



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address: Smith Road Estates (Brooke Toria Estates)

City Staff: Ellen Johnson, Planner

PUBLIC HEARING 8/7/18	X	MEETING 8/7/18	X
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APPLICATION: Map Amendment, Special Use, PUD Preliminary Plan, Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Comment Response Letter Applications

Staff Report Plans & Traffic Study

SUMMARY:

Plan Commission continued the public hearing for this item at the 7/17/18 meeting. Since then, the applicant’s engineer, Knoche Engineering, P.C., has provided response letters to staff’s plan review comments. Revised plans have not been submitted. Applicable responses have been added to the Staff Report. The Staff Report is otherwise unchanged from the last meeting.

The subject property is a 4.4-acre undeveloped property comprised of three parcels on the north side of Smith Road. The property is contiguous to the City of St. Charles to the east and south and the City of West Chicago to the north. St. Charles has the ability to annex the property based on the boundary agreement with West Chicago.

A Concept Plan for the subject property was reviewed by the City last fall. The plan contemplated annexation to the City of St. Charles and development of a 16-lot single-family residential subdivision.

Property owner V&M Investment and Remodeling Group, LLC, represented by Vito Muilli, has filed zoning applications and plans proposing development of a single-family subdivision very similar to the Concept Plan. Details of the proposal are as follows:

- Annexation to the City of St. Charles.
- RS-4 zoning with a PUD.
- Sixteen (16) single-family lots.
- Three (3) stormwater detention areas.
- Single access point on Smith Road with a split boulevard style entrance.
- Lots accessed from a single street and cul-de-sac.

The applicant is requesting PUD approval to allow for deviations from certain bulk standards of the RS-4 District. A PUD Preliminary Plan for the development has been provided, as well as a Final Plat of Subdivision.

City Council will consider annexation of the property after receiving recommendations on the zoning applications.

SUGGESTED ACTION:

Conduct the public hearing on the Map Amendment and Special Use and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

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

INFO / PROCEDURE (on next page)

MAP AMENDMENT:

- Revision to the zoning map to change the zoning district of a specific property.
- Public hearing is required, with a mailed notice to surrounding property owners.
- All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.

SPECIAL USE FOR PUD:

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN:

- Approval of plans for development of property within a PUD- includes site and engineering plans.
- 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).

FINAL PLAT OF SUBDIVISION:

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all code requirements (including Zoning & Subdivision Codes).
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.



Staff Report

TO: Chairman Todd Wallace
 And Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Smith Road Estates (Brooke Toria Estates)

DATE: August 3, 2018

I. APPLICATION INFORMATION:

Project Name: Smith Road Estates (Plans titled “Brooke Toria Estates”)

Applicant: V&M Investment and Remodeling Group, LLC

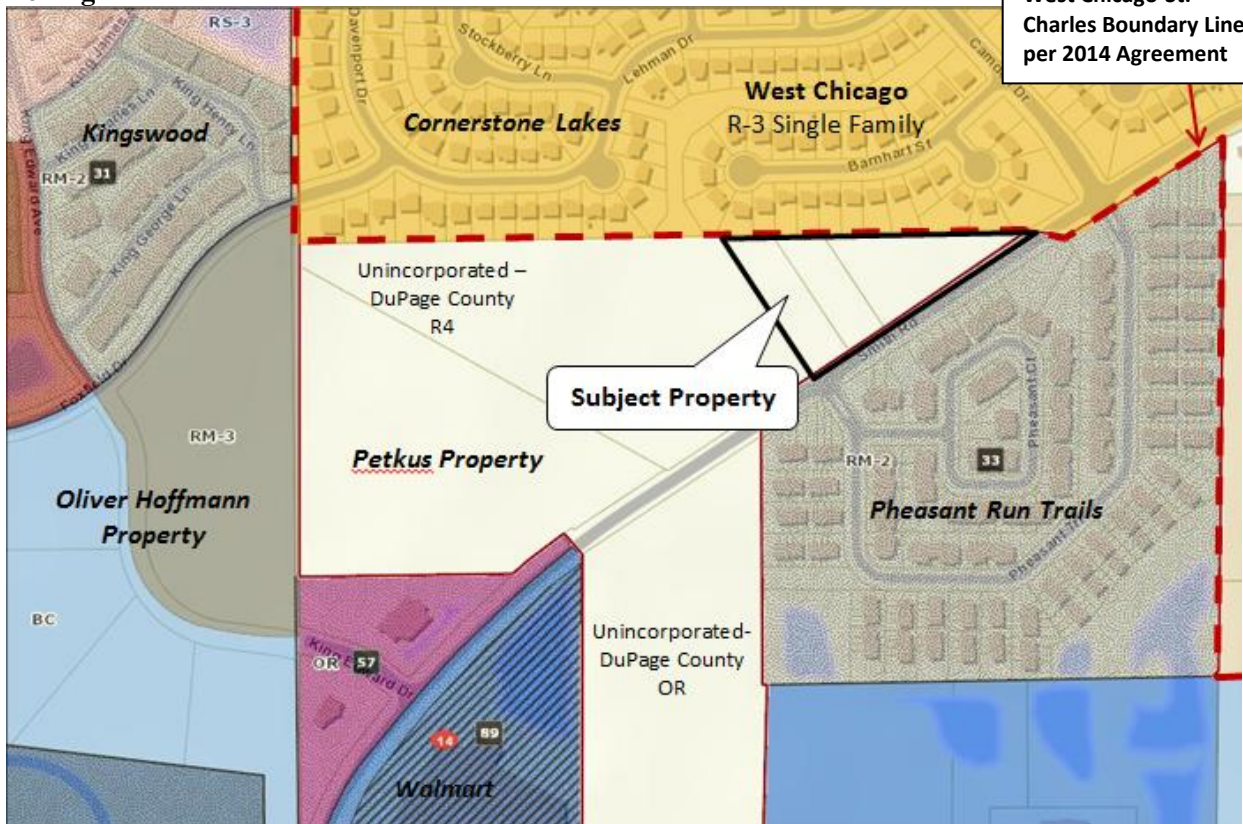
Purpose: 16-lot single-family subdivision proposed for annexation to the City of St. Charles

General Information:		
Site Information		
Location	North side of Smith Road, south of Cornerstone Lakes Subdivision; east of Petkus Property	
Acres	4.4 acres (191,711 sf)	
Applications:	Map Amendment, Special Use, PUD Preliminary Plan, Final Plat of Subdivision	
Applicable Code Sections	Chapter 17.04 - Administration Chapter 17.12 - Residential Districts Title 16 Subdivision and Land Improvement	
Existing Conditions		
Land Use	Vacant	
Zoning	DuPage County – R4	
Zoning Summary		
North	City of West Chicago – R3	Cornerstone Lakes single-family subdivision
East	RM-2 Medium Density Multi-Family Residential (PUD)	Pheasant Run Trails townhomes
South	RM-2 Medium Density Multi-Family Residential (PUD)	Pheasant Run Trails townhomes
West	DuPage County – R4	Agriculture (Petkus Property)
Comprehensive Plan Designation		
Single-Family Attached Residential		

Aerial



Zoning



West Chicago-St.
Charles Boundary Line
per 2014 Agreement

*****NOTE: The following report is the same as was provided for the 7/17/18 meeting. The applicant’s engineer, Knoche Engineering, P.C., has provided response letters to staff’s plan review comments. The applicant’s responses to comments included in this report are noted in bold red.**

II. OVERVIEW

A. SITE CONTEXT

The subject property is a 4.4-acre property comprised of three vacant parcels on the north side of Smith Road. The property is contiguous to the City of St. Charles to the east and south (Pheasant Run Trails townhomes) and the City of West Chicago to the north (Cornerstone Lakes subdivision). The property is located in unincorporated Wayne Township and is currently under the zoning and subdivision jurisdiction of DuPage County.

To the west is a 27-acre unincorporated agricultural property known as the Petkus property. A Concept Plan for the Petkus property proposing multi-family residential land use was reviewed by the City in 2016. A development proposal has not been presented at this time.

The Cities of West Chicago and St. Charles have entered into a boundary agreement which sets a future boundary line between the two municipalities. The subject property is located on the St. Charles side of the boundary line, meaning the two cities have agreed that St. Charles has the ability to annex the property. The agreement sets specific parameters for development of the property, which are discussed in the analysis section of this report.

The property has frontage along Smith Road, which is a City street under the jurisdiction of the City of St. Charles. Immediately to the east, Smith Road is under the jurisdiction of the City of West Chicago.

B. CONCEPT PLAN

A Concept Plan for the subject property submitted by V&M Investment and Remodeling Group, LLC, was reviewed by the City last fall. The plan contemplated annexation to St. Charles and development of a 16-lot single-family residential subdivision.

The Plan Commission and Planning & Development Committee provided favorable feedback for the land use and density. There were suggestions related to adding a landscape buffer or other screening for lots backing up to Smith Road, and for the landscape buffer on the north end of the property be owned and/or maintained by an association instead of individual homeowners. Some members suggested moving the houses closer to the street to allow for larger backyards. There was also discussion about relocating the street access to align with Pheasant Trail and potential for future access to the Petkus property.

