place is a redevelopment of a failed bank owned condominium development that did not go vertical. Airhart Construction put the property under contract, rezoned it to unattached residential under a PUD, re-engineered and developed the property utilizing infrastructure installed for the failed condominium including underground detention storage.

Park Place was designed and developed into 6 single family cottage style row homes on small lots (30 feet wide by 70 feet deep). Located only a block from the downtown Lombard commercial district and 2 blocks from the train station the neighborhood was designed with walkability in mind. The homes front on existing streets with large front porches maximizing curb appeal with garages behind accessing a common drive aisle.

The home designs focus on modern living requirements while aesthetically blending with the existing neighborhood. Extensive landscaping was installed and a pocket park developed for private usage of the residents.



ILLUSTRATIVE SITE PLAN LOMBARD, ILLINOIS

### **Demographics of Park Place Cottage Row Homes**

Total Lots:	6
Total Occupied:	6 100%
Households with school age children:	1 16.7%
Households with 2 adults:	4 66.7%
Households with 1 person:	2 33.3%
Households with working adult:	6 100%
Households with retired adult:	0 0.0%

# Stafford Place

## Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

#### Demographics of Garden Homes

Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	50%
Households with retired adult:	5	50%

#### Demographics of Cottage Row Homes

Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%

#### Demographics of Ray Street Homes

Total Lots:	3	
Total Occupied:	3	100%
Households with school age children:	2	67%
Number of school age children:	3	1 per home
Households with 2 adults:	3	100%
Households with 1 adult:	0	0%
Households with working adult:	3	100%
Households with retired adult:	0	0%

#### Demographics of all Stafford Place

Total Lots:	27	
Total Occupied or contracted:	20	74%
Households with school age children:	5	25%
Number of school age children:	7	.35 per home
Households with 2 adults:	15	75%
Households with 1 adult:	5	25%
Households with working adult:	14	72%
Households with retired adult:	5	28%

# AIRHART CONSTRUCTION

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May 21<sup>st</sup>, 2020

Ellen Johnson  
City Planner  
Community & Economic Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Inclusionary Housing Fee

Dear Ellen,

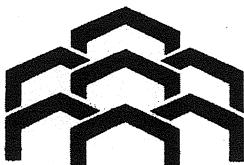
Thank you for your time and the information you supplied regarding the scope and financial impact of the Inclusionary Housing Fee on our project. As discussed, we have concerns with the amount of the flat fee charged in relation to price point we are trying to meet and its effect on those we are trying to supply housing.

The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community and at this point they may even be on a fixed income. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

For us to provide marketable housing to this group, cost is critical. Our pricing goal is to start in the mid \$400,000's. Uniquely, the Inclusionary Housing fee adds almost 1% to the total cost of the housing. This Inclusionary Housing fee pushes the cost of this housing even higher impacting a group of home purchasers of which many will be on a fixed income.

In addition, this fee has no relation to overall sales price. The fee charged is a flat fee, instead of a percentage of sales price. Since we are trying to construct housing in the mid \$450,000 range it has a much greater affect than those building a \$1,000,000 home. This seems to go directly against what we are doing by trying to provide housing to this market.

In addition, there does not seem to be an affordable housing crisis in St. Charles. The latest numbers supplied to me by the staff of St. Charles estimate that 17% of the over 11,000 residential units of housing stock in St. Charles are considered affordable. If the goal for affordable housing is 10% of the housing stock at this point there is a 7%, or over 750 residence, cushion of affordable housing.



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# AIRHART CONSTRUCTION

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Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, every cost that impacts the bottom line is critical. To be charged an Inclusionary Housing Fee of \$3,966.00 per home adds almost 1% to the market price of the home which is a substantial hurdle.

We request the City of St. Charles either remove the Inclusionary Housing Fee from this project or greatly reduce it. We believe this is appropriate because, if charged, it will create a substantial cost burden to the end users and because there is not an affordable housing crisis in St. Charles. We appreciate your thoughtful consideration.

