



## PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

<b>Project Title/Address:</b>	Munhall Glen		
<b>City Staff:</b>	Ellen Johnson, Planner		
<b>PUBLIC HEARING 9/9/20</b>	X	<b>MEETING 9/9/20</b>	X

**APPLICATIONS:** Map Amendment, Special Use for PUD, PUD Preliminary Plan

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

Staff Report	Traffic Study / HLR Review Letter
Applications & Plans	Email from Resident

**SUMMARY:**

The subject property is comprised of five parcels totaling 15 acres west of S. Tyler Rd. at Munhall Ave. The property contains one single-family home with the remainder in agriculture.

Court Airhart of Airhart Construction Corp. has filed zoning applications requesting approval of a single-family subdivision on the subject property. The plan is similar to a Concept Plan reviewed by the City in June of this year. Details of the proposal are as follows:

- Rezoning to the RS-4 District (6,600 sf minimum lot size).
- 50 single-family home lots with varying lot sizes and widths accommodating a variety of single- and two-story home models.
- Access from Munhall Ave. with gated emergency-only connection to South Ave.
- Internal looped public street configuration with sidewalks.
- Two stormwater detention areas with adjacent “pocket parks”.

The applicant is requesting PUD approval to allow for deviations from certain bulk standards of the RS-4 District. A PUD Preliminary Plan for the development has been provided which includes preliminary engineering, landscape plan, and plat of subdivision.

**SUGGESTED ACTION:**

Conduct the public hearing on the Map Amendment and Special Use and close if all testimony has been taken.

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

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

**INFO / PROCEDURE ON APPLICATIONS**

- MAP AMENDMENT:
- Revision to the zoning map to change the zoning district of a specific property.
  - Public hearing is required, with a mailed notice to surrounding property owners.
  - All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.
- SPECIAL USE FOR PUD:
- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
  - Public hearing is required, with a mailed notice to surrounding property owners.

- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.)
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development  
Community Development Division

Phone: (630) 377-4443

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ST. CHARLES  
SINCE 1834

**Staff Report**

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

**FROM:** Ellen Johnson, Planner

**RE:** Munhall Glen PUD

**DATE:** September 4, 2020

**I. APPLICATION INFORMATION:**

**Project Name:** Munhall Glen

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

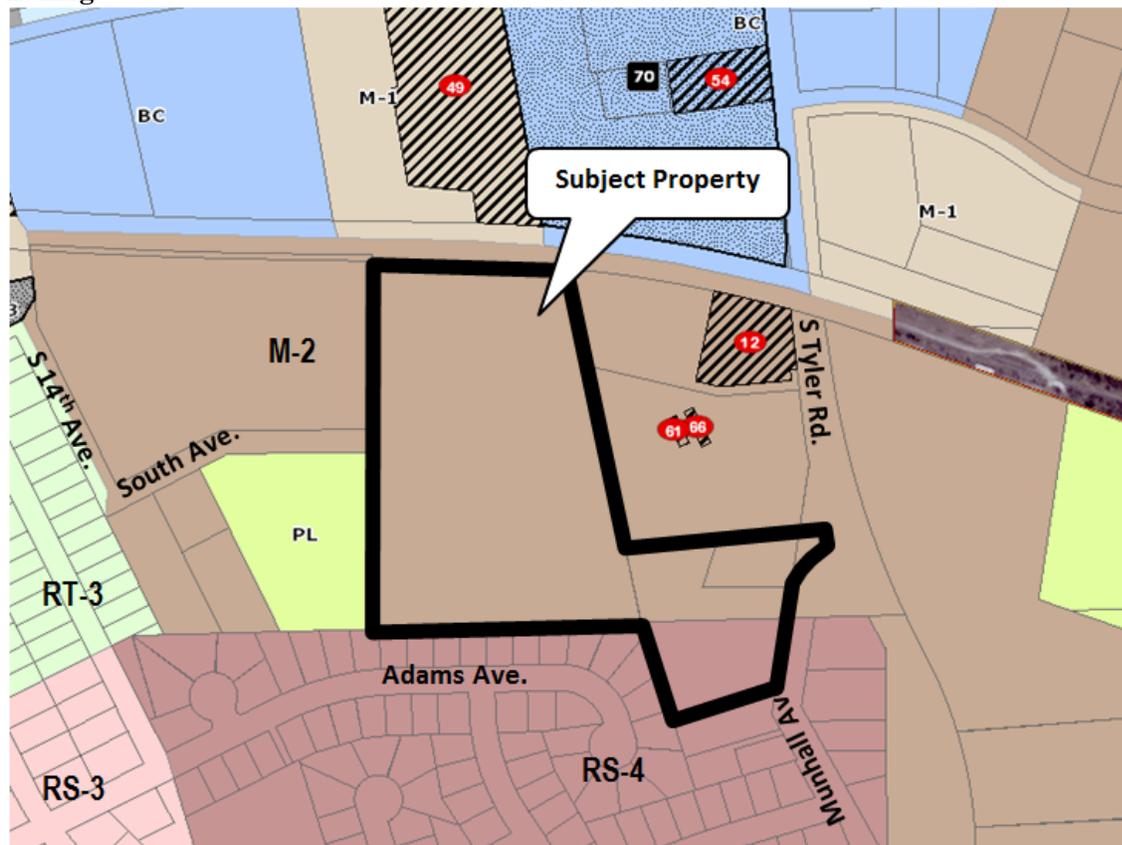
**Purpose:** Development approvals for a 50-lot single-family subdivision

<b>General Information:</b>		
<b>Site Information</b>		
Location	West of Munhall Ave. at Tyler Rd. (5 parcels)	
Acres	670,397 sf / 15.39 acres	
Applications:	Map Amendment Special Use for Planned Unit Development PUD Preliminary Plan	
Applicable City Code Sections	Ch. 17.12 – Residential Districts Ch. 17.26 – Landscaping & Screening Title 16 Subdivisions & Land Improvement	
<b>Existing Conditions</b>		
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)	
<b>Zoning Summary</b>		
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
<b>Comprehensive Plan Designation</b>		
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 lot towards Tyler Rd.

### B. CONCEPT PLAN

In June 2020, the Plan Commission reviewed a Concept Plan for a 51-lot single-family subdivision called Munhall Glen, submitted by Airhart Construction Corp. Plan Commission expressed general support for the proposed single-family land use, and offered the following feedback:

- A roadway connection to South Ave. should be incorporated into the plans to promote public safety, accessibility and mobility.
- Mature, high-quality trees on the site should be preserved where possible.
- Additional open space should be incorporated where possible.
- Some concerns were expressed about the overall density and lot sizes / lot coverage.

Members of the public that participated in the meeting expressed a desire for more greenspace and stated concerns about the overall density and traffic impacts on the surrounding neighborhood.

Planning & Development Committee reiterated some of the Plan Commission comments, including general support for the land use and overall project, with some concerns regarding density. Committee members also expressed a preference for a South Ave. roadway connection.

### C. PROPOSAL

Court Airhart of Airhart Construction Corp. has filed zoning applications requesting approval of a single-family subdivision on the subject property. The site plan is similar to the Concept Plan previously reviewed.

