



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Concept Plan for 1224 E. Main St.		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 3/22/15		MEETING 3/22/15	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plan documents
Concept Plan Application, received 2/24/16	Photos

SUMMARY:

The subject property, 1224 E. Main St., is a half-acre parcel that contains a two-family house.

Zoning of the property is currently split; the south half containing the house is zoned BL Local Business and the vacant northern half is zoned RT-1 Traditional Single-Family Residential. The existing two-family house is a non-conforming use; the BL district permits single-family and upper-level dwelling units, but not two-family dwellings.

Eric Larson, property owner, is seeking feedback regarding rezoning of the property and potential for constructing additional residential units. Two Concept Plan options are proposed:

Option 1 (applicant’s preferred option):

- Rezone the property to RT-4 Traditional Single and Two-Family Residential.
- Subdivide the property into three lots.
- Construct two, two-unit buildings on the north end of the property and keep the two-unit house.
- PUD approval would be required to accommodate this development.

Option 2:

- Rezone the property to RM-2 Medium Density Multi-Family Residential.
- Subdivide the property into two lots.
- Construct one, three-unit townhome on the north end of the property and keep the two-unit house.
- This development would not require PUD approval.

The Land Use Plan designation for the property is Neighborhood Commercial.

SUGGESTED ACTION:

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

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

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

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: 1224 E. Main St. Concept Plan

DATE: March 18, 2016

I. APPLICATION INFORMATION:

Project Name: 1224 E. Main St. – Concept Plan

Applicant: Eric Larson

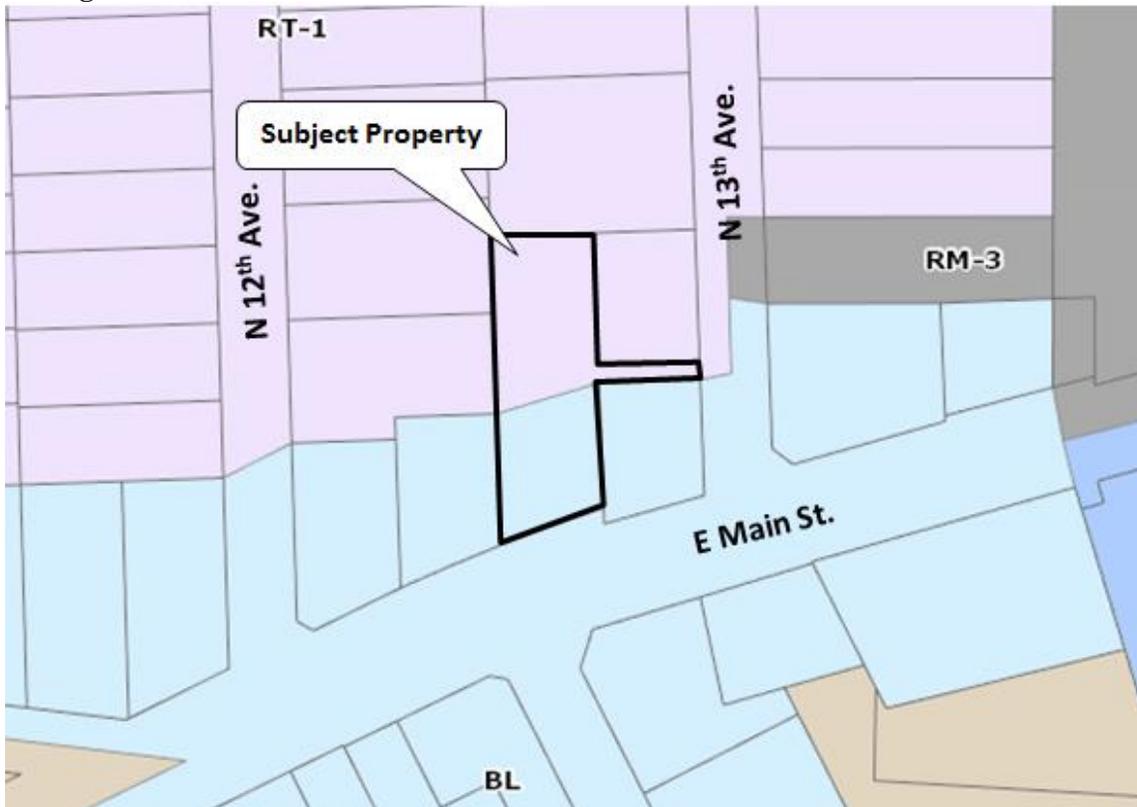
Purpose: Obtain feedback regarding zoning changes and potential residential development options

General Information:		
Site Information		
Location	1224 E. Main St.	
Acres	0.54 acre (23,522 sf)	
Applications:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Two-family residential	
Zoning	BL Local Business (south half) RT-1 Traditional Single-Family Residential (north half)	
Zoning Summary		
North	RT-1 Traditional Single-Family Residential	Single-family homes
East	RT-1 Traditional Single-Family Residential; BL Local Business	Three-unit residential (nonconforming); commercial properties fronting E. Main St.
South	BL Local Business	Commercial properties fronting E. Main St.
West	BL Local Business	Commercial properties fronting E. Main St.
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a half-acre parcel that contains a two-family house. The house was constructed as a single-family unit in 1930. The site has two access points; a driveway off E. Main St. and an access drive off N. 13th Ave.