The City of West Chicago was notified about the Concept Plan due to the boundary agreement. West Chicago provided comments related to providing a greater rear yard setback in addition to the landscape buffer along the north property line, and also suggested increasing the lot size and lot width for lots abutting the Cornerstone Lakes Subdivision.

C. PROPOSAL

Property owner V&M Investment and Remodeling Group, LLC, represented by Vito Muilli, has filed zoning applications and plans proposing development of a single-family subdivision very similar to the Concept Plan. Details of the proposal are as follows:

- Annexation to the City of St. Charles.

- RS-4 zoning with a PUD.
- Sixteen (16) single-family lots.
- Three (3) stormwater detention areas.
- Single access point on Smith Road with a split boulevard style entrance.
- Lots accessed from a single street and cul-de-sac.

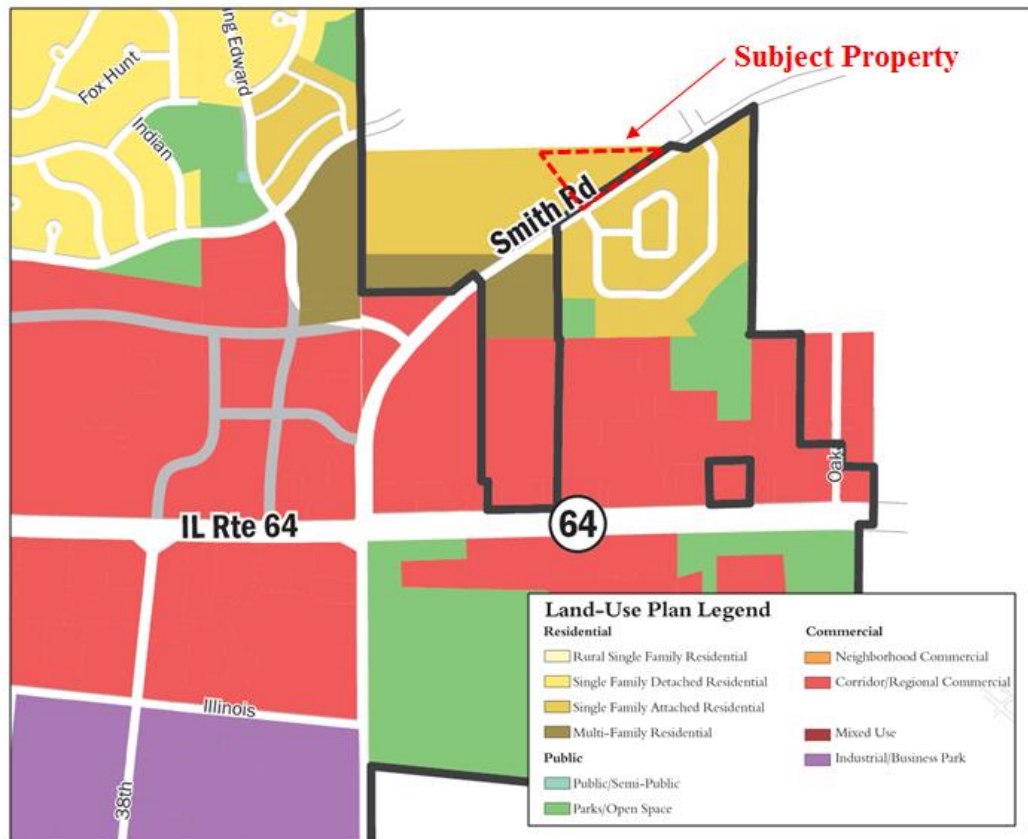
The following Zoning Applications have been submitted in support of this project:

1. **Map Amendment** – To rezone the property from the RE-1 Estate Residential District (automatic zoning designation of all newly annexed property) to the RS-4 Suburban Single-Family Residential District.
2. **Special Use for Planned Unit Development** – To establish a PUD with unique development standards for the property.
3. **PUD Preliminary Plan** – To approve preliminary engineering plans, landscape plan, and preliminary plat of subdivision.
4. **Final Plat of Subdivision** – To approve subdivision of the property and the plat document that will be recorded with the County.

A Petition for Annexation has also been submitted. City Council will hold a public hearing on the annexation after the Plan Commission and Planning & Development Committee have provided recommendations on the zoning applications.

III. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single-Family Attached Residential”. The proposed single-family land use differs from this designation.



The Plan states the following regarding Single-Family Attached Residential land use (p.38):

Single family attached structures are connected horizontally, typically two stories high, but individual units do not stack vertically. Single family attached homes can serve as transitional areas between single family homes and commercial or multi-family development, and also act as an intermediate step for residents between apartment/condo living and home ownership. These types of units are also popular for empty nesters and others looking to downsize to a smaller home.

The following recommendations are provided for Residential Land Uses (p.38):

Detached single family homes are the most common type of residential use within St. Charles. While this is often the most desirable use for a given area, the City should ensure that housing options continue serve the diverse population of the St. Charles community. In particular, development that meets the specific needs of elderly residents, ranging from multi-family units to independent living, should be encouraged to allow residents to age in place. Where multi-family developments are suggested, the City should work to make sure they occur in a more coordinated and organized fashion...

The following Residential Land Use Policies are relevant to review of the proposed development (p. 43-44):

Consider the potential impact of new residential development on schools, municipal services and traffic.

As a mature community, the City's infrastructure is well established, particularly in the older areas of the community. Unlike emerging suburbs that are continuously growing, widening roads and building schools as necessary, the community infrastructure in St. Charles is well established and not as easily adaptable. Although road and intersections can be widened, and schools expanded, a less costly approach would be to work within the framework of the City's well established infrastructure, evaluating proposed development's impact on City systems and working with developers to mitigate and minimize strains on local systems.

Prioritize infill development over annexation and development

While the era of substantial residential growth is over in St. Charles, there remain some isolated opportunities for residential development on the City's west side. While most of these opportunities are within unincorporated Kane County, they fall within the City's 1.5-mile extraterritorial planning jurisdiction defined by State statute. It is recommended that the City carefully consider annexation and growth into these areas while vacant and/or underutilized residential properties exist within the City's boundaries. When residential development does occur within the City's growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent "leap frog" development and the resulting costs and burdens of unnecessarily extending infrastructure systems in an unwise manner.

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 busy 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 use areas and provides additional density to serve as a transitional land use.

IV. ANALYSIS

A. BOUNDARY AGREEMENT

Per the boundary agreement between St. Charles and West Chicago, staff has forwarded copies of the development plans to West Chicago for review and comment. West Chicago has not provided comments at this time.

The boundary agreement sets the following parameters for development of the subject property:

- Land Uses: Limited to residential uses and Office-Research uses. Single-family residential land use is consistent with the agreement.
- Residential Density:
“For the portion of the parcels located within 300 feet (300’) of the southern border of the Cornerstone Lakes Subdivision, residential density shall not exceed 7.5 units/acre and the maximum building height shall be the lesser of 35 feet (35’) or three (3) stories...”
 - Most of the site falls within the 300 ft. area. Within this portion of the site, the density is 3.96 dwelling units per acre.
 - Building height will not exceed 35 ft. The proposed buildings are 1 and 2 story.
- Buffer along the Cornerstone Lakes subdivision:
“In addition to any setbacks required by the St. Charles Zoning Ordinance, St. Charles will require a thirty foot (30’) landscape buffer along the property line adjoining the single-family residential homes located on Lehman Drive and Barnhart Street so as to reduce the impact of development on the existing homes. The landscaping requirements within the buffer shall be the same as required by the current St. Charles Zoning Ordinance requirement for landscape buffers...The landscape buffer shall not be combined with a required yard or setback requirement, but rather, shall be in addition thereto.”
 - Lots 9 to 14 abut lots along Barnhart Street, while Lots 15 & 16 abut lots on Sudbury Court. The agreement does not specify if the buffer yard requirement applies along the lot lines of lots located on Sudbury Court.
 - The proposed RS-4 zoning district requires a minimum rear yard setback of 30 ft. Along the north property line, the plan shows a total 45 ft. rear yard setback, the northern 30 ft. of which is identified as the landscape bufferyard. The effective rear yard is the portion outside of the landscape buffer, which is 15 ft. in depth for Lots 9 to 16.
 - The applicant is proposing to leave existing vegetation within the landscape buffer intact in order to provide screening for the property owners to the north, rather than re-planting the area per the specifications of the Landscape Buffers section of the Zoning Ordinance, Section 17.26.070 (see Landscaping section below).
 - The 30 ft. landscape buffer does not extend over Lot 17 or 18, which are designated stormwater detention areas. Landscaping per the buffer planting requirements would not be possible on these lots without interfering with the functionality of the stormwater facilities. However, these areas will provide an

open space buffer between the development and the single-family homes to the north.