Details of the proposal are as follows:

- Rezoning to the RS-4 Suburban Single-Family Residential District (6,600 sf min. lot size).
- Demolition of the existing single-family house fronting Munhall Ave.
- Access to the subdivision from Munhall Ave. with gated emergency-only connection to South Ave.
- Internal looped public street configuration with sidewalks on both sides of the street.
- 50 single-family home lots:
  - Lot sizes range from 6,307 sf – 15,263 sf. Average lot area = 8,154 sf.
  - Lot widths range from 48 ft. – 95 ft. Average lot width = 63.7 ft.
  - Variety of single- and two-story home models (approx. 1,600-3,000 sf; 2-4 bedrooms).
    - Wider lots will accommodate the “Garden Series” models (1 & 1½-story).
    - Narrower lots will be available for the “Premier Series” models (1 & 2-story).
- Two stormwater detention areas with adjacent “pocket parks”.

The following Zoning Applications have been submitted in support of this project:

1. **Map Amendment** – To rezone the property from the M-2 Limited Manufacturing District and RS-4 Suburban Single-Family Residential District to entirely RS-4 Suburban Single-Family Residential District.
2. **Special Use for Planned Unit Development** – To establish a PUD with unique development standards for the property.
3. **PUD Preliminary Plan** – To approve preliminary engineering plans, landscape plan, and preliminary plat of subdivision.

### III. 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 these locations 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.*

#### IV. ANALYSIS

##### A. ZONING

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

*“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. This subdivision was platted in the late 1970s and is known as Cambridge.

PUD approval is also requested to accommodate certain deviations from bulk standards of the RS-4 District.

The table below compares the RS-4 District requirements with the proposed plan. Requested zoning deviations are denoted in ***bold italics***. The plan proposes a variety of lot sizes and lot widths. Zoning deviations are needed to allow some lots under the 6,600 sf minimum lot area, and some under the 60 ft. minimum lot width. Deviations from building coverage and interior side yard setbacks are also requested.

	<b>RS-4</b>	<b>Proposed Plan</b>
<b>Min. Lot Area</b>	6,600 sf	<b><i>Range from 6,307 sf – 15,263 sf</i></b> (Average: 8,154 sf 13 lots are under 6,600 sf)
<b>Min. Lot Width</b>	60 ft.	<b><i>Range from 48 ft. – 95 ft.</i></b> (Average: 63.7 ft 23 lots are under 60 ft.)
<b>Max. Building Coverage</b>	30%	<b>37.5%</b>

<b>Max. Building Height</b>	34 ft. / 2 stories, whichever is less	34 ft. / 2 stories
<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.	<i>Combined width of 12 ft., neither side less than 6 ft.</i>
<b>Min. Rear Yard</b>	30 ft.	30 ft.

**B. LANDSCAPING**

A landscape plan has been submitted as part of the PUD Preliminary Plan. The plan depicts street trees within the parkway and trees along the rear lot lines of each lot. Planting plans for the two “pocket parks” located on the outlots are also included. A homeowners’ association will be responsible for maintaining the outlots.

***Staff Comments***

- Trees are prohibited within public utility & drainage easements; easements are required along the rear 10 ft. of all lots. Rear yard trees are not required. If trees are desired by the applicant, they should be shifted out of the easement. One potential solution offered by the applicant is to shift the utility easement back, providing a planting area between the rear lot lines and the easement. This would need to be shown on a plan and reviewed by engineering.
- Privacy fencing should be considered for lots backing up to non-residential land uses.
- Planting plans are needed for the stormwater detention areas.
- The street tree species will need to be modified for conformance with the acceptable species indicated in the City’s Urban Forestry Management Plan.
- Spacing of some of the street trees shall be modified. Street trees must be placed at least 5 ft. away from public sidewalk and driveways and shall be planted 20-40 ft. apart.

**Tree Preservation Plan**

The applicant has submitted a Tree Preservation Plan. Per Section 8.30.070 of the City Code, Tree Preservation Plans shall include a survey of existing trees 6” or more in diameter, with tree preservation zones identified.

The submitted Tree Preservation Plan splits the subject property into five zones. Trees greater than 6” in diameter were surveyed in the Residential Zone. General composition of vegetation was documented in the remaining zones. A total of 10 trees were surveyed in the Residential Zone. 9/10 are recommended for protection, if possible. However, the Plan notes that proposed construction will impact 100% of the site due to grading, etc., which will affect existing trees. It notes that new parkway trees and rear yard trees will be, “more beneficial to the long-term health of the trees on the site as well as neighboring properties”.

City Code states that high-quality trees should be preserved and protected. Removal of such trees is authorized when one or more of the following conditions exist:

1. The tree is diseased, dead or dying.
2. The tree is damaged or injured to the extent that it is likely to die or become diseased, or such that it becomes a hazard.

3. Removal of the tree is consistent with good forestry practices, that is, consideration is given to the species of the tree, location, conditions, age, safety, and the historic and aesthetic value of the tree to be removed.
4. Removal of the tree will enhance the health of remaining trees within the immediate vicinity.
5. Removal of the tree is required to repair a sewer line or water main, or excavation for such repair will damage the tree to the extent that it is likely to die or become diseased.
6. All reasonable efforts have been undertaken in the land planning, architectural and engineering design of the proposed building, building addition, development or site improvement to minimize tree damage and/or removal, and the tree or trees must be removed to provide adequate space for the permitted construction.

#### ***Staff Comments***

- An exhibit is needed depicting the location/extent of the five zones identified in the Tree Preservation Plan.
- None of the nine trees identified for preservation are incorporated into the Landscape Plan. If any existing trees are to be kept, they shall be depicted on the Landscape Plan with protective measures indicated.

#### **E. SITE ACCESS / STREET IMPROVEMENTS / TRAFFIC STUDY**

Full access to the development is proposed from Munhall Ave., with secondary access via a connection to South Ave. to the west. The internal public street forms a looped configuration. The looped street is proposed as a public street. Proposed ROW width is 60 ft. with 27 ft. wide pavement measured from curb face. This pavement width permits parking on one side of the street.

#### **South Ave. Connection**

Proposed is for the South Ave. connection to be gated at the property line and utilized as an emergency fire access road. Various City departments have expressed preference for a full, open connection to South Ave. The Fire Dept. cited snow removal concerns if the connection is gated. Public Works is not supportive of a gate blocking public right-of-way and prefers to require South Ave. to be constructed to meet current City Code, including curb, gutter and sidewalk up to the end of the existing pavement, approx. 350 ft. west of the subject property. The Police Dept. has requested that a full South Ave. connection be provided, citing that through streets assist public safety in response times and points of access. From a Planning perspective, a full connection would promote inter-neighborhood connectivity and would provide residents with a more convenient route to downtown.

#### **Traffic Impact Study**

The applicant has submitted a Traffic Impact Study prepared by Gewalt Hamilton Associates, Inc., updated 9/2/2020. The study analyses the impact of the proposed development on the adjacent roadway network and concludes that impact will be minimal.

Regarding trip generation, the development is expected to generate 40 trips during the morning peak hour and 52 trips during the evening peak hour. 55% of site traffic is anticipated to travel to/from the site via Rt. 64, with the reminder on Tyler Rd. and 7<sup>th</sup> Ave.

