



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Riverview Townhomes of St. Charles		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING		MEETING 7/16/19	X

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Application & Plans, received 6/14/19
Site Photos	

SUMMARY:

The subject property is a 10,000 sf lot on the southeast corner of S. 3rd and South Avenues. The property contains a single-family home that has been converted into a two-unit dwelling.

Brian Hogan of Hogan Design & Construction is seeking feedback on a Concept Plan to redevelop the property with a townhome building. Details of the proposal are as follows:

- Demolish the existing structure.
- Construct one three-unit townhome building fronting on S. 3rd Ave.
- The proposed building contains two full stories and a partial third story.
- Three levels of outdoor living space: two-story front porch and rooftop deck.
- Attached rear-loaded garages accessed from a shared drive off South Ave.
- Retain the RT-4 zoning designation and establish a PUD to allow for zoning deviations to accommodate the proposal.

The Comprehensive Plan land use designation for the property is Single-Family Detached Residential.

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



ST. CHARLES
 SINCE 1834

Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Riverview Townhomes of St. Charles Concept Plan

DATE: July 12, 2019

I. APPLICATION INFORMATION:

Project Name: Riverview Townhomes of St. Charles

Applicant: Brian Hogan, Hogan Design & Construction

Purpose: Obtain feedback on a Concept Plan for a townhome building

General Information:		
Site Information		
Location	504 S. 3 rd Ave.	
Acres	10,000 sf (0.23 acre)	
Application:	Concept Plan	
Applicable City Code Sections	Ch. 17.04 – Design Review Standards & Guidelines Ch. 17.12 – Residential Districts Ch. 17.26 – Landscaping & Screening	
Existing Conditions		
Land Use	Two-family dwelling	
Zoning	RT-4 Traditional Single- and Two-Family Residential	
Zoning Summary		
North	RT-4 Traditional Single- and Two-Family Residential	Single-family home
East	RT-3 Traditional Single-Family Residential	Single-family home
South	RT-3 Traditional Single-Family Residential	Single-family home
West	RT-4 Traditional Single- and Two-Family Residential	Open space / riverfront path
Comprehensive Plan Designation		
Single-Family Detached Residential		

Aerial



Zoning



II. OVERVIEW

A. PROPERTY HISTORY

The subject property is a 10,000 sf lot on the southeast corner of S. 3rd and South Avenues. The property contains a single-family home that has been converted into a two-unit dwelling. The structure is a 1½ story bungalow built in 1922.

The structure was identified as a possible catalog home in a 2013 survey of mail order homes conducted on behalf of the Historic Preservation Commission. The home may have been sold as a kit by Wards or Gordon-Van Tine. The home's status as a catalog home has not been confirmed. The property is not within the historic district nor is it otherwise protected under the Historic Preservation Ordinance.

B. PROPOSAL

Brian Hogan of Hogan Design & Construction is seeking feedback on a Concept Plan to redevelop the property with a townhome building. Details of the proposal are as follows:

- Demolish the existing structure.
- Construct one three-unit townhome building fronting on S. 3rd Ave.
- The proposed building contains two full stories and a partial third story.
- Three levels of outdoor living space: two-story front porch and rooftop deck.
- Attached rear-loaded garages accessed from a shared drive off South Ave.
- Retain the RT-4 zoning designation and establish a PUD to allow for zoning deviations to accommodate the proposal.

C. CONCEPT PLAN REVIEW PROCESS

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

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single-Family Detached Residential”. The Plan discusses the importance of preserving single-family neighborhoods while providing for flexibility in certain situations based on neighborhood context. The plan states (p. 42):

“Single-family detached residential neighborhoods are one of the City’s most cherished assets and considered one of its most defining characteristics. Single-family detached residential areas make up the single largest land use in the City and should continue to predominate. Much of the City’s character is derived from these neighborhoods and these distinguishing features should be preserved and enhanced.”

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. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses. Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designed as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan’s designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.”

The following Residential Land Use Policies apply to the proposed use of the property (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.”

“Transition densities to maximize compatibility. As St. Charles approaches its full build-out, its new growth and investment will shift from new development in outlying areas to redevelopment of infill sites, and many of the available infill parcels are situated between established residential areas and the City’s business commercial districts. This shift will create new challenges and obstacles for development not associated with easier “green-field” development, including: adaptive reuse, fixed/smaller parcel sizes, greater neighborhood sensitivity, and increased density/intensity. A recommended strategy for improved compatibility is place similar density and lot sizes adjacent to existing residential areas and then to transition to high residential densities moving closer to commercial areas and busy streets. This approach assists with compatibility of adjacent uses and provides additional density to serve as a transitional land use.”

B. ZONING REVIEW

Existing Zoning:

The subject property is zoned RT-4 Traditional Single- and Two-Family Residential. The purpose of the RT-4 District as provided in the Zoning Ordinance 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 similar character. The minimum lot size is 5,000 sf. This district is primarily located in older residential neighborhoods near the downtown area. The district also provides for auxiliary

dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.”

The RT-4 District is the only Traditional Residential district to permit two-family dwellings in addition to single-family. The standard lot size in the district is 5,000 sf however two-family dwellings require a lot size of 7,500 sf.

Surrounding Zoning:

The subject property is surrounded by RT-4 zoning to the north and west with RT-3 to the east and south. The property is bordered on three sides by single-family homes. Across 3rd Ave. to the west is a grassed median owned by the City with a park to the north, across South Ave. Further south of the property on Riverside Ave. is an office building. This property is zoned RT-3 and is a legal, non-conforming use. The Brownstone townhomes located across the river are zoned RM-3 General Residence.

Proposed Zoning:

The applicant is proposing to retain the RT-4 zoning designation and establish a PUD to accommodate certain zoning deviations which are required to accommodate the development as proposed.

The proposed use of the property as a townhome is not permitted in the RT-4 District. Typically it has been the City’s practice to avoid granting a use not permitted in the underlying zoning district through a PUD, as well as to avoid single-lot PUDs. However, retaining the RT-4 District appears to be the best option in this case. The proposed use is still residential, albeit a different unit type. More zoning deviations would be required if the property were zoned to a multi-family district which permits townhomes (exterior side yard in addition to minimum lot area, building coverage, and building height). In addition, the property is surrounded by RT zoning. Retaining the RT-4 designation would avoid spot zoning to multi-family.

The table below compares the RT-4 District requirements with the Concept Plan. Zoning deviations that would be required are denoted in ***bold italics***.