- **Stormwater:** Development is to follow the DuPage or Kane County stormwater ordinance, whichever is more restrictive at the time. West Chicago is granted the right to review all engineering and stormwater information to determine compliance with a maximum run off rate (0.1 cfs per development acre up to a 100 year storm) and to ensure that stormwater is discharged in a location that will not adversely impact adjacent properties.
 - The City believes the ordinances of DuPage and Kane County are comparable, as both require site runoff storage requirements to not exceed 0.1 cubic feet per second per acre up to a 100 year storm event. The plans have been reviewed for compliance with the Kane County Stormwater Ordinance, which the City has adopted as part of the City Code.

B. ZONING

The proposed zoning designation for the property is RS-4 Suburban Single-Family Residential. The purpose of the RS-4 District as provided in the Zoning Ordinance is as follows:

“To accommodate medium to high-density single-family residential development in the City. The minimum lot size in this district is 6,600 square feet. The RS-4 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.”

The table below compares the RS-4 District requirements with the proposal. Deviations from the RS-4 District that are required to accommodate the development as proposed are denoted in ***bold italics***. PUD approval has been requested to grant these deviations.

	RS-4 District	Proposed
Min. Lot Area	6,600 sf	<i>6,339 sf</i> (Lot 3; rest of lots are min. 6,670 sf)
Min. Lot Width	60 ft.	<i>Approx. 50 ft.</i> <i>See staff comment</i>
Max. Building Coverage	30%	Max. 29% (Lot 3) (Typical lot is 21.2%)
Max. Building Height	Lesser of 34 ft. or 2 stories	26.5 ft.
Min. Front Yard	20 ft.	Lots 1-3 & 9-16: 25 ft. Lots 4-8: 30 ft.
Min. Interior Side Yard	Combined width of 14 ft., neither less than 5 ft.	Combined width of 14 ft., 7 ft. each side
Min. Exterior Side Yard	15 ft.	20 ft.
Min. Rear Yard	30 ft.	Lots 9-16: 45 ft. (along north property line, 30 ft. bufferyard + 15 ft. additional setback) <i>Lots 7-8: 25 ft.</i> <i>Lots 1-6: 20 ft. (along Smith Rd.</i>

Staff Comment:

- Lot width is measured at the front setback line. The front setback line marked on the site plan for the irregularly shaped lots, Lots 4-8 is 30 ft. The width of these lots at the 30 ft. setback line is approximately 50 ft. The plans should mark the exact width so that the proper deviation can be granted in the PUD ordinance.

Response: to be revised.

C. SITE ACCESS/STREET IMPROVEMENTS & TRAFFIC STUDY

A single access on Smith Road is provided near the middle of the property. The access is located between the two intersections of Pheasant Trail and Smith Road. The access has been widened to allow for a boulevard style design which separates vehicles entering and exiting the site.

The internal street, Faith Lane, will be a public street. The street width is 28 ft. allowing for on-street parking on one side of the road. The street right-of-way width is 50 ft., which is less than the typical width of 60 to 66 feet. Sidewalk is provided on both sides of the street.

A 9 ft. wide asphalt bike path is proposed along Smith Road as a continuation of the existing bike path to the east.

Traffic Study

A Traffic Study has been submitted by the applicant, prepared by Gewalt Hamilton Associates, Inc. dated 3/27/18. The study provides an analysis of the site access and the impact of the development on the surrounding roadway network. The study found the following:

- Trip generation is estimated at just less than 200 total daily trips.
- During the morning (7:00-8:00 a.m.) and evening (5:00-6:00 p.m.) peak hours, 16-17 trips are estimated (combined inbound and outbound).
- The intersection of Smith Road and Faith Lane is expected to operate at or above level of service (LOS) C. LOS C and above are generally considered acceptable for intersection functionality.
- Separation from the Pheasant Trail intersections to the east and west is sufficient.
- Sight distance along Smith Road from Faith Lane is sufficient.

Recommendations:

- A separate eastbound left turn lane should be created within the existing median on Smith Road.
Response: Striping revisions to Smith Road for the left turn lane onto Faith Lane will be added to the next submittal.
- A Stop sign is needed on Faith Lane at the Smith Road intersection.

The City commissioned WBK Engineering to review the traffic study. WBK has requested a right turn lane warrant analysis to ensure that a right turn lane is not needed along Smith Road.

Response: “The requirement for turn lane starts at 20 turns. With the proposed development having a maximum inbound volume of 11 vehicles, even if they all arrived from the east, no right turn lane would be required.”

An AutoTurn analysis is also needed to verify that the entrance island does not impede emergency vehicle access.

Response: An auto turn exhibit will be provided in the next submittal.

Staff Comments:

- Connectivity to any future development of the Petkus property will be limited due to the location of the site access. Staff had suggested during the Concept Plan review that it would be a preferable for the site access to align with the intersection of Pheasant Trail, which would mean shifting the access to the southwest corner of the site along the common property line with the Petkus Property to the west. An access point in that location would also provide an opportunity for shared access with future development on the Petkus Property. Alternately, an area at the southwest corner of the site could be set aside or dedicated for a future access drive to the Petkus property, so that the Petkus property access point would align with Pheasant Trail. An area for future access has not been dedicated.

D. LANDSCAPING

A landscape plan has been submitted which includes street trees, landscaping of the detention basins, and landscaping around the development sign.

Response regarding entrance island: Entrance island is to be just grass.

Tree Preservation

The applicant has requested a waiver from the requirement to provide a Tree Preservation Plan. According to the applicant, the area of the property to be developed has been cleared. The remaining vegetation on the site is located within the proposed 30 ft. landscape buffer along the north property line. The trees in this area have not been surveyed. The applicant has stated the vegetation largely consists of undesirable and/or low-quality species. The proposal is to keep this vegetation as-is in order to provide the required landscape buffer.

Landscape Buffer

Per the Boundary Agreement with West Chicago, the required 30 ft. landscape buffer along the north property line is to comply with Section 17.26.070 “Landscape Buffers”. The following requirements of this section apply:

1. *Opaque, year-round screening shall be provided by means of berming, landscaping, fencing and/or decorative walls to a height of 6 ft. above the grade of the common property line.*
2. *For each 400 sf of required landscape buffer, there shall be at least 1 shade tree or two evergreen trees, plus ornamental trees, shrubs, ornamental grasses, or perennials as needed to soften the appearance of solid forms such as fences, walls and berms that may be used to provide a visual screen.*

The landscape plan does not depict plantings within the landscape buffer. As stated above, the applicant is proposing to leave the existing vegetation within this area untouched in order to provide the required screening. Because the plantings in this area have not been surveyed, it is unknown whether existing vegetation meets the planting requirements for bufferyards.

Regarding maintenance of the bufferyard, the bufferyard is proposed to overlap individual lots rather than encompassing a common lot maintained by an owner’s association. An easement requiring maintenance and restricting the use of the bufferyard area will be necessary. However, it would be preferable for the bufferyard to be maintained by an association. Otherwise, maintenance of the bufferyard will likely be inconsistent between lots. Also, the City has found it challenging to enforce similar rear yard use restrictions for

single-family residential lots, as maintenance of landscape plantings on private property does not require a permit from the City.

Response: “It is the owner’s desire that the present configuration remain. An easement condition is in preparation, which may be included in the HOA covenants and conditions.”

Fence

An 8 ft. fence is shown along the rear lot lines of the lots backing up to Smith Rd. (Lots 1-4 and 16). Maximum fence height in the RS-4 district is 6 ft. 4 in. A rendering of the fence should be added to the landscape plan.

Response: The fence will be 6 ft. high. An elevation will be provided with the next submittal.

The proposed fence is very close to the bike path along Smith Rd. During the Concept Plan review, it was discussed that landscaping should be provided along Smith Rd. to soften the appearance of the development. The fence should be pushed back into the lots to allow for a minimum of 5 ft. separation between the fence and the bike path. Plantings should be added in this area.

Response: The fence will be shifted 5 ft. away from the bike path. Landscaping will be provided along Smith Road.

The HOA should be responsible for maintaining the fence to ensure a consistent appearance along Smith Rd.

E. ENGINEERING

Staff has provided the applicant with detailed engineering review comments. The comments will need to be addressed on a revised submittal prior to City Council action. The following comments are most significant for the Plan Commission’s review of the plans:

- Storm sewer is proposed through rear yards of several of the lots, including the 15 ft. rear yards of the northern lots. Overland flow routes for drainage also run through the rear yards of the northern lots. A utility easement will be needed covering the storm sewer and the overland flow routes. The easement area will need to be maintained as open turf grass.
- As discussed during the Concept Plan review, the 15 ft. portion of the rear yards outside of the landscape buffer of the northern lots may not be adequate to accommodate the typical rear yard uses of a single-family house. The easement for the storm sewer and overland flow routes will leave even less room for patios, decks, landscaping, and other typical rear yard installations.
- An alternative may be to accommodate the storm sewer and overland flow routes within the 30 ft. landscape buffer. This would require clearing the bufferyard area and re-planting it per an approved landscape plan in coordination with engineering plans.