Zoning of the property is currently split; the southern half containing the house is zoned BL Local Business and the vacant northern half is zoned RT-1 Traditional Single-Family Residential. The two-family house is non-conforming, since the BL district does not permit two-family dwellings.

The property was first zoned in 1960. At that time, the zoning designation was B2 Community Business for the southern half and R2 Single-Family Residence for the northern half, which are similar to the current zoning districts.

B. PROPOSAL

Eric Larson, property owner, is interested in rezoning the property to a zoning district that would allow the existing two-family structure to be a permitted use. He is also interested in constructing additional residential units on the property, north of the existing house. The applicant is seeking feedback on two Concept Plans for development of the property:

Option 1 (applicant's preferred option):

- Rezone the property to RT-4 Traditional Single and Two-Family Residential.
- Subdivide the property into three lots.
- Keep the existing two-unit house.
- Construct two, two-unit buildings north of the existing house.
- Each new unit has a one-stall, front loaded garage.
- Access to the new buildings is from the existing private drive off N. 13th Ave.
- PUD approval would be required to accommodate this development.

Option 2:

- Rezone the property to RM-2 Medium Density Multi-Family Residential.
- Subdivide the property into two lots.
- Keep the existing two-unit house.
- Construct one, three-unit townhome north of the existing house.
- Each new unit has a one-stall, front loaded garage
- Access to the new building is from the existing private drive off N. 13th Ave.
- This development would not require PUD approval.

C. REVIEW PROCESS

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

III. ANALYSIS

A. COMPREHENSIVE PLAN

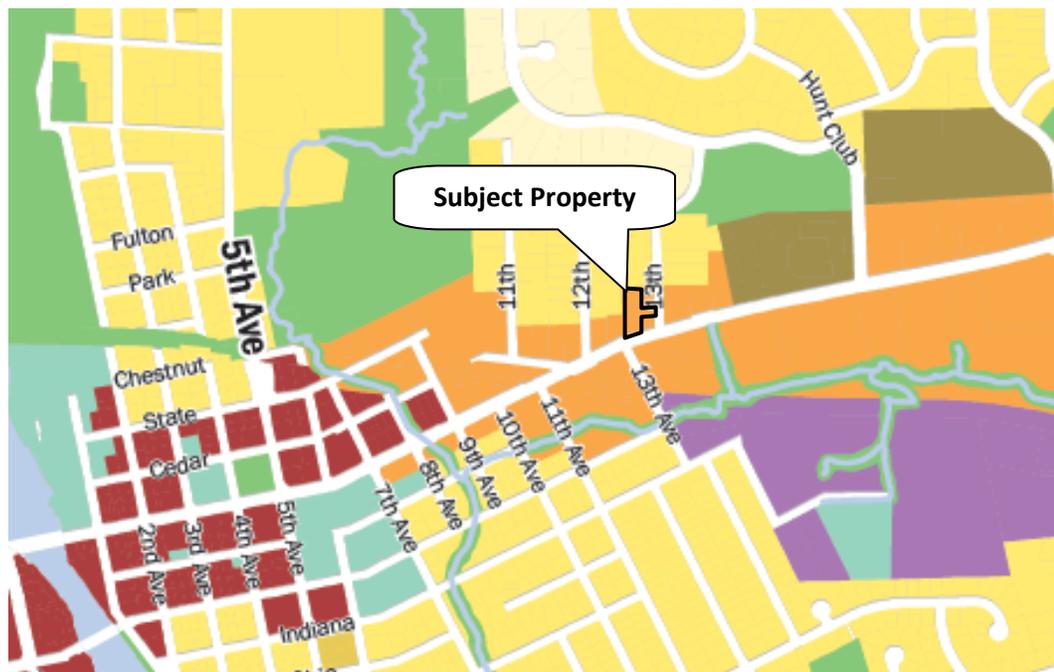
The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Neighborhoods Commercial”. The Plan states:

“Areas designated as neighborhood commercial are intended for smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhoods commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses (p. 46)”

The Land Use Plan does not provide specific policies or recommendations regarding non-conforming residential uses in commercial areas.

The residential area north of the subject property is identified as Single Family Detached Residential.

