ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	First Street Redevelopment PUD – Building #7B		
	City Staff:	Ellen Johnson, Planner Rita Tungare, Director of Community & Economic Development		
	PUBLIC HEARING		**MEETING 2/18/20**	X
APPLICATIONS:		PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Memo		Application		
Parking Exhibit		Preliminary Plans		

SUMMARY:

The First Street Redevelopment PUD was approved in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St. The remaining phases of the First Street project are comprised of three building lots, known as Buildings 6, 7B and 8. These lots are owned by the City.

Earlier this month, the City Council approved a Memorandum of Understanding designating R&B Development, LLC as developer of Building #7B.

R&B Development, LLC, represented by Bob Rassmussen, has filed an application requesting approval of a PUD Preliminary Plan for Building #7B.

Scope of the Project:

- A building footprint of 6,955 square feet.
- Four stories, with first floor parking and residential apartments on remaining three floors.
- First floor parking (19 spaces) accessed from an overhead door on the south elevation.
- 21 apartment units: 6 two-bedroom & 15 one-bedroom.
- Streetscape improvements along S 1st St.
- A modern style building, with brick covering the first floor and part of the second floor and fiber-cement panels covering the remainder of the building.

SUGGESTED ACTION:

Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

INFO / PROCEDURE ON APPLICATIONS:

<u>PUD PRELIMINARY PLAN</u>

- 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
Phone: (630) 377-4443

ST. CHARLES
SINCE 1834

STAFF MEMO

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

FROM: Ellen Johnson
Planner

RE: PUD Preliminary Plan for First Street Building #7B

DATE: February 14, 2020

APPLICATION INFORMATION:

Project Name: First Street Building #7B

Applicant: R&B Development, LLC

Purpose: Review PUD Preliminary Plan for Building #7B

General Information:

Site Information	
Location	East side of S 1st. St. between Indiana St. and Cobblestone Dr.; east of Blue Goose, south of parking lot (7,698 sf)

Application:	PUD Preliminary Plan
Applicable City Code Sections	First St. PUD Ord. 2006-Z-29 Title 17, Chapter 17.06 Design Review Standards & Guidelines, Chapter 17.14 – Business & Mixed Use Districts

Existing Conditions	
Land Use	Vacant building lot
Zoning	CBD-1 Central Business District - PUD

Zoning Summary		
North	CBD-1 Central Business District - PUD	Public parking lot
East	CBD-1 Central Business District - PUD	Milestone Row- offices/condos
South	CBD-1 Central Business District - PUD & Special Use for Bank Drive-Thru	BMO Harris Bank/apartments (First Street Building 7A)
West	CBD-1 Central Business District - PUD	Blue Goose

Comprehensive Plan Designation
Mixed Use

II. OVERVIEW

A. BACKGROUND ON FIRST STREET PROJECT

The First Street Redevelopment PUD was approved in 2006 as a five-phase, mixed-use downtown redevelopment project spanning a 7.6 acre area of properties along First Street between Prairie St. and Main St.

Phases 1 and 2 were constructed from 2007 to 2009 and included: New utility and road infrastructure; Relocation of the Blue Goose store; Building 7A-BMO Harris Bank & 16 affordable rental units; Building 4- The Plaza Parking Deck; and the western portion of the First Street Plaza.

Phase 3 is nearing completion. This is the riverfront property located between Main and Illinois Streets, which includes three mixed-use buildings: Building 1- Sterling Bank building; Building 2- River Loft building; Building 3- ALE building, a public parking deck, Riverwalk and the East Plaza.

