	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		Concept Plan for Cityview – 895 Geneva Rd.	
	City Staff:		Ellen Johnson, Planner	
	PUBLIC HEARING 4/5/16			MEETING 4/5/16
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Plan documents		
Concept Plan Application, received 3/21/16				
SUMMARY:				
<p>The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. and Mosedale St., south of Keller Place.</p> <p>David Weekley Homes, developer, is seeking feedback on a Concept Plan to develop the property with single-family homes. Details of the proposal include:</p> <ul style="list-style-type: none"> • Rezone the property from RT-1 to RT-2. • Establish a PUD to allow certain zoning deviations. • Subdivide the property and construct seven (7) single-family homes. • Extend Keller Place through the site to connect to Mosedale St. • The homes will have front-loaded garages. Two homes will front on Mosedale St., and five homes will front on Keller Place, with the rear facing Geneva Rd. • Stormwater detention will run along the east property line, between the building lots and Geneva Rd. <p>The Land Use Plan designation for the property is Detached Single Family Residential.</p>				
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:				
<ul style="list-style-type: none"> • 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: Cityview – 895 Geneva Rd. Concept Plan

DATE: April 1, 2016

I. APPLICATION INFORMATION:

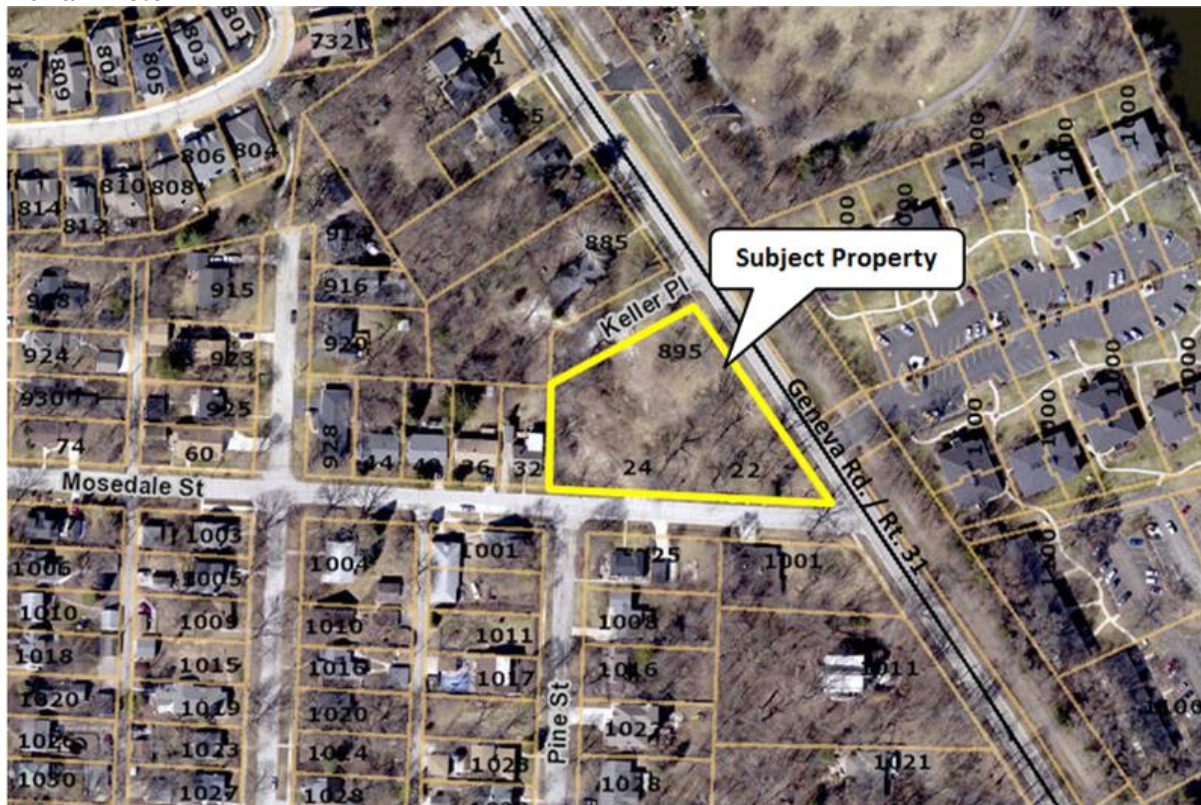
Project Name: Cityview – 895 Geneva Rd.