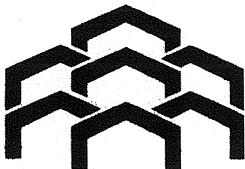
Sincerely,



Court Airhart  
Airhart Construction  
President



Mark Glassman  
Airhart Construction  
Secretary/Treasurer



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# INCLUSIONARY HOUSING WORKSHEET



Name of Development Munhall Glen  
 Date Submitted:  
 Prepared by:

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

## Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	50	X	10%	=	5

## How will the Inclusionary Housing requirement be met?

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

## Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
5	5	X	\$39,665.75	=	\$198,328.75

# AIRHART CONSTRUCTION

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May 21<sup>st</sup>, 2020

Ellen Johnson  
City Planner  
Community & Economic Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: School Land Cash Donation

Dear Ellen,

Thank you for your time and email communication regarding the scope and financial impact of the School Land Cash Donation on our project. As discussed, we have concerns with the size of the donation charged in relation to the student population increase that our project will actually have on the school district.

The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

While these homes are detached single family homes, their impact on the schools is similar to or even less than attached single family homes. Unfortunately there is not a category for this housing within your land/cash donation worksheets.

We have recently built 2 communities very similar to what we are proposing with Munhall Glen. They are the Fisher Farm neighborhood in Winfield and the Garden Home section of Stafford Place in Warrenville. These are homes that typically have 2-3 bedrooms and primarily have only 2 occupants who are not anywhere near school age.

As a part of this submittal I have included:

- 1) Neighborhood design and demographic information on the buyers for Fisher Farm in Winfield.
- 2) Neighborhood design and demographic information on the buyers for the Garden Homes at Stafford Place in Warrenville.
- 3) Land Cash Donation forms filled out for detached single family homes.
- 4) Land Cash Donation forms filled out for attached single family homes.



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# AIRHART CONSTRUCTION

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- 5) Spreadsheet that compares school population totals for Fisher Farm and the Garden Homes at Stafford Place to Munhall Glen.

You can see that these homes produce significantly less children and school population than your detached land cash worksheets predict. In fact, they provide less children and school population than even the attached land cash worksheet predict. Also, your detached housing sheets did not account for 2 bedroom homes.

Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, cost is critical. To be charged detached housing fees for the School District of approximately \$6,343.00 per home adds approximately 1.4% to the market price of the home which is a substantial hurdle. Due to the fact that there is not a category for this type of housing, we request that we be charged Attached Single Family housing fees. This will still generate over \$2,828.00 per home in school donation fees

In addition, this development will supply a substantial boost to the property tax receipts for the School District in perpetuity. With an assumed average sales price of \$475,000 the total fair cash value of all the homes is \$23,750,000 or net taxable value of \$7,916,667.00. Based on the 2019 tax bill and rates, the increase on tax receipts on an annual basis would be approximately \$420,690.00 for the school districts.

We request the City of St. Charles charge attached school donation fees for these homes. We believe this is appropriate and still generates significant dollars for the school district initially and in perpetuity. We appreciate your thoughtful consideration.

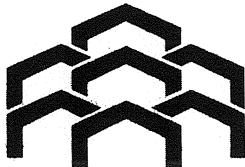
Sincerely,



Court Airhart  
Airhart Construction  
President



Mark Glassman  
Airhart Construction  
Secretary/Treasurer



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(630) 293-3000

# Fisher Farm

Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

## Demographics of Fisher Farm

Total Lots: 71

Total Occupied or Contracted: 69 97%

Households with children: 9 13%

Number of children under 18 yrs. old: 15 .217  
per home

Households with 2 adults: 66 96%

Households with 1 adult: 3 4%

Households with working adult: 48 70%

Households with retired adult: 21 30%



# Stafford Place

## Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

#### Demographics of Garden Homes

Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	50%
Households with retired adult:	5	50%

#### Demographics of Cottage Row Homes

Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%

#### Demographics of Ray Street Homes

Total Lots:	3	
Total Occupied:	3	100%
Households with school age children:	2	67%
Number of school age children:	3	1 per home
Households with 2 adults:	3	100%
Households with 1 adult:	0	0%
Households with working adult:	3	100%
Households with retired adult:	0	0%

#### Demographics of all Stafford Place

Total Lots:	27	
Total Occupied or contracted:	20	74%
Households with school age children:	5	25%
Number of school age children:	7	.35 per home
Households with 2 adults:	15	75%
Households with 1 adult:	5	25%
Households with working adult:	14	72%
Households with retired adult:	5	28%

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development \_\_\_\_\_  
 Date Submitted: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_