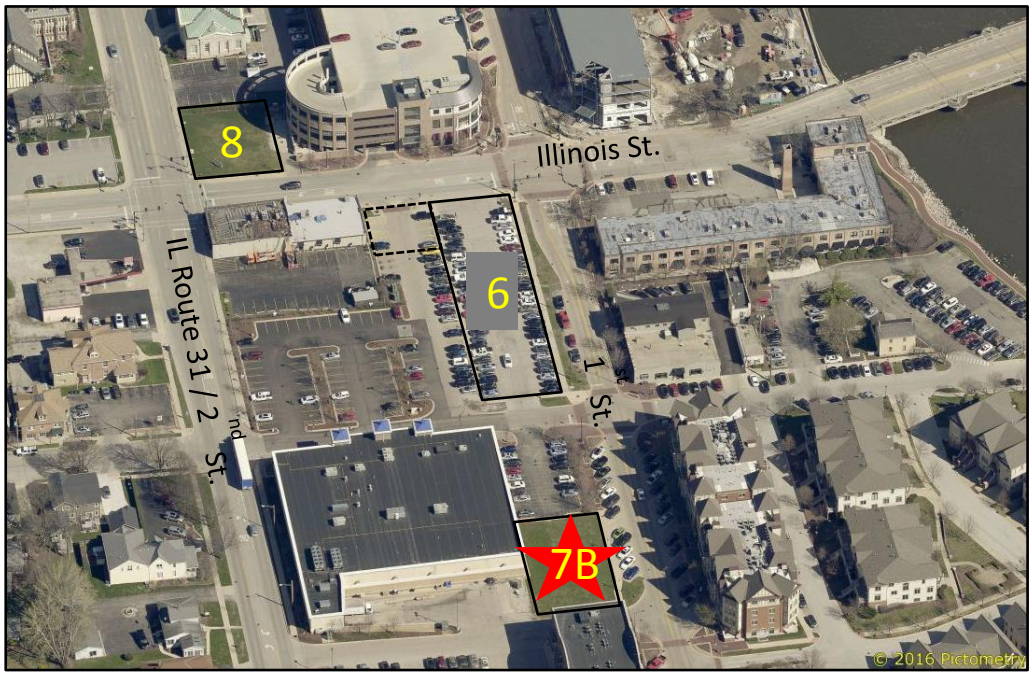
B. REMAINING PHASES OF THE DEVELOPMENT

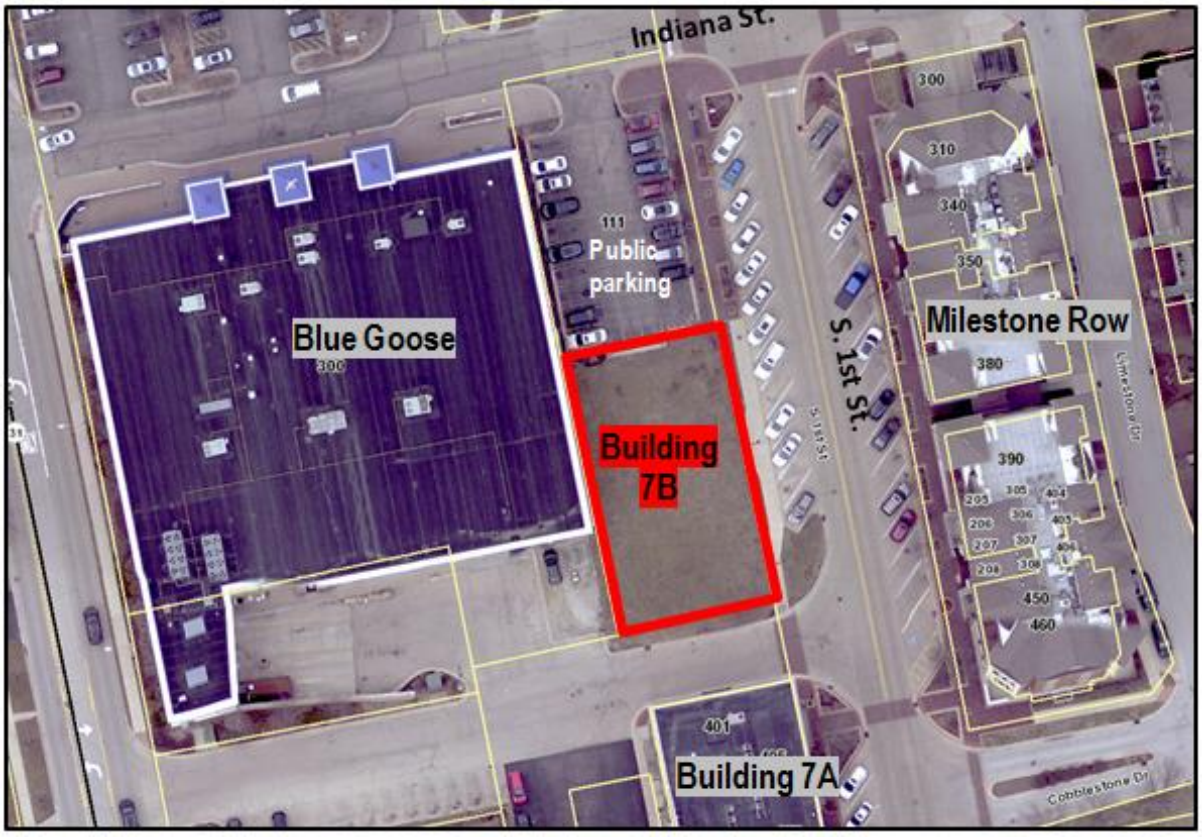
The remaining phases of the First Street project are comprised of three building lots, known as Buildings 6, 7B and 8. These lots are owned by the City. In 2018, the City issued a Request for Proposals (RFP) for development of the lots.

Frontier Development, LLC was chosen as the developer of Building #8. Building permit plans are currently under review. Construction is anticipated to begin in spring 2020.

R&B Development, LLC has submitted a proposal to develop Building #7B. Earlier this month, the City Council approved a Memorandum of Understanding designating R&B Development, LLC as the developer of Building #7B. R&B has a 120-day period to submit PUD Preliminary Plans for the site and enter into a Redevelopment Agreement with the City for construction of the building.

At this time, no proposal for the development of Buildings 6 is advancing for approval.





C. BUILDING #7B PROPOSAL

R&B Development, LLC, represented by Bob Rassmussen, has filed an application requesting approval of a PUD Preliminary Plan for Building #7B.

Scope of the Project:

- A building footprint of 6,955 square feet.
- Four stories, with first floor parking and residential apartments on remaining three floors.
- First floor parking (19 spaces) accessed from an overhead door on the south elevation.
- 21 apartment units: 6 2-bedroom & 151-bedroom.
- Streetscape improvements along S 1st St.
- A modern style building, with brick covering the first floor and part of the second floor and fiber-cement panels covering the remainder of the building. Use of spandrel glass along First St. (east) elevation to provide a retail frontage appearance for the parking area.

III. ANALYSIS

A. PROPOSED USE

The proposed multi-family residential use is permitted in the First Street PUD. Building 7B falls outside of the Downtown Overlay District, however the PUD Ordinance established first floor use restrictions applicable to the entire PUD. The first floor use restrictions pertain to

commercial business types that can occupy first floor spaces. As a residential use, Building 7B is not subject to the first floor use restrictions. Therefore, proposed use of the first floor for parking is acceptable. First floor parking has also been permitted elsewhere in the PUD.

B. ZONING REVIEW:

The 2006 First Street PUD ordinance established zoning parameters for the entire First Street project.

No zoning deviations were granted for Building #7B; therefore the zoning requirements follow the CBD-1 Central Business Zoning District.

The table below lists the development data for: the CBD-1/PUD regulations, the original 2006 plan for Building #7B; and the proposed 2020 plan for Building #7B.

Building #7B Development Data			
	CBD-1 / PUD regulations	**2006 Approved Building #7B**	**2020 Proposed Building #7B**
Building Footprint	Up to 7,698 sf	6,327 sf	6,955 sf
Building Coverage	Up to 100%	82%	90%
Building Square footage	40,000 sf max	19,439 sf	27,820 sf
Building Floors	-	3	4
Building Height	50 ft.	50 ft. to parapet	50 ft. to parapet
Ground floor uses	Per PUD first floor use list/CBD-1 District use list	Retail	Parking
Upper level uses	Per CBD-1 District use list	Office (floors 2-3)	Residential (floors 2-4; 21 units total)

C. PARKING

Proposed are 19 first-floor parking spaces. The parking requirement for multi-family residential in the CBD-1 District is 1 space per unit. With 21 units and 19 spaces, the plan is deficient by 2 spaces, according to this standard.

However, there is no on-site parking requirement for residential uses within the CBD-1 zoning district that are: 1) within Downtown Special Service Areas 1A (parking) and 1B (revitalization), and 2) within 200 feet of a parking lot/structure having spaces available for overnight parking. Building 7B is within both SSAs and is within 200 feet of 77 public spaces available for overnight parking (see attached Parking Exhibit). 26 spaces are 24-hour parking.

No on-site parking was incorporated when building 7B was initially approved for retail/office uses. If parking was required for that building, a total of 64 spaces would have been needed.

D. SITE/ENGINEERING PLAN REVIEW

Preliminarily engineering plans are under City staff review. Detailed review comments are forthcoming.

A conceptual Streetscape Plan has been submitted for the improvements along 1st St. The plan identifies the location of street trees, planters and pavers consistent with the theme of the First Street project.