Capacity analyses were performed at four intersections under gated South Ave. and open South Ave. access scenarios. The four intersections analyzed were Tyler Rd. at Munhall

Ave., Indiana Ave. at 13<sup>th</sup> Ave. (north leg), Indiana Ave. at 13<sup>th</sup> Ave. (south leg), and Munhall Ave. at the site access. All intersections are expected to operate at a Level of Service A or B (considered “desirable” based on the LOS ranking system). The study notes the gated vs. open connection to South Ave. has minimal impact on intersection operations.

The study was reviewed on behalf of the City by HLR Engineering. HLR provided a letter dated 9/4/2020 stating it concurs with the findings of the study. One minor revision to Exhibit 6B is needed.

#### F. ENGINEERING

Engineering review comments have been provided to the developer. Certain comments have been discussed with the developer and will require further coordination between the City and developer. These include City replacement of a sanitary sewer main at the north end of the site, improvements to a culvert on the railroad property north of the site, and how stormwater BMPs will be incorporated. All comments will need to be addressed prior to City Council approval of the PUD Preliminary Plan.

#### D. PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted as part of the PUD Preliminary Plan. The plat proposes the following:

- 50 buildable single-family home lots (Lots 1-50).
- Two outlots covering the stormwater detention areas (Outlots A & B). An HOA will be required to own and maintain the outlots.
- Dedication of internal streets to the City (60 ft. right-of-way).
- Dedication of an extension of South Ave. to the City (60 ft. right-of-way).
- 10 ft. public utility and drainage easements along front and rear property lines.

Approval of a Final Plat of Subdivision will be required after PUD Preliminary Plan approval.

#### *Staff Comments:*

- Add “St. Charles” to the location description beneath the subdivision name.
- 10 ft. public utility & drainage easements are needed around the full perimeter of each lot (including outlots, except where easements have previously been granted). Where the side lot line abuts the side lot line of another lot, easement width may be reduced to 5 ft. on each side.
- Stormwater detention easement provisions are provided twice (page 4). Remove the duplicate provisions under the PU&DE provisions.
- Remove public access easement provisions as no public access easements are proposed.
- Remove the County Engineer’s certificate.

#### E. BUILDING ARCHITECTURE

The applicant has submitted a number of home model designs intended to be offered for the proposed development. 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.

The Zoning Ordinance does not contain any monotony restrictions prohibiting, for example, the same models from being constructed on adjacent lots. For one recent residential PUD

approved by the City, language was included in the PUD ordinance requiring a monotony code be incorporated into the Homeowners Association Declaration of Covenants, with a summary of the monotony code restrictions included in the PUD Ordinance.

***Staff Comments***

- Plan Commission should indicate if there is interest in requiring monotony restrictions for this development.
- Garage/driveway locations (left vs. right) are not varied along rows of houses. Requiring variation in garage/driveway placement could be included in monotony provisions.

**F. INCLUSIONARY HOUSING**

The Inclusionary Housing Ordinance, Title 19 of the City Code, requires construction of, or fee in-lieu for, affordable units as a percentage of any new residential development. The Inclusionary Housing worksheet submitted by the applicant proposes payment of a fee in-lieu of providing affordable units. The fee in-lieu amounts to \$194,362.18.

**G. SCHOOL AND PARK DISTRICT**

Land-Cash worksheets submitted by the applicant have been forwarded to St. Charles School District #303 and the St. Charles Park District for review and comment. Full cash contributions are proposed in accordance with Title 16 of the City Code.

**IV. SUGGESTED ACTION**

Conduct the public hearing on the Map Amendment and Special Use applications and close if all testimony has been taken. The applicant has provided Findings of Fact for the Map Amendment application and responses to the Criteria for PUDs to be used to determine whether the PUD is in the public interest.

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

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

**VI. ATTACHMENTS**

- Applications: Map Amendment; Special Use for PUD; PUD Preliminary Plan; received 7/30/2020
- Tree Preservation Plan
- Preliminary Plat of Subdivision
- Preliminary Engineering Plans
- Landscape Plan
- House Renderings
- Traffic Study / HLR Review Letter
- Email from Resident

# CITY OF ST. CHARLES

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

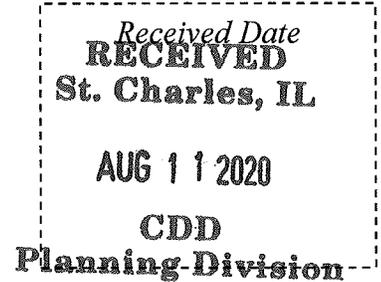


COMMUNITY DEVELOPMENT DIVISION

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

## ZONING MAP AMENDMENT APPLICATION

<b>CITYVIEW</b>	
Project Name:	<u>Munhall Glen</u>
Project Number:	<u>2020 -PR- 004</u>
Cityview Project Number:	<u>PLMA 2020 00041</u>



*Instructions:*

*To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.*

*City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.*

*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: <b>Munhall Ave/Tyler Road, St. Charles</b>	
	Parcel Number (s): <b>5 parcels: 09-26-376-003, 09-26-376-001, 09-26-376-005, 09-35-126-010 &amp; 09-26-377-004,</b>	
	Proposed PUD Name: <b>Munhall Glen</b>	
<b>2. Applicant Information:</b>	Name <b>Airhart Construction Corp. - Court Airhart President</b>	Phone <b>630-293-3000 ext. 145</b>
	Address	Fax <b>630-293-3021</b>
		Email <b>court@airhartconstruction.com</b>
<b>3. Record Owner Information:</b>	Name <b>D. Four</b>	Phone <b>630-879-3680</b>
	Address <b>140 First Street Batavia, IL 60510</b>	Fax
		Email <b>austin@bataviaenterprises.com</b>

**Zoning and Use Information:**

Comprehensive Plan Land Use Designation of the property: Single Family Detached Residential (eastern parcels) and Industrial/Business Park (rear parcel)

Current zoning of the property: M-2 Limited Manufacturing

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

Current use of the property: Residential and farming

Proposed zoning of the property: RS-4 under a PUD

Proposed use of the property: Residential

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

Full development of the site for 50 residential lots under RS-4 PUD zoning with earth moving, tree removal, road construction, detention, sewer, water, gas, electric, communication and landscape installation ready for home construction.

**Attachment Checklist:**

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

**APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

**PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**SITE PLAN:**

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

**FINDINGS OF FACT:**

Fill out the attached form or submit responses on a separate sheet.