	RT-4	Concept Plan
Min. Lot Area	Single-family: 5,000 sf Two-Family: 3,750 sf/unit	<i>Townhome: 3,333 / unit</i>
Min. Lot Width	50 ft.	100 ft. (33 ft./unit)
Max. Building Coverage	25% (for structures over 1.5 stories)	<i>37.5%</i>
Max. Building Height	32 ft. / 2 stories, whichever is less	<i>40 ft. / 3 stories</i>
Min. Front Yard	20 ft.	20 ft. (S 3 rd Ave.)
Min. Exterior Side Yard	15 ft.	15 ft. (South Ave.)
Min. Interior Side Yard	10 ft.	10 ft.
Min. Rear Yard	30 ft.	30 ft.
Off-Street Parking	2 per unit	2 per unit (garages)

Staff Comments

- Three zoning deviations would be needed to accommodate the proposal: lot area, building coverage, and building height. In addition, the townhome use itself would deviate from the uses permitted in the RT-4 district. Only single-family and two-family dwellings are permitted, in addition to auxiliary dwelling units and group homes.
- Building height is measured from the midpoint of the front building setback. The elevation drawings provided mark the elevation at the front property line at 686 ft. The elevation at the top of ridge is 726.5 ft., for a total building height of 40.5 ft. Based on topographic data it appears the elevation at the 20 ft. front setback is close to 688 ft., which would result in a technical building height of 38.5 ft.

C. LANDSCAPING

A landscape plan was not submitted with the Concept Plan. The table below outlines the landscaping standards that will apply to the future development and indicates whether the plan has the ability to meet these standards.

Category	Zoning Standard	Proposed
Overall Landscape Area	20%	Meets
Building Foundation Landscaping		
<i>Foundation Planting Beds</i>	50% of front building wall and 50% of total building walls 5 ft. wide beds	Adequate space provided
<i>Foundation Plantings</i>	20 shrubs/bushes/perennials per 50 ft. of planting bed 2 trees per 50 ft. of planting bed	TBD
Public Street Frontage Landscaping	Not Required in RT districts	N/A
Landscape Buffer	Not Required	N/A

Staff Comments:

- While a landscape buffer is not required in the RT-4 district, there is approximately 10 ft. between the drive and the east lot line and between the building and the south lot line. These areas should be landscaped to provide screening for the adjacent single-family homes.

D. BUILDING DESIGN

Conceptual architectural renderings of the front (west) and south side elevations have been submitted. The building consists of two full stories and a partial third story with a rooftop deck on the front, river-facing elevation (west). Front porches are shown on the first and second stories. Building materials are not identified but the primary façade material appears to be horizontal siding. Extensive trim is shown around the windows and doors.

Buildings in the RT-4 District 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. It appears the building will have the ability to meet applicable standards for design of the building itself. However, it is uncertain whether the proposal will meet some of the guidelines related to neighborhood context. As a reminder, design “standards” are specific requirements that must be met while “guidelines” can be applied with more flexibility. If a proposal does

not precisely follow a guideline, it may still be acceptable if it meets the intent of the section. In addition, deviations from design standards and guidelines can be requested through PUD approval.

Of note is Section C “Massing and Proportion”. The intent of this section is, “To reduce the appearance of mass and to encourage new buildings to match the scale of the existing neighborhood.”

Guidelines:

1. *Scale, proportions, and height should be compatible with the general characteristics of homes in the surrounding neighborhood. For example, effort should be made to reduce the appearance of height of a two-story house constructed among single-story houses.*
2. *Simple building forms and shapes are encouraged.*
3. *The following methods may be incorporated to reduce the apparent mass of a home:*
 - a. *Step back portions of the home. For example, set the second story back from the first story or add an unenclosed porch on the first story.*
 - b. *Use dormers to break up roof mass, if consistent with the architectural style of the home.*
 - c. *Incorporate horizontal design detailing to visually break up flat walls. Examples include wide skirt boards, mid-section trim between stories, frieze boards along roof eaves, partial or complete gable returns, or a change in siding or masonry patterns or materials.*

Surrounding homes are modest in size and are 1½ and 2 stories. Most were built in the early 1900s. The general style, detailing and materials of the proposed townhome appears to be compatible with the surrounding neighborhood, however the scale, proportion and height may not be. The partial third floor and the fact that its mass is set back from the front for the roof top deck may reduce the overall impression of height at least from the front. If the project moves forward, staff will request the applicant submit a cross section showing the building in relation to its neighbors.

E. SUBDIVISION

The existing property is an unsubdivided parcel identified as the northwest quarter of block 13 of Minard Ferson & Hunt’s Second Addition. Approval of a Plat of Subdivision will be required for this development. The property could be platted as a single lot, or separate lots could be established for each unit. Common area would likely be owned and maintained by an owners’ association.

F. ENGINEERING REVIEW

The Concept Plan is under review. Staff has noted the following significant comments:

- The southwest corner of the property is within the 100 year floodplain. No fill is allowed within the floodplain without compensatory storage provided. Based on the City’s floodplain map it appears the building is outside of the floodplain. However, a topographical survey will need to be conducted to confirm the extent of the floodplain in relation to the building.
- Based on the existing water main in the area it may need to be analyzed whether there is sufficient flow to meet Fire Code standards for the proposed building.

Preliminary engineering plans will be required as part of the PUD Preliminary Plan should the project move forward.

G. INCLUSIONARY HOUSING

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing affordable units. A total fee in-lieu amount of \$5,949.86 will be due at the time of building permit.

H. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". A credit will be granted for the existing dwelling unit. The resulting fees are required to be paid before the building permit is issued for the first house. A copy of the Concept Plan has been forwarded to the school and park districts for any comments.

IV. **FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the applicant would need to gain approval of the following zoning/subdivision applications:

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

V. **SUGGESTED ACTION**

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

- ✓ Change in future land use as designated in Comprehensive Plan.
- ✓ Retention of RT-4 zoning.
- ✓ Site layout and access.
- ✓ Building architecture.
- ✓ Whether a PUD appropriate for this project. Would a PUD advance one or more of the purposes of the PUD procedure?
 1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
 2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*
 3. *To encourage a harmonious mix of land uses and a variety of housing types and prices.*
 4. *To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.*

5. *To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.*
 6. *To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.*
 7. *To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community*
- ✓ Would the identified PUD deviations be warranted? To grant PUD deviations, the City Council will need to find that:
- a. *Conforming to the requirements would inhibit creative design that serves community goals; OR*
 - b. *Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.*

Factors to be considered in this determination shall include, but are not limited to the following:

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

VI. ATTACHMENTS

- Photos of Existing Structure / Site
- Concept Plan Application; received 6/14/19
- Plans

Photos of Existing Structure / Site



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:	Riverview Townhomes of St. Charles
Project Number:	2019 -PR- 011
Application Number:	PLGP201900128



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: 504 3rd Ave. St Charles	
	Parcel Number (s): 0934216001	
	Proposed Project Name: Riverview Townhomes of St. Charles	
2. Applicant Information:	Name Brian Hogan	Phone 630-991-8700
	Address 21 N 6th St., Geneva, IL 60134	Fax
		Email hogandesignandconstruction@gmail.com
3. Record Owner Information:	Name Batavia Enterprises Inc.	Phone 630-879-3680
	Address 140 FIRST ST., BATAVIA, IL 60510-2453	Fax
		Email

Please check the type of application:

- PUD Concept Plan:** Proposed Name: Riverview Townhomes of St. Charles
- Subdivision Concept Plan** Proposed Name: _____
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: RT-4

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

Current use of the property: Single-Family Home

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

Proposed use of the property: 3 unit town-home

Comprehensive Plan Designation: Single Family Detached Residential

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 Title 19, “Inclusionary Housing” of the St. Charles Municipal Code.