Land Use Plan



B. ZONING REVIEW

The zoning of the property is currently split, and does not match its existing use. The southern half containing the two-family house is zoned BL Local Business. The vacant northern half is zoned RT-1 Traditional Single-Family Residential.

Due to the zoning, the existing two-family house is a non-conforming use; the BL district permits single-family and upper-level dwelling units, but not two-family dwellings. The existing structure would be considered conforming if it were occupied by a first-floor commercial use with a dwelling unit on the upper level.

The existing zoning would permit subdivision to create a single-family lot in the RT-1 portion of the site.

The purpose of the BL District, as stated in the Zoning Ordinance, is as follows:

“To provide locations for small-scale service and retail uses that primarily serve the convenience needs of St. Charles neighborhoods. The BL District permits a mix of uses, but care must be taken to ensure that adequate access, parking and screening is provided so as not to negatively impact adjoining residential neighborhoods.”

The purpose of the RT-1 District is as follows:

“To preserve moderate density single-family residential development in older neighborhoods of the City, and to accommodate new neighborhoods with a similar character. The minimum lot size is 8,400 sf.”

Rezoning is proposed for both Option 1 and Option 2.

Option 1 (applicant’s preferred option):

Rezoning the entire property to the RT-4 Traditional Single and Two-Family Residential district is proposed. This would permit the proposed two, two-family buildings, and would bring the existing two-family building into compliance. The purpose of the RT-4 District is as follows:

“To preserve higher density single- and two-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size is 5,000 sf. This district is primarily located in older residential neighborhoods near the downtown area.”

The table below compares the RT-4 District requirements with **Option 1**. Deviations from the RT-4 District that would be required to accommodate the development as proposed are denoted in ***bold italics***.

	RT-4 (proposed zoning)	Concept Plan Option 1
Min. Lot Area	3,750 sf per unit (for two-family)	Lot 1: 4,146 sf per unit Lot 2: <i>3,093 sf per unit*</i> Lot 3: 3,773 sf per unit
Min. Lot Width	50 ft.	Lot 1: 92.43 ft. Lot 2: 70.5 ft. Lot 3: 87.74 ft.**

Max. Building Coverage	25% for structures over 1½ stories	Lot 1: 14.3% Lot 2: 31% Lot 3: 25.4%
Max. Building Height	32 ft. or 2 stories, whichever is less	Lot 1: Appears to comply Lot 2: TBD Lot 3: TBD
Min. Front Yard	20 ft.	Lot 1: 31.5 ft. Lot 2: 26 ft. Lot 3: 24 ft.
Min. Side Yard	For structures over 1½ stories, 6 ft. or 10% of lot width, whichever is greater	Lot 1: 22.3 ft. Lot 2: 5 ft. Lot 3: 13.9 ft.
Min. Rear Yard	30 ft.	Lot 1: 11 ft. Lot 2: 30 ft. Lot 3: 30 ft.
Off-Street Parking	2 per unit	Lot 1: appears to be room for 2 per unit Lot 2: 1 per unit Lot 3: 1 per unit <i>There may be room for additional on-site parking for Lots 2 and 3</i>

*Lot 2 is considered a “Flag Lot”. Per Section 17.22.010.G, only the buildable portion of the lot may be used in calculating lot area; the access drive “flag” may not be used. Lot area indicated on the plans for Lot 2 is 7,500 sf, which includes the access drive. Lot area without the access drive is 6,186 sf.

** Lot 3 does not have street frontage. This type of lot is not permitted under the Zoning Ordinance. A PUD deviation would be necessary to allow a lot with no street frontage.

PUD approval would be required to permit the development as proposed, in order to grant deviations from lot area, building coverage, side yard setback, rear yard setback, and off-street parking for certain lots, as well as to permit a lot with no street frontage.

Option 2:

Rezoning the entire property to the RM-2 Medium Density Multi-Family Residential district is proposed. Two-family, townhomes, and multi-family uses are permitted in the RM-2 District, so the proposed three-unit townhouse and the existing two-family structure would be permitted uses. The purpose of the RM-2 District is as follows:

“To accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten units per acre.”

The table below compares the RM-2 District requirements with **Option 2**. Deviations from the RM-2 District that would be required to accommodate the development as proposed are denoted in ***bold italics***.