Applicant: David Weekley Homes

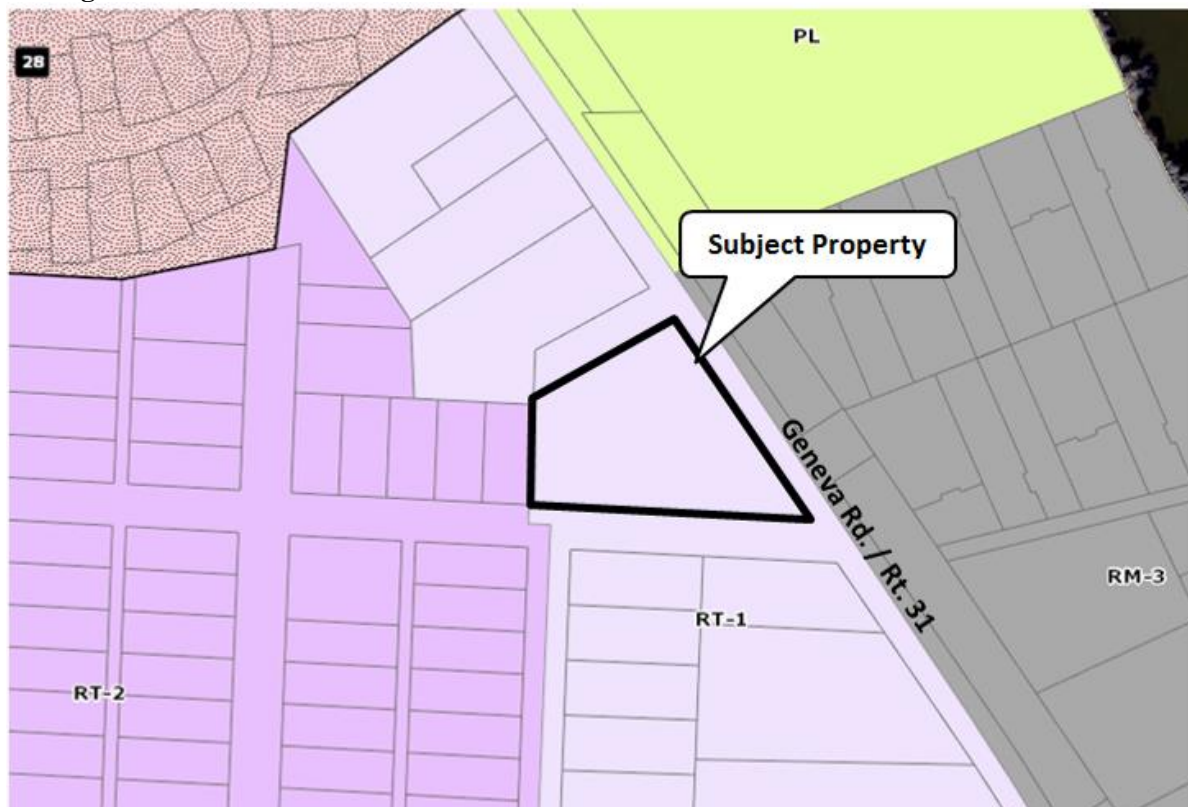
Purpose: Obtain feedback regarding a proposed single-family residential subdivision

General Information:		
Site Information		
Location	895 Geneva Rd. (northwest corner of Geneva Rd. and Mosedale St.)	
Acres	1.036 acres (45,167 sf)	
Applications:	Concept Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 - Residential Districts	
Existing Conditions		
Land Use	Vacant	
Zoning	RT-1 Traditional Single-Family Residential	
Zoning Summary		
North	RT-1 Traditional Single-Family Residential	Single-family home
East	RM-3 General Residential District	Park Shore Apartments
South	RT-1 Traditional Single-Family Residential	Single-family homes
West	RT-2 Traditional Single-Family Residential	Single-family homes
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial Photo



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. and Mosedale St., south of Keller Place. A doctor's office was constructed on the property in the late 1950s; the building was demolished in 2005.

In 2006, petitions for rezoning and PUD were submitted to allow a six-unit townhome development. The applications were withdrawn before Plan Commission voted on them.

B. PROPOSAL

David Weekley Homes, developer, is seeking feedback on a Concept Plan to develop the property with single-family homes. Details of the proposal are as follows:

- Rezone the property from RT-1 to RT-2.
- Establish a PUD to allow certain zoning deviations.
- Subdivide the property and construct seven (7) single-family homes.
- Extend Keller Place through the site to connect to Mosedale St.
- The homes will have front-loaded garages. Two homes will front on Mosedale St., and five homes will front on Keller Place, with the rear facing Geneva Rd.
- Stormwater detention will run along the east property line, between the building lots and Geneva Rd.

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 "Single Family Detached Residential". The Plan states:

"An important objective of the Plan is to continue to protect and enhance the City's single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods...Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner" (p.42)

The following Residential Areas Framework Plan policy is particularly applicable to this project (p. 43):

- ***Preserve the character of the City’s existing single family residential neighborhoods:*** *The City’s residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

The following Culture and Identity recommendation regarding Development Character and Urban Design also applies (p. 122):

- *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design. New neighborhoods should be designed to integrate local site characteristics, such as existing trees, unique topography, local building materials, etc.*

B. ZONING REVIEW

The property is currently zoned RT-1 Traditional Single-Family Residential, which requires a minimum lot size of 8,400 sf.

The applicant is proposing to rezone the property to RT-2 Traditional Single-Family Residential, which requires a 6,600 sf minimum lot size. RT-2 zoned property is adjacent to the subject property to the west.

The table below compares the RT-2 District requirements with the Concept Plan. Deviations from the RT-2 District that would be required to accommodate the development as proposed are denoted in ***bold italics***. PUD approval would be necessary to accommodate this development, since deviations from all of the RT-2 bulk requirements would be required.

	RT-2 (proposed zoning)	Concept Plan
Min. Lot Area	6,600 sf	<i>3,534 sf</i> <i>(based on lots as drawn; Total site area per unit = 6,452 sf)</i>
Min. Lot Width	50 ft.	<i>38 ft.</i>
Max. Building Coverage	25%	<i>46%</i> <i>(based on lots as drawn; Building coverage of entire site area = 23%)</i>

Max. Building Height	34 ft. or 2 stories, whichever is less	TBD <i>Deviation likely due to topography</i>
Min. Front Yard	25 ft.	20 ft.
Min. Side Yard	8 ft. or 10% of lot width, whichever is greater	6 ft.
Min. Exterior Side Yard	20 ft.	10 ft.
Min. Rear Yard	30 ft.	15 ft. (with common area/detention behind the rear property lines)

C. BUILDING DESIGN

Example building elevations and floor plans from developments elsewhere have been submitted, which are similar to the building design intended for the proposed development. Although not reflected on the building elevations and floor plans, the homes will have walk-out basements due to the site's topography.

