	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:		Petkus Property	
	City Staff:		Russell Colby, Planning Division Manager	
	PUBLIC HEARING			MEETING 9/20/16
APPLICATION:		Concept Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Concept Plan		
Concept Plan Application, received 8/31/16				
SUMMARY:				
<p>The subject property is a 27-acre unincorporated site on the north side of Smith Road. The property is within the City of St. Charles future planning area per a boundary line agreement with the City of West Chicago. The agreement sets specific parameters for development of the subject property, which are discussed in the staff memo.</p> <p>The property owner, Albert Petkus, has submitted a Concept Plan application for feedback regarding annexation of the property to the City of St. Charles for multi-family residential development. At this time a specific developer/builder or residential housing product has not been identified. The property owner is seeking general feedback on the proposed land use of multi-family residential.</p> <p>The site plan submitted is not a proposed development plan, but rather a Land Use Capacity plan illustrating how the property could potentially be developed based on compliance with the restrictions of the Boundary Agreement and a proposed residential zoning classification of RM-3 General Residential District. The site plan submitted shows 416 residential units in 3 and 4 story multi-family buildings.</p> <p>The land use proposed in the Concept Plan differs from the City's Comprehensive Plan. The Comprehensive Plan designates the majority of the property as "Single-Family Attached Residential", with only the southern portion of the site designated as "Multi-Family Residential."</p>				
SUGGESTED ACTION:				
Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.				
INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:				
<ul style="list-style-type: none"> Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: "to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development." A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. No recommendation or findings are involved. 				

Community & Economic Development
Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



STAFF MEMO

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

FROM: Russell Colby
Planning Division Manager

RE: Petkus Property Concept Plan

DATE: September 16, 2016

I. APPLICATION INFORMATION:

Project Name: Petkus Property

Applicant: Albert M. Petkus

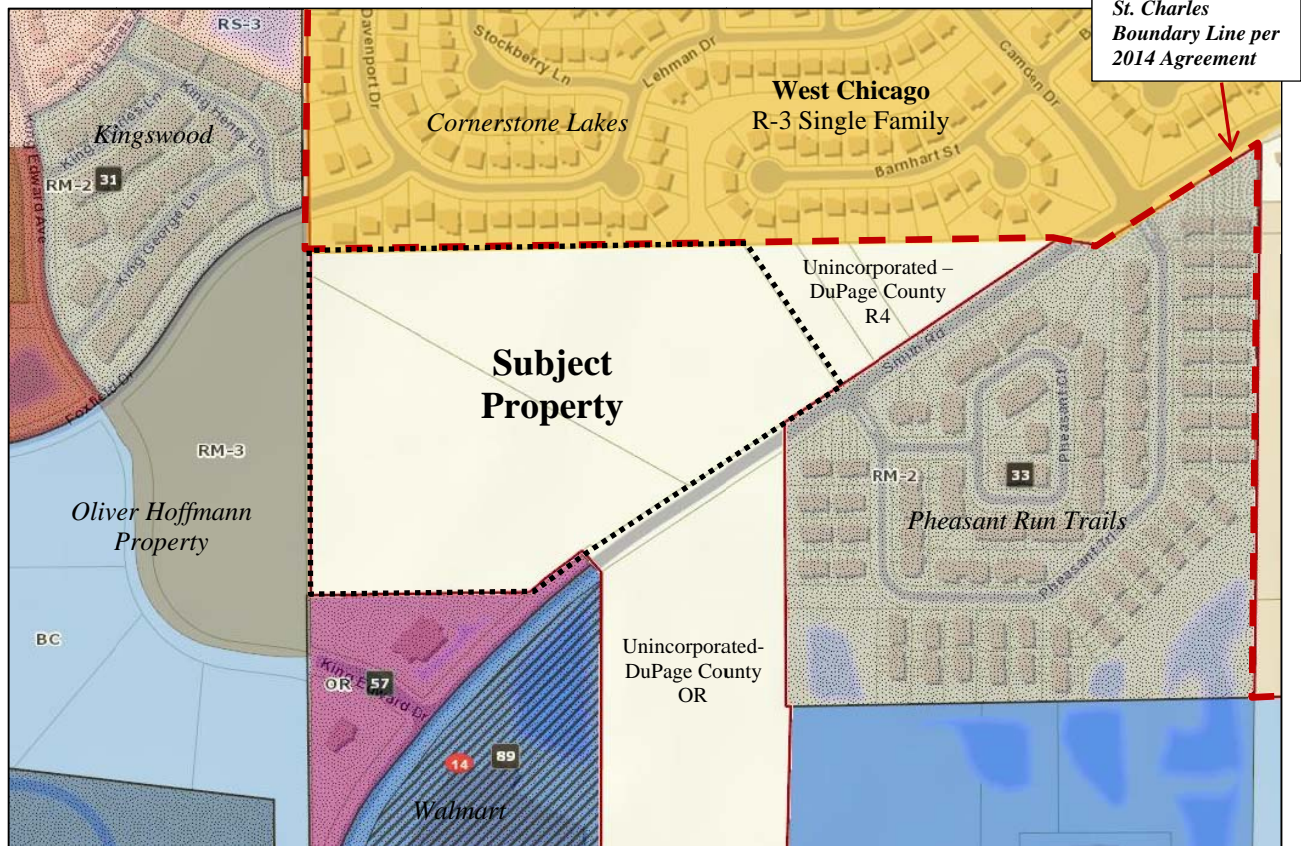
Purpose: Concept Plan review for potential annexation to the City of St. Charles for multi-family residential development

General Information:		
Site Information		
Location	North side of Smith Road, south of Cornerstone Lakes Subdivision	
Acres	27 acres	
Applications	Concept Plan	
Applicable Zoning Code Sections	17.04 Administration 17.12 Residential Districts	
Existing Conditions		
Land Use	Agricultural	
Zoning	DuPage County – R4 zoning district	
Zoning Summary		
North	City of West Chicago – R3	Cornerstone Lakes single-family subdivision
East	Unincorporated- DuPage Co.- R4 City of St. Charles- RM-2 PUD	Vacant property Pheasant Run Trails Townhomes
South	City of St. Charles -OR Office/Research -BR Regional Business District Unincorporated- DuPage Co.- OR	Office building Walmart Agricultural property
West	City of St. Charles- RM-3	Oliver-Hoffmann Property
Comprehensive Plan Designation		
Single Family Attached Residential (north 2/3 of site)		
Multi-family residential (south 1/3 of site)		

Aerial Photo



Zoning Map



II. BACKGROUND

SITE CONTEXT

The subject property is a 27-acre property comprised of two parcels on the north side of Smith Road. The property is currently used for agricultural purposes. The property is contiguous to both the City of West Chicago (to the north) and the City of St. Charles (to the south, west and east).

- To the north is the Cornerstone Lakes Subdivision in West Chicago. This subdivision is comprised of single-family detached lots.
- To the west is property owned by the Oliver-Hoffmann Corporation. The parcel immediately adjacent to the subject property is a 10.6 acre parcel zoned RM-3. Per a Consent Decree between the City and the property owner, the parcel can be developed with residential uses, with up to 217 multi-family residential units.
- Immediately south is an office building, zoned OR Office Research
- To the south and east across Smith Road:
 - Walmart, zoned BR-PUD
 - Unincorporated agricultural property (shown in the City’s Comprehensive Plan with a land use of “Multi-Family Residential”)
 - Pheasant Run Trails townhomes, zoned RM-2 PUD
- To the east on the north side of Smith Road are 3 parcels of unincorporated vacant property under common ownership (shown in the City’s Comprehensive Plan with a land use of “Single-Family Attached Residential”).

JURISDICTION

The subject property is located in unincorporated Wayne Township and is currently under the zoning and subdivision jurisdiction of DuPage County.

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 subject property, which are discussed in the next section of the report.

The subject property is located within Community Unit School District #303 and the St. Charles Public Library District. The property is not located within a Park District.

The subject property is located in the Fox River and Countryside Fire District but if annexed to St. Charles would be served by the City of St. Charles Fire Department.