**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.

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

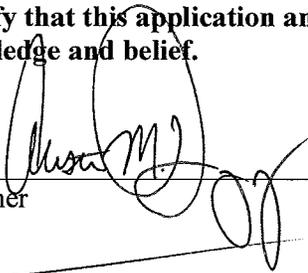
**ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

*Fill out the online form, print the report and submit with this application.*

**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



8/11/2020  
Date

Applicant or Authorized Agent



8/10/2020  
Date

# Legal Description

## PARCEL 1:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTH WEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 224.97 FEET TO THE CENTER LINE OF SAID TYLER ROAD; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID CENTER LINE, 148.01 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY AT A POINT 615.9 FEET WESTERLY FROM THE CENTER LINE OF A NORTH AND SOUTH ROAD IN SAID SOUTHWEST QUARTER, KNOWN AS TYLER'S ROAD, MEASURED ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 11 DEGREES 16 MINUTES EAST 895.5 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A POINT OF BEGINNING; THENCE NORTH 11 DEGREES 16 MINUTES WEST 895.5 FEET TO THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 482 FEET; THENCE SOUTHERLY 914.3 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1059.9 FEET WEST OF THE CENTER LINE OF SAID TYLER ROAD; THENCE EAST ALONG SAID SOUTH LINE 669 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 233.0 FEET TANGENT TO A LINE DRAWN NORTH 39 DEGREES 33 MINUTES 44 SECONDS EAST FROM THE LAST DESCRIBED POINT 89.15 FEET TO A LINE

DRAWN CONCENTRIC WITH AND 40.0 FEET SOUTHWESTERLY OF THE PRESENT CENTER LINE OF TYLER ROAD; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC LINE, BEING A CURVE TO THE RIGHT HAVE A RADIUS OF 1081.0 FEET; 43.34 FEET TO A LINE DRAWN NORTH 85 DEGREES 33 MINUTES 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 33 MINUTES 0 SECONDS WEST 39.68 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST 237.82 FEET; THENCE SOUTH 10 DEGREES 39 MINUTES 00 SECONDS EAST 194.53 FEET TO THE NORTH EAST CORNER OF PHASE NO. 1 CAMBRIDGE, SAINT CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 17 DEGREES 28 MINUTES 03 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID PHASE NO. 1, 253.08 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 11 SECONDS EAST 305.44 FEET TO THE CENTER LINE OF SAID TYLER ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 160.54 FEET TO THE POINT OF BEGINNING IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET TANGENT TO A LINE DRAWN SOUTH 39 DEGREES 33 MINUTES 44 SECONDS WEST FROM THE LAST DESCRIBED POINT 52.64 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 33 SECONDS EAST 138.04 FEET TO A LINE DRAWN SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 22.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

# FINDINGS OF FACT – MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.



As an applicant, the “burden of proof” is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to “make your case” by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate “not applicable” and explain why it does not apply.

Munhall Glen 8/10/2020  
*Project Name or Address* *Date*

## From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. (*Relate the proposed land use and zoning to the land use and zoning of other properties in the area*)

The property is currently zoned a mix of RS-4 and M-2. The property to the south is zoned RS-4 and so this property melds well to the existing residential. The property to the east is zoned M-2 and used as office space. The building have a residential feel and will work well with this property. The properties to the north and west are M-2 and St. Charles owned properties. The zoning change to this property will be a positive for this area and act well as a transition between the residential to the south and more commercial uses to the north.

2. The extent to which property values are diminished by the existing zoning restrictions. (*Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.*)

The highest and best use of this property is residential under the RS-4 classification with a PUD. This property will fill a niche of unmet need of first floor master bedroom housing and is a much better use than the current M-2 zoning. The M-2 Zoning in this location is unneeded due to the properties to the east of this property toward the DuPage Airport and the route 64 corridor. The fact that this property has not been developed under M-2 and left as a field while every property around it has been developed is a testament to that fact. This property has been underperforming on the tax rolls as farm land and one residential property. The change in zoning will be a great benefit to the tax rolls and improve its value to the City of St. Charles.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (*If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?*)

This is not applicable. The current zoning has no benefit to the health, safety, morals or general welfare of the public. In fact, the change in zoning will be a great benefit to the health, safety, morals and general welfare of the public by meeting housing needs and creating a much more orderly procession of development.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. *(Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)*

The property is not suitable for the purpose for which it is presently zoned. The traffic patterns into residential area make commercial traffic an issue as well as the location being into a residential neighborhood. The fact that it has sat for so long underutilized while every property around it many, many years ago had been developed is testament to the fact that the value of the property is not M-2. There are many much better options to the east for commercial usages and the best use of this property is rezoning to RS-4 under a PUD.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. *(If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)*

This property is the last property in this area for development. It has been many, many years since all the properties around it have been developed and this property has sat underutilized. Due to the inadequacies for development as M-2 is the reason it has been left behind as other properties have been developed. The change in zoning to RS-4 PUD residential usage makes much more sense in this area.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. *(Development trends, market forces, and the Comprehensive Plan may be considered.)*

The rezoning of the property to RS-4 PUD will meet a substantial need of single level and first floor master bedroom homes in St. Charles. The demographics show that this is a substantial void in the market. The change in zoning allowing housing to be built on this property will allow those individuals who need first floor master bedrooms in St. Charles to stay in St. Charles rather than moving away from their community. It will create better mix of housing in St. Charles meeting the needs of more residents and creating a greater mix of housing in the community.

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

The change in zoning to RS-4 PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown areas as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

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

Not Applicable – There is not an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities. *(Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)*

The rezoning of this property will not create any nonconformities.

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10. The trend of development, if any, in the general area of the property in question. *(New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)*

The trend in development for M-2 is to be in better transportation corridors specializing in ease of commercial traffic flow for large trucks. This property does not meet that need. The need is for residential in this area and this change in zoning will allow housing for those looking for single level living or first floor master bedrooms. Changing to RS-4 PUD allows for housing and will be a much better use for the property.

Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

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



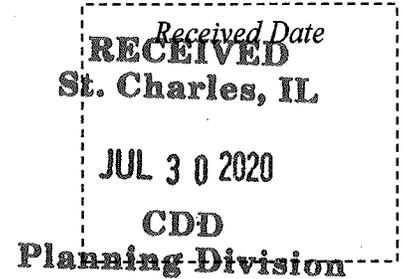
COMMUNITY DEVELOPMENT DIVISION

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

**SPECIAL USE APPLICATION**

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

<b>For City Use</b>	
Project Name:	<u>Munhall Glen</u>
Project Number:	<u>2020 -PR- 004</u>
Cityview Project Number:	<u>PLSU202000034</u>



*To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.*

*City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.*

*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 Ave./Tyler Road, St. Charles House on property has address 872 Munhall Ave	
	Parcel Number (s): 5 parcels: 09-26-377-004, 09-26-376-003, 09-26-376-005 09-35-126-010 & 09-26-376-001	
	Proposed 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 630-293-3021
		Email court@airhartconstruction.com
<b>3. Record Owner Information:</b>	Name D. Four LLC	Phone 630-879-3680
	Address 140 First Street Batavia, IL 60510	Fax
		Email austin@bataviaenterprises.com

**Please check the type of application:**

- Special Use for Planned Unit Development - PUD Name:** Munhall Glen
- New PUD
- Amendment to existing PUD- Ordinance #: \_\_\_\_\_
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** \_\_\_\_\_
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: \_\_\_\_\_

**Information Regarding Special Use:**

Comprehensive Plan designation of the property: Industrial / Business Park + Single-Family Detached

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

What is the property's current zoning? RS-4 & M2

What is the property currently used for? Residential and farming

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

51 new single family homes along with construction of detention areas, streets, sidewalks, sanitary sewer, water, and storm sewer

**For Special Use Amendments only:**

Why is the proposed change necessary?

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**Note for existing buildings:**

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

**Attachment Checklist:**

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

**APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

**REIMBURSEMENT OF FEES AGREEMENT:**

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

**REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

**PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**LEGAL DESCRIPTION:** For entire subject property, on 8 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.

**FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

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

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

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

**ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

**TRAFFIC STUDY:** If requested by the Director of Community Development.

*Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.*

**PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies of Plans:**

Initial Submittal - Ten (10) full size copies, 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.