New homes in the RT zoning districts are 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. Based on the characteristics of the building elevations submitted, it appears that deviations from the following Design Review Standards would be required to allow the proposed buildings:

- Width of an attached garage with an overhead door facing a street shall not exceed 50% of the width of the dwelling including the garage.
- Attached garages with an overhead door facing a street must be set back at least 5 ft. from the rest of the house.

D. ENGINEERING REVIEW

The applicant will be provided with review comments from Development Engineering, Public Works, and the Fire Dept. after the Plan Commission's review.

The following preliminary comments are related to the extension of Keller Place:

- It will need to be determined whether Keller Place is a public or a private street.
- If Keller Place is a public street, a width of 26 ft. is required.
- For Fire Dept. access, a width of 26 ft. allows parking on one side of the street. A width of 33 ft. is required to allow parking on two sides of the street.
- There is potential for off-street guest parking on common areas.

E. INCLUSIONARY HOUSING

City Council reinstated the Inclusionary Housing Ordinance in an amended form in March. 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 proposed development:

1. Map Amendment: To rezone the property from RT-1 to RT-2.
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, engineering plans, and tree preservation plan.
4. 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:

- ✓ Change in zoning from RT-1 Traditional Single-Family Residential to RT-2 Traditional Single-Family Residential.
- ✓ Site layout.
- ✓ Building architecture.
- ✓ 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 3/21/16

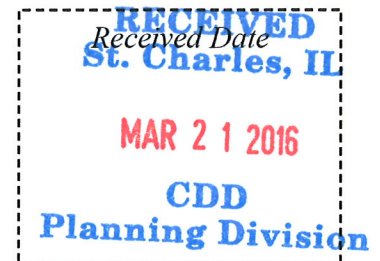
CITY OF ST. CHARLESTWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Cityview - 895 Geneva Rd.</u>
Project Number:	<u>2016</u> -PR- <u>003</u>
Application Number:	<u>2016</u> -AP- <u>006</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:	24 Mosedale Street	
	Parcel Number (s):	09-34-401-015	
	Proposed Project Name:	Cityview	
2. Applicant Information:	Name	David Weekley Homes	Phone 847-241-4379
	Address	1930 Thoreau Drive North, #160 Schaumburg, IL 60173	Fax
			Email dvenard@dwhomes.com
3. Record Owner Information:	Name	Bel-Air Development Corp.	Phone 847-367-2750 x103
	Address	180 Maymound Way Spring, TX 77382	Fax 847-367-2758
			Email wjbella@me.com

Please check the type of application:

<input checked="" type="checkbox"/> PUD Concept Plan:	Proposed Name:	<u>Cityview</u>
<input type="checkbox"/> Subdivision Concept Plan	Proposed Name:	<u></u>
<input type="checkbox"/> Other Concept Plan		<u></u>

Zoning and Use Information:

Current zoning of the property:	<u>RT-1</u>
Is the property a designated Landmark or in a Historic District?	<u>No</u>
Current use of the property:	<u>Vacant</u>
Proposed zoning of the property:	<u>RT-2</u> PUD? <u>Yes</u>
Proposed use of the property:	<u>Detached Single Family Development</u>
Comprehensive Plan Designation:	<u>Single Family-Detached Residential</u>

Attachment Checklist**XX 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.

XX 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

XX 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.

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

~~XX~~ 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.

~~XX~~ 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.

~~XX~~ 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

XX 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

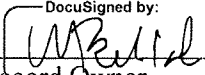
XX PARK AND SCHOOL LAND/CASH WORKSHEETS

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

- ☐ **INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.
- ☐ **LIST OF PROPERTY OWNERS WITHIN 250 FT.**

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

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

DocuSigned by:

Record Owner
3/21/2016
Date


Applicant or Authorized Agent
3.21.16
Date

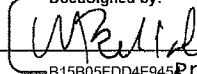
Cityview Development Summary
David Weekley Homes
3/21/2016

David Weekley Homes(DWH) is looking to redevelop the vacant 1.05 acre site into a detached single family development. DWH is proposing seven creatively designed homes that range from 1700 to 2500 square feet, not including the walkout basements that all the homes will have. The homes will have quality materials throughout with various styles Hardie siding, with brick and stone features on the exterior. We designed our land plan to not impact Rt. 31 with any curbcuts and utilize Kellar Place and Mosedale for the safest ingress/egress through the site. With the 30 foot of topography fall from west to east on the site we designed the site with walkouts to take advantage of the views to the east while also minimizing the retaining wall needed on site. The site is currently zoned RT-1 and we are proposing to rezone the site to a RT-2 PUD as the physical constraints on the site required the creative flexibility a PUD application provides.

LETTER OF AUTHORIZATION BY OWNER

Bel-Air Development Corporation, an Illinois corporation, the owner ("Owner"), of the real estate legally described as Block 2 of Riverview Additional to St. Charles in the City of St. Charles, Kane County, Illinois ("Property") hereby authorizes Weekly Homes LLC as applicant to file with the City of St. Charles the Concept Plan Application attached hereto as Exhibit A provided Owner shall incur no expense related thereto.