Response: “The storm sewer along the rear of Lots 9-16 has been shifted north to be at the landscape buffer line. This will not allow for patios and decks to be constructed without limitations and without blocking emergency overland flow routes.”

- The storm sewer will be privately owned and as such, will be the responsibility of the HOA.
- Ensuring maintenance of the overland flow routes as open space will also be the responsibility of the HOA.

- The City will have difficulty enforcing the rear yard use restrictions, which could create challenges for the HOA and could result in drainage issues within the development if the restrictions are not adequately enforced.
- The street right-of-way width is 50 ft., which is less than the typical width of 60 to 66 feet. 10 ft. public utility easement is proposed along the front yards. Staff has requested the applicant provide a layout of all utilities, including gas, internet, cable, electric, etc. to verify whether there will be adequate space to accommodate all utility installations within the right-of-way and easement area. If there is not adequate space, widening the public utility easement may be an option.
Response: to be revised.
- The sidewalk along Faith Lane should be increased to 5 ft. in width.
Response: to be revised.

F. PLAT OF SUBDIVISION

Combined Preliminary-Final Plat of Subdivision approval has been requested. A Final Plat has been submitted which includes the following:

- 16 single-family lots (Lots 1-16)
- 3 lots for stormwater detention (Lots 17-19)
- 30 ft. landscape buffer along the north end of Lots 8-16, not on a separate lot.
- Dedication of Faith Lane to the City (50 ft. right-of-way).
- Dedication of 7 ft. of right-of-way along Smith Road to match the existing right-of-way width along the developed portions of Smith Road to the east and west

The applicant has been provided with the following comments that need to be addressed on a revised plat:

- The City's preference for the 30 ft. bufferyard to be on a common lot maintained by the HOA. If the bufferyard is on lots maintained by individual homeowners, maintenance of the required plantings will be inconsistent between lots and it will be difficult for the City to enforce maintenance. If the bufferyard is not on an HOA-owned lot, an easement is needed requiring maintenance of the landscaping and restricting the use of the bufferyard. The easement should be shown on the plat with easement provisions provided.
Response: "It is the owner's desire that the present configuration remain. An easement condition is in preparation, which may be included in the HOA covenants and conditions."
- Stormwater detention easements are needed over Lots 17-19, with easement provisions as provided in Appendix B of Title 16.
Response: Will be provided.
- 10 ft. wide perimeter utility and drainage easements are required around each lot, with easement language per Appendix B of City Code Title 16. Along the common lot lines of abutting single-family lots, 5 ft. easements are acceptable. Along the rear yards of lots backing up to Smith Rd., the 10 ft. easement should begin at the edge of the fence instead of at the property line (see landscape comment regarding shifting the fence back 5 ft. from the bike path).
Response: Will be provided.
- A utility easement granted to the City and the HOA is needed over the private storm sewer.
Response: Will be provided.

- Lots 17-19 are to be owned and maintained by an HOA. These should be renamed as “Outlots”.
Response: Lots will be conveyed to the HOA. State statute does not provide for use of the term “outlot”.
- Add the name and address of the property owner.
Response: to be revised.
- Provide a chart on the plat listing the easements and the square footage of each easement.
Response: to be provided.
- Two permanent benchmarks per City standards are needed at opposite extremities of the property.
Response: to be provided.
- Remove the “o” typo from the Certificate as to Special Assessments title. Also, the signature line should read, “Collector of Special Assessments”.
Response: to be revised.
- Remove one of the two Plan Commission certificates. Change the S.S. lines to State of Illinois / City of St. Charles.
Response: to be revised.
- A Mortgagee’s certificate should be added if needed.
Response: not needed.
- Add a note stating the recorded Mylar is to be returned to the City of St. Charles.
Response: to be revised.
- Add the Flood Insurance Rate Map panel number to the Flood Hazard Area statement under the Surveyor’s Certificate.
Response: to be revised.
- Provide a draft of the Declaration of Covenants for the HOA. The document should establish maintenance requirements and responsibilities for the stormwater management areas, the development sign and surrounding landscaping, the fence along Smith Road, the landscape bufferyard, and the private storm sewer.
Response: will be provided.

G. SIGNAGE

A monument sign is shown on the plans, located on Lot 18 which contains one of the stormwater detention ponds. Section 17.28.050 requires a minimum 5 ft. right-of-way setback for residential development signs. The proposed sign does not meet this setback. However, if the sign were moved it may interfere with the detention pond. A zoning deviation will be needed for the sign location. A rendering of the sign has been requested.

Response: A rendering of the sign will be provided with the next submittal.

H. BUILDING DESIGN

Building elevations have not been provided. The Zoning Ordinance does not contain Design Standards and Guidelines for single-family homes in RS Suburban Residential zoning districts and building elevations are not a required submittal item for residential PUDs.

I. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance, Title 19 of the City Code, requires construction of, or fee in-lieu for, affordable units as a percentage of any new residential development. The

Inclusionary Housing worksheet submitted by the applicant proposes payment of a fee in-lieu of providing affordable units.

J. SCHOOL AND PARK DISTRICT

Land-Cash Worksheets submitted by the applicant have been forwarded to St. Charles School District #303 and the St. Charles Park District for review and comment. Full cash contributions are proposed for both.

The property is located within Community Unit School District #303 however the property is not located within a Park District. During the Concept Plan process, the St. Charles Park District indicated they are interested in annexing the property into the district.

IV. SUGGESTED ACTION

Conduct the public hearing on the Map Amendment and Special Use applications and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

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

V. ATTACHMENTS

- Comment Response Letters, Knoche Engineering, P.C.; received 8/3/18
- Applications; received 6/1/18
- Plans
- Traffic Study



August 3, 2018

Ellen Johnson
City Planner
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: **Plan Review Comments for Brooke Toria Estates**
Knoche Job # 17-034

Knoche Engineering, P.C. is in receipt of the City's plan review comments dated July 13, 2018. The following are our responses to those comments.

1. Site Plan (dated 4/30/18)

- b. Lot width is measured at the front setback line. The front setback line marked on the site plan for the irregularly shaped lots, Lots 4-8 is 30 ft. Mark the exact width at the setback line for these lots to ensure that the proper standard is established in the PUD ordinance.

To be revised as noted.

2. Landscape Plan (dated 4/23/18)

- a. An 8 ft. fence is shown along Smith Rd. Maximum fence height is 6 ft. 4 in. The HOA should be responsible for maintaining the fence to ensure a consistent appearance along Smith Rd.

The fence will be revised to 6' high.

- b. Provide a rendering of the fence along Smith Rd.

A color elevation of the fence along Smith Road will be provided with the next submittal.

- c. The fence is very close to the bike path along Smith Rd. During the Concept Plan review, it was discussed that landscaping should be provided along Smith Rd. to soften the appearance of the development. The fence should be pushed back into the lots to allow for a minimum of 5 ft. separation between the fence and the bike path. Plantings should be added in this area. The HOA will need to be responsible for maintaining this landscaping.

The fence will be revised so that it is 5' away from the bike path and landscaping will be provided along Smith Road.

- d. Provide a rendering of the development identification sign. Note the maximum sign area is 50 ft. and maximum height is 8 ft. The sign must be a monument style sign and cannot be internally illuminated.

A rendering will be provided with the next submittal.

- e. Indicate the plantings for the entrance island.

The entrance island is to be just grass.

3. Plat of Resubdivision (dated 4/28/18)

- a. As stated during the Concept Plan process, it is the City's preference for the 30 ft. bufferyard to be on a common lot maintained by the HOA. If the bufferyard is on lots maintained by individual homeowners, maintenance of the required plantings will be inconsistent between lots and it will be difficult for the City to enforce maintenance. If the bufferyard is not on an HOA-owned lot, an easement is needed requiring maintenance of the landscaping and



restricting the use of the bufferyard. Please show the easement on the plat and include easement provisions.

It is the owner's desire that the present configuration remain. An easement condition is in preparation, which may be included in the HOA covenants and conditions.

- b. Stormwater detention easements are needed over Lots 17-19, with easement provisions as provided in Appendix B of Title 16.

The appropriate easement conditions are in preparation.

- c. 10 ft. wide perimeter utility and drainage easements are required around each lot, with easement language per Appendix B of City Code Title 16. Along the common lot lines of abutting single-family lots, 5 ft. easements are acceptable. Along the rear yards of lots backing up to Smith Rd., the 10 ft. easement should begin at the edge of the fence instead of at the property line.

Easements were included on the original Plat as required. The additional easements (for which no use is contemplated) will be added.

- d. A utility easement granted to the City and the HOA is needed over the private storm sewer and overland flow routes in the rear yards. The easement area will need to be maintained as open turf grass. The HOA will need to be responsible for enforcing this. An alternative may be to accommodate the storm sewer and overland flow routes within the 30 ft. landscape buffer. This would require clearing the bufferyard area and re-planting it per an approved landscape plan in coordination with engineering plans.

The storm sewer will be enclosed in an appropriate easement.