Staff offers the following comments on the Streetscape Plan, based on the balcony and door locations and in order to open up more of the sidewalk for pedestrian flow (see marked-up plan attached):

- Extend the island planter and add a shade tree.
- Eliminate the sidewalk planters.
- Center the tree grate between the existing light poles near the north end of the building.
- Consider use of pavers along the south side of the building from the sidewalk to the overhead door.
- Depict the balconies/overhangs on the plan.

Final Streetscape Plans which indicate plantings will be reviewed administratively by City staff.

E. BUILDING ARCHITECTURE

The City adopted Design Guidelines for the First Street project area in 2002. The Design Guidelines are very similar to the CBD-1 zoning district Design Guidelines in Chapter 17.06 of the Zoning Ordinance.

The proposed building conforms to the Design Guidelines in several aspects, including:

- Primary entrance faces Fist St.
- The brick used on the first floor distinguishes the pedestrian level from the upper floors.
- The building massing and scale relates to the rest of the First Street redevelopment.

The building does differ from the guidelines somewhat with respect to building materials:

- The guidelines recommend use of traditional materials, specifically masonry/brick, as the primary façade material. The architectural plans show brick covering the first level and part of the second level. The remainder of the building is covered with fiber-cement panels with aluminum channels to define the gridlines.
    - The applicant has provided examples of the proposed panels and aluminum channels used on other buildings.
- Transparent glass should be used for street level windows. Due to the first floor being used for parking, reflective spandrel glass is proposed along First St.
- Earth tones or muted colors are encouraged. Lighter colors or bright colors should be used only in minor accents. The proposed colors of the building may be considered earth tones, but further clarification on the color may be needed.

Building 7B is located outside of the Central Historic District and therefore will not be reviewed by the Historic Preservation Commission.

F. INCLUSIONARY HOUSING

The First Street PUD was approved in 2006, prior to the City adopting the Inclusionary Housing Ordinance in 2008. As a part of the PUD and Redevelopment Agreement, 16 affordable rental units were provided for the entire project in Building 7A. There is no additional affordable unit/fee in-lieu requirement.

IV. SUGGESTED ACTION

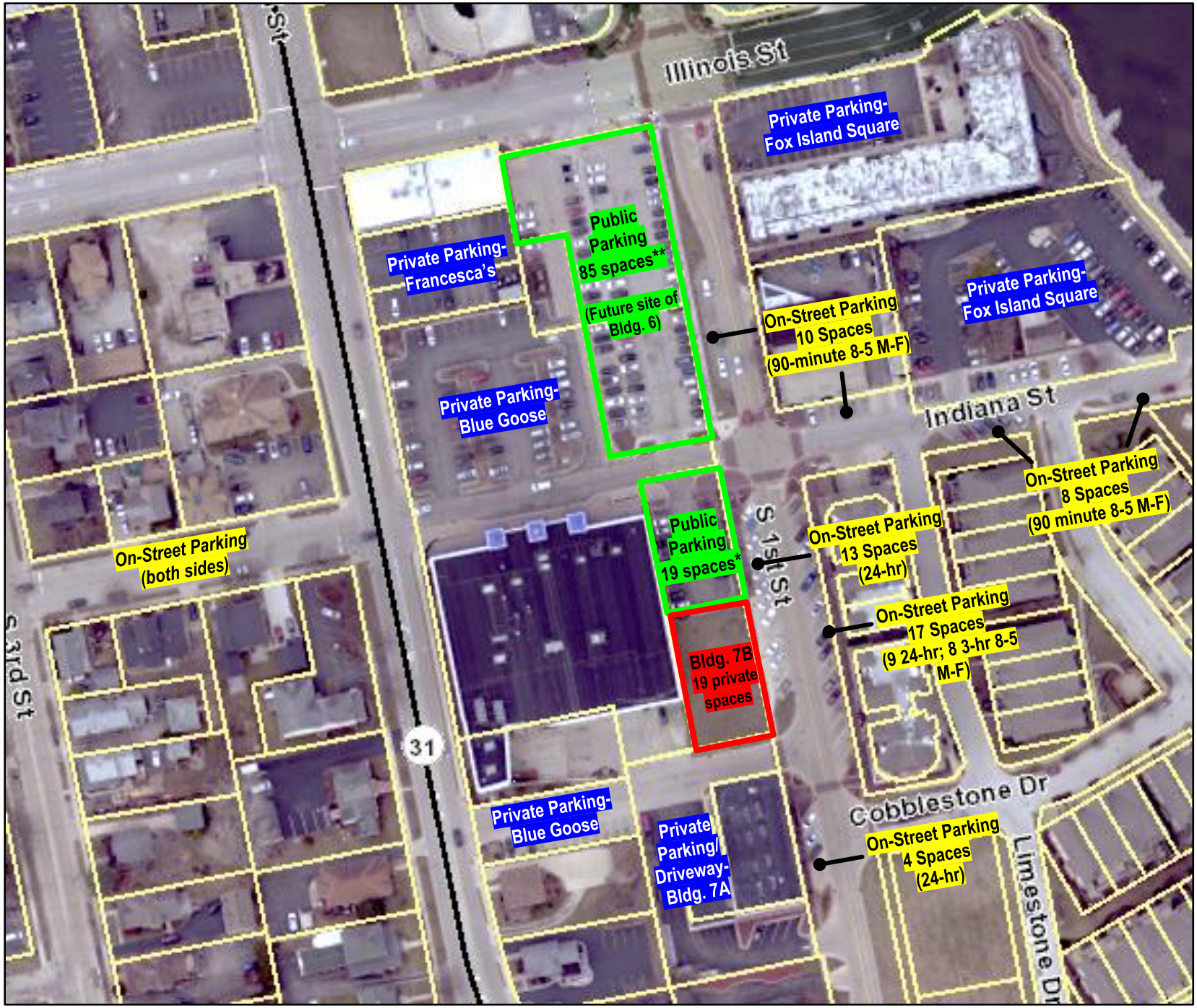
Review the PUD Preliminary Plan.

Staff has found the application materials to be complete and the plan to be in conformance with the applicable PUD and Zoning Ordinance requirements.

V. ATTACHMENTS

- Parking Exhibit
- PUD Preliminary Plan application
- Proposed PUD Plans for Building #7B
- Streetscape Plan mark-up
- Examples of architectural panels

Building 7B Parking Exhibit



Total Public Parking:
156 spaces
(within area shown)

Public parking spaces within 200 ft. of Building 7B:
77 spaces
(26 overnight)

*5pm-5am M-F

**Eastern portion: 3-hr parking 8am-5pm M-F; Western portion: 8-hr parking 9am-5pm M-S

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

For City Use	
Project Name:	First Street Redevelopment Building #7B
Project Number:	2020 -PR- 002
Cityview Project Number:	PLPUD202000014

Received Date
RECEIVED
St. Charles, IL
FEB 14 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.