Bel-Air Development Corporation,
an Illinois corporation

By: 
Its: B15B05FDD4F9452 President

Dated: 3/24/2016, 2016

RESIDENTIAL ZONING COMPLIANCE TABLEName of Development: Cityview

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RT-1	Ordinance #: RT-2	
Minimum Lot Area	8400	6600	3534
Minimum Lot Width	60	50	38
Maximum Building Coverage	25	25	46%
Maximum Building Height	34	34	TBD
Minimum Front Yard	30	25	20
Interior Side Yard	8	8	6
Exterior Side Yard	25	20	10
Minimum Rear Yard	40	30	15
% Overall Landscape Area			
Building Foundation Landscaping			
% Interior Parking Lot Landscape			
Landscape Buffer Yards ¹			
# of Parking spaces			

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Cityview

Date Submitted:

3-15-16

Prepared by:

Dan Venard



<i>Type of Dwelling</i>	<i># Dwelling Units (DU)</i>	<i>Population Generation per Unit</i>	<i>Estimated Population</i>
Detached Single Family			
➤ 3 Bedroom	5	DU x 2.899	= 14.495
➤ 4 Bedroom	2	DU x 3.764	= 7.528
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=
Totals	<u>7</u>		<u>22.023</u>
	Total Dwelling Units		Estimated Total Population

Park Site RequirementsEstimated Total Population 22 x .010 Acres per capita = .22 Acres**Cash in lieu of requirements -**Total Site Acres .22 x \$240,500 (Fair Market Value per Improved Land) = \$ \$52,965.31

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

Cityview

3-15-16

Dan Venard

**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	5	DU x .369 = 1.845	DU x .173 = .865	DU x .184 = .92
➤ 4 Bedroom	2	DU x .530 = 1.06	DU x .298 = .596	DU x .360 = .72
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
➤ 3 Bedroom		DU x .234 =	DU x .058 =	DU x .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	7 TDU	1.90 2.9 TE	1.46 TM	1.64 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	2.90	x .025	= .072
Middle (TM)	1.46	x .0389	= .056
High (TH)	1.64	x .072	= .118
Total Site Acres			<u>.246</u>

Cash in lieu of requirements -

.246 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ \$59,163

INCLUSIONARY HOUSING SUMMARY

Name of Development	Cityview
Date Submitted:	3-15-16
Prepared by:	Dan Venard



Background:

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

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

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

Submission Requirements:

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

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

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

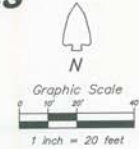
Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	7	X	5%	=	.35
More than 15 Units		X	10%	=	

Fee In-Lieu Payment Calculation

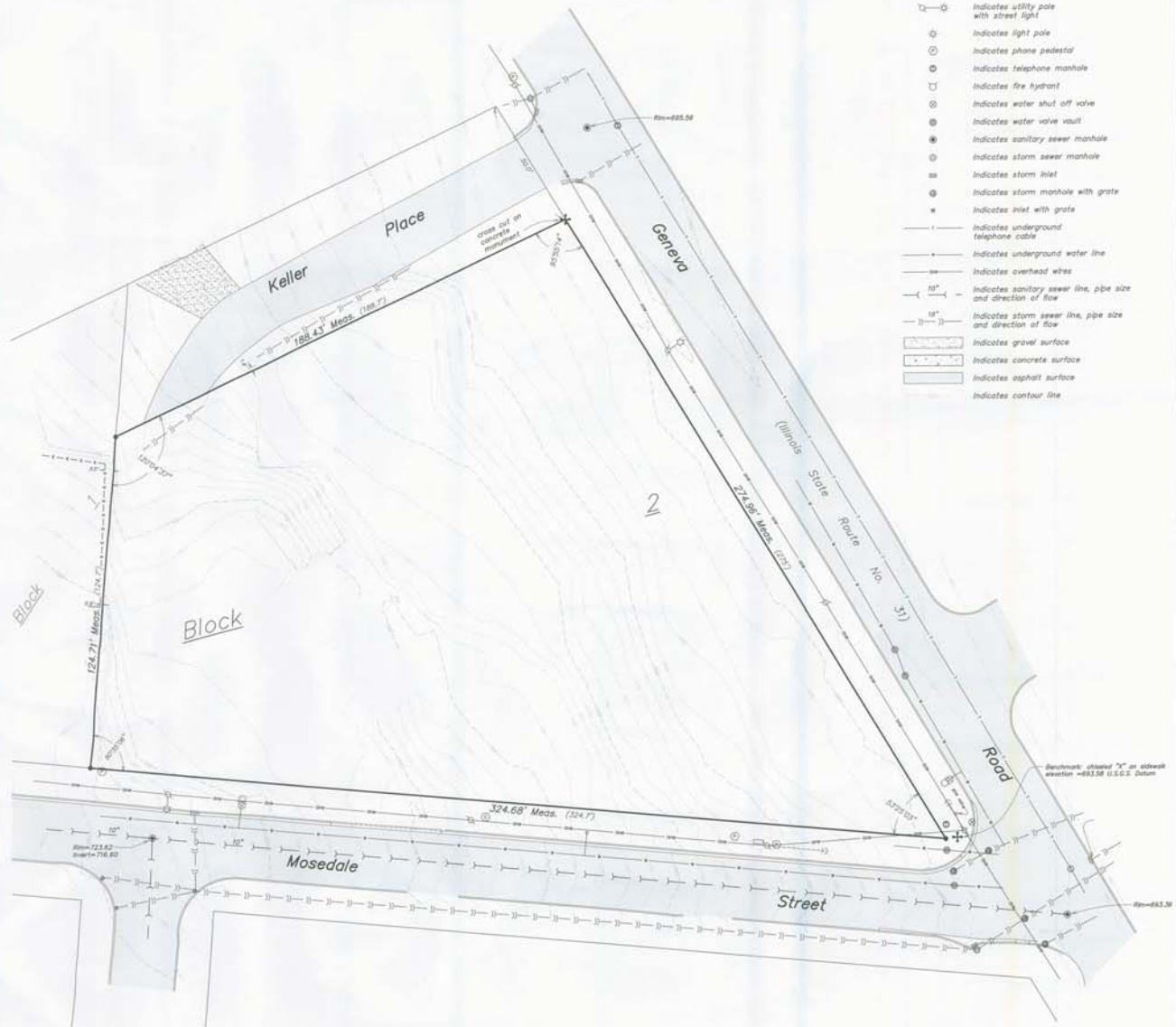
# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
.35	0 .35	X	\$72,819.50	=	25,486.83