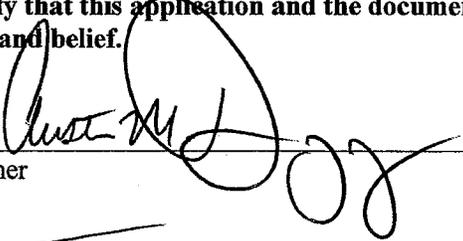
**SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

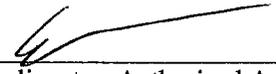
1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
  - a. Location, height, intensity and fixture type of all proposed exterior lighting
  - b. Photometric information pertaining to locations of proposed lighting fixtures

**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

7/14/2020  
Date

  
\_\_\_\_\_  
Applicant or Authorized Agent

7/14/2020  
Date

July 10<sup>th</sup>, 2020

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

Re: Special Use Application – Munhall Glen

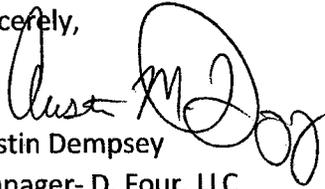
Dear Russell,

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

Brian Dempsey

Brent Dempsey

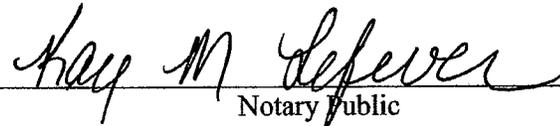
Ashley Hicks

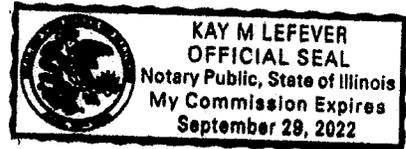
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\_\_\_\_\_  
\_\_\_\_\_

By: , Manager

Subscribed and Sworn before me this 2nd day of  
April, 20 20.

  
Notary Public



## CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

*\*For Special Use for PUD or PUD Amendment applications.\**

*The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.*



*As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.*

*(You may utilize this form or provide the responses on another sheet.)*

Munhall Glen

*PUD Name*

6/24/2020

*Date*

### **From the St. Charles Zoning Ordinance, Section 17.04.410.3:**

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

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

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

The proposed PUD promotes a creative solution to an unmet growing housing need of single story and first floor master bedroom housing. This housing will allow for longtime community residents, business people and leaders in St. Charles to remain in St. Charles as their housing needs change. The PUD zoning promotes creative housing and provides attractive streetscapes that incentivizes porches and pedestrian friendly neighborhoods. It promotes social interaction by providing sidewalks, paths, neighborhood connection areas as well as connection to a potential linear park to the north of the property. The PUD provides a harmonious usage of the property by changing a potential heavy commercial use of the property to residential use more in scale with the residential use to the south and the less intense commercial use to the east. The development of this property will promote higher levels of landscaping and higher quality trees than currently exist on the property as uncontrolled Buckthorn,

Honeysuckle, Mulberry, Box Elder, etc. and other invasive landscaping is allowed to multiply. The installation of detention areas with natural landscaping will enhance water quality and native plants. Munhall Glen will be a benefit to future residents, the surrounding neighbors, local businesses and the City of St. Charles.

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

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

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

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

The proposed RS4-PUD and PUD Preliminary Plans provide a significantly more harmonious usage of the property than the current more intrusive usage and negative impact on the surrounding properties of the existing M-2 (industrial usage) zoning classification currently in place. By allowing for the PUD the property will be able to meet a significant housing need in the community of single level and first floor master bedroom housing. This housing would not be allowed in the M-2 zoning classification. By changing the zoning and allowing the PUD, storm water facilities, open space, and sidewalks and paths will allow for residents to enjoy the open space and property as well as provide for a pedestrian connection to the potential linear park to the north. The planned landscaping will be a significant improvement to the invasive species currently on the property and the trees planted as a part of the development will be a significant improvement. Due to the size and shape of the property by downzoning the property to an RS4-PUD it allows for implementation of a variety of lot sizes which provides for varied architecture, improved rear yard setbacks and a unique streetscape that incentivizes porches and neighbor interaction than the current M-2 zoning classification allows. The development will provide stormwater facilities with native species enhancing the water quality where currently no storm water facilities exist. The RS4-PUD enhance the opportunity for single level living while not infringing on the size of the homes for those requiring single level living. The PUD promotes quality residential development and provides good transitional zoning to benefit those properties that currently surround it. The development will be a benefit to the City of St. Charles housing and significant increase in tax base.

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

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

The Special Use will serve the public convenience at Munhall Glen by filling a housing void in the market of single story and first floor master bedroom homes. This void in the market is causing those needing this type of housing to look outside of St. Charles even though they have been long time residents. In addition, by providing housing in this location it helps support area businesses and supports good planning putting residential housing close to both public and private amenities.

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

There is sufficient infrastructure and utilities in this area to support the development. There is a major sanitary sewer main on the north end of the property installed for the future development of this property. The utility infrastructure installed on this property will help with the connectivity of utilities, specifically water main, which will help "loop" the water system in the area and provide for better servicing and water circulation. The installation of storm water controls and Best Management Practices on this property will provide storm water detention where no storm water controls currently exist. The traffic pattern will provide excellent vehicular movement because Munhall Glen exits onto a Major Collector, Tyler Road, which links to Principal Arterials of E. Main Street and Kirk Road providing for safe and efficient vehicular movement.

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

Munhall Glen will not be injurious to the use and enjoyment of surrounding properties and it will act as an excellent transition from the commercial to the east and west and the residential to the south. By approving this Special Use, the downzoning of this property from M-2, Limited Manufacturing to RS4-PUD will ensure a more harmonious residential usage of the property and ensure Munhall Ave. stays primarily a residential street rather than negatively impacted by commercial heavy trucking transportation uses.

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

The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding properties due to the fact that all surrounding properties are currently developed. As the last piece of property in this area for development the approval of the special use will in fact promote a harmonious interconnecting and buffer for the surrounding properties.

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

The approval of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare. As planned, the properties development will provide buffering between different property usages, will extend and improve municipal infrastructure, and will provide

housing needed in the city of St. Charles. \_\_\_\_\_

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

The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the Special Use for the Planned Unit Development. The Special Use and PUD zoning allows for a more inventive design, the average lot sizes are significantly larger than the minimum requirements, and the housing will be constructed at or above current codes and energy requirements. The Special Use and minor changes to the zoning requirements allows for an inventive solution for meeting a needed housing niche within the St. Charles housing stock.

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

The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City. The development of this property will improve connections of the water and sewer systems and provide storm water management facilities where none currently exist. It will provide a diversity of housing by providing single story and first floor master bedroom housing providing solutions for current St. Charles residents whose housing needs have changed over time and want to stay in the City due to civic, cultural, social and religious activities that they have long time connections. The PUD will substantially increase the tax base for the City, School District, Park District, etc. over the current use in perpetuity benefiting many taxing bodies. In addition, it provides housing close to many commercial districts benefiting many surrounding businesses and the economic wellbeing of the City

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

The proposed PUD conforms to the purposes and intent of the Comprehensive Plan by promoting development within the current boundaries of the City. It focuses development on an underutilized property thereby enhancing the tax base, utilizing surrounding infrastructure instead of needlessly extending infrastructure past undeveloped properties. It provides housing close to shopping districts and the downtown area as well as promoting development in an area with significant road and transportation corridors promoting orderly and efficient development.