1. Property Information:	Location: West side of S. First St. between Indiana St. and Cobblestone Dr.	
	Parcel Number (s): 09-34-132-021	
	Proposed PUD Name: First Street Redevelopment PUD - Building 7B	
2. Applicant Information:	Name: R+B Development, LLC	Phone: 630-443-9393
	Address: 409 Illinois Ave #1-D St. Charles, IL 60174	Fax:
		Email: Bobe midwestcustomhomes.com
3. Record Owner Information:	Name: City of St. Charles	Phone: 630-377-4443
	Address: 2 E. Main St. St. Charles, IL 60174	Fax:
		Email: cd@stcharlesil.gov

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

NA ☐ **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.

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

NA ☐ **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.

NA ☐ **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.

NA ☐ **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 ENGINNERING 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

NA ☐ **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

❑ **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.

NA ❑ **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

NA ❑ **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.

NA ☐ **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.

NA ☐ **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.

NA ☐ **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 — Date

Applicant or Authorized Agent — 1-28-20 Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am Manager of R + B Development, 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.:

Robert Rasmussen	
Richard Dahl	

By: _____, Manager

Subscribed and Sworn before me this 10th day of February, 2020.

Mary M Moore
Notary Public

OFFICIAL SEAL
MARY M MOORE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/21/22

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: First Street 7-B
Date Submitted: 1-28-20
Prepared by: ~~Bob Rasmussen~~ Bob Rasmussen

ST. CHARLES SINCE 1834

Total Dwelling Units: 21

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: _____

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*
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		DU x 1.990	=	
➢ 3 Bedroom		DU x 2.392	=	
➢ 4 Bedroom		DU x 3.145	=	
Apartments				
➢ Efficiency		DU x 1.294	=	
➢ 1 Bedroom	15	DU x 1.758	=	26.37
➢ 2 Bedroom	6	DU x 1.914	=	11.48
➢ 3 Bedroom		DU x 3.053	=	
Totals	_____ Total Dwelling Units (with deduction, if applicable)			37.85 Estimated Total Population

Park Site Requirements:

Estimated Total Population 37.85 x .010 Acres per capita = .3785 Acres

Cash in lieu of requirements:

Total Site Acres .3785 x $240,500 (Fair Market Value per Improved Land) = $ 90,840 ~~00~~

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: First Street 7-B
Date Submitted: 1-28-20
Prepared by: Bob Rasmussa

ST. CHARLES SINCE 1834

Total Dwelling Units: 21

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: 21

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:

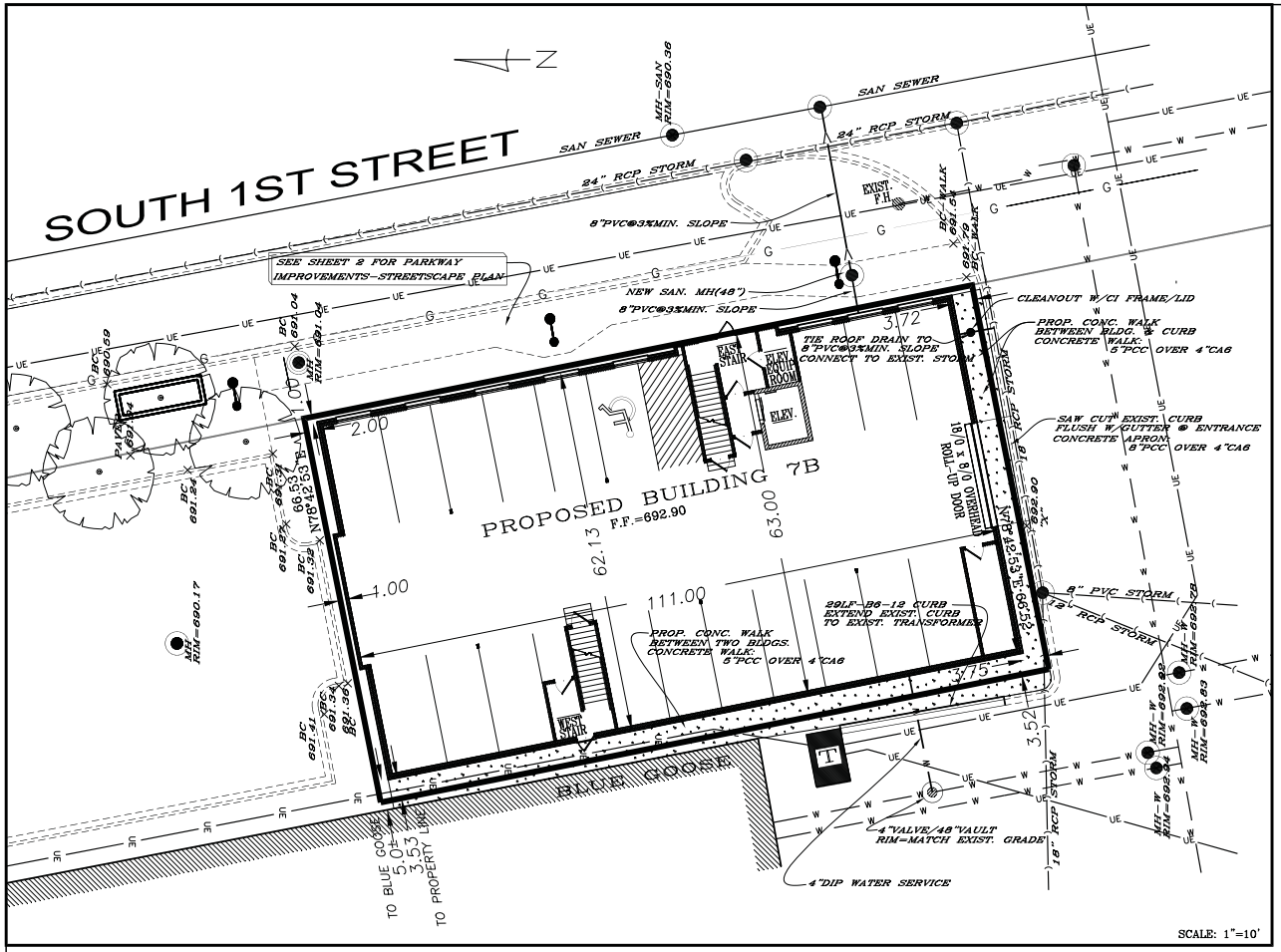
Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*		*Middle (Grades 6 to 8)*		*High (Grades 9 to 12)*	
Detached Single Family							
➢ 3 Bedroom		DU x .369 =		DU x .173 =		DU x .184 =	
➢ 4 Bedroom		DU x .530 =		DU x .298 =		DU x .360 =	
➢ 5 Bedroom		DU x .345 =		DU x .248 =		DU x .300 =	
Attached Single Family							
➢ 1 Bedroom		DU x .000 =		DU x .000 =		DU x .000 =	
➢ 2 Bedroom		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	15	DU x .002 =	0.03	DU x .001 =	0.015	DU x .001 =	0.015
➢ 2 Bedroom	6	DU x .086 =	0.516	DU x .042 =	0.252	DU x .046 =	0.276
➢ 3 Bedroom		DU x .234 =		DU x .123 =		DU x .118 =	
Totals	21 TDU (with deduction, if applicable)		0.546 TE		0.267 TM		0.291 TH