Plat of Survey and Topography of Block 2 Riverview Addition to St. Charles St. Charles Kane County Illinois



Boundary reconstructed from six 1 1/4" diameter gas pipe
(believed to be original monumentation) set at street corners
by G. N. Lamb, surveyor in February 1910.

Underground utility routings protracted herein are based upon
field investigation and are believed to be correct, but not
warranted.



State of Illinois)
JRS
County of Kane)

This is to certify that I, Russell P. Ory, an Illinois Professional Land Surveyor of Western Engineering, P.C. (Illinois Professional Design Firm No. J84-002967), have surveyed and located the topographical features on Block 2, Riverview Addition to St. Charles, City of St. Charles, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and topography. All distances are given in feet and decimal parts thereof.

Dated at St. Charles, Illinois, February 25, 2005.

Illinois Professional Land Surveyor No. 2753

Prepared by
Western Engineering, P.C.
One West Illinois Street, Suite 230
St. Charles, Illinois 60174
(630) 443-0161 (630) 443-6554 Fax
Copyright © 2005, Western Engineering, P.C.

Ordered by & Prepared for:
Hunters Gate, L.L.C.

File Name: Topo Drawn by: MJD/KJF
Directory: CAD\1383002 Job No.: 183.002

PRELIMINARY ENGINEERING PLAN
FOR
895 GENEVA ROAD
ST. CHARLES, ILLINOIS

LEGAL DESCRIPTION



20 10 0 20
SCALE: 1 INCH = 20 FEET

LOCATION MAP

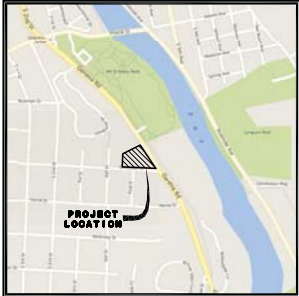


LEGEND	
EXISTING	PROPOSED DESCRIPTION
	MANHOLE
	CATCH BASIN
	INLET
	OLEUMOUT
	SLOPE INLET BOX
	HEADWALL
	END SECTION
	STORM SEWER
	SANITARY SEWER
	WATERMAIN
	VALVE & BOX
	WATER VALVE IN VAULT
	FIRE HYDRANT
	CONTOURS
	ELEVATIONS
	STREET LIGHT
	WATERMAIN PROTECTION
	SILT FENCE INLET PROTECTOR
	TEMPORARY STRAW BALE DITCH CHECK
	SILT FENCE DITCH CHECK
	RIP-RAP
	OVERFLOW ROUTE

PREPARED FOR:
DAVID WEEKLEY HOMES
1930 THOREAU DRIVE, SUITE 160
SCHAUMBURG, IL 60173
(847) 241-4379

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100
E-Mail: ceo@cemcon.com FAX: 630.862.2199
Website: www.cemcon.com

DISC NO.: FILE NAME: PREOVER
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-16-16 JOB NO.: 826.005
XREF: TOPO PROJECT MANAGER: MBK