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

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

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

Record Owner

Date

Applicant or Authorized Agent

Date



ENGINEERING
RESOURCE ASSOCIATES

ENGINEERS | SCIENTISTS | SURVEYORS

April 8, 2019

Ms. Ellen Johnson,
City of St. Charles
Community Development Department
2 E. Main St,
St. Charles, IL 60174
(630) 762-6901

SUBJECT: 504 S 3rd Ave. St. Charles, Riverview Townhomes of St. Charles
Summary of Development.

Dear Ms. Johnson:

The existing site is zoned as RT-4 "Traditional Single- and Two-Family Residential District". The proposed zoning is also RT-4, but a variance is being requested to allow for a 3-unit town home.

The comprehensive plan calls out this lot as Single-Family Detached Residential. Due to the characteristics of the surrounding area multi-family uses would be appropriate for this site. These characteristics include the sites close proximity to Riverside Ave. and Fox River, downtown St. Charles, and existing commercial use to the south at 606 Riverside Ave. The surrounding area also remains predominately detached single family residential and constructing townhomes at this location would not disturb the overall single-family character of the neighborhood.

The proposed development is in line with the goals and objectives of the comprehensive plan for residential areas. The proposed development contributes toward goal 1 - objective 1 by promoting a variety of dwelling unit types and densities in accordance with the Land Use Plan. The proposed development also contributes toward goal 2 - objective 5 by providing more of a buffer between the detached single-family district and the downtown area and commercial use to the south.

The proposed development would require a couple exceptions or departures from the current zoning code. These variances included increasing the maximum building coverage from 25% to 37.5%, decreasing the minimum lot area per unit from 3,750 sq. ft. to 3,340 sq. ft, and increasing the maximum building height from 2 stories and 32' to 3 stories and 40'.

Please feel free to contact me with any questions at 630-393-3060 or jgreen@eraconsultants.com

Sincerely,
ENGINEERING RESOURCE ASSOCIATES, INC.
WARRENVILLE

Jon Green, P. E., C.F.M.

WARRENVILLE

3s701 West Avenue, Suite 150
Warrenville, IL 60555
P 630.393.3060

CHICAGO

10 South Riverside Plaza, Suite 875
Chicago, IL 60606
P 312.474.7841

CHAMPAIGN

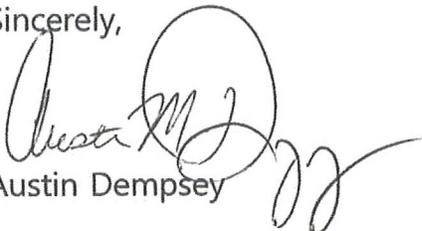
2416 Galen Drive
Champaign, IL 61821
P 217.351.6268



Dear whom it may concern,

I Austin Dempsey property owner of 504 S. 3rd Ave St. Charles, IL 60174 herby give permission to Hogan Design & Construction to file a concept plan with the City of St. Charles for the above property.

Sincerely,



Austin Dempsey

Batavia Enterprises Inc.

140 First Street
Batavia, Illinois 60510

P: (630) 879-3680

E: info@bataviaenterprises.com

W: <http://www.bataviaenterprises.com>

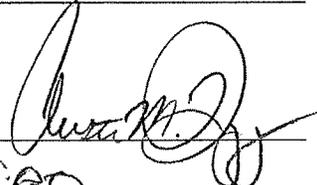
**OWNERSHIP DISCLOSURE FORM
CORPORATION**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

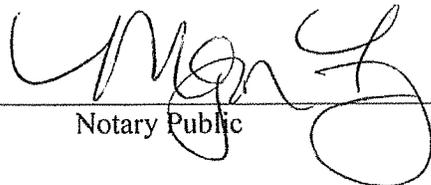
I, Austin Dempsey, being first duly sworn on oath depose and say that I am the
CEO of BET Properties, an

(Illinois) (_____) Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

<u>Austin Dempsey</u>	_____
_____	_____
_____	_____
_____	_____

BY: 
TITLE: CEO

Subscribed and Sworn before me this 13th day of
June, 2019.


Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Riverview Townhomes of St. Charles

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	3,750 sf per unit		3,333
Minimum Lot Width	50'		100'
Maximum Building Coverage	25%		37.5%
Maximum Building Height	32' or 2 stories		40' and 3 stories
Minimum Front Yard	20'		20'
Interior Side Yard	10%		10%
Exterior Side Yard	15'		15'
Minimum Rear Yard	30'		30'
% Overall Landscape Area	15%		15%
Building Foundation Landscaping	5'		5'
% Interior Parking Lot Landscape	0%		0%
Landscape Buffer Yards ¹	0		0
# of Parking spaces	6		6

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.

INCLUSIONARY HOUSING WORKSHEET



Name of Development: Riverview Townhomes of St. Charles
 Date Submitted: 04/05/2019
 Prepared by: Kevin Faje

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

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development	3	% of Affordable Units Required	5%	# of Affordable Units Required
1 to 15 Units	3	X	5%	=	0.15
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

- Provide on-site affordable units
- Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)
- Provide a mixture of affordable units and fee in-lieu
 - o # of affordable units to be provided: 0
 - o Amount of fee in-lieu to be paid (calculate below): \$5949.86

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
0.15	0.15	X	\$39,665.75	=	\$5,949.86

LAND/CASH CREDIT WORKSHEET

City of St. Charles, Illinois



Name of Development	<u>Riverview Townhomes</u>
Date Submitted:	_____
Prepared by:	_____

A credit to the estimated population for residential developments used to calculate the School and Park Land/Cash dedications shall be granted in the following situations (Section 16.10.110.C). ***Please check a box indicating which credit is being applied.***

(1) Existing Subdivided Lots: Lots previously subdivided for residential use, pursuant to a Subdivision Plat previously approved by the City of St. Charles and previously recorded with the County Recorder of Deeds, shall receive a credit calculated as a reduction of one residential unit per existing subdivided lot located wholly within the proposed subdivision.

Existing Subdivided Lots(s) # of Lots: ____

Complete the Land/Cash Worksheets with the credit shown.