# CITY OF ST. CHARLES

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



COMMUNITY DEVELOPMENT DIVISION

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

## PUD PRELIMINARY PLAN APPLICATION

<b>For City Use</b>	
Project Name:	<u>Munhall Glen</u>
Project Number:	<u>2020-PR-004</u>
Cityview Project Number:	<u>PL PUD 202000036</u>

Received Date  
**RECEIVED**  
St. Charles, IL

**JUL 30 2020**

**CDD**  
**Planning Division**

*To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.*

*When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.*

*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: <b>Munhall Ave./Tyler Road, St. Charles</b>	
	House on property has address <b>872 Munhall Ave</b>	
	Parcel Number (s): <b>5 parcels: 09-26-377-004, 09-26-376-003, 09-26-376-005 09-35-126-010 &amp; 09-26-376-001</b>	
	Proposed PUD Name: <b>Munhall Glen</b>	
<b>2. Applicant Information:</b>	Name <b>Airhart Construction Corp. - Court Airhart President</b>	Phone <b>630-293-3000 ext. 145</b>
	Address <b>500 E. Roosevelt Road West Chicago, IL 60185</b>	Fax <b>630-293-3021</b>
		Email <b>court@airhartconstruction.com</b>
<b>3. Record Owner Information:</b>	Name <b>D. Four</b>	Phone <b>630-879-3680</b>
	Address <b>140 First Street Batavia, IL 60510</b>	Fax
		Email <b>austin@bataviaenterprises.com</b>

**Please check the type of application:**

- New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development**
  - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

**Subdivision of land:**

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
  - Final Plat of Subdivision Application filed concurrently
  - Final Plat of Subdivision Application to be filed later

**Attachment Checklist:**

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

*Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.*

- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)
- REIMBURSEMENT OF FEES AGREEMENT:**

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

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

*NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.*

**LEGAL DESCRIPTION:** For entire subject property, on 8 ½ x 11 inch paper

**PLAT OF SURVEY:**

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

**SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

*Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.*

**ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

*Fill out the online form, print the report and submit with this application.*

**PLANS:**

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

**Copies 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.

**SITE/ENGINEERING PLAN:**

**PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
  - Location, height, intensity and fixture type of all proposed exterior lighting
  - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

*N/A* □ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

N/A

**ARCHITECTURAL PLANS:**

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

**TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

**LANDSCAPE PLAN:**

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

**STORMWATER MANAGEMENT:**

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

**SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

**PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

**SCHEDULE:** Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

**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**

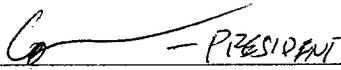
For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

**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

07/14/2020  
Date

 - PRESIDENT AIRMAK CONSTRUCTION CORP 7/19/2020  
Applicant or Authorized Agent Date

## **MUNHALL GELN – PUBLIC BENEFITS, DEPARTURE FROM CODE**

### **PROJECT CONCEPT**

The development of this site will include 50 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 most 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 three pocket parks for social interaction designed into the neighborhood. The first will be at the entry and the other two will be 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 1,300 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.

### **Departures from Code**

Because of our focus on single level living and first floor master bedroom homes the straight RS-4 zoning negatively impacts the pursuit of supplying that housing. In order to meet the stated goals above we are requesting a few departures from code to provide this housing. Not all are departures from code, in fact some are more restrictive, the items are listed together to be comprehensive in review.

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 minimum lot size, setbacks and lot coverage in each category.

#### **53 foot wide lots (Premier Homes)**

Minimum Lot Area:	6,307 square feet	Departure from Code
Minimum Lot Width:	53 feet	Departure from Code
Maximum Building Coverage:	37.5%	Departure from Code
Maximum Building Height:	34 feet or 2 stories (whichever is less)	Equal to Code
Setbacks:		
Front yard:		
Front Porch:	14 feet	More Restrictive than Code
Living space:	20 feet (Enclosed & heated)	Equal to Code
Garage	25 feet	More Restrictive than Code
Interior Side yard:	6 feet	More Restrictive than Code
Between Homes:	Minimum 12 feet	Departure from Code
Exterior Side Yard:	15 feet	Equal to Code
Rear yard:	30 feet	Equal to Code

#### **74 foot wide lots (Garden Homes)**

Minimum Lot Area:	7,030 square feet	More Restrictive than Code
Minimum Lot Width:	74 feet	More Restrictive than Code
Maximum Building Coverage:	37.5%	Departure from Code
Maximum Building Height:	34 feet or 2 stories (whichever is less)	Equal to Code

Setbacks:

Front yard:

Front Porch:	14 feet	More Restrictive than Code
Living space:	20 feet (Enclosed & heated)	Equal to Code
Garage	25 feet	More Restrictive than Code
Interior Side yard:	6 feet	More Restrictive than Code
Between Homes:	Minimum 12 feet	Departure from Code
Exterior Side Yard:	15 feet	Equal to Code
Rear yard:	30 feet	Equal to Code

# Munhall Glen Construction Schedule:

**Upon Municipal Approval and weather permitting:**

**Site Development will take approximately 6 months and will include:**

- 1) Site Mobilization
- 2) Tree Removal
- 3) Silt fence and BMP protections
- 4) Mass Grading
  - a. Structural grading of house sites
  - b. Structural grading of roads
  - c. Grading of storm water basins
- 5) Utility installation
  - a. Sanitary Sewer
  - b. Storm Sewer
  - c. Water main
  - d. Conduits for electric mains and structures
- 6) Road Construction
- 7) Landscape installation
  - a. Installation of storm basin landscaping
  - b. Installation of paths and pocket park amenities
  - c. Tree installation
- 8) Model Home and spec home construction will occur during Site Development, but occupancy will not be allowed until utility and emergency access for vehicles are complete.

## **Home Construction:**

Once site development is complete home construction will begin and we estimate the buildout for the site to take approximately 48-60 months.

# PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Munhall Glen
Date Submitted:	July 27, 2020
Prepared by:	Court Airhart



Total Dwelling Units: 50

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: 49

*\*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>	<b>2 Bedroom: 5 units</b>	DU x 2.017	= 10.085
➤ 3 Bedroom	44	DU x 2.899	= 127.556
➤ 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	=

<b>Totals</b>	<u>49</u>	<u>137.641</u>
	Total Dwelling Units (with deduction, if applicable)	Estimated Total Population

## Park Site Requirements:

Estimated Total Population 137.641 x .010 Acres per capita = 1.3764 Acres

## Cash in lieu of requirements:

Total Site Acres 1.3764 x \$240,500 (Fair Market Value per Improved Land) = \$ 331,026.61

# SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	Munhall Glen
Date Submitted:	July 27th, 2020
Prepared by:	Court Airhart



Total Dwelling Units: 50

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: 49

*\*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 2 Bedroom: 5 units</b>		DU x .136	= .68	DU x .048	= .24	DU x .020	= .1
➤ 3 Bedroom	44	DU x .369	= 16.236	DU x .173	= 7.612	DU x .184	= 8.096
➤ 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**                      49 TDU                      16.916 TE                      7.852 TM                      8.196 TH  
(with deduction, if applicable)