- e. Please confirm Lots 17-19 will be owned and maintained by an HOA. Rename these "Outlots".

These Lots are indeed to be conveyed to the HOA. State statute does not provide for use of the term "outlot."

- f. Add the name and address of the property owner.

To be revised as noted.

- g. Provide a chart on the plat listing the easements and the square footage of each easement.
Such will be included at the completion of final easement determination.

- h. Two permanent benchmarks per City standards are needed at opposite extremities of the property.

Such will be included.

- i. Remove the "o" typo from the Certificate as to Special Assessments title. Also, the signature line should read, "Collector of Special Assessments".

To be revised as noted.

- j. Remove one of the two Plan Commission certificates. Change the S.S. lines to State of Illinois / City of St. Charles.

Certificates corrected. The S.S. stands for "Sovereign States." The county and state meet this criterion. The City is a body politic and corporate, not a sovereign state.

- k. A Mortgagee's certificate is not provided; is one needed?

No

- l. Add a note stating the recorded Mylar is to be returned to the City of St. Charles.

To be revised as noted.

- m. Add the Flood Insurance Rate Map panel number to the Flood Hazard Area statement under the Surveyor's Certificate.

To be revised as noted.

- n. Provide a draft of the Declaration of Covenants for the HOA. The document should establish maintenance requirements and responsibilities for the stormwater management areas, the development sign and surrounding landscaping, landscaping in the entrance



Craig R. Knoche & Associates
Civil Engineers, P.C.

- *Civil Engineers*
- *Surveyors*
- *Land Planners*

island, the fence along Smith Road, landscaping along the fence, the landscape bufferyard, and private storm sewer.

This document is in preparation and will be provided when complete.

Included with this letter are copies of revised engineering plans. If you need any additional information, please let me know.

Respectfully,

Steven R. Kudwa, P.E.



August 3, 2018

Monica Hawk
City Engineer
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: **Smith Road Estates (Brooke Toria Estates)**
Final Engineering Review Comments
Knoche Job # 17-034

Dear Ms. Hawk,

Our office is in receipt of the review comments memo via email dated July 12, 2018. The following are our responses to those comments.

General (Development Engineering)

1. Engineering and Traffic comments provided by WBK Engineering under separate cover will need to be addressed.
Noted.
2. The intergovernmental agreement between St. Charles and West Chicago requires compliance with stormwater management regulations of either DuPage or Kane County, whichever is the most restrictive at the time of development. We believe the ordinances of DuPage and Kane County to be comparable, as they both require site runoff storage requirements to not exceed 0.1 cubic feet per second per acre of development up to and including the 100-year storm event (or the 1% annual chance flood). We have reviewed the submittal for compliance with City of St. Charles Code and Kane County Stormwater Management Ordinance.
Noted.
3. A stormwater management permit application fee of \$50 will be required prior to Building Permit.
Owner to pay necessary fee prior to building permit issuance.
4. Provide a copy of the following permits prior to final engineering approval:
 - a. IEPA Sanitary, Watermain, NPDES**Copies of all mentioned permits to be provided with the next submittal.**
5. Submit a subsurface drainage investigation report (drain tile survey).
It is the owner's preference to be required to not complete the drain tile survey, as this site has been a wooded unfarmed parcel for the foreseeable past.
6. The City is currently coordinating the WaterCad model with the consultant. Results will be forwarded under separate cover.
Noted.

Stormwater Management (Development Engineering)

7. Provide existing conditions (undeveloped) runoff rates for:
 - a. The area tributary to the north
 - b. The area tributary to the west



An existing conditions tributary exhibit will be provided with the next submittal noting all site areas and where they are tributary to. The runoff rates will be added to a table within the Stormwater Report.

8. Provide proposed conditions release rate for:

- c. The area tributary to the north
- d. The area tributary to the west

A proposed tributary exhibit will be provided with the next submittal showing all onsite areas and where they are tributary to in the proposed condition. The runoff rates for those areas will be added to a table within the Stormwater Report.

9. Provide a narrative discussion for the comparison of the existing and proposed runoff/release rates based on the above calculations.

A discussion will be added about the comparison of the runoff rates from the two tables, that will be added as mentioned from the previous two comments, within the stormwater report for the next submittal.

Site Plan – C1.1 (Development Engineering)

10. Sidewalk along Faith Lane shall be 5-foot wide (currently proposed as 4-foot).

To be revised as noted.

11. Provide notations to indicate the start and end of the fence along Smith Road. It is difficult to identify the line work. In addition, applicant shall review appropriate sight line distance.

Notes will be added to sheet C.1 calling out the limits of the fence along Smith Road. It will be made sure that no sight line distances will be affected.

12. Explain the need for a depressed curb along the frontage of Faith Lane at the intersection with Smith Road.

The depressed curb along the frontage of Faith Lane at the intersection with Smith Road will be removed from the plans.

13. The curb and gutter along Faith Lane shall be B6.12.

The curb and gutter at the entrance, landscape island at the entrance, and along the south side adjacent to the detention area is B6.12. The rest is M2.12 to allow for access to the driveways when they are constructed, which will be after Faith Lane has been completed.

Utility Plan – C3.1 (Development Engineering)

14. The storm sewer along the rear of Lots 9-16 is located approximately 7-feet from the building setback line. The placement of this storm sewer and overland flow route could create limitations for future accessory uses such as patios, decks, swimming pools, etc. Please identify the anticipated uses and how those will function with the storm sewer and drainage.

The storm sewer along the rear of lots 9-16 will be shifted north to be at the landscape buffer line. This will not allow for patios and decks to be constructed without limitations and without blocking an emergency overland flow routes.

15. The city is evaluating the feasibility of open cutting Smith Road for the proposed utility crossings.

Noted.

Sanitary (Public Works):



16. Please note on utility plan all storm sewer outside the public R.O.W. of Faith Lane as privately owned and maintained including storm water basins and the restrictor structure.
To be noted on sheet C3.1.
17. Please provide a detail of the restrictor structure.
A detail for the restrictor structure will be added to sheet C7.3.
18. All flared end sections need animal/trash guards.
To be revised as noted.
19. Please show the location of each individual sump/roof drain utility. Ideally, these should connect to a structure.
It is the owner's preference for the sump/ roof drains to splash at grade and drain to the nearest storm structure. This will allow for infiltration prior to discharge into the storm sewer system as well.
20. The proposed connection to the existing sanitary manhole must be cored and rubber booted.
To be revised as noted.
21. The storm sewer between lots 14/15 and 7/8 needs to be gasketed RCP class IV. Please note this on the utility plan.
To be revised as noted.
22. Please show the location of each sanitary sewer and water service, clean-outs, bbox, etc.
To be revised as noted.

Water (Public Works):

23. Please note on utility plan all water utilities should be placed in 10 foot easements.
All water utilities not within the ROW will be placed within a 10' easement and shown on sheet C3.1 for the next submittal.
24. Water main needs to be a minimum of twenty (20) feet from any permanent structures; this applies to any structures that require a building permit. Please add a note to the plans adjacent to Lots 4,5,16. The developer is advised that placement of the watermain in between Lots 4/5 will limit future building placement beyond the zoning setback to meet this standard.
Noted.
25. Please show the location of each water service to the home including the location of curb stop.
Locations to be shown on sheet C3.1 for the next submittal.
26. Provide all offsite easement documentation.
To be provided.
27. Need to provide a fire Hydrant at the connection points to existing water main for new construction filling, and testing.
To be revised as noted.
28. Pressure connections at the existing water main connections are not allowed. Please plan on a water shutdown with a cut in tee and valve.
To be revised as noted.
29. Refuse & Recycling - service will fall under city wide residential contract per city code 8.24.
Agreed as Noted.



Electric:

30. The proposed routing for the electric mainline primary and secondary will be served from the underground, including structures, and will be front lot distribution as this is the most cost effective way to get power to the site. Based on the subdivision, building sizes, and service requirements, and the square footage of each lot we believe one **50 kVA** single-phase transformer shared by six buildings will be feasible. Therefore a total of three **(3) 50 kVA** single-phase transformers will be required to serve the entire subdivision.

Noted.

31. The City requires the design of the electric system having two points of connection in order to maintain a “looped” configuration for reliability purposes. A preliminary configuration would include the primary in the existing manhole **2511MH01** which is served from the switchgear **2429S01** located at Pheasant Run Trails Phase 1 and the existing underground from switchgear **1592S01** located at Pheasant Run Trails Phase 4 based on the St. Charles Electric design criteria. Any additional primary conduit that will be needed to maintain this “loop” configuration is the responsibility of the Customer. Please include the electric design on the Utility Plan drawings.

Electric design will be added to the utility plan for the next submittal.

32. The design of the electric mainline cable route has some flexibility; however, we require a separation of at least five feet from sewer, water and gas, except at crossings.

Noted.

33. The electric, CATV, and phone utility sharing the same trench is allowed if such works for the utilities. If a shared trench, such should be incorporated into the engineering drawings given that the site is somewhat tight on space.

Noted.