(2) Existing Lots of Record: Portions of previously subdivided lots that were lawfully conveyed as Lots of Record prior to September 17, 2012, provided said Lots of Record meet the minimum lot width and area requirements of the applicable zoning district in which it is located, shall receive a credit calculated as a reduction of one residential unit per existing Lot of record located wholly within the proposed subdivision.

Existing Subdivided Lots(s) # of Lots: ____

Complete the Land/Cash Worksheets with the credit shown. Note that additional documentation may be required to demonstrate that the Lots of Record existed prior to September 17, 2012.

(3) Existing Residential Dwellings: Existing residential dwellings shall receive a credit calculated as a reduction of the estimated population for the dwelling based upon the formulas within this chapter. A credit shall not be granted under sections 1 and 2 above for any lot receiving a credit for an existing dwelling under this section.

Existing Residential Dwelling(s) # of Units: 2 **# of Bedrooms:** 2/unit (multi-family)

Complete Land/Cash Worksheets for both the existing and proposed development and attached the worksheets to this form. Enter the fee values below:

	Proposed Development (Without Credit)	Existing Development (Credit)	Adjusted Fee Due (Proposed minus credit)
School Land/Cash	\$ <u>8,913.56</u>	\$ <u>3,413.08</u>	\$ <u>5,500.38</u>
Park Land/Cash	\$ <u>17,258.28</u>	\$ <u>9,206.34</u>	\$ <u>8,051.94</u>

City of St. Charles Land/Cash Worksheet

PROPOSED DWELLING (3-unit townhome)

	# of Units	Park	Est. Park Pop.	Elem. School	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	3	2.392	7.176	0.234	0.702	0.058	0.174	0.059	0.177
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	0	1.914	0	0.086	0	0.042	0	0.046	0
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Estimated Population	3		7.176		0.702		0.174		0.177
Park Acreage @ 10 acres per 1,000 population			0.07176	acres					
Park Land Dedication			0	acres					
Park Cash in Lieu @ \$240,500 per acre			\$17,258.28						
Elementary School Acreage @ .025 acres per student					0.01755				
Middle School Acreage @ .0389 acres per student							0.0067686		
High School Acreage @ .072 acres per student									0.012744
Total School Acreage				0.0370626					
Total School Cash in Lieu @ \$240,500 per acre				\$8,913.56					

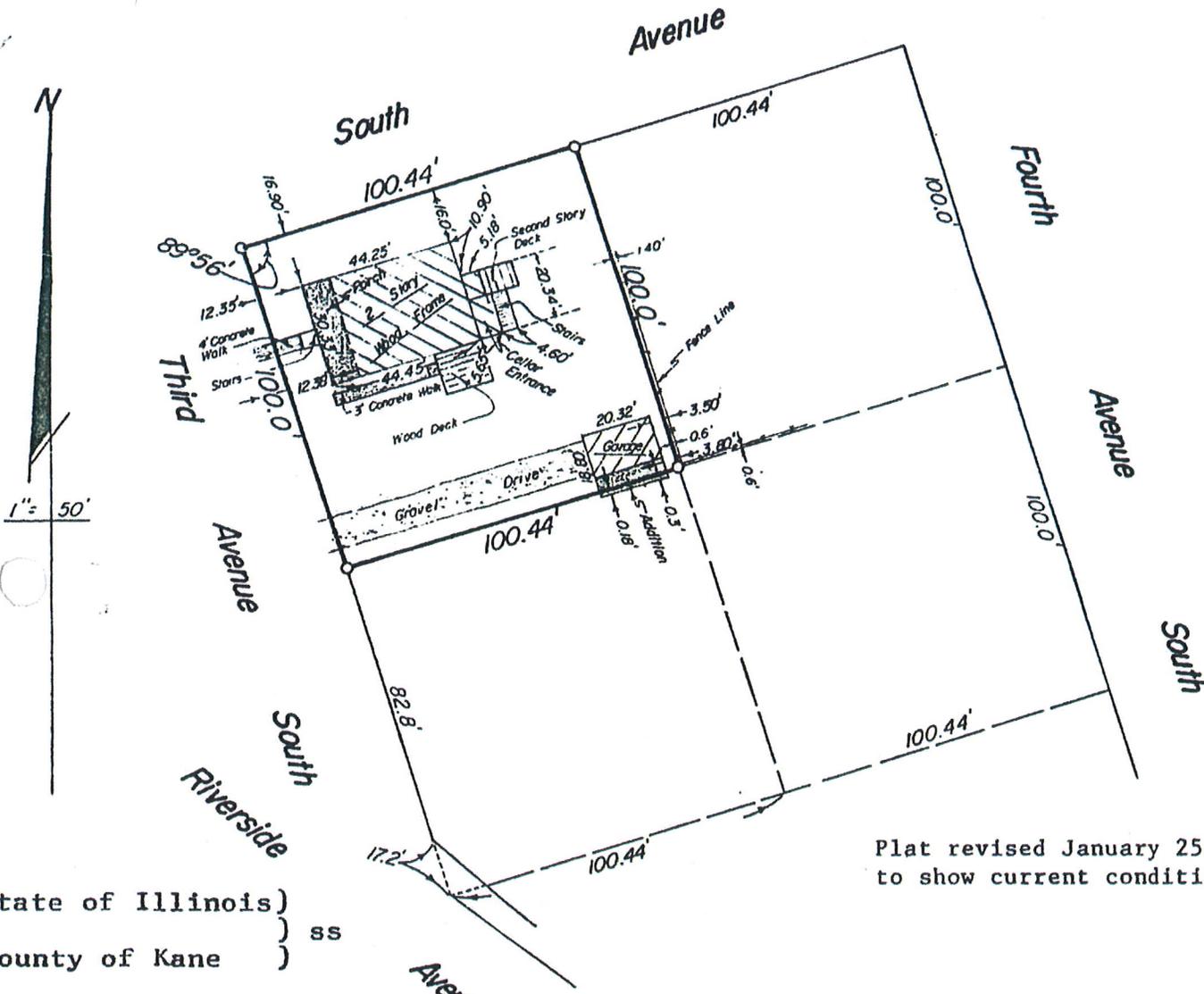
City of St. Charles Land/Cash Worksheet

EXISTING DWELLING (2-flat)