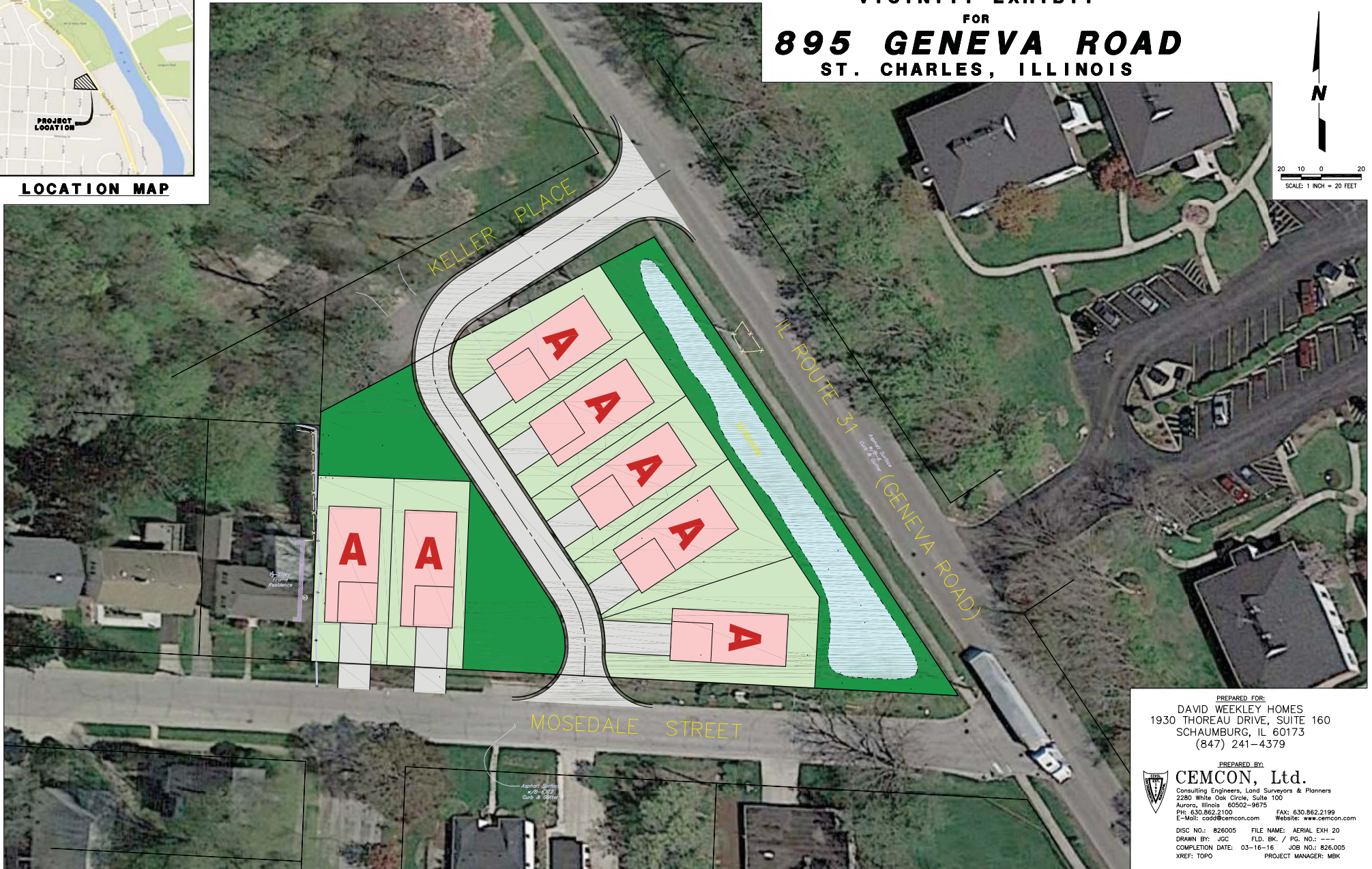
LOCATION MAP

VICINITY EXHIBIT
FOR
895 GENEVA ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1



20 10 0 20
SCALE: 1 INCH = 20 FEET

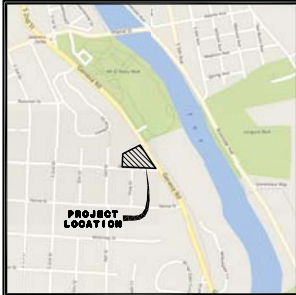


PREPARED FOR:
DAVID WEEKLEY HOMES
1930 THOREAU DRIVE, SUITE 160
SCHAUMBURG, IL 60173
(847) 241-4379

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100
E-Mail: ceo@cemcon.com FAX: 630.862.2199
Website: www.cemcon.com

DISC NO.: 826005 FILE NAME: AERIAL EXH 20
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-16-16 JOB NO.: 826.005
XREF: TOPO PROJECT MANAGER: MBK

Copyright © 2016 Cemcon, Ltd. All rights reserved.



LOCATION MAP

VICINITY EXHIBIT
FOR
895 GENEVA ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1



50 25 0 50
SCALE: 1 INCH = 50 FEET



PREPARED FOR:
DAVID WEEKLEY HOMES
1930 THOREAU DRIVE, SUITE 160
SCHAUMBURG, IL 60173
(847) 241-4379

PREPARED BY:
 **CEMCON, Ltd.**
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: ccm@cemcon.com Website: www.cemcon.com

DISC NO.: FILE NAME: AERIAL EXH
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-16-16 JOB NO.: 826.005
XREF: TOPO PROJECT MANAGER: MBK

Copyright © 2016 Cemcon, Ltd. All rights reserved.





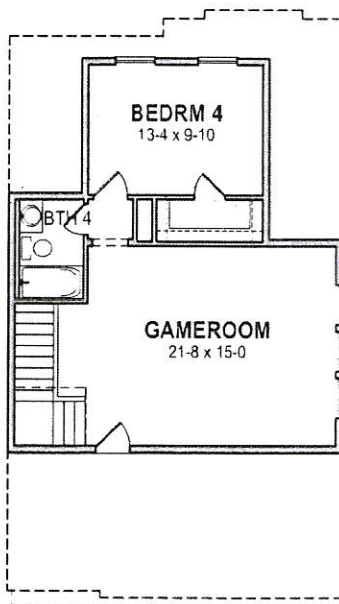
FRONT ELEVATION 'A'



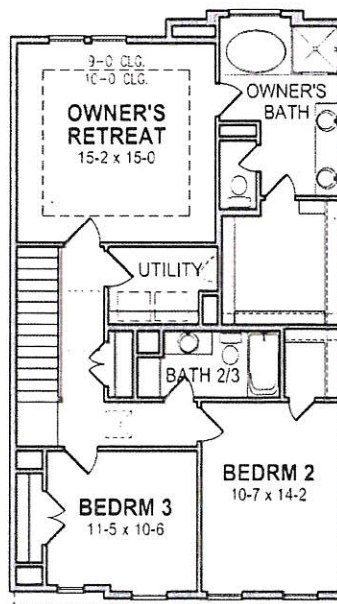
FRONT ELEVATION 'B'