	RM-2 (proposed zoning)	Concept Plan Option 2
Min. Lot Area	4,300 sf per unit (for two-family and townhouse)	Lot 1: 4,760 sf per unit Lot 2: 4,182 sf per unit* (deviation could be eliminated)
Min. Lot Width	24 ft. per unit	Lot 1: 46 ft. per unit Lot 2: 48 ft. per unit
Max. Building Coverage	35%	Lot 1: 12.4% Lot 2: 22.9%
Max. Building Height	35 ft. or 3 stories, whichever is less	Lot 1: Appears to comply Lot 2: TBD
Min. Front Yard	30 ft.; 20 ft. when adjoining a local street	Lot 1: 31.5 ft. (30 ft. required) Lot 2: 26 ft. (20 ft. required)
Min. Side Yard	10 ft.	Lot 1: 22.3 ft. Lot 2: 10 ft.
Min. Rear Yard	25 ft.	Lot 1: 30 ft. Lot 2: 30 ft.
Off-Street Parking	2 per unit	Lot 1: appears to be room for 2 per unit Lot 2: 1 garage space per unit; appears to be room for additional on-site parking

*Lot 2 is considered a “Flag Lot”. Per Section 17.22.010.G, only the buildable portion of the lot may be used in calculating lot area; the access drive “flag” may not be used. Lot area indicated on the plans for Lot 2 is 13,860 sf, which includes the access drive. Lot area without the access drive is 12,547 sf.

The only deviation that would be required to accommodate Option 2 as proposed would be the minimum per unit lot area for Lot 2. Lot 2 could be made larger to comply with this requirement by reducing the rear yard of Lot 1 to 25 ft. That would allow for 4,328 sf per unit for Lot 2, which would meet the lot area requirement.

C. BUILDING DESIGN

Architectural elevations were not submitted as part of the Concept Plan. If Option 1 moves forward (RT-4 zoning), the new buildings would be subject to the Design Review requirements of Section 17.06.060 Standards and Guidelines – RT-1, RT-2, RT-3, RT-4, and CBD-2 Districts. If Option 2 moves forward (RM-2 zoning), the new building would be subject to Section 17.060.050 Standards and Guidelines- RM-1, RM-2, and RM-3 Districts.

D. ENGINEERING REVIEW

Development review staff provided the following conceptual-level engineering comments:

- An additional electric transformer may be required.
- If Option 1 is constructed, sanitary sewer will need to be extended to the west end of the private drive, with services extended from there. If Option 2 is constructed, services can be provided from N. 13th Ave.

- Public water main may need to be extended down the private drive.
- Utility easements may be required from the neighboring property owners on one or both sides of the access drive, depending on what utilities are placed in the drive.
- A stormwater application will need to be filed, however no stormwater report will be required due to the size of the site. Stormwater best management practices are encouraged.
- The Fire Code allows the single drive off N. 13th Ave. to provide access to the two, two-unit buildings (Option 1), however the existing driveway off E. Main St. will need to remain for the existing structure. If Option 2 is constructed, the private access drive could be used for the new building and the existing building, and the driveway off E. Main St. could be eliminated.

E. INCLUSIONARY HOUSING

City Council reinstated the Inclusionary Housing Ordinance in an amended form earlier this month. The Inclusionary Housing worksheet has been submitted, indicating the applicant's intent to pay the fee in-lieu of providing affordable units.

F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

IV. **APPROVAL PROCESS**

The applicant would need to gain approval of the following in order to permit the two proposed development options:

Option 1:

1. Map Amendment: To rezone the property from BL and RT-1 to RT-4.
2. Special Use for PUD: To establish a PUD ordinance with unique zoning standards to accommodate the proposal.
3. PUD Preliminary Plan: To approve the physical development of the property, including site plan, elevations, and engineering plans.
4. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County.

Option 2:

1. Map Amendment: To rezone the property from BL and RT-1 to RM-2.
2. Preliminary & Final Plat of Subdivision: To approve division of the property and the plat that will be recorded with the County.

V. **SUGGESTED ACTION**

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

- ✓ The change in zoning from BL Local Business and RT-1 Traditional Single-Family Residential to RT-4 Traditional Single and Two-Family Residential or RM-2 Medium Density Multi-Family Residential.

- ✓ If rezoning of the entire site is not supported, would rezoning only the northern portion be supported?
- ✓ Adding residential units to this area and the number of units proposed for each option.
- ✓ The two site layouts.
- ✓ Whether deviation from the Land Use Plan designation for this property (from Neighborhood Commercial to single-family attached or multi-family) necessitates an amendment to the Land Use Plan.
- ✓ If Option #1 is chosen a PUD would be required. Would the proposal meet the purposes of the PUD process?
 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

VI. ATTACHMENTS

- Concept Plan Application; received 2/24/16
- Photos

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

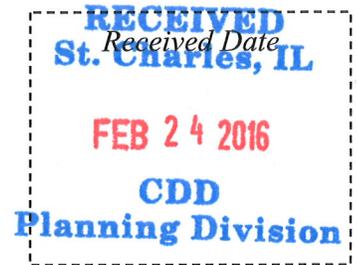


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>1224 E. Main St.</u>
Project Number:	<u>2016 -PR- 002</u>
Application Number:	<u>2016 -AP- 005</u>