Total Dwelling Units: 51

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

Total Dwelling Units w/ Deduction: 50

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

## Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
<b>Detached Single Family</b>	2 Bedroom: 5 units	DU x .136	= .68	DU x .048	= .24	DU x .020	= .1
➤ 3 Bedroom	45	DU x .369	= 16.605	DU x .173	= 7.785	DU x .184	= 8.28
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
<b>Attached Single Family</b>							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
<b>Apartments</b>							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

**Totals**      50 TDU      17.285 TE      8.035 TM      8.38 TH  
 (with deduction, if applicable)

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	17.285	x .025	= .432125
Middle (TM)	8.035	x .0389	= .3125615
High (TH)	8.38	x .072	= .60336

**Total Site Acres**    1.348

## Cash in lieu of requirements:

1.348 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 324,194  
 - credit for 1 existing 3-bedroom house: \$7,023.25

**TOTAL: \$317,170.75**

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Date Submitted: Prepared by:	Munhall Glen 3/23/2020 Court Airhart
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**Total Dwelling Units:** 51

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

**Total Dwelling Units w/ Deduction:** 50

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

## Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
<b>Detached Single Family</b>							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
<b>Attached Single Family</b>							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom	5	DU x .088	= .44	DU x .048	= .24	DU x .038	= .19
➤ 3 Bedroom	45	DU x .234	= 10.53	DU x .058	= 2.61	DU x .059	= 2.655
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
<b>Apartments</b>							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=
<b>Totals</b>	<u>48</u>	TDU		<u>10.97</u>	TE	<u>2.85</u>	TM
	(with deduction, if applicable)						
							<u>2.845</u> TH

## School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	10.97	x .025	= .274
Middle (TM)	2.85	x .0389	= .11
High (TH)	2.845	x .072	= .204
<b>Total Site Acres</b>		<u>.588</u>	

## Cash in lieu of requirements:

.588 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 141,414.00

**Munhall Glen**  
**School District Population Land/Cash Donation**  
**Estimated Population Yield Comparison**  
**to Airhart Construction Neighborhoods**

	Lots (occupied or contracted)	Population	School Children	School Children/DU	Comparison by student population		Comparison by student population percentage	
					School Children per Dwelling Unit vs. Detached	School Children per Dwelling Unit vs. Attached	School Children per Dwelling Unit vs. Detached	School Children per Dwelling Unit vs. Attached
<b>Current Airhart Construction Neighborhoods</b>								
<b>Fisher Farm</b>	69	150	15	0.217	(0.457)	(0.116)	-67.7%	-34.8%
<b>S/P -Garden Homes</b>	10	21	1	0.100	(0.574)	(0.233)	-85.2%	-70.0%
<b>St. Charles - School Land/Cash Worksheet</b>								
<b>Munhall Glen</b>	<b>Lots (New)</b>		<b>School Children</b>	<b>School Children/DU</b>				
<b>Unattached Estimate</b>	50		33.7	0.674				
<b>Attached Estimate</b>	50		16.665	0.333				

# AIRHART CONSTRUCTION

*"Building a better tomorrow"*

May 21<sup>st</sup>, 2020

Ellen Johnson  
City Planner  
Community & Economic Development  
City of St. Charles  
2 E. Main Street  
St. Charles, IL 60174

Re: Park Land Cash Donation

Dear Ellen,

Thank you for your time and email communication regarding the scope and financial impact of the Park Land Cash Donation on our project. As discussed, we have concerns with the size of the donation charged in relation to the population increase that our project will actually have on the Park District.

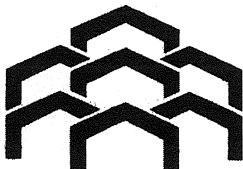
The housing we are proposing are primarily single story and first floor master bedroom detached single family homes. The homes are very much targeted toward an unmet segment in the market, the empty nester to retired. These are people who have been community builders, members of social organizations, churches, etc. They have been in the community and want to stay in the community. However, often there is no readily available new housing to meet their needs. In addition, singles are drawn to this type of housing as well.

While these homes are detached single family homes, their impact on the Park District is similar to or even less than attached single family homes. Unfortunately there is not a category for this housing within your land/cash donation worksheets.