### School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	16.916	x .025	= .4229
Middle (TM)	7.852	x .0389	= .3054
High (TH)	8.196	x .072	= .5901
<b>Total Site Acres</b>			<u>1.3184</u>

### Cash in lieu of requirements:

1.3184 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 317,075.20

# INCLUSIONARY HOUSING WORKSHEET



Name of Development	<u>Munhall Glen</u>
Date Submitted:	<u>July 27, 2020</u>
Prepared by:	<u>Court Airhart</u>

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

## Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	49	X	10%	=	4.9

## How will the Inclusionary Housing requirement be met?

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

## Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
4.9		X	\$39,665.75	=	\$194,362.18

Prepared For:  
Airhart Construction  
500 E Roosevelt Rd.  
West Chicago, IL 60185

### Munhall Glen Subdivision – Tree Inventory and Preservation Plan

The existing project site is approximately 15.39 acres and contains a mixture of residential, agricultural, wetland and woodland areas. This report will break down the dense woodland areas by zones and will provide general information of each zone. Per discussion with staff and due to dense invasive undergrowth, specific information was provided for trees greater than 6" Diameter at Breast Height (DBH) (species, size and condition) in the residential zone. The rest of the zones have a dense brush layer, typical to invasive tree species making access challenging. If a more detailed analysis will be required, a significant amount of brush will need to be removed to inventory these areas.

The tree preservation zones are as follows:

- Residential Zone – Individual Trees identified
- South Zone Abutting Residential – General Community Composition
- West Zone Abutting Yard – General Community Composition
- East Zone Abutting Commercial – General Community Composition
- Wetland / Drainage Swale – General Community Composition

Below is a table with a list of the tree species found on-site. Included in this table is each species each species' Coefficient of Conservatism (C Value) and native/invasive status. C Values range from 0 - 10 and represent an estimated probability that a plant is likely to occur in a landscape relatively unaltered from what is believed to be pre-European settlement condition. For example, a C of 0, is given to plants such as *Acer negundo*, Box Elder, that have demonstrated little fidelity to any remnant natural community (i.e. may be found almost anywhere). Similarly, a C of 10 is applied to plants that are almost always restricted to a pre-settlement remnant (i.e. a high-quality natural area). Invasive (non-native) species are assigned a C-value of 0 and are considered invasive.

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	NATIVITY
<i>Acer negundo</i>	Box Elder	0	Native
<i>Acer saccharinum</i>	Silver Maple	1	Native
<i>Juglans nigra</i>	Black Walnut	3	Native
<i>Morus alba</i>	White Mulberry	0	Invasive
<i>Populus deltoides</i>	Eastern Cottonwood	0	Native
<i>Prunus serotina</i>	Black Cherry	0	Native
<i>Quercus alba</i>	Northern White Oak	5	Native

<i>Rhamnus cathartica</i>	European Buckthorn	0	Invasive
<i>Robinia pseudoacacia</i>	Black Locust	0	Invasive
<i>Ulmus pumila</i>	Siberian Elm	0	Invasive

This floristic information was obtained from Herman, B., Sliwinski, R. and S. Whitaker. 2017. Chicago Region FQA (Floristic Quality Assessment) Calculator. U.S. Army Corps of Engineers, Chicago, IL. This version of the calculator has floristic information pertaining to the Chicago Region as originally delineated by the authors of the Floristic Quality Assessment - Swink, F. and Wilhelm, G. 1994. Plants of the Chicago Region, 4th Ed. The Indiana Academy of Science, Morton Arboretum, Lisle, IL. Updated Coefficients of Conservatism (C-value) are based on Flora of the Chicago Region: A Floristic and Ecological Synthesis. Gerould Wilhelm & Laura Rericha. 2017. Indiana Academy of Science. Indianapolis, IN.

### **Residential Zone**

The residential zone is the only zone that an individual tree identification was able to occur. The following table represents the Trees Inventoried and their associated Rating. The rating is based on tree health and structural integrity.

Tree #	DBH	Common Name	Species	Rating	Recommendation
1	15"	Maple	Acer	Good	Protective Fence if possible
2	42"	Oak	Quercus	Good	Protective Fence if possible
3	10"	Maple	Acer	Good	Protective Fence if possible
4	14"	Maple	Acer	Poor	Remove
5	38"	Oak	Quercus	Good	Protective Fence if possible
6	12"	Oak	Quercus	Good	Protective Fence if possible
7	14",14"	Elm	Ulmus	Good	Protective Fence if possible
8	36"	Oak	Quercus	Fair	Protective Fence if possible
9	44"	Oak	Quercus	Good	Protective Fence if possible
10	38"	Oak	Quercus	Good	Protective Fence if possible

### ***South Zone Abutting Residential***

The area inventoried along the south edge property line abuts the Cambridge Phase No.1 residential subdivision to the south and is approximately 1.70 acres of woodland. The trees in this area consisted of Buckthorn, Black Locust, mulberry, Cottonwood, Silver Maples, and Boxelder. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the residential subdivision to the agricultural area. There are several good size Silver Maples in this area that could be considered desirable, though the effects from grade change, due to storm water management requirements and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

- Acer negundo* (Boxelder): <5%
- Acer saccharinum* (Silver Maple): 40%
- Morus alba* (Mulberry): <5%
- Populus deltoides* (Cottonwood): <5%
- Rhamnus cathartica* (Buckthorn): 40%
- Robinia pseudoacacia* (Black Locust): <5%

### ***West Zone Abutting Yard***

The area inventoried along the west edge property line abuts an industrial material yard and is approximately 0.6 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Cottonwood, Silver Maples, Boxelder, Cherry, and Walnut. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the industrial yard to the west. There are several Walnut, Silver Maples, Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, due storm water management requirements and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

- Acer negundo* (Boxelder): <5%
- Acer saccharinum* (Silver Maple): 10%
- Juglans nigra* (Walnut) : 15%
- Populus deltoides* (Cottonwood): 10%
- Prunus serotina* (Cherry): <5%
- Rhamnus cathartica* (Buckthorn): 45%
- Ulmus pumila* (Siberian Elm): 10%

### ***East Zone Abutting Commercial***

The area inventoried along the east edge property line abuts the Tyler Ridge Condo Subdivision and is approximately 1.1 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Silver Maples, Boxelder, Cherry, and Mulberry. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening from the commercial condos to the east to the agricultural area. There are several

Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, storm water management requirements, and construction would likely cause them to not survive.

Rough Percentages of trees found in this area:

*Acer negundo* (Boxelder):15%  
*Acer saccharinum* (Silver Maple): 5%  
*Morus alba* (Mulberry): 5%  
*Prunus serotina* (Cherry):5%  
*Rhamnus cathartica* (Buckthorn): 65%  
*Ulmus pumila* (Siberian Elm):5%

### ***Wetland / Drainage Swale***

The area inventoried along north property line and the area that runs along the drainage swale through the center of the property is approximately 4.3 acres of woodland. The trees in this area consisted of Buckthorn, Siberian Elm, Cottonwood, Silver Maples, Boxelder and Mulberry. The majority of the trees in this area are invasive and non-desirable but are in fair to good condition and provide screening to the neighboring industrial to the west and the old rail lines to the north. There are a few large oaks in the NW corner and several Cottonwoods & Siberian Elms in fair condition in this area that could be considered desirable, though the effects from grade change, due storm water management requirements and construction would like cause them to not survive.