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

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

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

1. Property Information:	Location:	<u>1224 E. Main St.</u>	
	Parcel Number (s):	<u>09-27-430-024</u>	
	Proposed Project Name:		
2. Applicant Information:	Name	<u>ERIC M. LARSON</u>	Phone <u>630-669-5101</u>
	Address	<u>605 W. Main St. Charles, IL 60174</u>	Fax <u>630-587-2811</u>
			Email <u>plan4u2retire@gmail.com</u>
3. Record Owner Information:	Name	<u>Eric & Joyce Larson</u>	Phone <u>-</u>
	Address	<u>same</u>	Fax <u>-</u>
			Email <u>-</u>

Please check the type of application:

- PUD Concept Plan:** Proposed Name: _____
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____ re-zone

Zoning and Use Information:

Current zoning of the property: BL & RT1

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

Current use of the property: 2-family conversion

Proposed zoning of the property: RT-4 PUD? yes

Proposed use of the property: 2 x 2-unit TH plus existing 2-family conversion

Comprehensive Plan Designation: commercial?

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

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

Copies of Plans:

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

Concept Plans shall show:

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

SUMMARY OF DEVELOPMENT:

Written information including:

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

PARK AND SCHOOL LAND/CASH WORKSHEETS

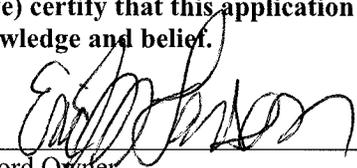
For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing.

LIST OF PROPERTY OWNERS WITHIN 250 FT.

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

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



Record Owner



_____ Date

_____ Applicant or Authorized Agent

_____ Date

To: City of St. Charles

From: Eric M. Larson

Subject: 1224 E. Main St.

Date: 3 March 2016

I am requesting feedback from the city on the possible development of land located in the rear of 1224 E. Main St. My wife and I acquired the property in Jan 2013. The existing home has been cleaned up and returned to service as a 2-unit conversion. The zoning of the property is BL in the front and residential in the rear. We are unaware of when or why the property gained a split zoning including current commercial zoning.

Our first desire is to rezone the property to enable traditional financing and reasonable redevelopment of this uniquely zoned property.

Our second desire is to obtain feedback on possible concept plans.

Our preference would be a rezone to RT-4 with a possible PUD to adjust rear and front setbacks to allow for the comfortable placement of 2 additional (2-unit) townhomes.

We look forward to the feedback from both the Plan Commission and Planning and Development Committee.

Sincerely,



Eric M. Larson

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

1224 E. Main
3-3-16
E. LARSON



ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
➤ 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom	4	DU x .088 = .352	DU x .048 = .192	DU x .038 = .152
➤ 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
➤ 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
Apartments				
➤ 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	<u>4</u> TDU	<u>.352</u> TE	<u>.192</u> TM	<u>.152</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.352	x .025	= .0088
Middle (TM)	.192	x .0389	= .0074688
High (TH)	.152	x .072	= .010944
Total Site Acres			<u>.0272128</u>

Cash in lieu of requirements -

.0272128 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 6544.68

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development	<u>1224 E. Main</u>
Date Submitted:	<u>3-3-16</u>
Prepared by:	<u>E. Larson</u>



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom	4	DU x 1.990	= 7.96
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals 4 Total Dwelling Units 7.96 Estimated Total Population

Park Site Requirements

Estimated Total Population 7.96 x .010 Acres per capita = .0796 Acres

Cash in lieu of requirements -

Total Site Acres .0796 x \$240,500 (Fair Market Value per Improved Land) = \$ 19,143.80

INCLUSIONARY HOUSING ORDINANCE WORKSHEET

Name of Development 1224 E. Main
 Date Submitted: 3-3-16
 Prepared by: E. LARSON



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

Use this worksheet to calculate the number of required affordable housing units to be incorporated within the residential development, or the required fee in-lieu payment. Payment is due upon issuance of building permit.

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	4	X	5%	=	.2
More than 15 Units		X	10%	=	

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
.2	.2	X	\$72,819.50	=	14,563.90