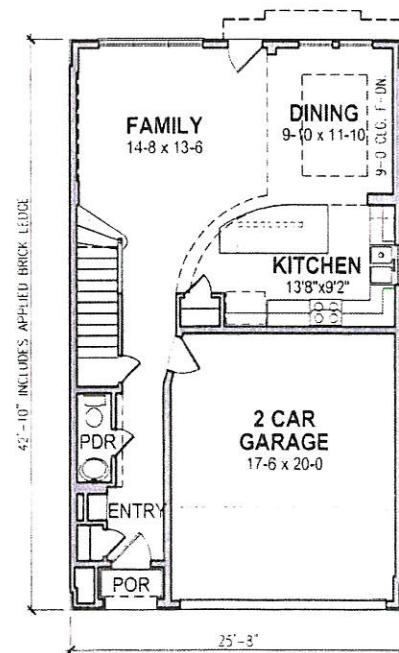
BACK ELEVATION 'A'



574 SQ. FT. ± 9'-0" CLG.
OPTIONAL THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Atlanta, GA

BELMONT COMMONS

David Weekley Homes

The Conroy
8571

LEVEL ONE 714 10'-0" CLG.
LEVEL TWO 1039 9'-0" CLG.

TOTAL LIVING 1763
TOTAL SLAB 1090
OVERALL WIDTH 25'-8"
OVERALL DEPTH 42'-10"

Square footages and room sizes shown are subject to change

W<20 W=25 W=30 W=35 W=40 D<40 D=40 D=45 D=50 D=55 D=60 D=65 D=70 D=75 D=80 D=85 D=90



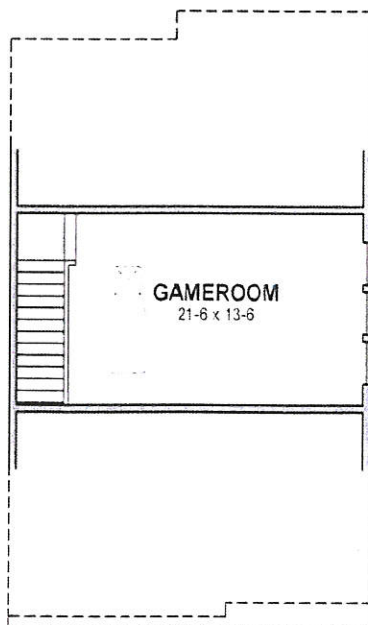
FRONT ELEVATION 'A'



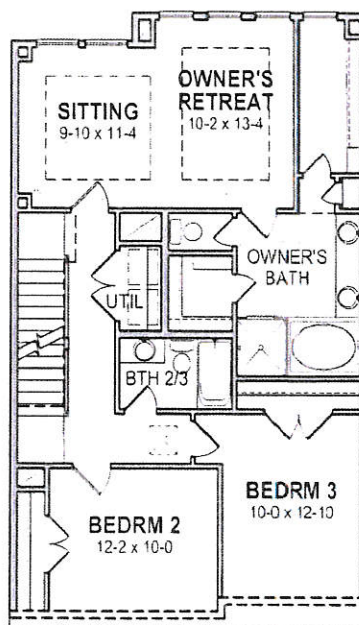
FRONT ELEVATION 'B'



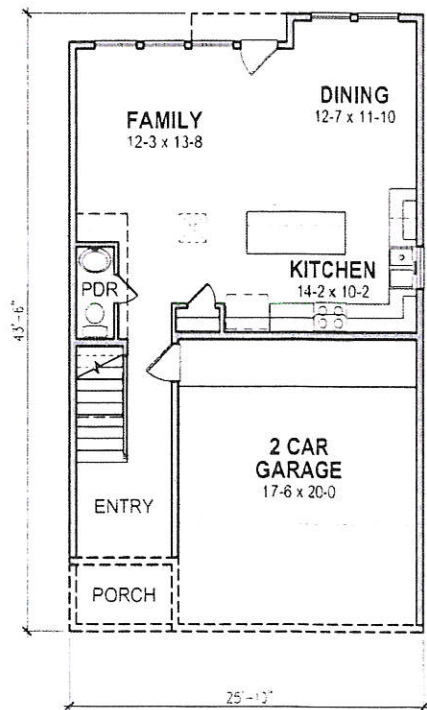
FRONT ELEVATION 'C'



OPTIONAL THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Austin, TX

PRESIDIO

David Weekley Homes

The Hatti
8641

LEVEL ONE 687 10'-0" CLO
LEVEL TWO 1007 9'-0" CLO

TOTAL FINISH 1694
TOTAL SLAB 1093
OVERALL WIDTH 25-10
OVERALL DEPTH 43-6

Structural Footings and Room Sizes shown are subject to change.

W<20 W 25 W 30 W 35 W 40 W 45 D<40 D 40 D 45 D 50 D 55 D 60 D 65 D 70 D 75 D 80 D 85 D 90



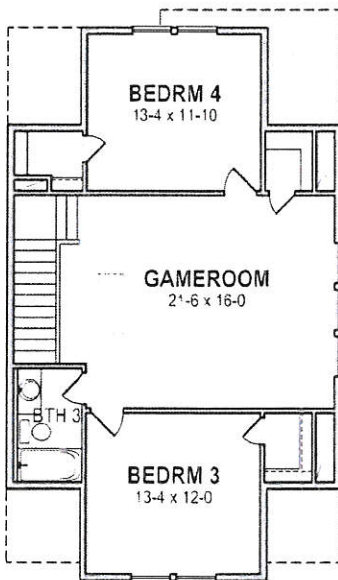
FRONT ELEVATION 'A'