34. The customer is responsible for installing all primary and secondary conduit from the switchgear to the transformers and from the transformers to the pedestal locations based on St. Charles Electric design criteria. The customer must also provide a meter pedestal to each unit.

Noted.

35. St. Charles will install all the electric primary & secondary cable, pedestals, meters and the single-phase transformers.

Noted.

36. Individual house services will be installed by submitting an Electric Service Application for each residence. The St. Charles Electric Dept. will install the individual services which includes all conduit and cable.

Noted.

37. Streetlight design for public streets requires the use of existing City standard light poles and fixtures. The Developer is responsible for the preliminary design and general layout of the street lighting system.

Noted.

38. ** Please note for building plans – any private streetlighting conduit and cable are not allowed within the primary or secondary electric conduit trench. Furthermore, private streetlight routing should maintain a five (5) foot clearance to the primary mainline or secondary service mains to avoid future locating confusion. If there is going to be private streetlighting, such will have



to be on a meter separate from the buildings. This meter should be a separate service from the transformer or pedestal.

Noted.

39. The St. Charles Municipal Electric Utility is a "zero standard" utility, which means that the Developer pays **100%** of the costs to get the development onto our system. We will work collaboratively to provide service alternatives and options.

Noted.

40. We require a **10** foot easement on the front lots facing the road (street side) with an additional **5** foot easement on the side and rear lots. Standard easement provisions require that easement areas be clear for the purpose of maintaining the utilities within them. Hence, buildings, structures, extensive landscaping or ponds would not be permitted within the easement areas. Pavement is acceptable within the easement area.

Noted.

41. A blanket easement may be the most effective solution for all of the utilities. If specific easement corridors are going to be defined, the customer will need to include provisions to provide easement areas for electric, **CATV**, and **AT&T**. The customer will have the choice of a blanket easement or providing as-built easements after the electric facilities are installed. There will be no occupancy of any building prior to the electric facilities being granted easement rights.

Noted.

42. At the appropriate time, **AT&T** and **CATV** should be included to design their distribution systems. We will allow them within five feet of electric; however, the easement language needs to be written to include them. The service plan for phone and CATV should be done at the same time as electric to take advantage of any joint trench opportunities.

Noted.

43. The Development should be within **6** inches of Final Grade before St. Charles will proceed with the installation of any facilities in order to maintain the proper depth of the utilities.

Noted.

44. If the transformer or other electric equipment (pedestal, switchgear) is to be located where there is a possibility of vehicular damage, then the City will require concrete vehicle barriers (bollards) strategically located to protect the equipment. Contact **Gary Sittler @ 630-377-4474** for any questions concerning the specifications or location of the bollards.

Noted.

45. The standard installation requirements and procedures are applicable. A copy of the standards is available in the Electric Utility Office for the customer. All previous Notes & Comments that relate to this project are still valid.

Noted.

46. The St. Charles Electric Utility has recently adopted the **2014 National Electric Code**. Please note the changes/additions to the grounding requirements and the new Intersystem Bonding requirement for the other installed utilities such as telephone and internet cable.

Noted.

47. Based on **2014 NEC** grounding requirements the following must be included: a "ufer" ground in the concrete footing, two **(2)** driven ground rods placed **6'** apart (ground rods only may be loop connected), and a bond to the water pipe. All three **(3)** grounds must be brought in to the first point of disconnect at the



external main disconnect. The Customer is also responsible for providing the required Intersystem Bond using the only St. Charles approved device, the **Burndy BDT1**. Please contact **Gary Sittler @ 630-377-4474** for all the necessary inspections and any questions or concerns.

Noted.

48. St. Charles requires an external disconnect at the main breaker for the entire building to allow the Fire Department to shut-off the power in emergency situations.

Noted.

49. Any landscaping that interferes with the operation of the electric equipment such as pedestals and transformers will not be acceptable. A drawing showing the required standard clearances is available. All transformers will open to the street side.

Noted.

50. Upon receiving an **Electric Service Application**, the Electric Utility will provide an estimate for the cost of the required work. All labor, material, equipment usage, and contract labor, used on the job will be tracked. After work is completed, the Electric Utility will perform a cost reconciliation. If the estimated cost has exceeded the actual cost, a refund will be issued. In the event that the actual costs have exceeded the estimated costs, the Developer will be responsible for all the additional charges prior to them receiving an **Occupancy Permit** for any building.

Noted

Included with this letter are copies of revised engineering plans. If you need any additional information, please let me know.

Respectfully,

Steven R. Kudwa, P.E.



August 3, 2018

Ms. Monica Hawk
City of St. Charles
2 E. Main St.
St. Charles, IL 60174

**Subject: Brooke Toria Estates (Smith Road)
(WBK Project No. 17-0148H)
Knoche Job # 17-034**

Dear Ms. Hawk,

Our office is in receipt of the review comments from WBK Engineering via email dated July 13, 2018. The following are our responses to those comments.

Stormwater Management

1. The report identified a wetland on site and potential for USACE jurisdiction. If the USACE takes jurisdiction of the wetland then a permit from the USACE or letter of no objection will be required prior to City approval of the stormwater permit. Also wetland buffer requirements will be established by the USACE if they take jurisdiction of the wetland.
Noted.
2. Provide an exhibit that clearly identifies areas of the site tributary to the rear yards of residential lots in West Chicago under existing and proposed conditions. Quantify 10 and 100 year flow values.
Exhibits and flows for both the existing and proposed conditions to be provided within the next stormwater submittal.
3. Identify any off-site areas flowing on to the property under existing and proposed conditions.
To be included within the next stormwater submittal.
4. The concept of three separate basins is not ideal from a long term maintenance obligation perspective. The limited size and tributary area to the small basins along Smith Road will cause vegetation maintenance to be a challenge and may not provide aesthetic benefit. Ownership and maintenance of the basins will be the responsibility of the HOA. Consider revisions to lot lines to make Lot 18 a buildable lot, eliminating stormwater detention on Lot 17 and expanding the stormwater basin into lot 7 or 8.
Noted.
5. Provide a means of access to the westernmost stormwater basin and to the stormwater control structure for inspection and maintenance.
Necessary easements to be provided.
6. Verify downstream tail water conditions that may impact the release from the stormwater basins. Provide downstream topo or elevation to confirm assumptions.
To be noted in the next stormwater submittal.
7. Three basins are modelled as a single basin. Provide a narrative describing how the basins will function and the basis of the sizing of the storm sewers connecting the basins.
A narrative describing the three basins will be included with the next stormwater submittal.
8. Document the required retention volume and how that is provided in the plans.
A section will be added to the stormwater report discussing the required retention volume required and how it has been accounted for with the next submittal.
9. Provide storm sewer sizing calculations. Also provide inlet ponding calculations.
Storm sewer pipe sizing and inlet capacity calculations will be provided with the next stormwater submittal.



10. Identify overland flood routes and critical sections (i.e. lots at the west end of Faith Lane). Provide water surface elevation calculations and verify freeboard requirements are met.
To be included with the next stormwater submittal.

Engineering Plans

1. General – Label all lot numbers.
Lot numbers will be added to all sheets.
2. Provide a level spreader detail and provide additional topo to verify a positive drainage condition downstream of the site.
It will now be proposed to tie into the existing West Chicago storm sewer system to the north, so a level spreader is no longer needed.
3. Provide a clear notation of restrictor size in the stormwater flow control manhole. Utilize the City standard detail called “Restrictor Structure” with overflow weir (see City of St. Charles Engineering Design and Inspection Policy Manual).
To be revised as noted.
4. Verify off-site easements for water main connections. Engineering plans shall reference the utility easement on Pheasant Run Trails, Phase 4 doc # R2000-019059.
To be revised as noted.
5. Revise the pavement section to provide a minimum structural number of 2.9.
To be revised as noted.
6. Depict all house water, sanitary sewer and sump pump services.
Locations for all house utilities to be provided on sheet C3.1 for the next submittal.
7. Revise the profile of Faith Lane to eliminate the sag to prevent overflows from being routed to Smith Road. The elevation depicted in profile on sheet C2.4 do not match those in plan view.
To be revised as noted.
8. Provide a section for the stormwater basin containment berm noting topsoil removal, and compacted clay embankment (95% modified proctor).
To be revised as noted.
9. Use O-ring storm sewer pipe from manhole to manhole when needed for water main protection or for all storm sewer in side yards.
To be revised as noted.
10. All storm sewer under roadways shall have a minimum of two feet of cover over the top of pipe (see storm C1 as an example).
To be revised as noted.
11. Eliminate notes 11 and 12 on sheet C3.1.
Notes will be eliminated.
12. Add a note regarding sanitary sewer and storm sewer televising (see page 6 & 10 of the City of St. Charles Engineering Design and Inspection Policy Manual).
Note to be added on sheet C3.1.
13. All solid utility covers shall note “City of St. Charles” and utility type.
To be revised as noted.
14. Provide underdrains at all roadway sags (see page 12 of the City of St. Charles Engineering Design and Inspection Policy Manual).
To be revised as noted.
15. Revise storm sewer casting on sheet C3.1 to be consistent with the City of St. Charles Engineering Design and Inspection Policy Manual.
Note #11 on sheet C3.1 will be revised per the City of St. Charles Engineering Design and Inspection Policy Manual.
16. Trench backfill note 1 under Earthwork on sheet C7.1 shall be revised to refer to City standards for backfill.
To be revised as noted.