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

PROPOSAL

The property owner, Albert Petkus, has submitted a Concept Plan application for feedback regarding annexation of the property to the City of St. Charles for residential development. At this time a specific developer/builder or residential housing product has not been identified. The property owner is seeking general feedback on the proposed land use of multi-family residential.

The site plan submitted is not a proposed development plan, but rather a Land Use Capacity plan illustrating how the property could potentially be developed based on compliance with the restrictions of the West Chicago-St. Charles Boundary Agreement and a proposed residential zoning classification of RM-3 General Residential District.

The site plan submitted shows 416 residential units in 3 and 4 story multi-family buildings.

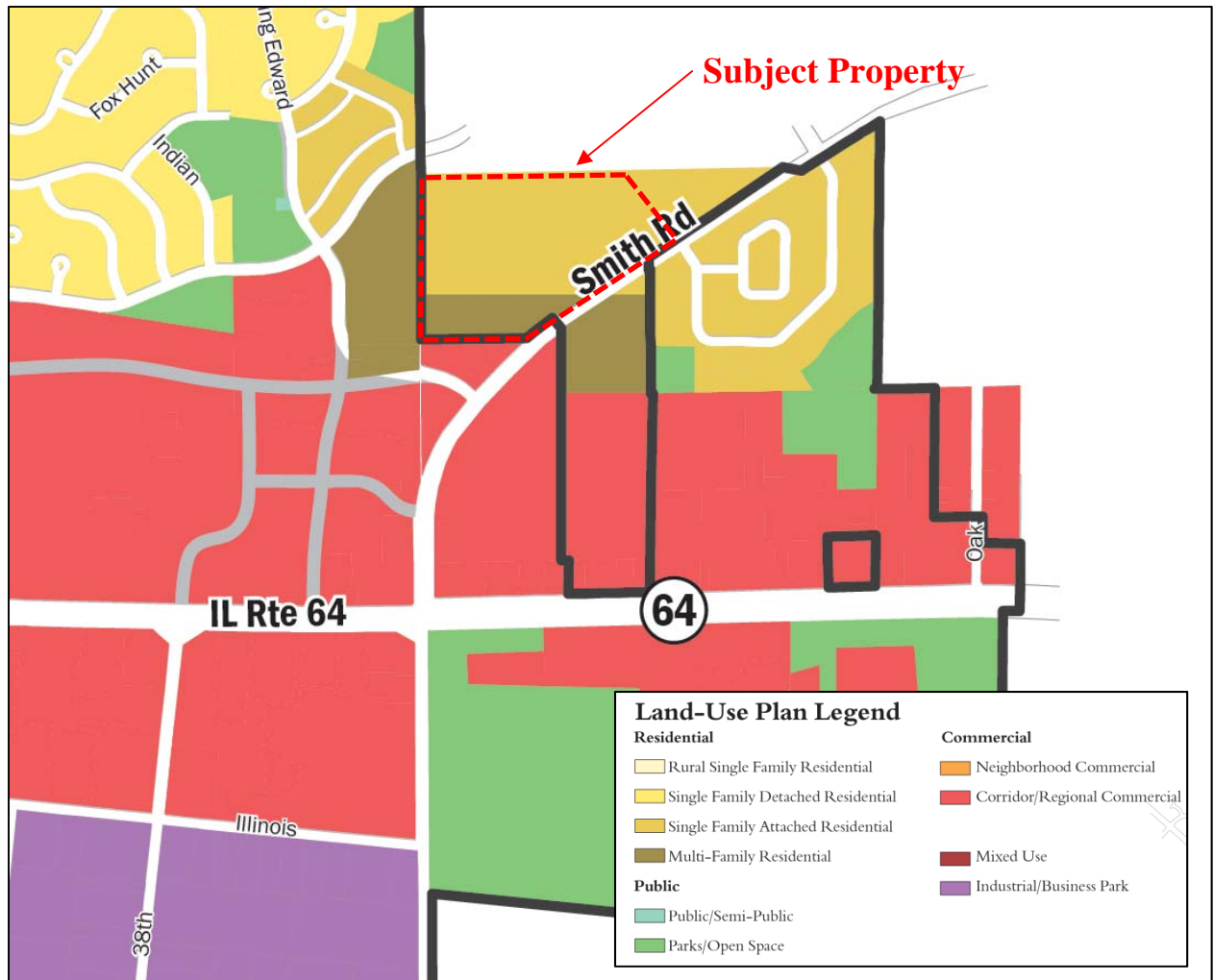
DEVELOPMENT RESTRICTIONS IN 2014 BOUNDARY AGREEMENT

The West Chicago-St. Charles Boundary Agreement sets certain restrictions on the subject property and the adjacent 3 undeveloped parcels to the east:

- Land Uses: Limited to:
 - Residential uses (subject to density restrictions)
 - Office-Research uses (per an attached list, which is similar to the City’s O-R Office Research zoning district)
- Residential Density: Within 300 ft. of the Cornerstone Lakes Subdivision (north line of the subject property), residential density cannot exceed 7.5 dwelling units per acre, and the maximum building height cannot exceed the lesser of 35 ft. or 3 stories. (As “Assisted Living Facility” is not subject to the density restriction.)
- Buffer along the Cornerstone Lakes subdivision: 30 ft. landscape buffer per the St. Charles Zoning Ordinance requirements for landscape buffers. This buffer is to be in addition to any other setback or yard requirement.
- Stormwater: Development 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.

III. COMPREHENSIVE PLAN

Land Use Map – p. 40



On the Comprehensive Plan Land Use Map, the Subject Property is split between two land use areas: the northern two-thirds is shown as “Single-Family Attached Residential.” The southern one-third is shown as “Multi-Family Residential.”

Text discussing residential land uses from Page 41 of the Comprehensive Plan:

Single Family Attached

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.

Multi-Family

Multi-family residential structures contain multiple housing units, are usually stacked vertically and attached horizontally, and typically have common hallways and other amenities. Examples of multi-family residential developments include apartments, condominiums, and senior housing. Most multi-family developments are located in or near areas of intense commercial development with access to goods, services, and the transportation network. Because of market pressures, many single family residences Downtown have been converted to multi-family. In addition to areas designated Multi-Family Residential, the land use plan also provides for multi-family units within the Mixed Use land use designation.

Recommendations for Residential Land Uses

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 City should investigate new methods to improve the conditions of all residential neighborhoods, including maintenance programs and incentives for developing vacant properties, while continuing to enforce building and design codes, regulations, and standards.

The following Residential Land Use Policies on pg. 43-44 are relevant to the review of the Concept Plan:

Maintain a diverse and affordable mix of housing types to allow St. Charles to continue to attract and retain families and residents.

The City defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 30% of the gross annual household income for a household of the size that may occupy the unit.” Making affordable housing available also provides workforce housing – housing that is affordable to “critical service” employees that contribute to the quality of life in the City, as well as providing a range of housing options for first time home buyers, young families and to facilitate “aging in place”. Title 17.18 [Now Title 19] Inclusionary Housing of the City Code seeks to provide Affordable Dwelling Units within new residential developments by requiring developers to provide a proportionate share of affordable housing, or fees in lieu thereof, to ensure that an adequate stock of affordable housing is, and remains, available in the City of St. Charles.

Locate new multi-family residential developments in appropriate locations within the City and consider the implications of concentrating units in one location or area of the City.

Throughout the outreach exercises associated with the Comprehensive Plan, residents expressed concerns over the concentration of apartments on the City’s west side. Citing issues such as traffic, lack of pride in ownership, transient school children, and straining municipal infrastructure, residents are opposed to more “rentals” in the community. Apartments, however, are an important component of a healthy housing stock, expanding housing options for those wishing to live in St. Charles but cannot afford, or have chosen not to, own their home. Apartments are also only a subset of the dwelling types that comprise multi-family housing, which can be owner occupied (i.e. condominiums). In addition to assisting with the community’s goals to provide affordable housing in the community, multi-family housing contributes to residential density which can improve the viability of shopping areas in the community. Recognizing that this Plan is dynamic and not “set in stone”, the City should promote multi-family housing in areas identified in the Land Use and

Residential Areas Plans, but consider proposals in other areas provided any significant impact on schools, traffic, and other infrastructure can be mitigated.