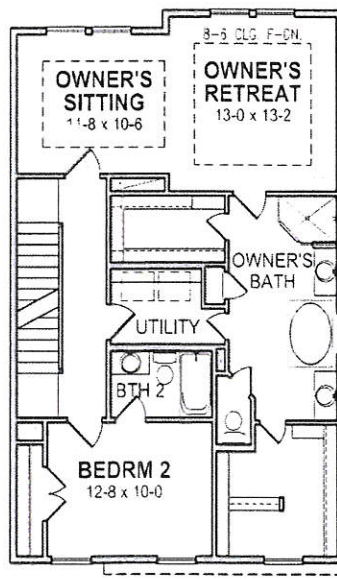
FRONT ELEVATION 'B'



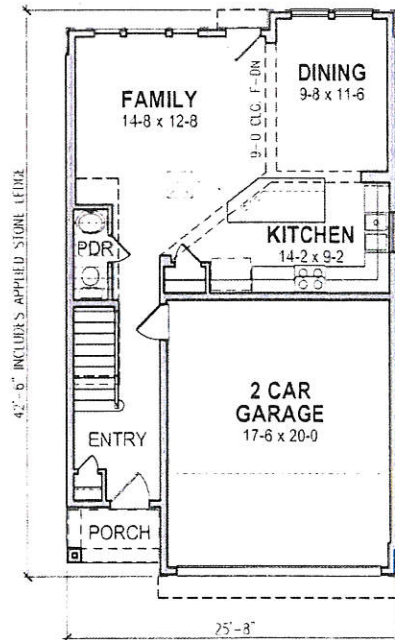
FRONT ELEVATION 'C'



BEDRM 3 & EXTENDED GAMEROOM AVAILABLE
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Atlanta, GA

BELMONT COMMONS

David Weekley Homes

The Aveda
8572

Square Footages and Room Sizes shown are subject to change

LEVEL ONE	653	10'-0" CLG	TOTAL FINISH	2457
LEVEL TWO	974	9'-0" CLG	TOTAL SLAB	1055
LEVEL THREE	830	9'-0" CLG	OVERALL WIDTH	25'-8"
			OVERALL DEPTH	42'-6"

W<20	W=25	W=30	W=40	W=45	D<40	D=45	D=50	D=55	D>55
------	------	------	------	------	------	------	------	------	------



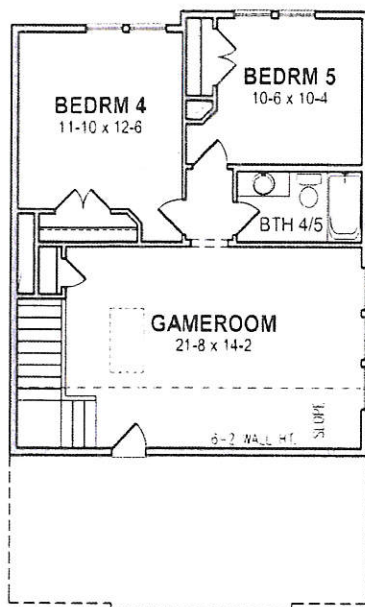
FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

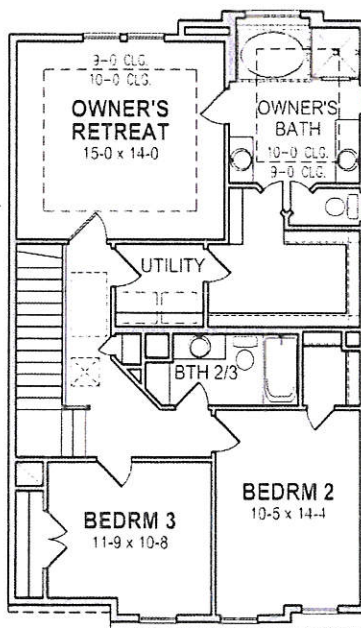


FRONT ELEVATION 'C'

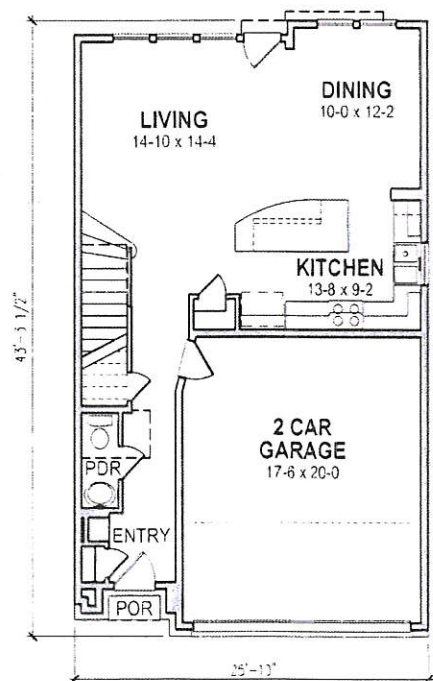


GAMEROOM ONLY / GAMEROOM & BEDRM 4 AVAILABLE
734 SQ. FT. 9-0 CLG.

OPTIONAL THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Houston, TX

VILLAGE AT SPRING

David Weekley Homes

The Brisson
8535

Structural Footings and Room Sizes shown are subject to change.

LEVEL ONE: 705 10-0 CLG.
LEVEL TWO: 1004 9-0 CLG.

TOTAL LIVING: 1709
TOTAL SLAB: 1095
OVERALL WIDTH: 25-10
OVERALL DEPTH: 43-4

W420 W 25 W430 W440 W440 D440 D440 D440 D440 D440