School Site Requirements:

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	0.546	x .025	= 0.0136
Middle (TM)	0.267	x .0389	= 0.0104
High (TH)	0.291	x .072	= 0.0200
		Total Site Acres	.0450

Cash in lieu of requirements:

.0450 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 10,822.50



CITY OF ST. CHARLES NOTES

1. ALL OPEN DISTURBED AREAS SHALL BE SODDED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.

2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 3' OF PAVED SURFACES.

3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.

4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.

5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.

6. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.

7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.

8. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.

9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.

11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.

WARNING

CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

TRAFFIC CONTROL/PROTECTION NOTES:

1- TRAFFIC CONTROL AND PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 701 OF IDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE APPLICABLE GUIDELINES IN THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE APPLICABLE KANE COUNTY STANDARDS FOR TRAFFIC CONTROL.

2- ANY DROP OFF GREATER THAN THREE INCHES WITHIN EIGHT FEET OF THE PAVEMENT EDGE SHALL BE PROTECTED BY TYPE-II BARRICADES, EQUIPPED WITH MONO-DIRECTIONAL STEADY BURN LIGHTS SPACED AT 50' CENTERS. BARRICADES THAT MUST BE PLACED IN EXCAVATED AREAS SHALL HAVE LEG EXTENTIONS INSTALLED SUCH THAT THE TOP OF THE BARRICADE IS IN COMPLIANCE WITH THE HEIGHT REQUIREMENTS OF IDOT STANDARD 702001.

3- ARROW BOARDS WILL BE REQUIRED WHEN IMPLEMENTING ALL LANE CLOSURES.

4- TEMPORARY SIGNING SHALL CONFORM TO PART VI OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND SHALL BE MOUNTED ON PERMANENT SUPPORTS.

5- MONO-DIRECTIONAL FLASHING LIGHTS AND 18"x18" (MINIMUM) ORANG FLAGS SHALL BE MOUNTED ON ALL "ROAD CONSTRUCTION" SIGNS.

6- THE CONTRACTOR SHALL PROVIDE AND INSTALL TWO (2) WEIGHTED SAND BAGS ON EACH TYPE-I OR TYPE-II BARRICADE USED - ONE WEIGHTED SAND BAG ACROSS EACH BOTTOM RAIL.

7- THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL TRAFFIC CONTROL/PROTECTION SIGNS DAILY.

8- ANY WORK THAT REQUIRES ENCROACHMENT INTO THE THROUGH LANES ON SOUTH FIRST STREET SHALL BE RESTRICTED TO THE HOURS OF 9:00AM TO 3:00PM.

BRANDON JAFARI 062-050585 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

Brandon Jafari 2/14/20

BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/21

FEBRUARY 14, 2020

REVISIONS:

1	
2	
3	

COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PERMITS CONSTRUCTION MANAGEMENT
09406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.384.8976

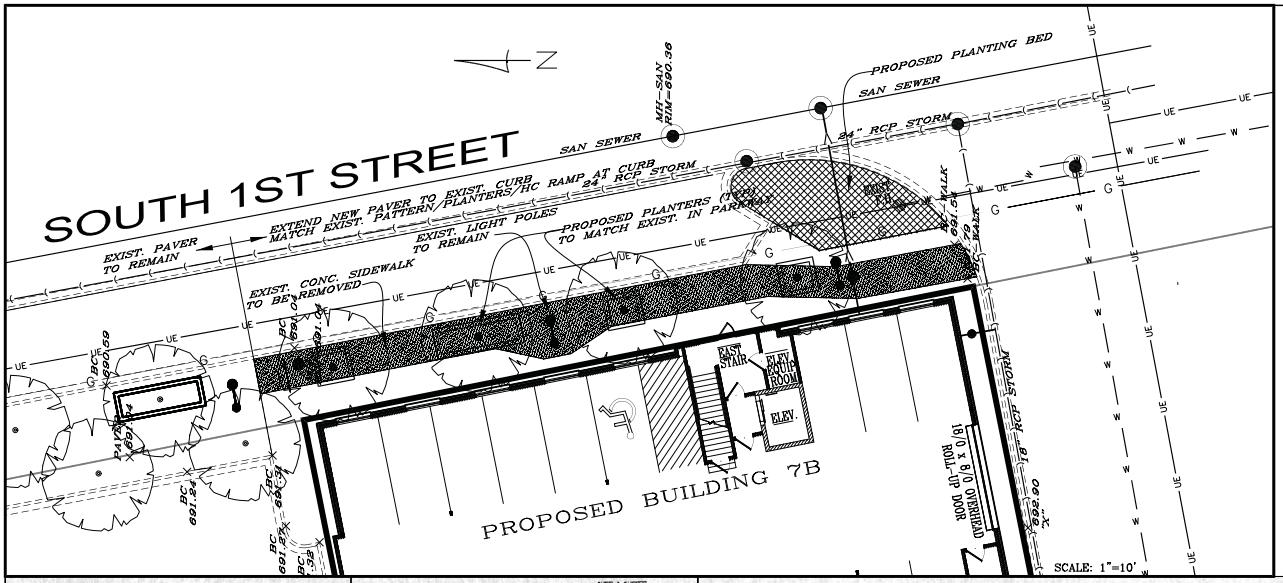
BUILDING 7B - SOUTH 1ST STREET
ST CHARLES, ILLINOIS

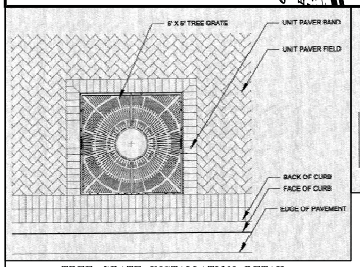
Scale: 1"=10'