Seek opportunities to provide senior housing within the City considering locations that are within close proximity to recreation, public transit, healthcare, and daily goods and services.

The City seeks to provide opportunities for residents to “age in place”, meaning that housing within the community accommodates all stages of life. As members of the community become older, and their lifestyles change, the City’s diverse housing stock should provide opportunities to remain in the City of St. Charles. Although the Residential Areas Plan does not call out specific locations for senior housing, the Plan does recognize the importance of developing additional senior housing within the community to accommodate the City’s existing and future senior population. From active living through assisted living, the City will continue to provide a wide range of housing types to accommodate its seniors.

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.

Continue to work with the St. Charles Park District to ensure the residential areas of the City are well served by neighborhood parks and recreation.

Parks are a contributing factor to the high quality of life in St. Charles. To ensure the community continues to be well served by parks and recreation, the City should continue to administer its parkland dedication as specified in Title 16.10 Dedications of the City Code. Although the existing parkland dedication requirements may satisfy the provision of open space for larger subdivisions, a provision in the Code allows for cash-in-lieu of a park dedication if the park size is not “practical.” As the City matures, it is expected that most of the future growth will consist of smaller infill development with smaller dedication requirements, and accepting cash donations may leave these developments under served by “close to home” park space. The City should work with the Park District to better define “practical” and better align this policy to reflect the changing character of residential development within the City and consider accepting smaller park dedications to provide adequate open space for infill subdivisions.

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 OF CONCEPT PLAN

LAND USE

The land use proposed in the Concept Plan differs from the City's Comprehensive Plan. The Comprehensive Plan designates the majority of the property as "Single-Family Attached Residential", with only the southern portion of the site designated as "Multi-Family Residential."

ZONING

Zoning to the RM-3 General Residential District is proposed.

- ***RM-3 District Purpose Statement:***

The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

RM-3 is the City's highest density residential district outside of downtown, at a maximum of 20 dwelling units per acre. The gross density shown on the Concept Plan Land Use Capacity Study is 15.64 dwelling units per acre (416 units on 26.59 acres).

RM-3 zoning also permits residential land uses other than multi-family, including townhomes and single-family residential uses. Assisted Living Facilities and Independent Living Facilities (age-restricted multi-family) are also permitted in the RM-3 district.

RM-3 zoning is adjacent to the site to the west (Oliver Hoffmann Property). Other nearby residential townhome developments are zoned RM-2 (Kingswood and Pheasant Run Trails).

STORMWATER & DRAINAGE

At a minimum, the development will be required to follow the Kane County Stormwater Ordinance, which has been adopted by the City of St. Charles and applies to all properties within the City's corporate limits. The development will also need to comply with the stormwater-related conditions of the West Chicago- St. Charles Boundary Agreement discussed above.

A large area of property to the west drains through the subject property and continues to the east through the drainage way that runs northeast through the Cornerstone Lakes Subdivision. Flooding occasionally occurs along the north boundary of the subject property, impacting the residential lots to the north. The proposed site layout would place the stormwater detention basin along the north property line. All on and off site stormwater flows would be directed to the basin and discharged into the existing drainage system through Cornerstone Lakes, bypassing the residential properties to the north.

The developer has been in conversation with West Chicago regarding the stormwater system design and connection to storm sewer within Cornerstone Lakes.

SITE DESIGN/ACCESS

Along the north lot boundary of the site, the stormwater detention basin and the 30 ft. landscape buffer required by the Boundary Agreement form a greenbelt that separates the developed portion of the subject site and the single-family homes to the north. The Concept Plan shows this greenbelt along the north property line ranging from 200 to 300 feet in depth.

The site has been laid out as two development areas that share access from a primary entrance from Smith Road. A secondary access is provided further east on Smith Road. Depending on the ultimate land use, a more improved secondary access may be necessary.

If possible, access to this property and the vacant properties to the east should be shared or coordinated in some manner. A shared access point along the common property line could be provided to align with the intersection of Pheasant Trail.

A Traffic Study will be required in connection with any development or zoning entitlement request for the property. The study will need to consider the proposed site access locations and off-site intersections that will be impacted by site-generated traffic.

UTILITIES

If annexed, the site would be provided with utility service from the City of St. Charles. City utilities exist in the vicinity of the property, including along Smith Road. However, the utility system has not been sized to serve future development of the subject property.

Therefore, utility studies will be required in connection with any development or zoning entitlement request for the property. The studies will determine the adequacy of the existing systems to accommodate the development and identify if any off-site capacity improvements are necessary. Studies will include sanitary sewer capacity analysis and water system modeling. The City's Electric Utility will also need to assess system capacity to serve the development.

SCHOOL & PARK DISTRICT

The Concept Plan and Land-Cash Worksheets submitted by the developer have been forwarded to St. Charles School District #303 and the St. Charles Park District for review and comment.

The property is not currently located within a Park District. However, the adjacent residential developments within the City of St. Charles are within the St. Charles Park District boundary. The City has requested the St. Charles Park District provide feedback as to whether they would be interested in annexing this property to the park district, and if so, would they desire a land donation for a park site at this location.

INCLUSIONARY HOUSING

The City has an Inclusionary Housing Ordinance, Title 19 of the City Code, that requires construction of, or fee-in-lieu for, affordable units as a percentage of any new residential development. The decision as to whether to accept affordable units or a fee-in-lieu is determined by the City Council.

Per the City's Inclusionary Housing Ordinance, "Affordable Housing" is defined as housing that is within the means of households at 80% Area Median Income (AMI) for ownership units and 60% AMI for rental units, adjusted for household size. In order to be considered affordable, housing costs cannot make up more than 30% of a household's annual income. For example, the household income for a family of four at 80% AMI is \$60,800. The affordable purchase price for that family would be \$168,889. Household income for a family of four at 60% AMI is \$45,600. The affordable monthly rent for a three-bedroom apartment for that family would be \$1,185.

The applicant submitted the required Inclusionary Housing Summary worksheet as a part of the Concept Plan application. The form shows that the code requirement could be met through either providing 42 units within the development as affordable units, or paying a fee-in-lieu amount of \$3,029,291.20.

Because a development plan has not been presented, the applicant has not indicated whether units, fee-in-lieu, or a combination of the two will be provided. This information will be required at the time a development is formally proposed.

V. SUGGESTED ACTION

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

- ✓ Annexation: Should the City of St. Charles consider annexation of this property?
- ✓ Land Use: Is the land use of multi-family residential acceptable, or are other forms of residential development preferred?

Considerations:

- Multi-family land use for the entire site is not consistent with the split Comprehensive Plan land use designation. (However, the proposed site plan includes a "buffer" of 200 to 300 ft. along the north boundary of the site.)
- The Comprehensive Plan notes that single-family attached/townhome developments can serve as a transitional land use between single-family homes and commercial or multi-family uses.
- The site could be developed with more than one residential land use.

- ✓ Zoning: Is the proposed zoning of RM-3 acceptable?

Considerations:

- RM-2 zoning, by comparison, permits multi-family development, but at half the allowable density of RM-3, and with a height limitation of 3 stories.
- ✓ Site Plan: How can the site layout be improved?
- ✓ Other considerations:
 - The Comprehensive Plan encourages senior housing in this general area. Would this location be appropriate for senior housing on all or part of the property, and in what form?