	# of Units	Park	Est. Park Pop.	Elem. School	Est. Pop.	Middle School	Est. Pop.	High School	Est. Pop.
Detached Single Family									
2 bedroom	0	2.017	0	0.136	0	0.048	0	0.02	0
3 bedroom	0	2.899	0	0.369	0	0.173	0	0.184	0
4 bedroom	0	3.764	0	0.53	0	0.298	0	0.36	0
5 bedroom	0	3.77	0	0.345	0	0.248	0	0.3	0
Attached Single Family (Townhomes)									
1 bedroom	0	1.193	0	0	0	0	0	0	0
2 bedroom	0	1.99	0	0.088	0	0.048	0	0.038	0
3 bedroom	0	2.392	0	0.234	0	0.058	0	0.059	0
4 bedroom	0	3.145	0	0.322	0	0.154	0	0.173	0
Multi Family (Condo/Apartment)									
Efficiency	0	1.294	0	0	0	0	0	0	0
1 bedroom	0	1.758	0	0.002	0	0.001	0	0.001	0
2 bedroom	2	1.914	3.828	0.086	0.172	0.042	0.084	0.046	0.092
3 bedroom	0	3.053	0	0.234	0	0.123	0	0.118	0
Estimated Population	2		3.828		0.172		0.084		0.092
Park Acreage @ 10 acres per 1,000 population			0.03828	acres					
Park Land Dedication			0	acres					
Park Cash in Lieu @ \$240,500 per acre			\$9,206.34						
Elementary School Acreage @ .025 acres per student					0.0043				
Middle School Acreage @ .0389 acres per student						0.0032676			
High School Acreage @ .072 acres per student								0.006624	
Total School Acreage				0.0141916					
Total School Cash in Lieu @ \$240,500 per acre				\$3,413.08					

Plat of Survey of
 The Northwest Quarter of Block 13
 Minard, Ferson & Hunt's Second Addition to
 St. Charles Kane County Illinois

o Indicates Iron Stake



Plat revised January 25, 1991
 to show current conditions.

State of Illinois)
 County of Kane) ss

This is to certify that I, John A. Thornhill, Jr., Illinois Registered Land Surveyor of Donahue and Thornhill, Inc., have surveyed and located the improvements on the Northwest Quarter of Block 13, Minard, Ferson & Hunt's Second Addition to St. Charles in the City of St. Charles, Kane County, Illinois, as shown by the plat hereon drawn which is a correct representation of said survey and location. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, September 24, 1979

John A. Thornhill, Jr.
 Illinois Registered Land Surveyor No. 1740

D O N A H U E and T H O R N H I L L, I N C.



Project Study
Location

EXHIBIT 1

Aerial Map

Lat/Long: 41° 54'38", -88° 18'34"

— Project Study Location



Client: Hogan Design and Construction
Project Name: Riverview Townhomes of St. Charles
ERA Project #: 190305.00
Source : Google Earth

Not to Scale

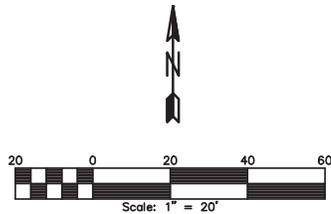
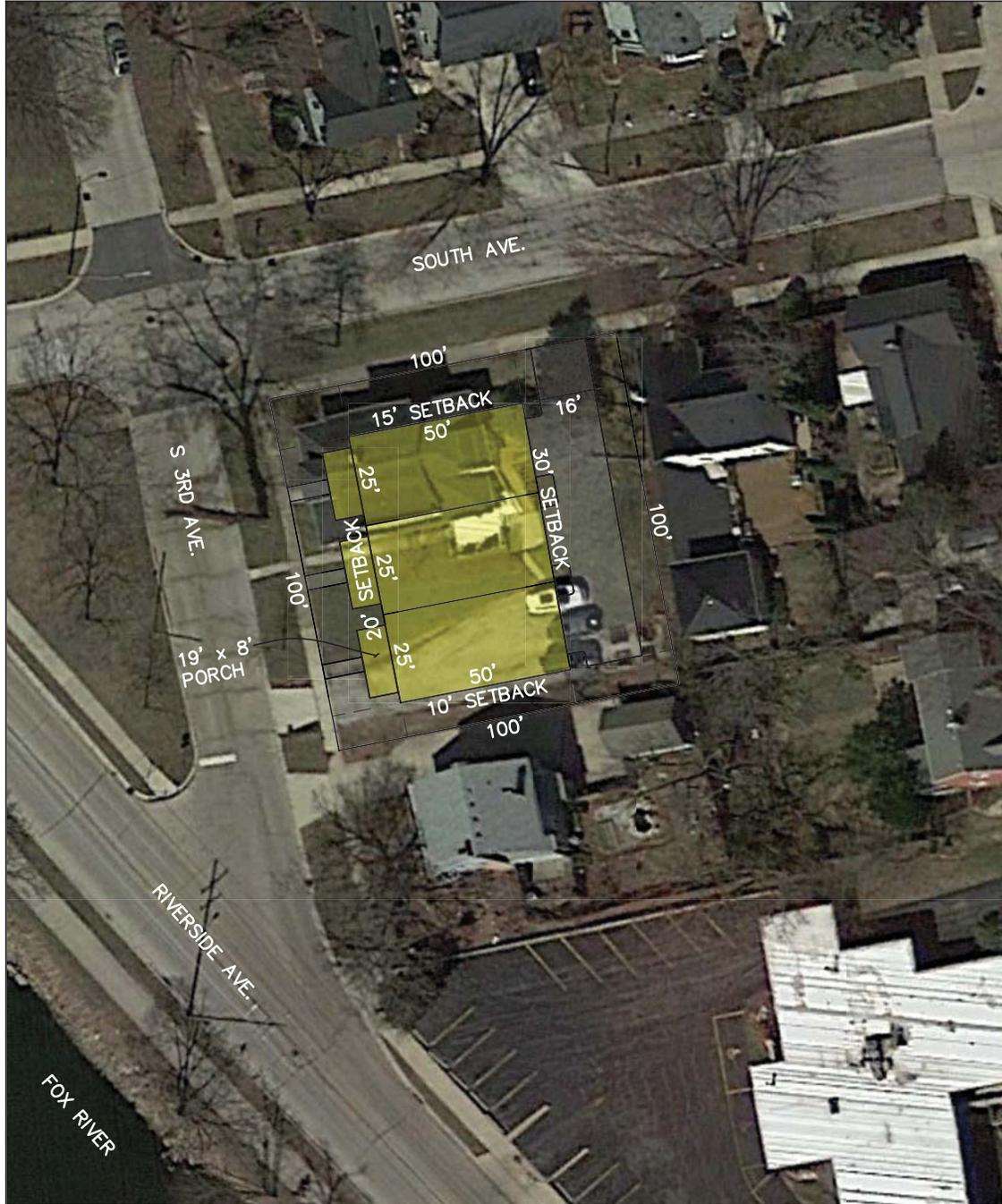


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www.eraconsultants.com

RIVERVIEW TOWNHOMES OF ST. CHARLES



SITE DATA	
LOT WIDTH	100'
LOT DEPTH	100'
LOT AREA	10,000 SF
EX. ZONING	RT-4

SETBACKS	
FRONT YARD	20'
EXTERIOR SIDE YARD	15'
REAR YARD	30'
INTERIOR SIDE YARD	10% Lot Width ~10'