PLAT OF SURVEY

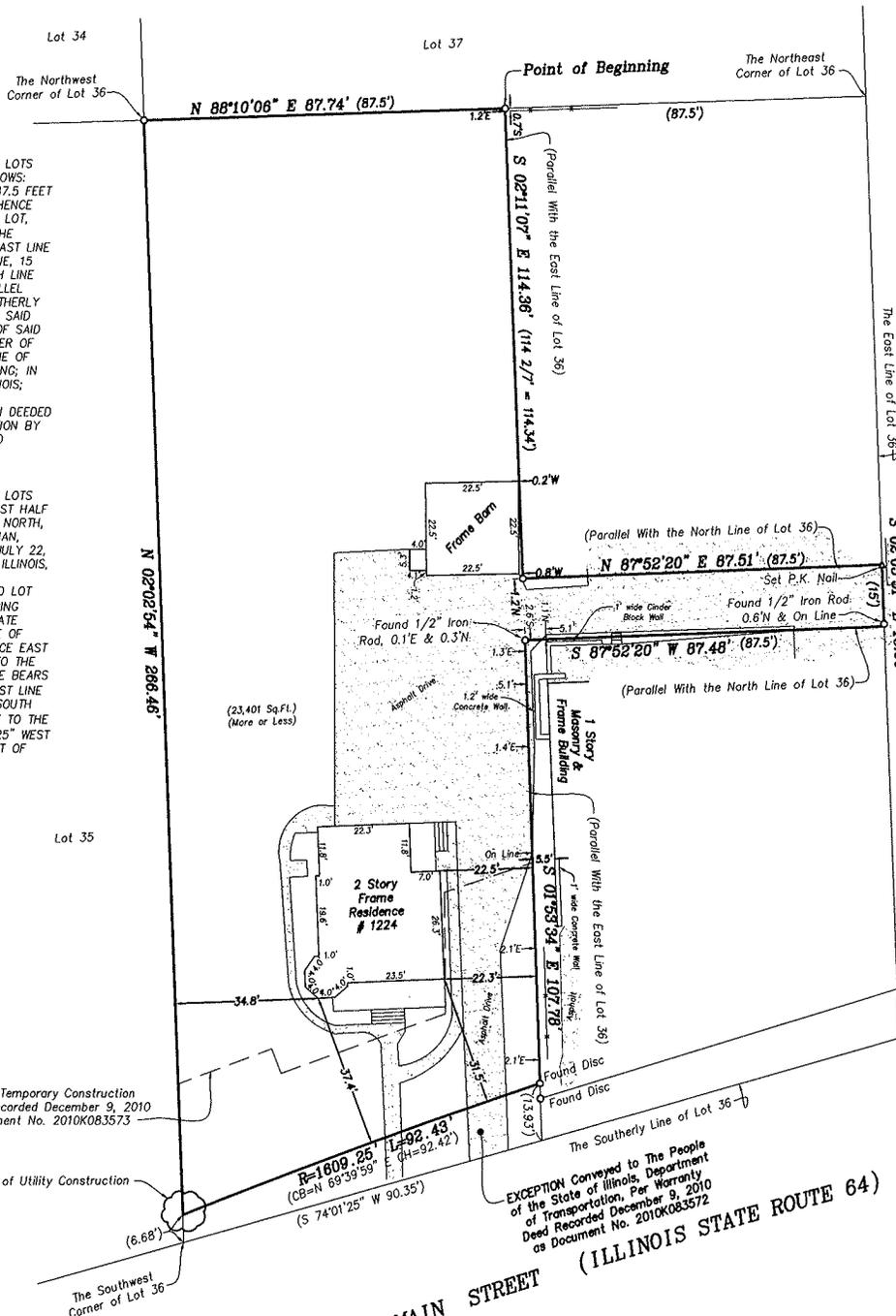
LEGAL DESCRIPTION:

THAT PART OF LOT 36 OF WING'S VILLA ACRES LOTS ADDITION TO ST. CHARLES, DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID LOT, 87.5 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT, 114 2/7 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 87.5 FEET TO THE EAST LINE THEREOF; THENCE SOUTH ALONG SAID EAST LINE, 15 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 87.5 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT TO THE SOUTHERLY LINE THEREOF; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 87.5 FEET TO THE POINT OF BEGINNING; IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING PORTION DEEDED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED DATED OCTOBER 14, 2010 AND RECORDED WITH KANE COUNTY RECORDER AS DOCUMENT 2010K083572;

THAT PART OF LOT 36 OF WING'S VILLA ACRES LOTS ADDITION TO ST. CHARLES, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1897 IN BOOK 14, PAGE 23, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE NORTH 01°31'26" WEST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 ON THE WEST LINE OF SAID LOT 36, A DISTANCE OF 6.68 FEET; THENCE EAST ON A 1609.25 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, 92.44 FEET, THE CHORD OF SAID CURVE BEARS NORTH 69°39'59" EAST, 92.42 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 36; THENCE SOUTH 01°31'33" EAST ON SAID EAST LINE, 13.93 FEET TO THE SOUTH LINE OF LOT 36; THENCE SOUTH 74°01'25" WEST ON SAID SOUTH LINE, 90.35 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 1224 E. MAIN STREET, ST. CHARLES, ILLINOIS



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

I, ERIC C. POKORNY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3818, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JANUARY 9, 2013.