Grading
Mortgage
Foundation

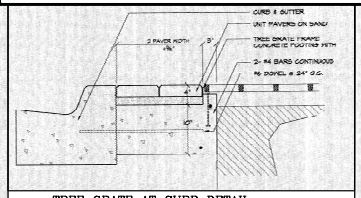
SITE PLAN

SHEET 1 OF 2

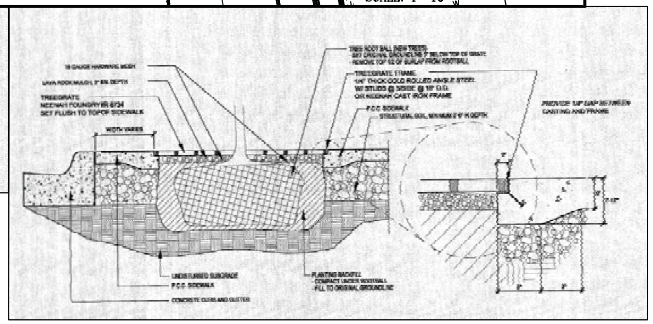




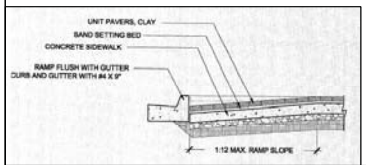
TREE GRATE INSTALLATION DETAIL PLAN

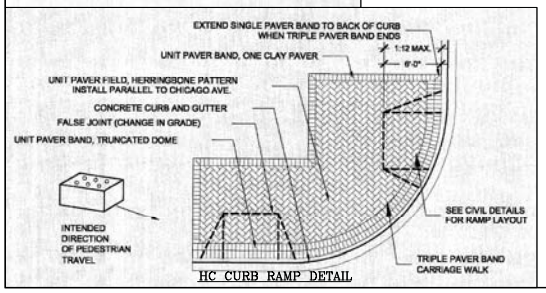


TREE GRATE AT CURB DETAIL

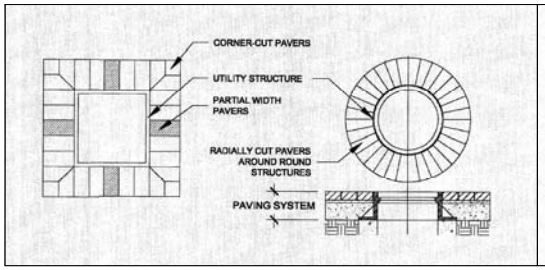


TREE GRATE INSTALLATION DETAIL

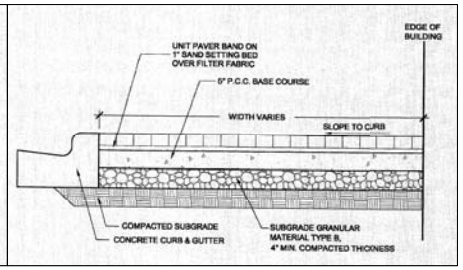




HC CURB RAMP DETAIL



PAVER BORDER AROUND STRUCTURES



PAVER SIDEWALK SECTION

WARNING

CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

REVISIONS:

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2	
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COUNTY ENGINEERS INC.
DESIGN CONSTRUCTION PERMITS CONSTRUCTION MANAGEMENT
ON-SITE DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6978

BUILDING 7B - SOUTH 1ST STREET
ST CHARLES, ILLINOIS

Scale: 1"=10'