DEVELOPMENT DATA	
UNITS	3
UNIT DEPTH	50'
UNIT WIDTH	25'
UNIT AREA	1,250 SF



**ENGINEERING
RESOURCE
ASSOCIATES, INC.**
CONSULTING ENGINEERS, SCIENTISTS
& SURVEYORS

35701 WEST AVENUE, SUITE 150
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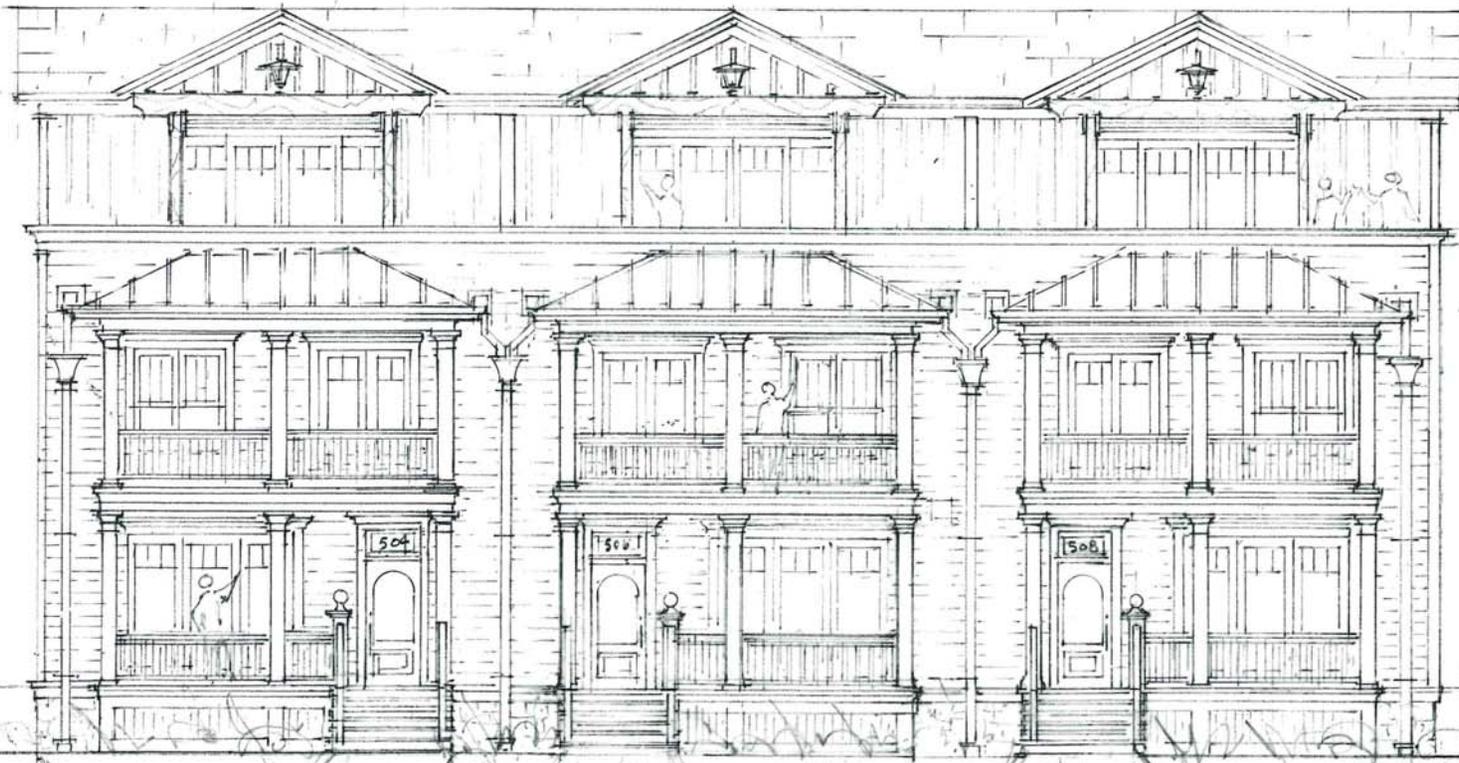
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