We have recently built 2 communities very similar to what we are proposing with Munhall Glen. They are the Fisher Farm neighborhood in Winfield and the Garden Home section of Stafford Place in Warrenville. These are homes that typically have 2-3 bedrooms and primarily have only 2 occupants and sometimes only 1.

As a part of this submittal I have included:

- 1) Neighborhood design and demographic information on the buyers for Fisher Farm in Winfield.
- 2) Neighborhood design and demographic information on the buyers for the Garden Homes at Stafford Place in Warrenville.
- 3) Land Cash Donation forms filled out for detached single family homes.
- 4) Land Cash Donation forms filled out for attached single family homes.



**BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964**

500 E. Roosevelt Road, West Chicago, IL 60185

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

(630) 293-3000

# AIRHART CONSTRUCTION

*"Building a better tomorrow"*

- 5) Spreadsheet that compares population totals for Fisher Farm and the Garden Homes at Stafford Place to the Park District Land Cash Worksheet for Munhall Glen.

You can see that these homes produce significantly less population than your detached land cash worksheets predict. In fact, they provide less population than even the attached land cash worksheet predict. Also, your detached housing sheets did not account for 2 bedroom homes.

Our marketing goal is to have starting prices in the mid \$400,000's. For us to provide marketable housing to this group, cost is critical. To be charged detached housing fees for the Park District of approximately \$6,621.00 per home adds approximately 1.5% to the market price of the home which is a substantial hurdle. Due to the fact that there is not a category for this type of housing, we request that we be charged Attached Single Family housing fees. This will still generate over \$5,656.00 per home in Park District donation fees

In addition, this development will supply a substantial boost to the property tax receipts for the Park District in perpetuity. With an assumed average sales price of \$475,000 the total fair cash value of all the homes is \$23,750,000 or net taxable value of \$7,916,667.00. Based on the 2019 tax bill and rates, the increase on tax receipts on an annual basis would be approximately \$49,696.00 for the Park District.

We request the City of St. Charles charge attached park donation fees for these homes. We believe this is appropriate and still generates significant dollars for the Park District initially and in perpetuity. We appreciate your thoughtful consideration.

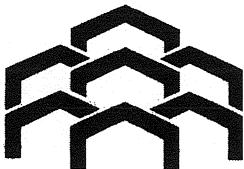
Sincerely,



Court Airhart  
Airhart Construction  
President



Mark Glassman  
Airhart Construction  
Secretary/Treasurer



**BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964**  
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# Fisher Farm

Winfield

Fisher Farm is a neighborhood of low maintenance manor homes developed on an open parcel surrounded by developed properties. Airhart Construction put under contract the vacant property, annexed and rezoned it into the Village of Winfield. The development included 71 single family lots, a 3 acre pond, 1.6 acres of natural and wetland development, walking trails and the redevelopment of a portion of the Klein Creek Golf Course that is along the western border of Fisher Farm. The homes are situated on smaller (1/8 of an acre) lots and are designed to maximize the scenic views of the golf course, abundant natural areas and tranquil pond.

As part of the planning/marketing for this neighborhood, the Homeowners Association is responsible for the landscaping and snow removal. While originally targeted towards empty nesters who did not want move into attached homes, the common attribute for the buyer of these homes are people who are on the go.

## Demographics of Fisher Farm

Total Lots: 71

Total Occupied or Contracted: 69 97%

Households with children: 9 13%

Number of children under 18 yrs. old: 15 .217  
per home

Households with 2 adults: 66 96%

Households with 1 adult: 3 4%

Households with working adult: 48 70%

Households with retired adult: 21 30%



# Stafford Place

## Warrenville

Stafford Place is a neighborhood consisting of 3 unique housing types creating a diversity of housing and meeting a variety of buyer needs. Airhart Construction worked with the City of Warrenville who had purchased the property with the goal of bringing in a developer under an RFP to redevelop the property and enhance its aesthetics, usage and value as a key entrance into the municipal center of the city.



We designed the property to have a mix of housing which included 13 Cottage Row Homes along the northern border, 11 low maintenance Garden Homes with first floor master bedrooms internal to the site and 3 traditional lots on Ray Street allowing for custom homes along the south border connected to an existing neighborhood. Understanding the transitional nature of this site the design focused higher density along Stafford and lowering density as the development progressed south to Ray Street.