CITY OF ST. CHARLES

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

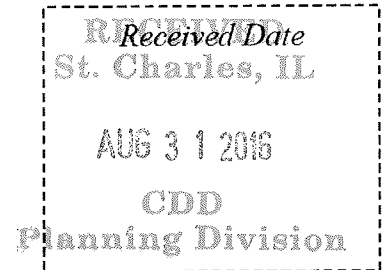


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW	
Project Name:	<u>Petkus Property</u>
Project Number:	<u>2016 -PR- 011</u>
Application Number:	<u>2016 -AP- 029</u>



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

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

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

1. Property Information:	Location:	Smith Road, North of Route 64	
	Parcel Number (s):	0130100016, 0130100009	
	Proposed Project Name:	Petkus Property	
2. Applicant Information:	Name	Albert M. Petkus, Trustee	Phone (630) 654-4310
	Address	5 Regent Court Burr Ridge, IL 60527	Fax
			Email alpet@comcast.net
3. Record Owner Information:	Name	Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999	Phone same as above
	Address	same as above	Fax
			Email same as above

Please check the type of application:

 PUD Concept Plan: _____ **Proposed Name:** _____

Petkus Property

Subdivision Concept Plan Proposed Name:

Other Concept Plan

Zoning and Use Information:

Current zoning of the property: R-4 (DuPage County)

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

Current use of the property: Vacant/Agriculture

Proposed zoning of the property: RM-3 General Residential PUD? YES

Proposed use of the property:	Multi-Family
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Comprehensive Plan Designation: Multi-Family / Single-Family Attached

Attachment Checklist

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☐ **PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

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

Copies of Plans:

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

Concept Plans shall show:

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

❑ **SUMMARY OF DEVELOPMENT:**

Written information including:

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

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

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

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

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

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

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

Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust under Trust Agreement dated February 1, 1999.

Record Owner

Date

Albert M. Petkus, Trustee
Applicant or Authorized Agent

8-31-2016
Date

LOTS 1 AND 2 IN PETRAUSKAS' SECOND ASSESSMENT PLAT OF
PART OF THE NORTH-WEST QUARTER OF SECTION 30, TOWNSHIP 40
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1979
AS DOCUMENT R79-95865, EXCEPT THOSE PARTS DEDICATED OR
TAKEN FOR ROAD, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 27.00
ACRES, MORE OR LESS.

**Ownership Disclosure Form
Revocable Trust**

State of Illinois)
)
County of Kane) SS.

I, Albert M. Petkus, being first duly sworn on oath depose and say that I am sole Trustee of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999 and that the following person is sole beneficiary of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999:

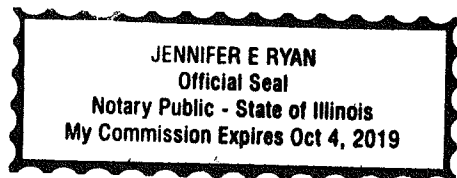
Albert M. Petkus

Albert M. Petkus Trust Under Trust
Agreement Dated February 1, 1999

By: Albert M. Petkus Trustee
Albert M. Petkus, Trustee

Subscribed and Sworn before me this 31st
day of August, 2016.

Jennifer E. Ryan
Notary Public



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Petkus Property

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: ³ RM-3	Ordinance #:	
Minimum Lot Area	2,200 sf/du		*2
Minimum Lot Width	65 ft		*2
Maximum Building Coverage	40%		*2
Maximum Building Height	45 ft or 4 stories, whichever is less		*2
Minimum Front Yard	30 ft		*2
Interior Side Yard	25 ft, each side		*2
Exterior Side Yard	30 ft		*2
Minimum Rear Yard	30 ft, 5 ft for garages accessed from an alley		*2
% Overall Landscape Area	20% for a lot or parcel with on-site stormwater management		*2
Building Foundation Landscaping	As required by ordinance		*2
% Interior Parking Lot Landscape	10%		*2
Landscape Buffer Yards ¹	30'		*2
# of Parking spaces	650		*2

166 1BR 199.2 Spaces
166 2BR 282.2 Spaces
84 3BR 168.0 Spaces
416 Total 649.4 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.

² The attached density study is presented for development consideration for initiation of the annexation and zoning process for the City of St. Charles. A more detailed study including proposed zoning standards will be presented by the ultimate developer of the site. See narrative for additional details.

³ The Petkus Property is subject to additional zoning criteria as contained in the certain Boundary Line Agreement by and between the City of St. Charles and the City of West Chicago recorded as Document Number R2014-113800.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

Petkus Property

8/31/16



ST. CHARLES
SINCE 1834

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom	166	DU x 1.758	= 291.828
➤ 2 Bedroom	166	DU x 1.914	= 317.724
➤ 3 Bedroom	84	DU x 3.053	= 256.452
Totals	<u>416</u>		<u>867</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 867 x .010 Acres per capita = 8.67 Acres

Cash in lieu of requirements -

Total Site Acres 8.67 x \$240,500 (Fair Market Value per Improved Land) = \$ 2,085,135

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Petkus Property

Date Submitted:

8/31/16

Prepared by:



ST. CHARLES
SINCE 1834

Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
➤ 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom		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	166	DU x .002 =0.332	DU x .001 =0.166	DU x .001 =0.166
➤ 2 Bedroom	166	DU x .086 =14.276	DU x .042 =6.972	DU x .046 =7.636
➤ 3 Bedroom	84	DU x .234 =19.656	DU x .123 =10.332	DU x .118 =9.912
Totals	<u>416</u> TDU	<u>34.264</u> TE	<u>17.470</u> TM	<u>17.714</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	34.264	x .025	=0.8566
Middle (TM)	17.470	x .0389	=0.679583
High (TH)	17.714	x .072	=1.275408

Total Site Acres 2.811591

Cash in lieu of requirements -

2.811591 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 676,187.64

INCLUSIONARY HOUSING SUMMARY

Name of Development Petkus Property
Date Submitted: 8/31/16
Prepared by: _____



Background:

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

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

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

Submission Requirements:

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

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

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

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	416	X	10%	=	41.6

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
41.6	41.6	X	\$72,819.50	=	\$3,029,291.20

An aerial photograph of a suburban area in St. Charles, Illinois. A large, irregularly shaped green field is highlighted with a semi-transparent green overlay, indicating the subject property. The surrounding area includes residential neighborhoods with houses and trees, as well as some commercial or industrial buildings and parking lots. A road runs along the right side of the highlighted property.

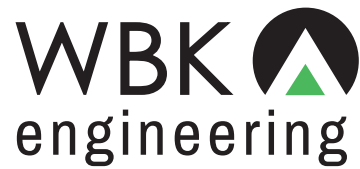
Petkus Property

Concept Application Submittal - St. Charles, Illinois

August 31, 2016



Rathje | Woodward
300 E. Roosevelt Road, Suite 300
Wheaton, IL 60187



WBK Engineering, LLC
116 West Main Street, Suite 201
St. Charles, IL 60174



Gary R. Weber Associates, Inc.
212 S. Main Street
Wheaton, Illinois 60187

Joseph H. Abel & Associates
200 Forest Avenue
Glen Ellyn, Illinois 60137

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Development Summary

Subject Property

The subject property is known as the Petkus Property owned by Albert M Petkus as Trustee. The property is a 27 acre parcel currently in agricultural use located along the west side of Smith Road just north of Main Street. The property is covered in a boundary agreement between the City of St. Charles and the Village of West Chicago.

Land Ownership History

The Petkus and Petruaskas Family names have long been associated with the City of St. Charles as both residents and land owners since the early 1950s. Individually, these families at one point in time, owned a number of notable properties in the immediate area including a dairy farm stretching along Smith Road to Main Street as well as the property home to Walmart and McDonald's properties, long before these developments were considered.

In 1978, the Petkus Property (formerly the Petruaskas' Family Dairy Farm) was divided in half and distributed among two separate parties within the Petkus Family. Between 1999 and 2002, the property was assembled by the current landowner Al Petkus who is the sole beneficiary of the Albert M. Petkus Trust under Trust Agreement dated February 1, 1999. The Petkus Property is located along Smith Road northeast of the intersection with IL Route 64 and is currently located within unincorporated DuPage County bordering Kane County and the City of St. Charles.

Project Objective

The primary goal of this process is to initiate and complete the annexation and zoning process with the City of St. Charles for an RM-3 PUD zoning, which will in turn allow the property to be marketed to developers with a clear direction for future development options and opportunities. This initial study will have taken into consideration the site's physical design characteristics, site access, and site development carrying capacity in an effort to clarify requirements for implementation of the stated objectives within the St. Charles / West Chicago boundary agreement.