17. Provide water main and service material specifications consistent with the City of St. Charles Engineering Design and Inspection Policy Manual. This includes corrosion polywrap, brass wedges and Class 55 DIP for water main not directly adjacent to a paved surface (see City of St. Charles Engineering Design and Inspection Policy Manual).
To be revised as noted.

Final Plat of Subdivision

18. All lots shall have a minimum 10 foot rear yard (outside landscape buffers) and five foot sideyard public utility and drainage easement (PUDE).
As noted above, these will be revised as noted.
19. Sideyards with water main sanitary sewer or overflow routes shall have a minimum 15 foot PUDE.
To be revised as noted.
20. Lots which include stormwater basins shall have a PUDE over the entire lot.
To be revised as noted.
21. Provide a PUDE south of the landscape buffer along the north property line.
The easement will be placed subject to the final location of the storm sewer line.
22. Verify public and private utility placement within the proposed ROW and front yard easement area. Provide a cross section identifying all public and private utilities. Additional front yard easement may be necessary based on this evaluation.
To be revised as noted.

Traffic Study

23. Revise the report to identify Smith Road as a major collector classified by IDOT.
Traffic Study will be revised for the next submittal, this will not change the results of the study.
24. Provide the PM Peak trip distribution.
Traffic Study will be revised for the next submittal, this will not change the results of the study.
25. Design year is typically construction year plus 5 years.
Traffic Study will be revised for the next submittal, this will not change the results of the study.
26. Please include right turn lane warrant analysis indicating one is not needed along Smith Road at the proposed site.
Based on figure 36-3.A from the IDOT BDE manual, the requirement for turn lane starts at 20 turns. With the proposed development having a maximum inbound volume of 11 vehicles, even if they all arrived from the east, no right turn lane would be required.
27. Proposed 115' storage and 135' taper for EBL turn lane into proposed site overlaps existing taper at Pheasant Trail (south). Consider shortening storage length of EBL as queue lengths are short.
To be revised as noted.
28. Need to show the revised pavement markings on the site plan.
Striping revisions to Smith Road for the left turn lane onto Faith Lane will be added to sheet C1.1 for the next submittal.
29. Show Autoturn movements indicating an emergency vehicle can make the turn onto Faith Lane.
An auto turn exhibit will be added to the engineering plans for the next submittal.
30. Exhibit 6: AM traffic entering the site is flipped based on the AM Peak trip distribution. Please revise to include the PM Peak trip distribution.
31. **Traffic Study will be revised for the next submittal, this will not change the results of the study.**
32. Exhibit 7: Revise total traffic per adjustments to exhibit 6 and update HCS reports.
Traffic Study will be revised for the next submittal, this will not change the results of the study.



33. Depict striping revisions to Smith Road and the proposed left turn lane.
Striping revisions to Smith Road for the left turn lane onto Faith Lane will be added to sheet C1.1 for the next submittal.
34. Provide an AutoTurn evaluation to verify the entrance island does not impeded fire vehicles or truck turning movements.
An auto turn exhibit will be provided within the engineering plans with the next submittal.

Included with this letter are copies of revised engineering plans. If you need any additional information, please let me know.

Respectfully,

Steven R. Kudwa, P.E.



August 3, 2018

Lieutenant Rainier Galliano
St. Charles Fire Department
112 N. Riverside Avenue
St. Charles, IL 60174

RE: **Brooke Toria Estates 2017 PR 015**
Unincorp. Wayne Township; Smith Rd north of Pheasant Run Trails
Knoche Job # 17-034

Dear Lieutenant Galliano,

Our office is in receipt of the review comments memo via email dated June 7, 2018. The following are our responses to those comments.

507.5. 1. 2 Hydrants shall be located approximately ten (10) feet from an all-weather roadway. If this cannot be done, the closest part of the hydrant shall be set back at least five (5) feet from the curb line.

To be revised as noted.

507.5.13 Access to fire hydrants shall be all-weather roadways adequate in width, clearance and strength for firefighting purposes. Such routes, including private roadways, shall be maintained accessible during all seasons of the year: Legal provisions will be required for private roads.

All hydrants shown on sheet C3.1 that are proposed as part of this development are accessible via adequate all-weather roadways.

507.5.1.4 Fire hydrants shall meet the requirements of the City of St. Charles and the standards of the American Water Works Association, and shall have two (2) two and one-half (2 1/2) inch outlets and one (1) four and one-half (4 1/2) inch outlet with auxiliary gate valves on the hydrant branch line. Threads shall be American National Standard. Pumper outlets shall face roadways.

Fire hydrants will be per the City's standard detail which has been included on sheet C7.3.

Included with this letter are copies of revised engineering plans. If you need any additional information, please let me know.

Respectfully,

Steven R. Kudwa, P.E.

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

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>Smith Road Estates</u>
Project Number:	<u>2017 -PR- 015</u>
Application Number:	<u>2018 -AP- 016</u>



Instructions:

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

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

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

1. Property Information:	Location: NW Corner of Smith Road and Pheasant Trail	
	Parcel Number (s): 01-30-100-002 01-30-100-003 01-30-100-004	
	Proposed PUD Name: Brooke Toria Estates	
2. Applicant Information:	Name V&M Investment and Remodeling Group, LLC	Phone 630-674-7103
	Address 0N632 Gables Blvd. Wheaton, IL 60187	Fax
		Email chbvito@comcast.net
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: See St. Charles Ord.#2014-M-31

Current zoning of the property: R-4 Residential Dupage County

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

Current use of the property: Vacant

Proposed zoning of the property: RS-4

Proposed use of the property: Single family

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

Site plan was attached to Concept and Preliminary Plan

Attachment Checklist:

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

APPLICATION FEE:

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

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

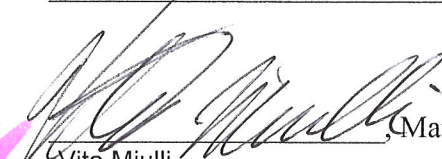
- a) A current title policy report; or
- b) A deed and a current title search.

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

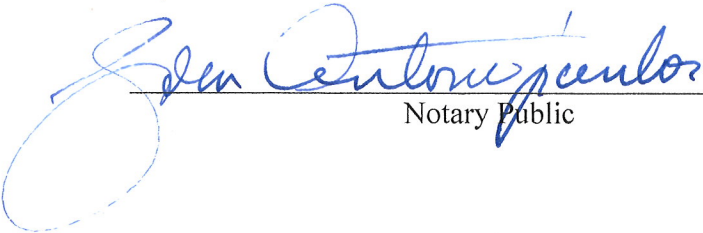
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

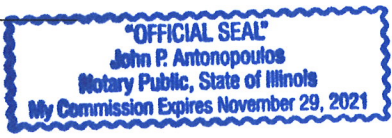
I, Vito Miulli, being first duly sworn on oath depose and say that I am
Manager of V&M Investment and Remodeling Group, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Vito Miulli</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager
Vito Miulli

Subscribed and Sworn before me this 2nd day of
May, 20 18.


Notary Public



FINDINGS OF FACT – MAP AMENDMENT

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



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

Brook Toria Estates
Project Name or Address

6/1/18
Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

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

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

Existing R-4 in DuPage County currently vacant.
Surrounding use is single family attached and single family attached.

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

Proposed use is contiguous to existing single family.

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

Property is vacant and unable to be used for any productive purpose.

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

Property is unable to be developed in the county without
utilities provided by St. Charles.

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

Property has never been developed and has remained vacant.

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

Strong need for single family and is permitted by St. Charles
Ord. 2014-M-31

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

Proposed amendment is authorized by St. Charles
Ord. 2014-M-31

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

Property is currently outside the corporate limits of
St. Charles

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

Proposed development is consistent with St. Charles
Ord. 2014-M-31

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

Proposed development will provide access to strong demand
for single family housing.

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

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	<u>Smith Road Estates</u>
Project Number:	<u>2017 -PR- 015</u>
Application Number:	<u>2018 -AP- 017</u>



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

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

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

1. Property Information:	Location: NW Corner of Smith Road and Pheasant Trail	
	Parcel Number (s): 01-30-100-002 01-30-100-003 01-30-100-004	
	Proposed Name: Brooke Toria Estates	
2. Applicant Information:	Name V&M Investment and Remodeling Group, LLC	Phone 630-674-7103
	Address 0N632 Gables Blvd. Wheaton, IL 60187	Fax
		Email chbvito@comcast.net
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email

Please check the type of application:

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: RS-4

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

What is the property's current zoning? R-4 unincorporated DuPage

What is the property currently used for? Vacant

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

single family subdivision

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

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

Attachment Checklist:

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

❑ APPLICATION FEE:

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

❑ REIMBURSEMENT OF FEES AGREEMENT:

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

❑ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

❑ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

❑ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

❑ PLAT OF SURVEY:

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

❑ FINDINGS OF FACT:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

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

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

❑ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

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

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

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

Brooke Toria Estates
PUD Name

5/17/18
Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

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

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

Developer intends on constructing single family homes for an
aging population to accommodate current demand.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public 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.