EAST MAIN STREET (ILLINOIS STATE ROUTE 64)

EXCEPTION Conveyed to The People of the State of Illinois, Department of Transportation, Per Warranty Deed Recorded December 9, 2010 as Document No. 2010K083572

SCALE 1" = 20'
○ FOUND 3/4" DIA. IRON PIPE UNLESS OTHERWISE NOTED
N = NORTH E = EAST
S = SOUTH W = WEST
(XX.XX) = RECORD DISTANCE
XX.XX = MEASURED DISTANCE
[Symbol] = CONCRETE/ASPHALT
FENCE = [Symbol]

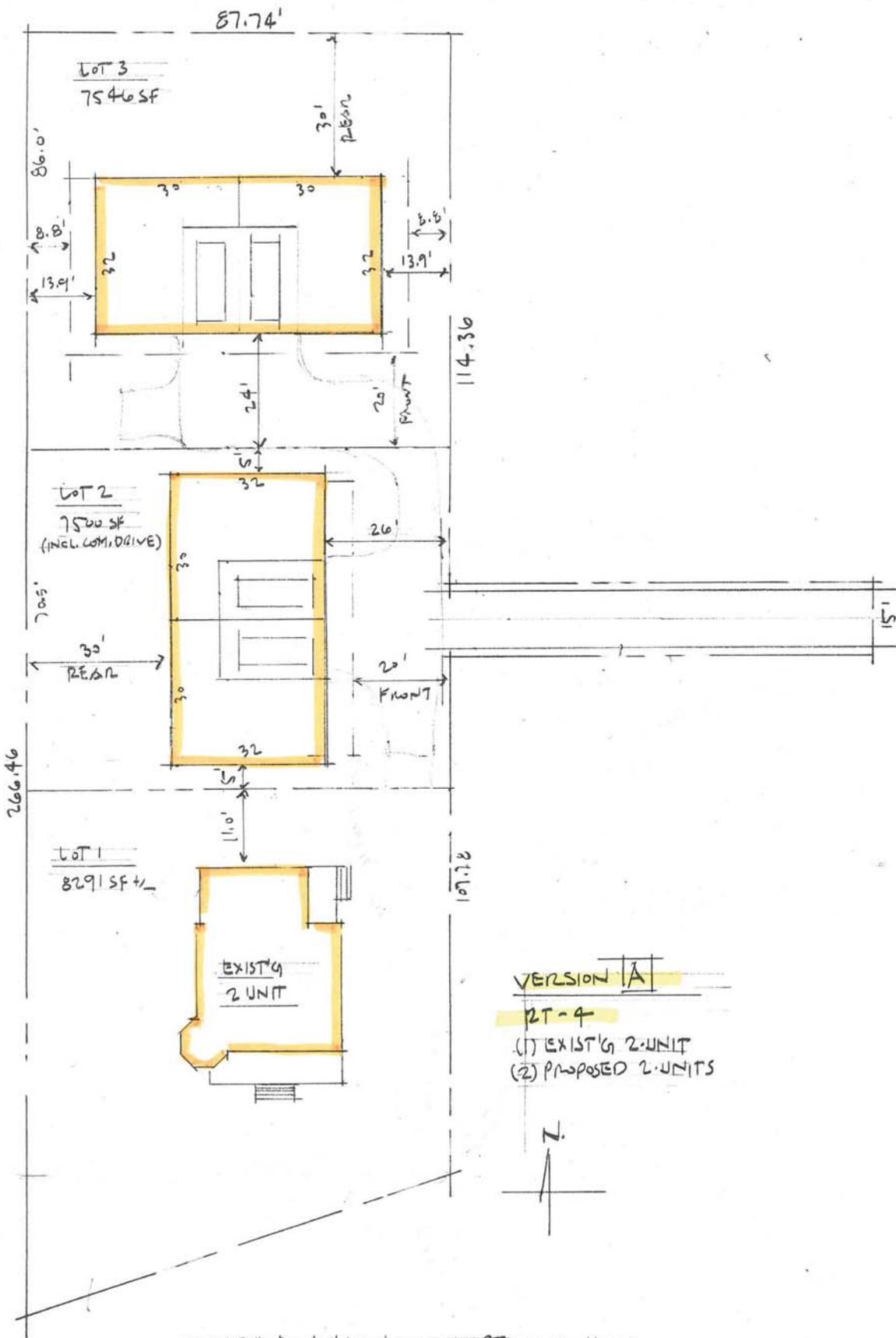
MICHEL D. ENSALADO P.L.S. 2768 EXP. 11/30/2014
ERIC C. POKORNY P.L.S. 3818 EXP. 11/30/2014