Land-Use

The subject property is located within close proximity to the Main Street corridor and the redevelopment of the St. Charles mall recently renamed "The Quad". The subject properties size and location is very suitable for multi-family development to compliment surrounding land-uses and zoning, and to support efforts to increase population in proximity to retail opportunities at The Quad and the east Main Street corridor. As called out within the boundary agreement assisted living and care units are alternative land uses which would work well in this location. The parcel is sized and configured in a manner in which two development types can be accommodated with shared infrastructure at this site.



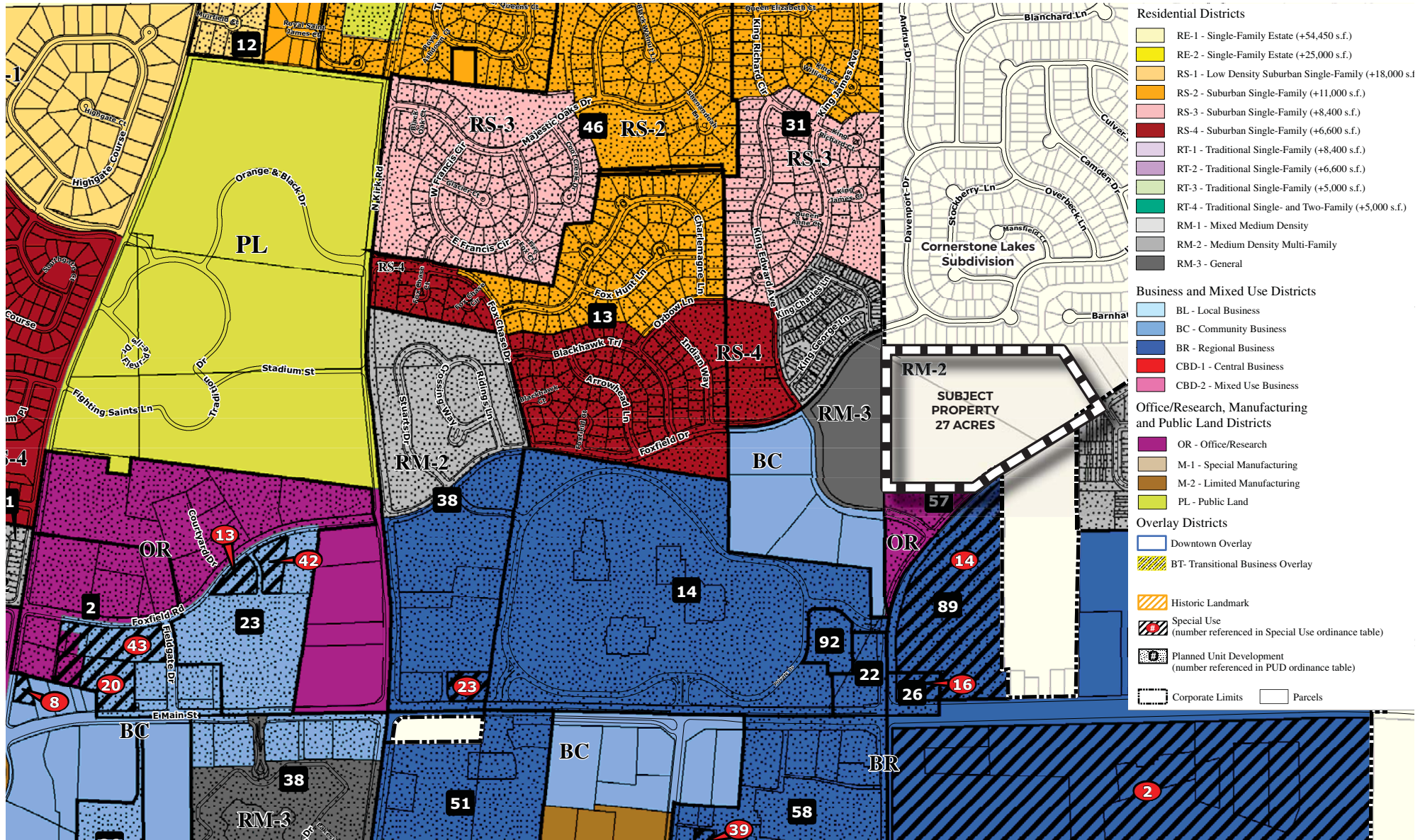
City of St. Charles & Village of West Chicago Boundary Agreement

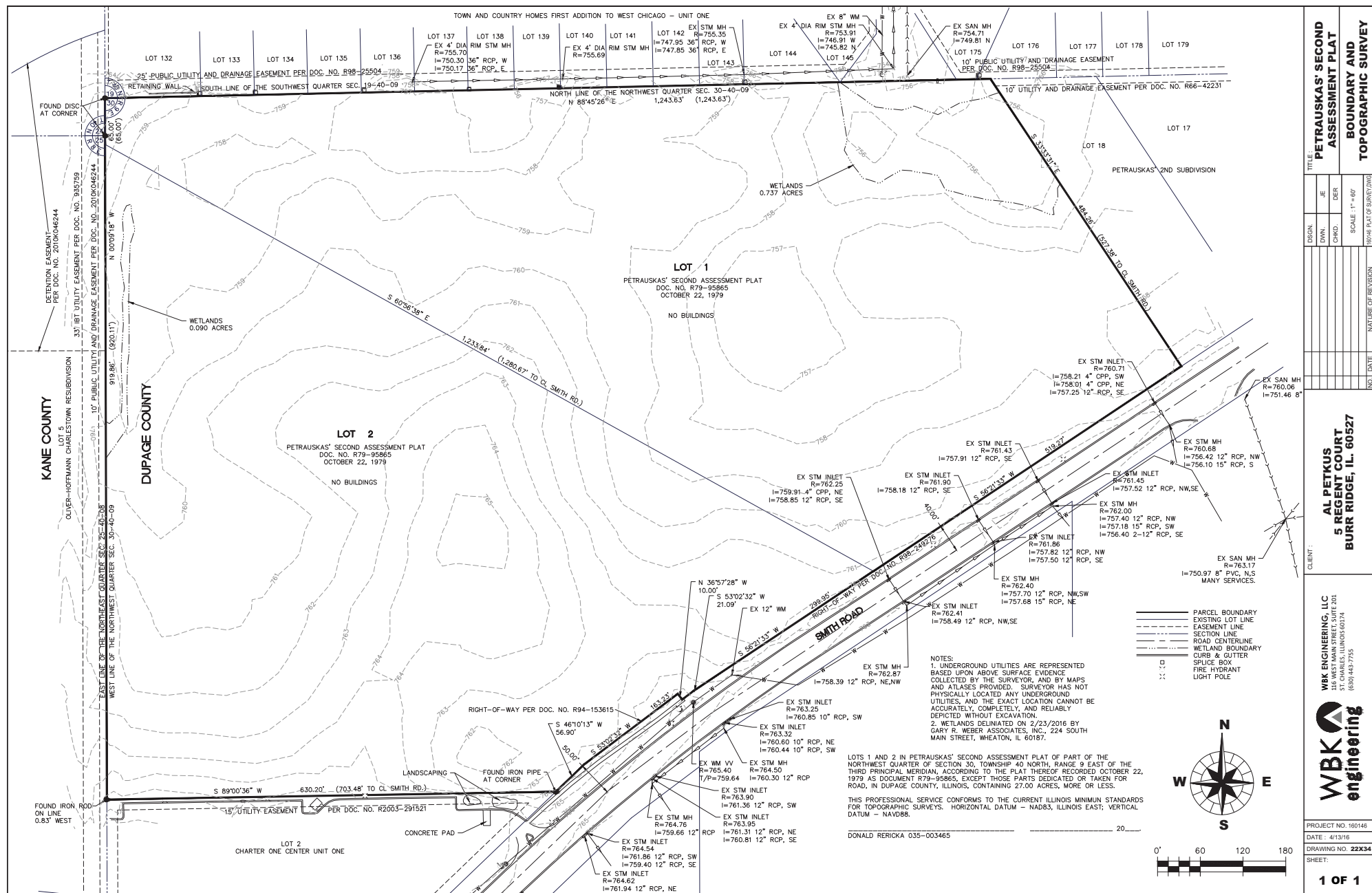
In 2014, a boundary line agreement (Ordinance No. 13-O-0025) set forth specific requirements whose aim was to minimize potential impact upon the Cornerstone Lakes Subdivision located along the north boundary of the Property in nearby West Chicago. The agreement outlined a number of restrictions and guidelines for future development of the property, summarized below:

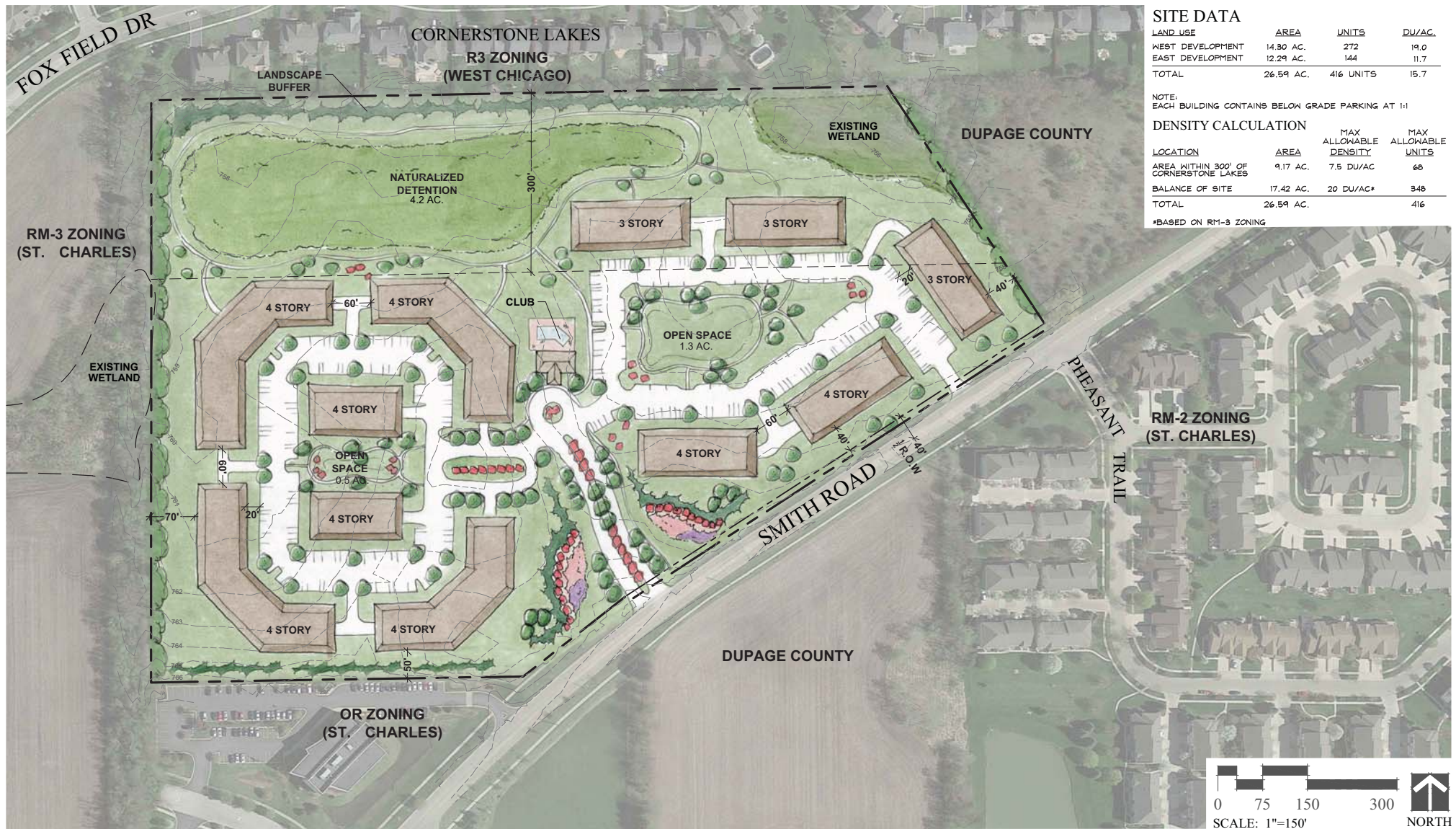
- **Land-Use** – A list of specific land uses is included within the boundary agreement including PUD, Assisted Living and Institutional uses.
- **Density** – For development within 300 feet of the Cornerstone Lakes Subdivision, density shall not exceed 7.5 units/acre.
- **Height** – For buildings within 300 feet of the Cornerstone Lakes Subdivision, maximum building height shall be the lesser of 35 feet or 3 stories.
- **Landscaping** – In addition to required building setbacks, an additional 30 foot landscape buffer is required along the property line adjoining the single-family residential homes located on Lehman Drive and Barnhart Street within the Cornerstone Lakes Subdivision.
- **Drainage** – Stormwater runoff shall be restricted to 0.1 cfs/development acre, all bypass flow shall be designed to be channeled through on-site stormwater management systems.

Through initial due-diligence, discussions with neighbors and monitoring of existing physical conditions on the site, it was observed the Cornerstone Lakes Subdivision adjacent to the Property has experienced water drainage issues for many years. It is anticipated that future development and engineering improvements associated with the development of the Property may improve or greatly mitigate the existing negative drainage impacts. The ultimate approval and implementation of the development for the Property can be a win-win situation for all stakeholders.

As demonstrated by the Land Use Capacity Study in the attached submittal, the property seeks an RM3 zoning designation with a Planned Unit Development (PUD) overlay. Development according to the RM3 classification can accommodate the restrictions outlined in the boundary line agreement matching the zoning classification of vacant property to the west while remaining compatible to nearby townhome and commercial properties. At this stage, it is too early to predict any deviations or departures from the City's zoning or subdivision ordinance but by utilizing a PUD overlay, future developers of the property can implement a creative design solution while the City maintains their right to input and approval of future development of the Property.







SITE DATA

LAND USE	AREA	UNITS	DU/AC
WEST DEVELOPMENT	14.30 AC.	272	19.0
EAST DEVELOPMENT	12.29 AC.	144	11.7
TOTAL	26.59 AC.	416 UNITS	15.7

NOTE:
EACH BUILDING CONTAINS BELOW GRADE PARKING AT 1:1

DENSITY CALCULATION

LOCATION	AREA	MAX ALLOWABLE DENSITY	MAX ALLOWABLE UNITS
AREA WITHIN 300' OF CORNERSTONE LAKES	9.17 AC.	7.5 DU/AC	68
BALANCE OF SITE	17.42 AC.	20 DU/AC*	348
TOTAL	26.59 AC.		416

*BASED ON RM-3 ZONING

LAND USE CAPACITY STUDY

SMITH ROAD PROPERTY ST. CHARLES, ILLINOIS

5/3/2016



Joseph H. Abel & Associates

Land Use Planning Zoning Economic Development Expert Testimony
200 Forest Avenue
Glen Ellyn, Illinois 60137
(630) 858-5085
Fax (630) 668-9693



**GARY R. WEBER
ASSOCIATES, INC.**

LAND PLANNING
BIOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

Land Use Capacity Study

The Land Use Capacity Study exhibit is a demonstration of the site capacity taking into account the physical site, the proposed RM-3 PUD zoning standards and the stipulations included within the City of St. Charles and Village of West Chicago Boundary Agreement. It should be noted as described previously, that a final PUD plan will be presented to the City of St. Charles following the initial annexation process. Therefore the included Land Use Capacity Study demonstrates a logical development pattern establishing points of access, location and sizing of stormwater management infrastructure, understanding of surface drainage flows and sanitary sewer and water main connections, as well as taking into account density, building heights, drainage and landscape requirements as described within the boundary agreement.