504 3RD AVE. CONCEPT PLAN

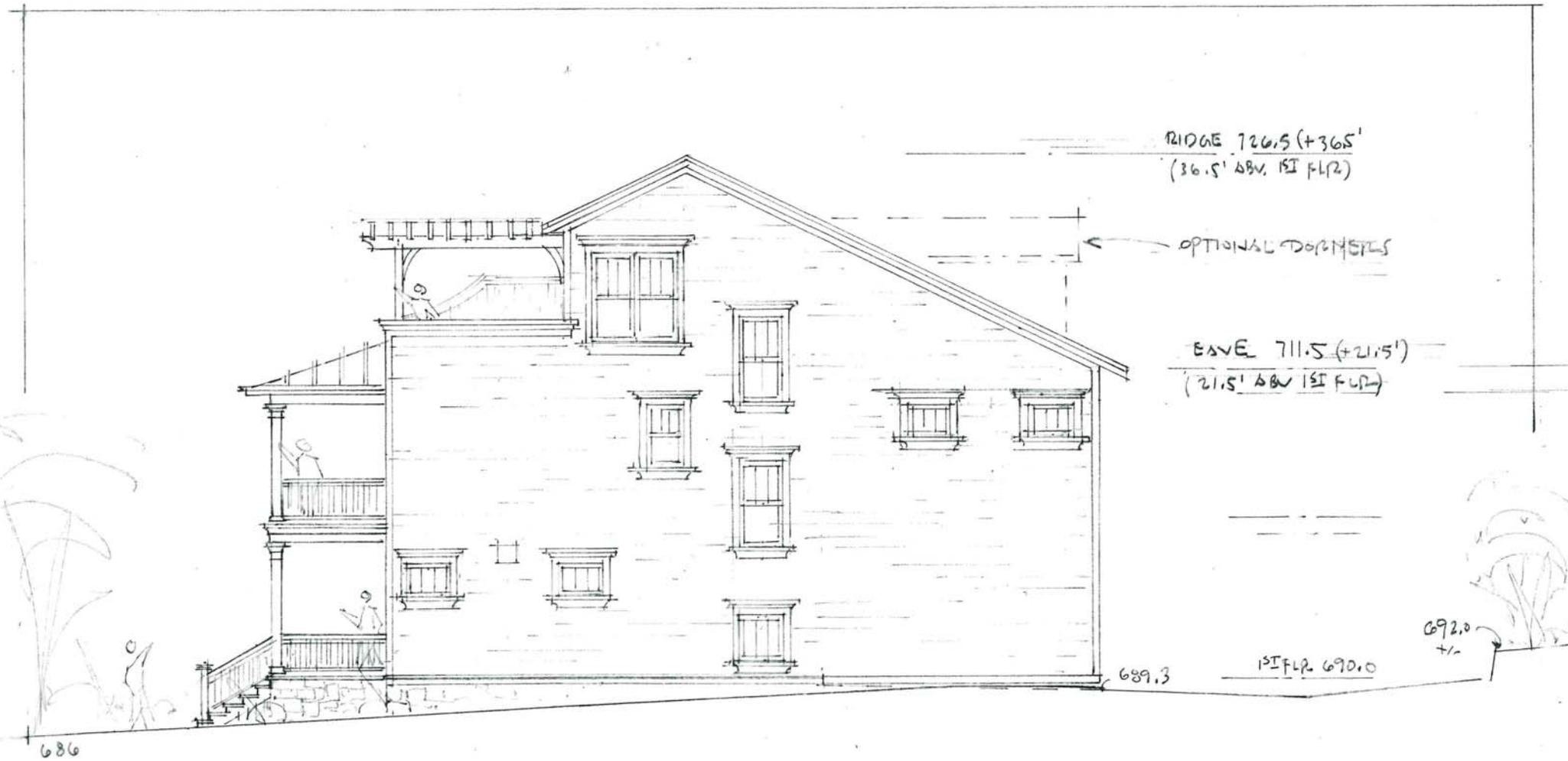
DATE: APRIL 5, 2019



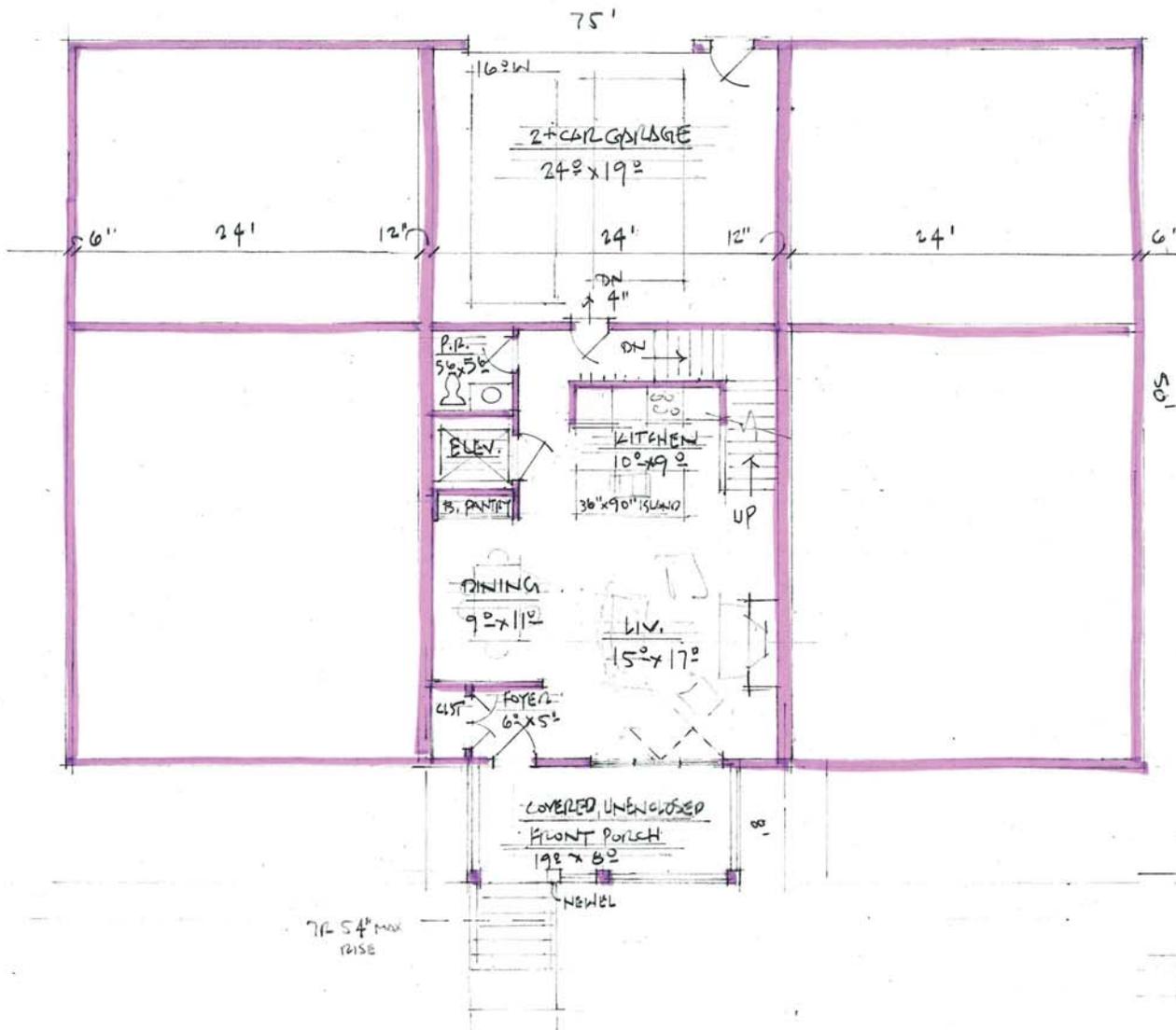
PRELIMINARY WEST ELEVATION - 3.28.18 - RIVERVIEW TOWNHOMES OF ST. CHARLES, IL.
FOR: HOGAN DESIGN & CONSTRUCTION & BATAVIA ENTERPRISES, INC. BY: MARSHALL ARCHITECTS, INC.