Grading
Mortgage
Foundation

STREETSCAPE
SOUTH 1ST STREET
SHEET 2 OF 2

BRANDON JAFARI 062-050585 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS

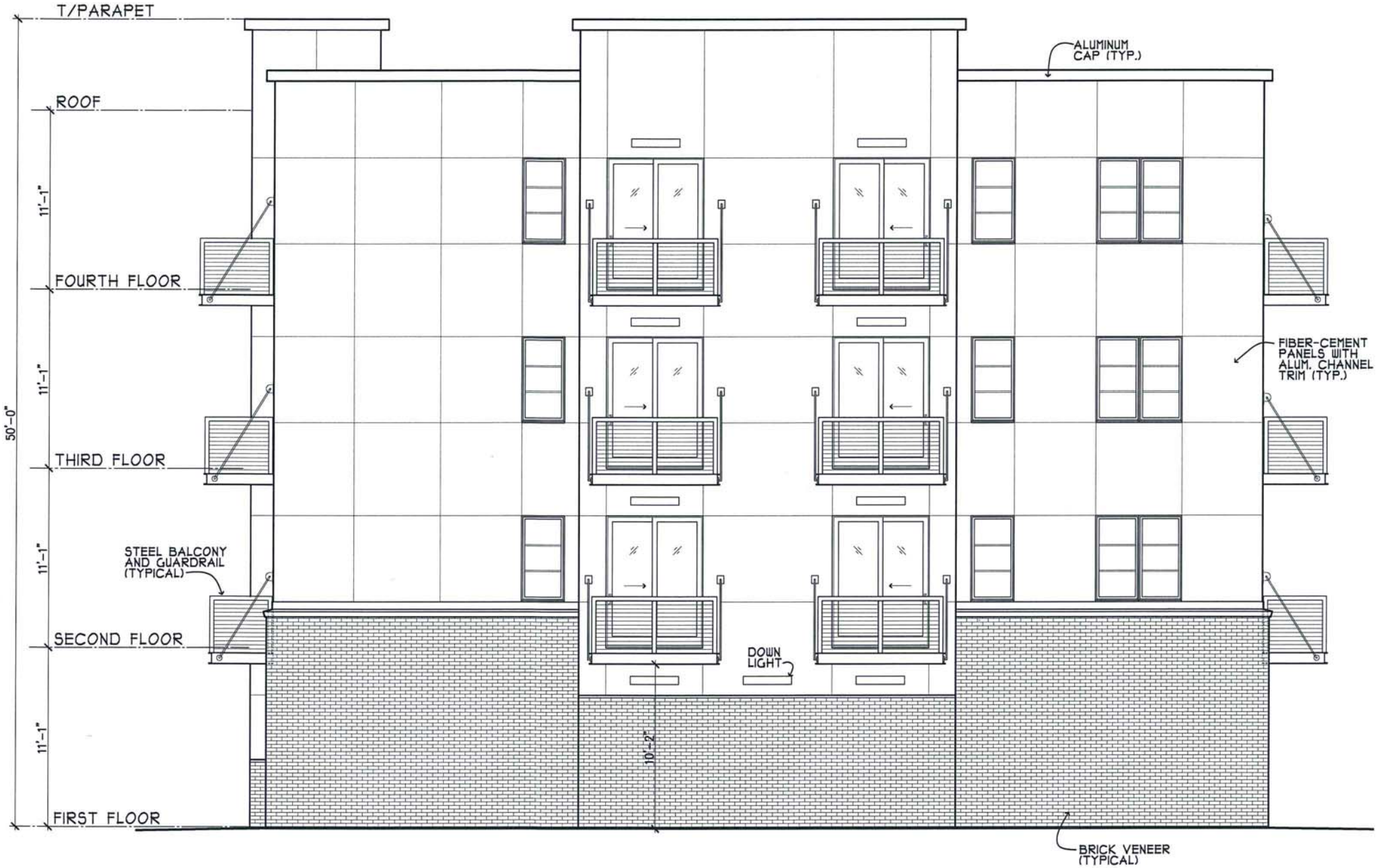
2/14/20

BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/21

FEBRUARY 14, 2020

EAST ELEVATION

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



NORTH ELEVATION

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

NOTE:
12% UNPROTECTED OPENINGS
IN ONE-HOUR RATED
EXTERIOR WEST WALL

WEST ELEVATION

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

SOUTH ELEVATION

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

FIRST FLOOR PLAN

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

JAN. 15, 2020 - PRELIMINARY DESIGN

PLOTTED: 1/14/2020

PROPOSED NEW APARTMENT BUILDING:

BLDG. 7B

FIRST STREET ST. CHARLES, ILLINOIS 60174

BOB RASMUSSEN

Revisions:

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Commission: 2148

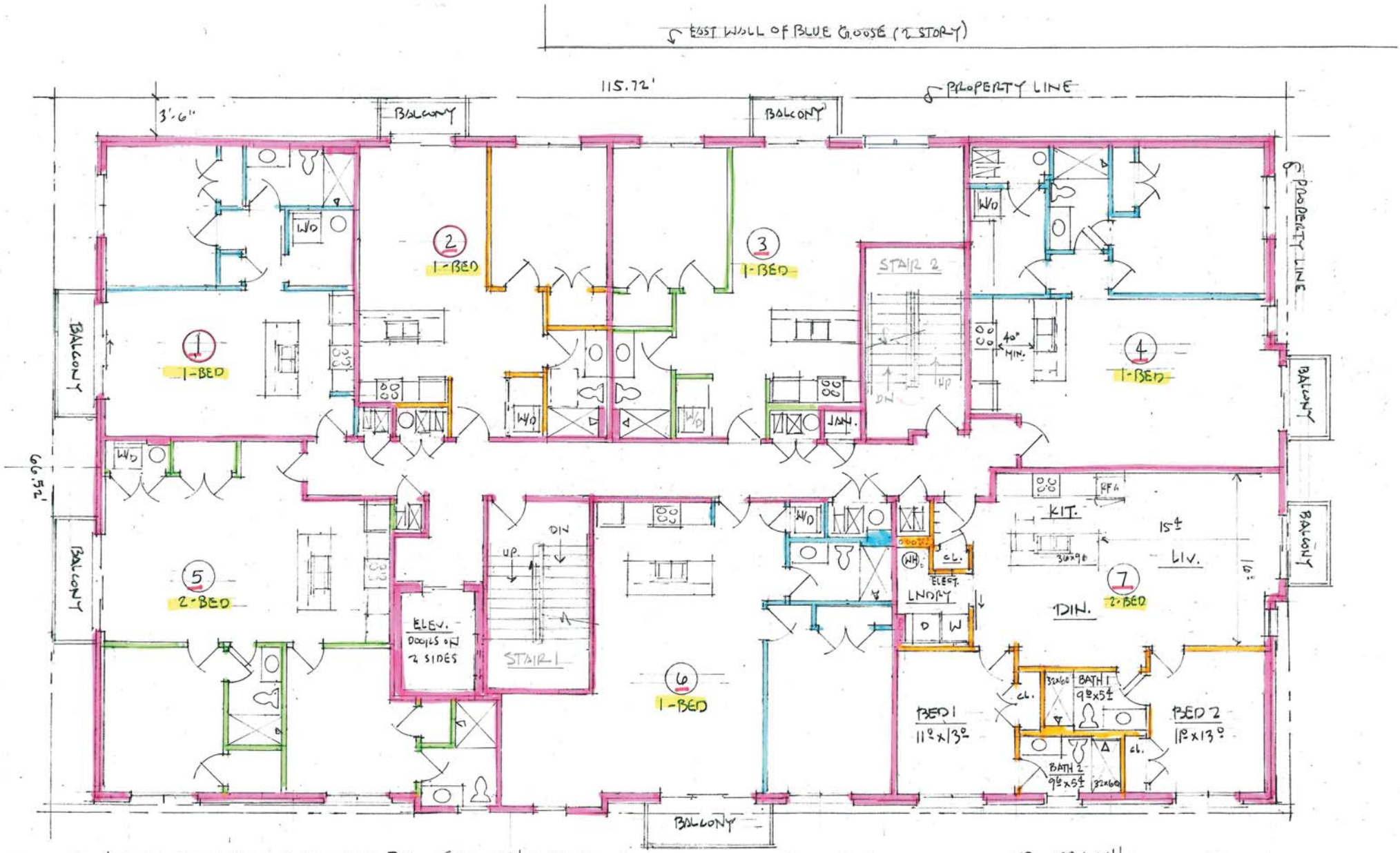
Issue Date:

Drawn By: CDZ

FLOOR PLAN

Sheet:

of: .