The site is designed to locate a primary Smith Road access point which divides the Petkus Property into two distinct development areas. This would allow for either a single development or two separate developments bisected by a landscaped boulevard primary entrance roadway. If the site is developed as two separate developments the current site analysis and design efforts will document and design the primary elements of the shared infrastructure and shared maintenance responsibilities. A second access point is located further north along Smith Road allowing a second option for resident and emergency services access.

The site generally drains from south to north towards the existing homes in the Cornerstone Lakes subdivision at the Petkus Property north property line. This is the natural location for a stormwater management basin proposed with a wetland bottom. The stormwater management basin is linear in the east-west direction which will allow surface drainage from the entire site to be drained into the basin and discharge at the east end into an existing West Chicago storm sewer and designated overland flow route. Pending final design and permitting, the plan will also bypass off-site tributary surface water from the west into the storm water management basin to mitigate current drainage problems along the common property line with the Cornerstone Lakes residential lots.

It should be noted that the boundary agreement limits density within 300 feet from the Cornerstone Lakes south property line (or backs of residential lots) which is called out on the Land Use Capacity Study. The boundary agreement also limits structure to a maximum of three stories with an additional thirty (30) foot planted landscape buffer. The Land Use Capacity Study complies with all of these requirements. The balance of the property beyond the 300 foot zone consists of four (4) story buildings arranged in asymmetrical pattern in the western portion of the site. The balance of the eastern portion of the site also includes four story buildings arranged around a landscaped courtyard with the three story buildings to the north. With these building types there would be both interior building parking and surface parking for residents and guests.

A total of 416 multi-family units are proposed for the site ranging from one to three bedrooms. Based on preliminary assumptions a mix of 40-40-20 yields a total of 166 one-bedroom, 166 two-bedroom, and 84 three-bedroom units. A total of 9.16 acres of land falls within 300 feet of the Cornerstone Lakes Subdivision. Maximum allowable density per the boundary agreement is governed at 7.5 units per acre yielding a total of 68 units with a maximum of three-story structures. The balance of the site is 17.42 acres yielding 348 units at 20 units per acre (RM-3 zoning) for a total maximum land use capacity of 416 multi-family residences.



Proposed Density			
Location	Area	Max. Allowable Density	Max. Allowable Units
Area Within 300' of Cornerstone Lakes	9.17 acres	7.5 du/ac	68 units
Balance of Site	17.42 acres	20 du/ac	348 units
Total	26.59 acres		416 units

CITY OF ST. CHARLES

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

CONCEPT PLAN APPLICATION

CITYVIEW

Project Name: _____
Project Number: _____-PR-_____
Application Number: _____-AP-_____

Received Date

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

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

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

1. Property Information:	Location: Smith Road, North of Route 64	
	Parcel Number (s): 0130100016, 0130100009	
	Proposed Project Name: Petkus Property	
2. Applicant Information:	Name Albert M. Petkus, Trustee	Phone (630) 654-4310
	Address 5 Regent Court Burr Ridge, IL 60527	Fax _____ Email alpet@comcast.net
	Name Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999	Phone same as above
3. Record Owner Information:	Address same as above	Fax _____ Email same as above

City of St. Charles Concept Plan Application

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Please check the type of application:

☒ **PUD Concept Plan:** Proposed Name: Petkus Property
☐ **Subdivision Concept Plan** Proposed Name: _____
☐ **Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: R-4 (DuPage County)
Is the property a designated Landmark or in a Historic District? No
Current use of the property: Vacant/Agriculture
Proposed zoning of the property: RM-3 General Residential PUD? YES
Proposed use of the property: Multi-Family
Comprehensive Plan Designation: Multi-Family / Single-Family Attached

Attachment Checklist

☐ REIMBURSEMENT OF FEES AGREEMENT:

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

☐ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

☐ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

City of St. Charles Concept Plan Application

2

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

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

Copies of Plans:

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

Concept Plans shall show:

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

❑ SUMMARY OF DEVELOPMENT:

Written information including:

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

❑ PARK AND SCHOOL LAND/CASH WORKSHEETS

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

❑ INCLUSIONARY HOUSING SUMMARY:

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

❑ LIST OF PROPERTY OWNERS WITHIN 250 FT.

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

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

Albert M. Pelkus, Sole Trustee of the Albert M. Pelkus Trust under Trust Agreement dated February 1, 1999.
Record Owner _____ Date _____

Applicant or Authorized Agent _____ Date _____

**CITY OF ST. CHARLES
REIMBURSEMENT OF FEES AGREEMENT**



City of St. Charles Acct. # _____

I. Owner:

Owner of Property: Albert M. Petkus, Trustee Date: 08/26/2016

Owner's Address: 5 Regent Court, Burr Ridge, IL 60527

Owner's Phone Number: (630) 654-4310

If Owner is a Land Trust, the names and addresses of the beneficiaries of the Trust:

Albert M. Petkus, Sole Trustee of the Albert M. Petkus Trust Under Trust Agreement dated February 1, 1999

II. Person Making Request (Petitioner/Applicant):

Name of Petitioner/Applicant: Albert M. Petkus, Trustee

Petitioner's/Applicant's Address: 5 Regent Court, Burr Ridge, IL 60527

Petitioner's /Applicant's Phone Number: (630) 654-4310

III. Location of Property:

General Location of Property: Smith Road, North of Route 64

Acreage of Parcel: 26.98 Acres

Permanent Index Number(s): 0130100016, 0130100009

Legal Description (attach as Exhibit A)

IV. Reimbursement of Fees:

If the City determines, in its sole and exclusive discretion, that it is necessary to obtain professional services, including, but not limited to, attorneys; engineers; planners; architects; surveyors; court reporters; traffic, drainage or other consultants, and/or to incur costs related to any required notices or recordings, in connection with any Petition or Application filed by the Petitioner/Applicant, then the Petitioner/Applicant and Owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the City.

The City Administrator is hereby authorized to assign the above described services to the City staff or to consultants, as they deem appropriate. When the City staff renders any services contemplated by this agreement, then in such case the City shall be reimbursed for its cost per productive work hour for each staff person providing said services.

At the time the Petitioner/Applicant requests action from the City, he shall deposit the following amounts with the City as an initial deposit to collateralize the obligation for payment of such fees and expenses:

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

As the review proceeds, the City shall deduct incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$500.00, the petitioner/applicant, upon notice by the City, shall be required to replenish the deposit to its original amount. The Petitioner/ Applicant shall replenish the deposit amount within fifteen (15) days of receipt of an invoice directing the replenishment of said deposit. Failure to remit payment within fifteen (15) days will cause all reviews to cease.

A petitioner/applicant who withdraws his petition or application may apply in writing to the Director of Community Development for a refund of his initial deposit. The City Administrator may, in his sole discretion, approve such refund less any actual fees and costs, which the City has already paid or incurred relative to the Petition or Application.

Upon the failure to the Petitioner/Applicant or Owner to reimburse the City in accordance with this Agreement, no further action shall be undertaken on any Petition or Application by the Mayor and City Council, or by any other official or quasi-deliberations, the granting of any relief or approvals, and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Further, the City may deny any application for a grading, building or other permit if such amounts have not been paid in full.

Upon any failure to reimburse the City in accordance with this section, the City may in its discretion, apply any or all of the initial deposit to the outstanding balance due and/or elect to place a lien against any real property associated with the Petitioner/Applicant's Petition or Application. In the event such amounts are not paid in full within sixty (60) days after the date when the statement of such amounts due is delivered or deposited in the U.S. mail by the City, such amounts due shall be deemed delinquent and finance charges in accordance the City's policy for accounts receivable shall be added to the amount due until such amount due, including all delinquency charges, is received by the City. Said lien shall be in an amount equal to the outstanding amount owed to the City.

The remedies available to the City as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the City's right to seek relief of such fees against any or all are responsible parties in a court of competent jurisdiction.

Any remaining balance of funds deposited pursuant to this Agreement shall be refunded upon the later occurring of the following events: completion of City deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, or issuance of a building permit upon the real property in question.