The buildings within the PUD offer high quality architectural design.

The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.

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

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

There is a strong demand for new construction of single family homes.

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

Engineering site plans identify existing utilities.

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

THE DEVELOPMENT HAS NO EFFECT ON NEARBY PROPERTY SINCE IT ADJOINS EXISTING SINGLE-FAMILY

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

Proposed use is adjoining existing single family.

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

Proposed subdivision is compatible with adjoining single family.

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

Development will be constructed and designed in accordance with existing codes except for requested lot variances.

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

THERE IS A STRONG DEMAND
FOR SINGLE FAMILY HOMES IN
St. Charles and will accommodate
EMPTY NESTERS

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

The proposed PUD is single
family as authorized by
City of St. Charles Ordinance
2014-M-31

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Smith Road Estates</u>
Project Number:	<u>2017 -PR- 015</u>
Application Number:	<u>2018 -AP- 018</u>



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: NW Corner of Smith Road and Pheasant Trail	
	Parcel Number (s): 01-30-100-002 01-30-100-003 01-30-100-004	
	Proposed PUD Name: Brooke Toria Estates	
2. Applicant Information:	Name V&M Investment and Remodeling Group, LLC	Phone 630-674-7103
	Address 0N632 Gables Blvd. Wheaton, IL 60187	Fax
		Email chbvito@comcast.net
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email

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:**

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

❑ **PLAT OF SURVEY:**

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

❑ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

❑ **ENDANGERED SPECIES REPORT:**

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

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

❑ **PLANS:**

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

Copies of Plans:

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

❑ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

□ **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.

□ **TREE PRESERVATION PLAN:**

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

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

□ **STORMWATER MANAGEMENT:**

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

□ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

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

❑ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

❑ **SCHEDULE:** Construction schedule indicating:

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

❑ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

❑ **INCLUSIONARY HOUSING SUMMARY**

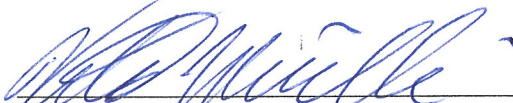
For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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

V&M Investment and Remodeling Group, LLC
Record Owner

April 18, 2018

Date


Applicant or Authorized Agent - Vito Miulli

April 18, 2018

Date

PUBLIC BENEFITS, DEPARTURES FROM CODE:

The proposed subdivision is subject to City of St. Charles Ordinance 2014-M-31, which requires as a condition of annexation a thirty foot landscape buffer along the property line adjoining the single family residence homes located on Leham Drive and Barnhar Street. In addition to the required landscape buffer, which is not included in the setback requirements, the subject property is a triangular shaped parcel that creates unusual challenges in developing a single family subdivision. In order to economically develop the proposed subdivision, the requested departures from the traditional subdivision standard in an RS 4 District are outlined in the PUD development schedule, which is attached.



Craig R. Knoche & Associates
Civil Engineers, P.C.

- *Civil Engineers*
- *Surveyors*
- *Land Planners*

8 June 2018

City of St. Charles
2 East Main Street
St. Charles, Illinois 60174

Attn: Ellen Johnson, planner

Re: Brooke Toria Estates

Dear Ms. Johnson:

As we have discussed, I write to request the waiver of a Tree Preservation Plan for the above-captioned project.

It is our opinion that the conditions (both existing and proposed) that obtain on the subject land strongly suggest that they meet the criteria specified in the segment of the Preliminary Plan Application for such a waiver.

First, the developable portion of the site is clear of any trees, the intent being to plant pursuant to the Landscape Plan previously submitted.

Second, the remaining vegetation lies within the mandated Landscape Buffer along the north line of the site. As specified in the pertinent paragraph of the Application, "...(e)xisting vegetation on the parcel is comprised primarily of undesirable species and/or low-quality specimens..." This vegetation is being left intact by intent, that intent being to provide the desired screening between the residential development to the north (lying in West Chicago) and our development. We feel that any alteration to this vegetation would be contrary to the intent of the mandate for such a buffer and would occasion an outcry of protest from the residents to the north.

In summary: within the developable portion of the site, there are no trees to be preserved, and within the undevelopable portion of the site, there are no trees that will NOT be preserved. A waiver of this requirement is appropriate in this unusual set of circumstances and we ask your consideration.

Sincerely,

J. Cole Helfrich

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Brooke Toria Estates

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District:	Ordinance #:	
Minimum Lot Area	6,600		6,380
Minimum Lot Width	60'		55'
Maximum Building Coverage	30%		22.61%
Maximum Building Height	34'		26.5'
Minimum Front Yard	20'		30'
Interior Side Yard	14 combined		7' + 7'
Exterior Side Yard	15'		20'
Minimum Rear Yard	30'		20'
% Overall Landscape Area	-		-
Building Foundation Landscaping	-		-
% Interior Parking Lot Landscape	-		-
Landscape Buffer Yards ¹	30' per I.G.A.		30'
# 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	<u>Brooke Toria Estates</u>
Date Submitted:	<u>April 2018</u>
Prepared by:	<u>Vito Miulli</u>



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom	16	DU x 2.899	= 46.384
➤ 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		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals	<u>16</u>	<u>46.384</u>
	Total Dwelling Units	Estimated Total Population

Park Site Requirements

Estimated Total Population 46.384 x .010 Acres per capita = 0.46384 Acres

Cash in lieu of requirements -

Total Site Acres 0.46384 x \$240,500 (Fair Market Value per Improved Land) = \$111,553.52

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

Brooke Toria Estates

April 18, 2018

Vito Miulli



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	16	DU x .369 = 5.904	DU x .173 = 2.768	DU x .184 = 2.944
➤ 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		DU x .002 =	DU x .001 =	DU x .001 =
➤ 2 Bedroom		DU x .086 =	DU x .042 =	DU x .046 =
➤ 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =
Totals	<u>16</u> TDU	<u>5.904</u> TE	<u>2.768</u> TM	<u>2.944</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	5.904	x .025	= 0.1476
Middle (TM)	2.768	x .0389	= 0.1076752
High (TH)	2.944	x .072	= 0.211968

Total Site Acres 0.4672432

Cash in lieu of requirements -

0.4672432 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 112,371.99

INCLUSIONARY HOUSING WORKSHEET



Name of Development	Brooke Toria Estates
Date Submitted:	April 18, 2018
Prepared by:	Vito Miulli

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

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	4.6
More than 15 Units		X	10%	=	1.6

How will the Inclusionary Housing requirement be met?

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

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
1.6	1.6	X	\$36,409.75	=	58,255.60

1.6

1.6

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

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>Smith Road Estates</u>
Project Number:	<u>2017 -PR- 015</u>
Application Number:	<u>2018 -AP- 019</u>



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

1. Property Information:	Location: NW Corner of Smith Road and Pheasant Trail	
	Parcel Number (s): 01-30-100-002 01-30-100-003 01-30-100-004	
	Proposed Subdivision Name: Brook Toria Estates	
2. Applicant Information:	Name V&M Investment and Remodeling Group, LLC	Phone 630-674-7103
	Address 0N632 Gables Blvd. Wheaton, IL 60187	Fax
		Email chbvito@comcast.net
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax
		Email

Please check the type of application:

Subdivision:

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

Planned Unit Development (PUD):

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

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:

Submit one of the following:

- 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.

□ 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:

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

□ SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

□ FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

□ ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

□ STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)

□ STORMWATER REPORT

□ FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

□ COPIES OF THIRD PARTY PERMIT/APPROVALS

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
 - Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
 - IDNR Office of Water Resources Permit (for work in flood plain)
 - Wetlands Permit from Army Corps of Engineers
 - Kane County DOT and/or IDOT signature on Final Plat (if applicable)
 - Offsite easements and right of way necessary to construct the required Land Improvements
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.
- INCLUSIONARY HOUSING SUMMARY:** For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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

V&M Investment and Remodeling Group, LLC	April 18, 2018
Record Owner	Date
	April 18, 2018
Applicant or Authorized Agent - Vito Miulli	Date



Craig R. Knoche & Associates
Civil Engineers, P.C.

- *Civil Engineers*
- *Surveyors*
- *Land Planners*

30 May 2018

City of St. Charles
2 East Main Street
St. Charles, IL 60174
Attn: Ellen Johnson

Re: Brooke Toria Estates, Smith Road

Ellen:

By this letter, we request the consideration of our submittals as a combined Preliminary\Final Subdivision application.

We are hopeful that this submittal is acceptable and that we may proceed quickly to approval. Please let me know if there is anything I can do to facilitate this.

Thank you.

J. Cole Helfrich, P.L.S.