The neighborhood design included a number of features that enhanced the overall aesthetic of this property, connect the residents and utilized the unique topography of the site as it transitioned from north to south. The development met zoning goals of the City of Warrenville acting as a buffer from the density and massing of the Civic Center buildings to the residential properties in the surrounding neighborhoods.

#### Demographics of Garden Homes

Total Lots:	11	
Total Occupied or contracted:	10	91%
Households with school age children:	1	10%
Number of school age children:	1	.1 per home
Households with 2 adults:	10	100%
Households with 1 adult:	0	0%
Households with working adult:	5	50%
Households with retired adult:	5	50%

#### Demographics of Cottage Row Homes

Total Lots:	13	
Total Occupied or contracted:	7	54%
Households with school age children:	2	29%
Number of school age children:	3	.428 per home
Households with 2 adults:	2	29%
Households with 1 adult:	5	71%
Households with working adult:	6	86%
Households with retired adult:	1	14%

#### Demographics of Ray Street Homes

Total Lots:	3	
Total Occupied:	3	100%
Households with school age children:	2	67%
Number of school age children:	3	1 per home
Households with 2 adults:	3	100%
Households with 1 adult:	0	0%
Households with working adult:	3	100%
Households with retired adult:	0	0%

#### Demographics of all Stafford Place

Total Lots:	27	
Total Occupied or contracted:	20	74%
Households with school age children:	5	25%
Number of school age children:	7	.35 per home
Households with 2 adults:	15	75%
Households with 1 adult:	5	25%
Households with working adult:	14	72%
Households with retired adult:	5	28%

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development                          Munhall Glen  
 Date Submitted:  
 Prepared by:



**Total Dwelling Units: 51**

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

**Total Dwelling Units w/ Deduction: 50**

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

## Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>	2 Bedroom: 5 units	DU x 2.017	= 10.085
➤ 3 Bedroom	45	DU x 2.899	= 130.455
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

**Totals**

50

Total Dwelling Units  
(with deduction, if applicable)

140.54

Estimated Total Population

## Park Site Requirements:

Estimated Total Population 140.54 x .010 Acres per capita = 1.4055 Acres

## Cash in lieu of requirements:

Total Site Acres 1.4055 x \$240,500 (Fair Market Value per Improved Land) = \$ 338,022.75  
 - credit for 1 existing 3-bedroom house: \$6,972.10

**TOTAL: \$331,050.65**

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Munhall Glen
Date Submitted:	3/23/2020
Prepared by:	



**Total Dwelling Units:** 51

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

**Total Dwelling Units w/ Deduction:** 50

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

## Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
<b>Detached Single Family</b>			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
<b>Attached Single Family</b>			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom	5	DU x 1.990	= 9.95
➤ 3 Bedroom	45	DU x 2.392	= 107.64
➤ 4 Bedroom		DU x 3.145	=
<b>Apartments</b>			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=
<b>Totals</b>	<u>50</u>		<u>117.59</u>
Total Dwelling Units (with deduction, if applicable)		Estimated Total Population	

## Park Site Requirements:

Estimated Total Population 117.59 x .010 Acres per capita = 1.1759 Acres

## Cash in lieu of requirements:

Total Site Acres 1.1759 x \$240,500 (Fair Market Value per Improved Land) = \$ 282,803.95

**Munhall Glen**  
**Park District Population Land/Cash Donation**  
**Estimated Population Yield Comparison**  
**to Airhart Construction Neighborhoods**

	Lots (occupied or contracted)	Population	Population per Dwelling Unit	Comparison by population count		Comparison by population percentage	
				Population per Dwelling Unit vs. Detached	Population per Dwelling Unit vs. Attached	Population per Dwelling Unit vs. Detached	Population per Dwelling Unit vs. Attached
Current Airhart Construction Neighborhoods							
Fisher Farm	69	150	2.1739	(0.637)	(0.178)	-22.7%	-7.6%
Stafford Place -Garden Homes	10	21	2.1000	(0.711)	(0.252)	-25.3%	-10.7%
St. Charles - Park Land/Cash Worksheet							
Munhall Glen	Lots (New)	Population	Population/D U				
Unattached Estimate	50	140.54	2.8108				
Attached Estimate	50	117.59	2.3518				