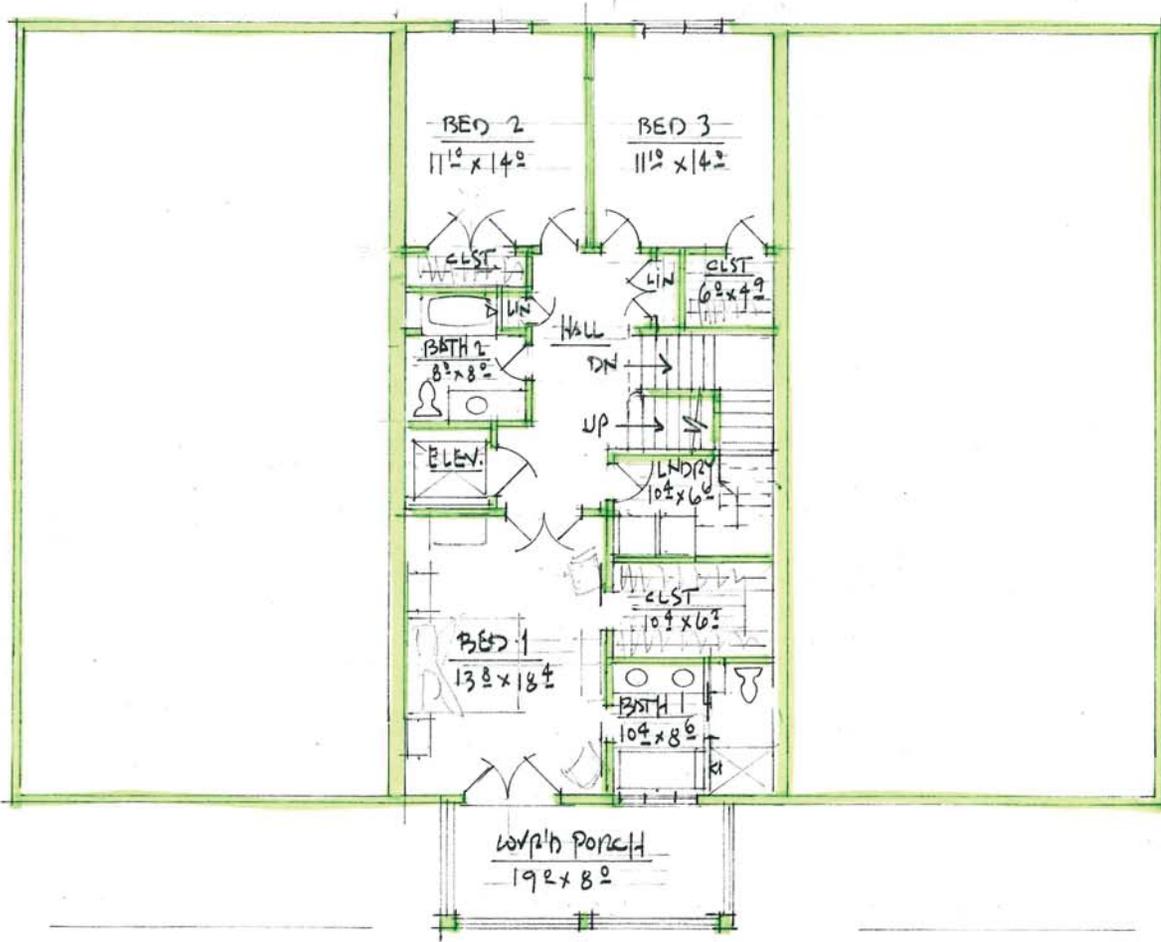
PRELIMINARY WEST ELEVATION 3.28.18. RIVERVIEW TOWNHOMES OF ST. CHARLES, IL.
FOR HOGAN DESIGN & CONSTRUCTION & BATAWIA ENTERPRISES, INC. BY MARSHALL ARCHITECTS, INC.



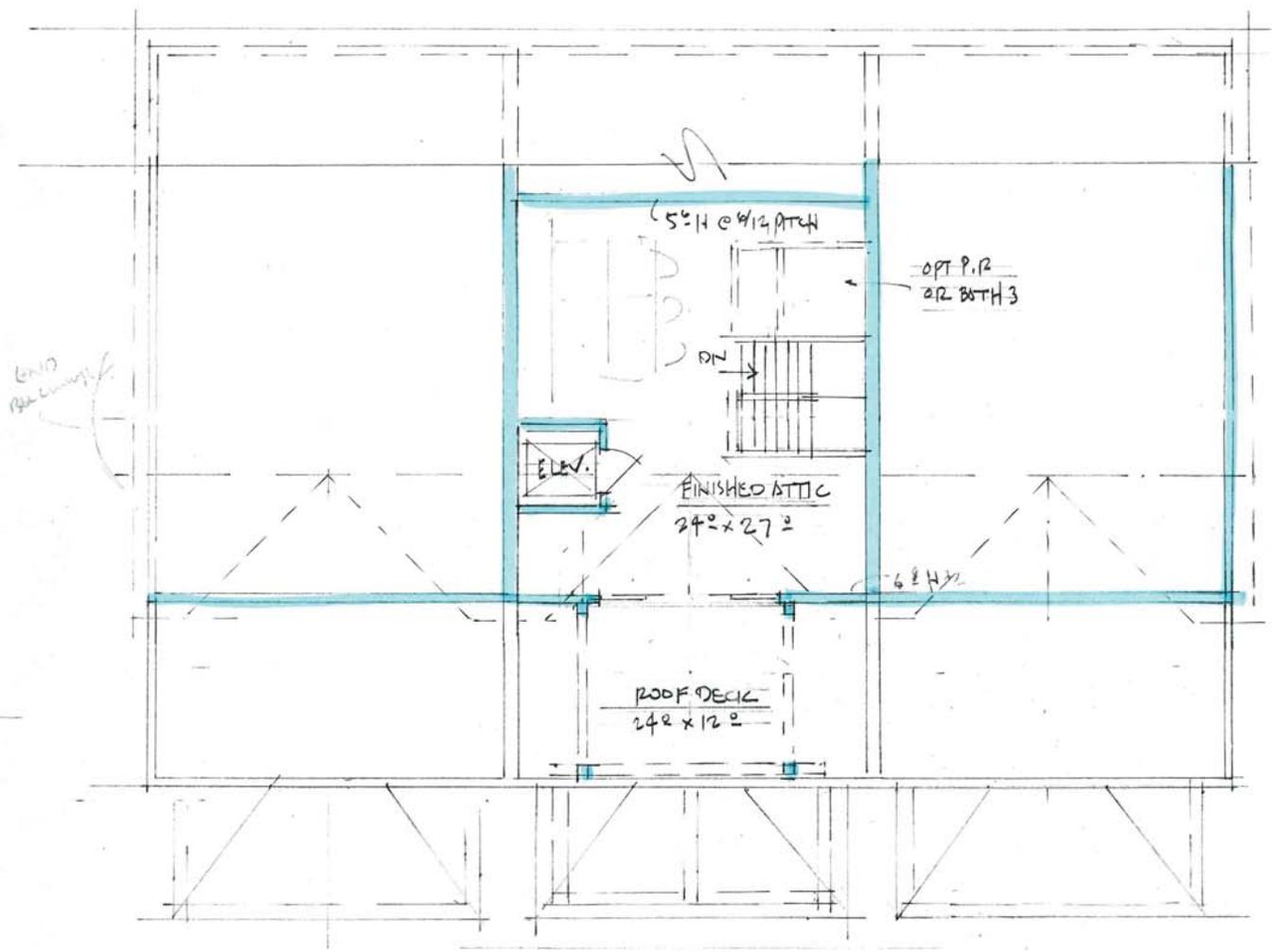
PRELIMINARY SOUTH ELEVATION 3-28-19



PRELIM. 1ST FLOOR PLAN 3-28-19
 RIVERVIEW TOWNHOMES OF ST. CHARLES
 THIRD AVENUE & SOUTH AVENUE
 FOR: HOGAN DESIGN & CONSTRUCTION
 & BOTANIS ENTERPRISES, INC.
 BY: MARSHALL ARCHITECTS, INC.



PRELIMINARY 2ND FLOOR PLAN 3.15.19



PRELIMINARY 3RD FLOOR PLAN 3-28-19