TODD SURVEYING

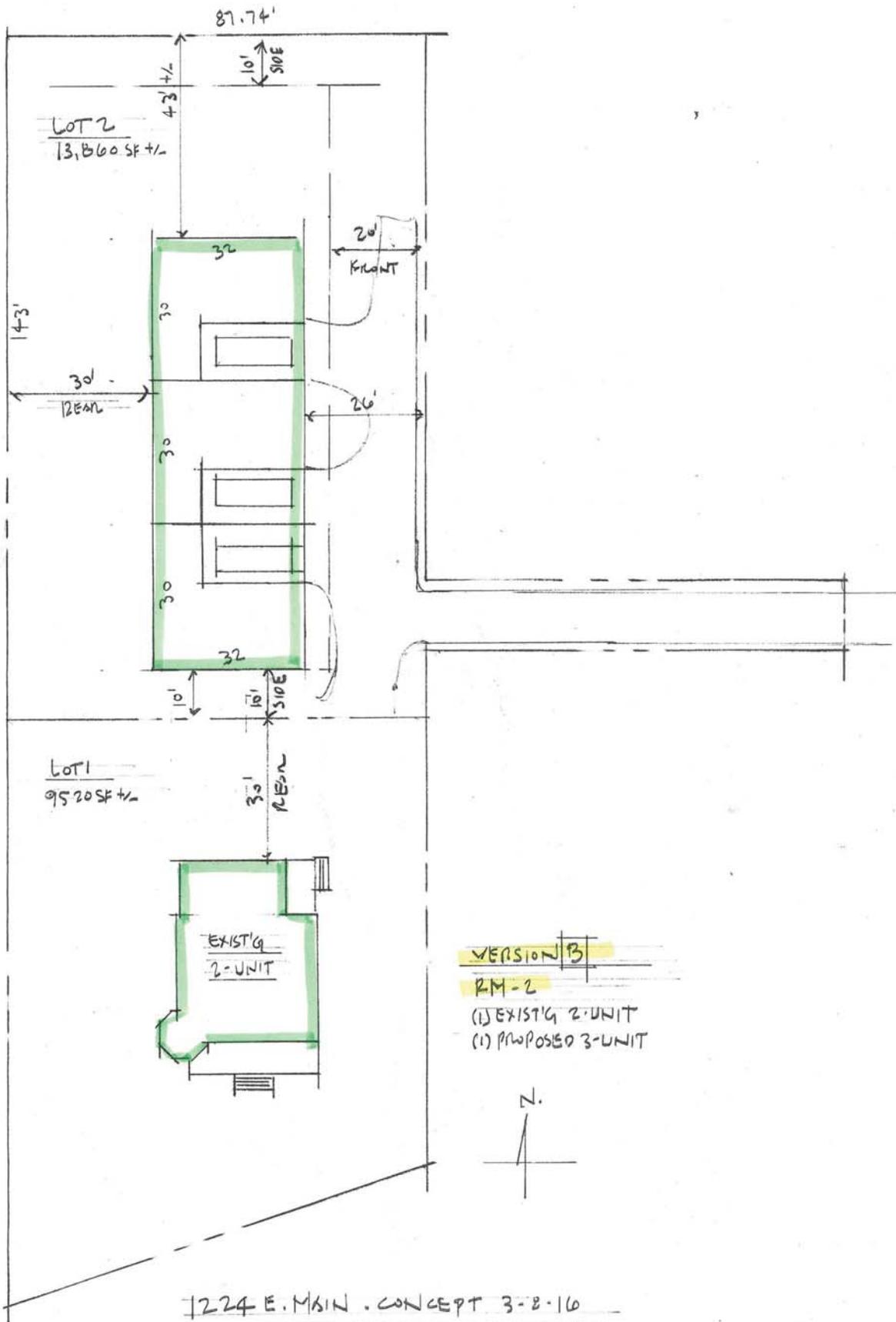
PROFESSIONAL LAND SURVEYING SERVICES
CORNERSTONE SURVEYING, PC
1304 BURNET AVENUE, SUITE E
YORKVILLE, ILLINOIS 62586
PHONE 630-881-3300 FAX 630-892-8844

Client	Footo, Meyers, Meko & Flowers, LLC	
Book #	Sheet #	Dwg. Size
Drawn By	PM FS	Checked By
Revisions	2011-05-83	
Field Work Completed	01/04/2013	
Map Scale	Map Description	
03/12/16	updated street names	
Project Number	2012-0993	

Survey is valid only if copied seal is shown in red.



224 E. MAIN . CONCEPT 3-8-16



LOT 2
13,860 SF +/-

LOT 1
9,520 SF +/-

VERSION B
RM-2
(1) EXIST'G 2-UNIT
(1) PROPOSED 3-UNIT

1224 E. MAIN . CONCEPT 3-8-16

Photos – 1224 E. main St.