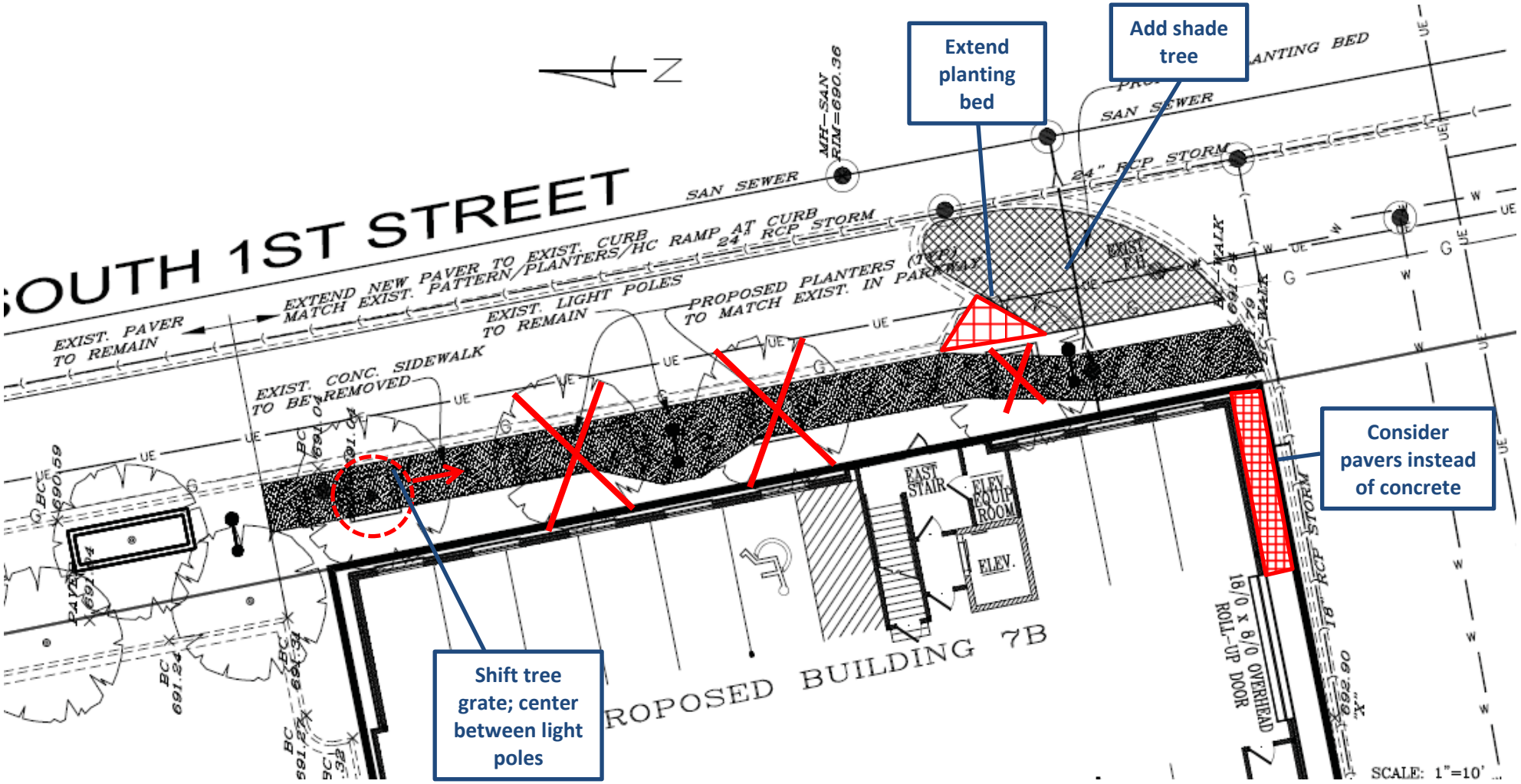
FIRST STREET BUILDING 7B · ST. CHARLES · IL.

BOB RASMUSSEN — MARSHALL ARCHITECTS, INC.

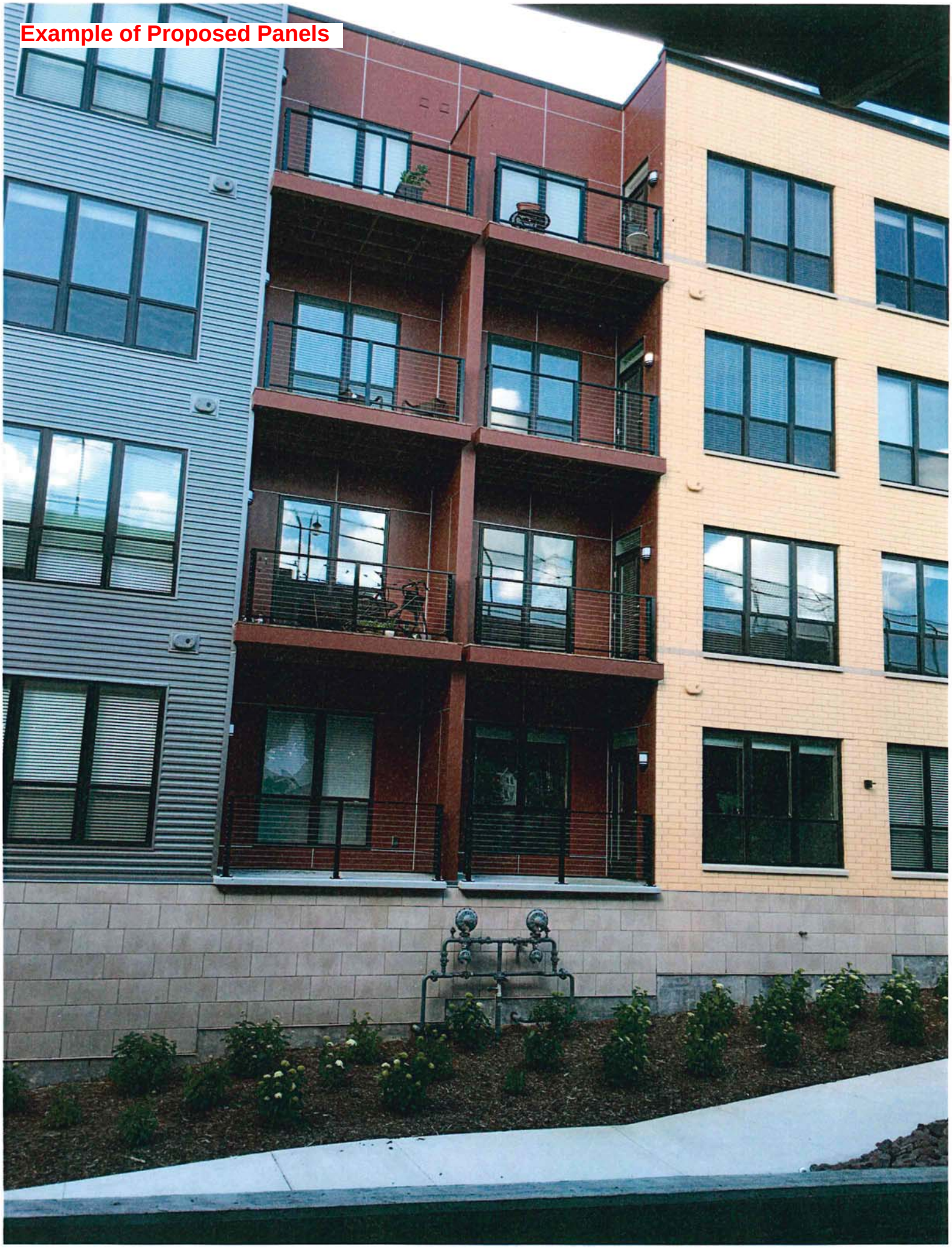
PRELIMINARY 2ND, 3RD & 4TH FLOOR PLAN

1/8"=1'-0" — 0 5 10 — 11-26-19

Staff Comments – Streetscape Plan



Building 7B Rendering


Example of Proposed Panels

Example of Proposed Panels

Example of Proposed Panels

Example of Proposed Panels