Rough Percentages of trees found in this area:

*Acer negundo* (Boxelder): 20%  
*Acer saccharinum* (Silver Maple): 5%  
*Morus alba* (Mulberry): 5%  
*Populus deltoides* (Cottonwood): 5%  
*Rhamnus cathartica* (Buckthorn): 60%  
*Ulmus pumila* (Siberian Elm):5%

### **Recommendations**

The majority of the wooded areas on-site consist of invasive trees with intermittent desirable species. The proposed construction will be impacting 100% of the site and due to significant elevation change and storm water management requirements, all trees on site will be affected. In lieu of preservation of existing low quality and invasive trees, a significant landscape plan incorporating 92 high quality front yard parkway trees and 98 high quality backyard trees to be used as screening, and will be more beneficial to the long term health of trees on the site as well as neighboring properties.

If it is possible to keep trees, the following protocols should be used:

- Install tree protection fence per erosion control plan prior to any construction;
- Fence the public portion (parkways) of the entire tree protection zones with a 6' chain-link fence to prevent wounds to the parkway trees as well as soil compaction prior to any construction activity. Post the fence with a sign stating "Tree Protection Zone - Keep Out";
- At no time shall any equipment, materials, supplies or soil fill be allowed in the tree protection zone;
- The entire tree protection zone should be mulched to improve the growing conditions for tree roots, and minimize the maintenance of the parkway lawn; and
- Tree protection zone is the designated area the encompasses the entire tree canopy.

**This tree preservation plan incorporates all reasonable steps necessary to minimize damage to trees on property and adjacent to the property.**

The Tree Preservation Plan was performed by Certified Arborist Jay Peters

\_\_\_\_\_ 7.11.2020

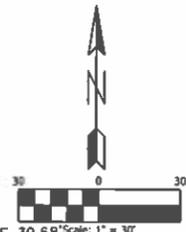
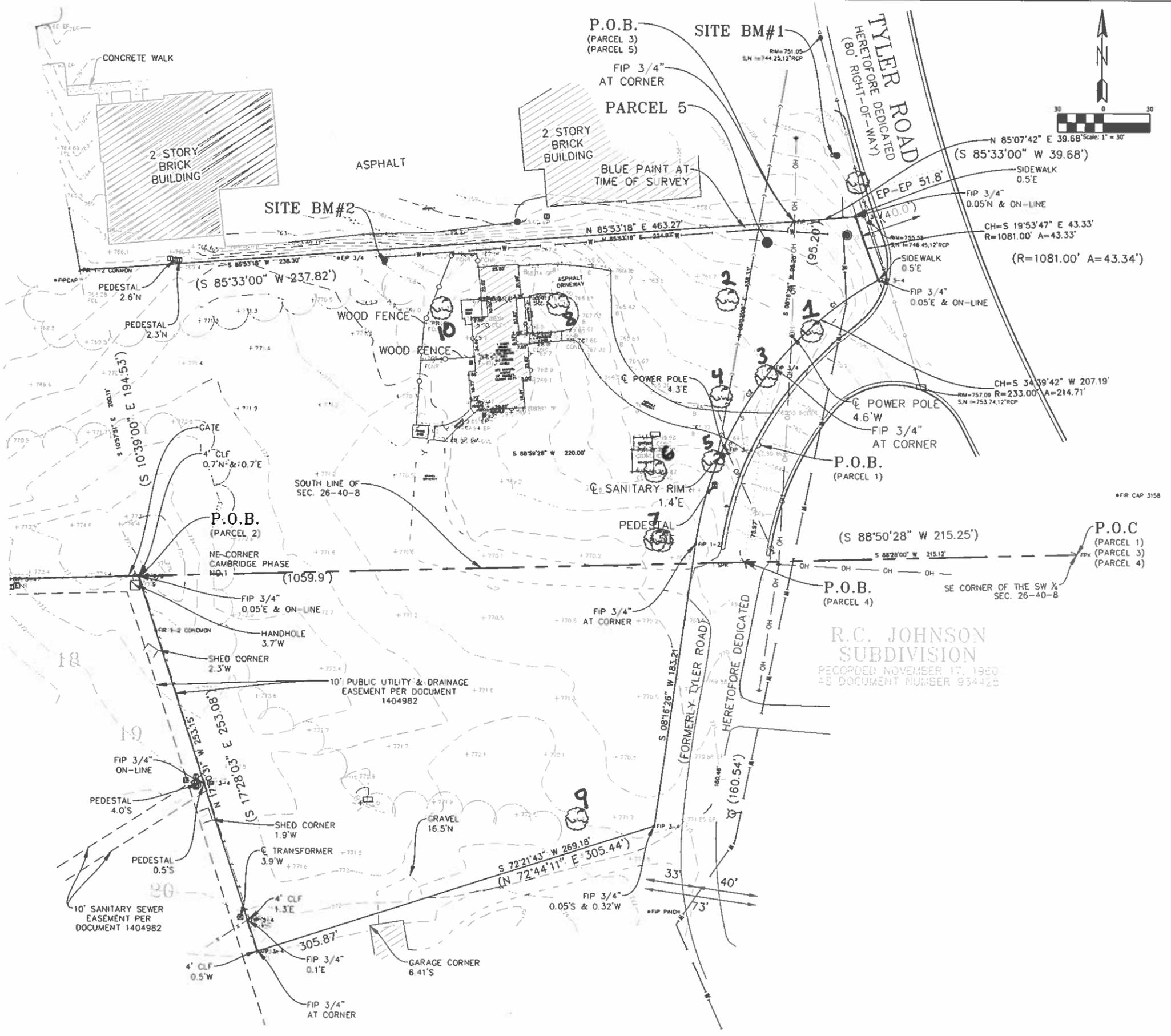
Jay C. Peters; Certified Arborist # IL-1201

**SITE BENCHMARKS**

**SITE BENCHMARK (BM) #1**  
 NORTHWEST BENCHMARK BOLT ON A FIRE HYDRANT  
 LOCATED AT THE WEST SIDE OF TYLER ROAD AND  
 APPROXIMATELY 41' NORTH OF PARCEL 3  
 ELEV: 656.01 (NAVD 88)

**SITE BENCHMARK (BM) #2**  
 SOUTHWEST BENCHMARK BOLT ON A FIRE HYDRANT  
 LOCATED ON PARCEL 4 APPROXIMATELY 9' SOUTH  
 OF THE NORTH LINE OF PARCEL 4.  
 ELEV: 658.50 (NAVD 88)

- EXISTING**
- CURB & GUTTER
  - WATER
  - ELECTRIC
  - GAS
  - SANITARY SEWER
  - STORM SEWER
  - MANHOLE
  - CATCH BASIN
  - INLET
  - VALVE VAULT
  - VALVE & BOX
  - BUFFALO BOX
  - GAS VALVE
  - HYDRANT
  - STREET LIGHT
  - HANDICAPPED RAMP
  - FILL STRUCTURE
  - ADJUST STRUCTURE
  - ELEVATION
  - CONTOUR
  - FLOW



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**MUNHALL GLEN**  
 ST. CHARLES, IL  
 ERM PROJECT NO. 190726.CD

DATE	07-24-2020
PROJECT #	190726.CD
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

DESCRIPTION:  
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**C-3.2**  
 SHEET