BY SIGNING BELOW, THE PETITIONER/APPLICANT AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER/APPLICANT AND OWNER AGREE THAT PETITIONER/APPLICANT AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE CITY OF ST. CHARLES, AND AS SET FORTH HEREIN.

City of St. Charles

Petitioner/Applicant

By: _____
City Administrator

Owner
Albert M. Petkus, Sole Trustee of the Albert
M. Petkus Trust Under Trust Agreement
dated February 1, 1999

Attest

Date: _____

Date: _____

Ownership Disclosure Form Revocable Trust

State of Illinois)
) SS.
County of Kane)

I, Albert M. Petkus, being first duly sworn on oath depose and say that I am sole Trustee of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999 and that the following person is sole beneficiary of the Albert M. Petkus Trust Under Trust Agreement Dated February 1, 1999:

Albert M. Petkus

Albert M. Petkus Trust Under Trust
Agreement Dated February 1, 1999

By: _____
Albert M. Petkus, Trustee

Subscribed and Sworn before me this ____
day of August, 2016.

Notary Public

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: ³ RM-3	Ordinance #:	
Minimum Lot Area	2,200 sf/du		*2
Minimum Lot Width	65 ft		*2
Maximum Building Coverage	40%		*2
Maximum Building Height	45 ft or 4 stories, whichever is less		*2
Minimum Front Yard	30 ft		*2
Interior Side Yard	25 ft, each side		*2
Exterior Side Yard	30 ft		*2
Minimum Rear Yard	30 ft, 5 ft for garages accessed from an alley		*2
% Overall Landscape Area	20% for a lot or parcel with on-site stormwater management		*2
Building Foundation Landscaping	As required by ordinance		*2
% Interior Parking Lot Landscape	10%		*2
Landscape Buffer Yards ¹	30'		*2
# of Parking spaces	650		*2

166 1BR 199.2 Spaces

166 2BR 282.2 Spaces

84 3BR 168.0 Spaces

416 Total 649.4 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.

² The attached density study is presented for development consideration for initiation of the annexation and zoning process for the City of St. Charles. A more detailed study including proposed zoning standards will be presented by the ultimate developer of the site. See narrative for additional details.

³ The Petkus Property is subject to additional zoning criteria as contained in the certain Boundary Line Agreement by and between the City of St. Charles and the City of West Chicago recorded as Document Number R2014-113800.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development _____
 Date Submitted: _____
 Prepared by: _____



Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom	166	DU x 1.758	=291.828
➤ 2 Bedroom	166	DU x 1.914	=317.724
➤ 3 Bedroom	84	DU x 3.053	=256.452

Totals 416 867
 Total Dwelling Units Estimated Total Population

Park Site Requirements

Estimated Total Population 867 x .010 Acres per capita = 8.67 Acres

Cash in lieu of requirements -

Total Site Acres 8.67 x \$240,500 (Fair Market Value per Improved Land) = \$ 2,085,135

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development _____
 Date Submitted: _____
 Prepared by: _____



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom	166	DU x .002	=0.332	DU x .001	=0.166	DU x .001	=0.166
➤ 2 Bedroom	166	DU x .086	=14.276	DU x .042	=6.972	DU x .046	=7.636
➤ 3 Bedroom	84	DU x .234	=19.656	DU x .123	=10.332	DU x .118	=9.912

Totals 416 TDU 34.264 TE 17.470 TM 17.714 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	34.264	x .025	= 0.8566
Middle (TM)	17.470	x .0389	= 0.679583
High (TH)	17.714	x .072	= 1.275408

Total Site Acres 2.811591

Cash in lieu of requirements -

2.811591 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 676,187.64

INCLUSIONARY HOUSING SUMMARY

Name of Development _____
 Date Submitted: _____
 Prepared by: _____



Background:

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

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

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

Submission Requirements:

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

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

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

Affordable Unit Requirement Calculation

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units		X	5%	=	
More than 15 Units	416	X	10%	=	41.6

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
41.6	41.6	X	\$72,819.50	=	\$3,029,291.20

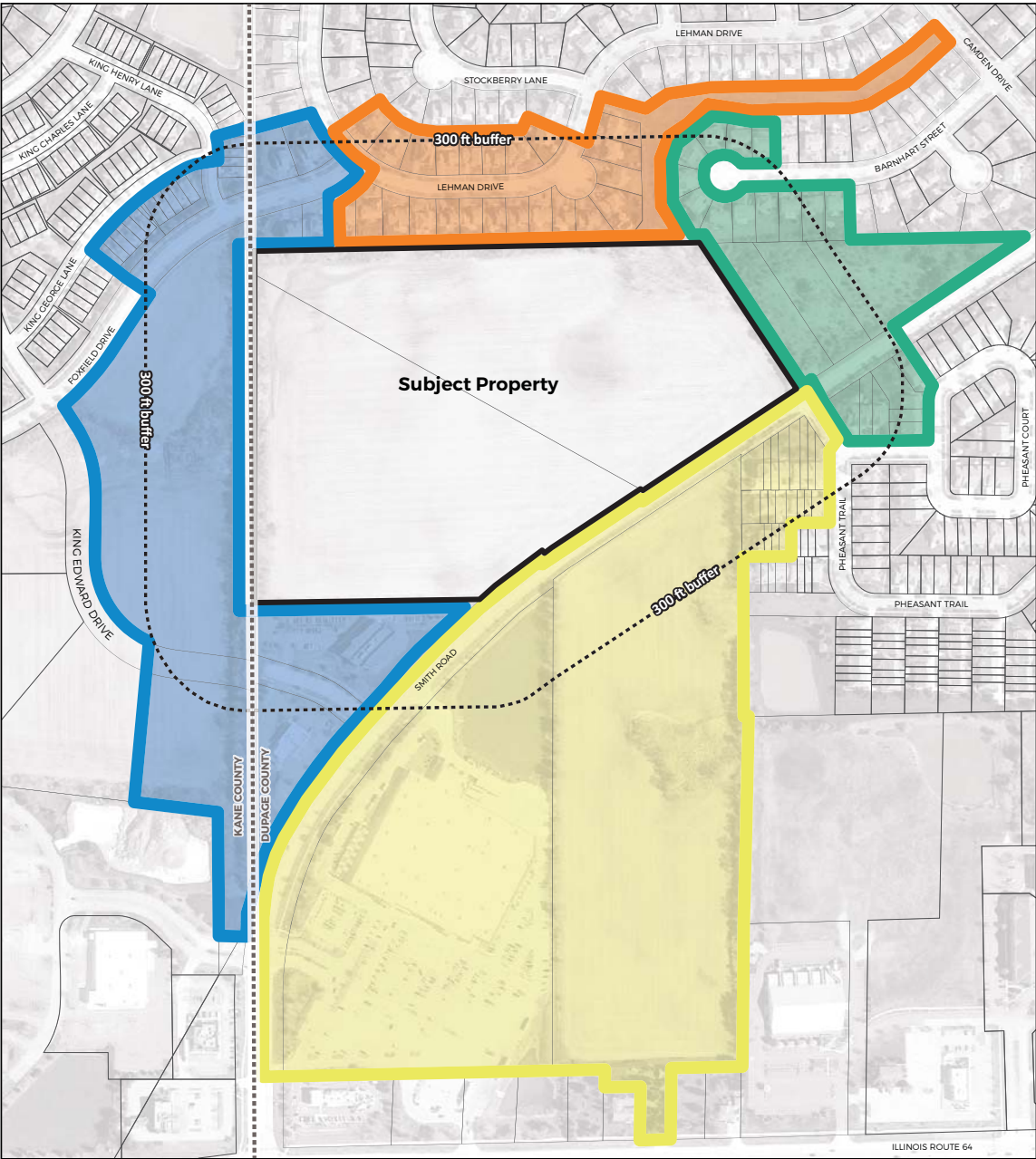
Adjacent Property Owners Overview

Adjacent property owners and mailing addresses for Petkus Property

- Petkus Property PINs: 01-30-100-009 and 01-30-100-016

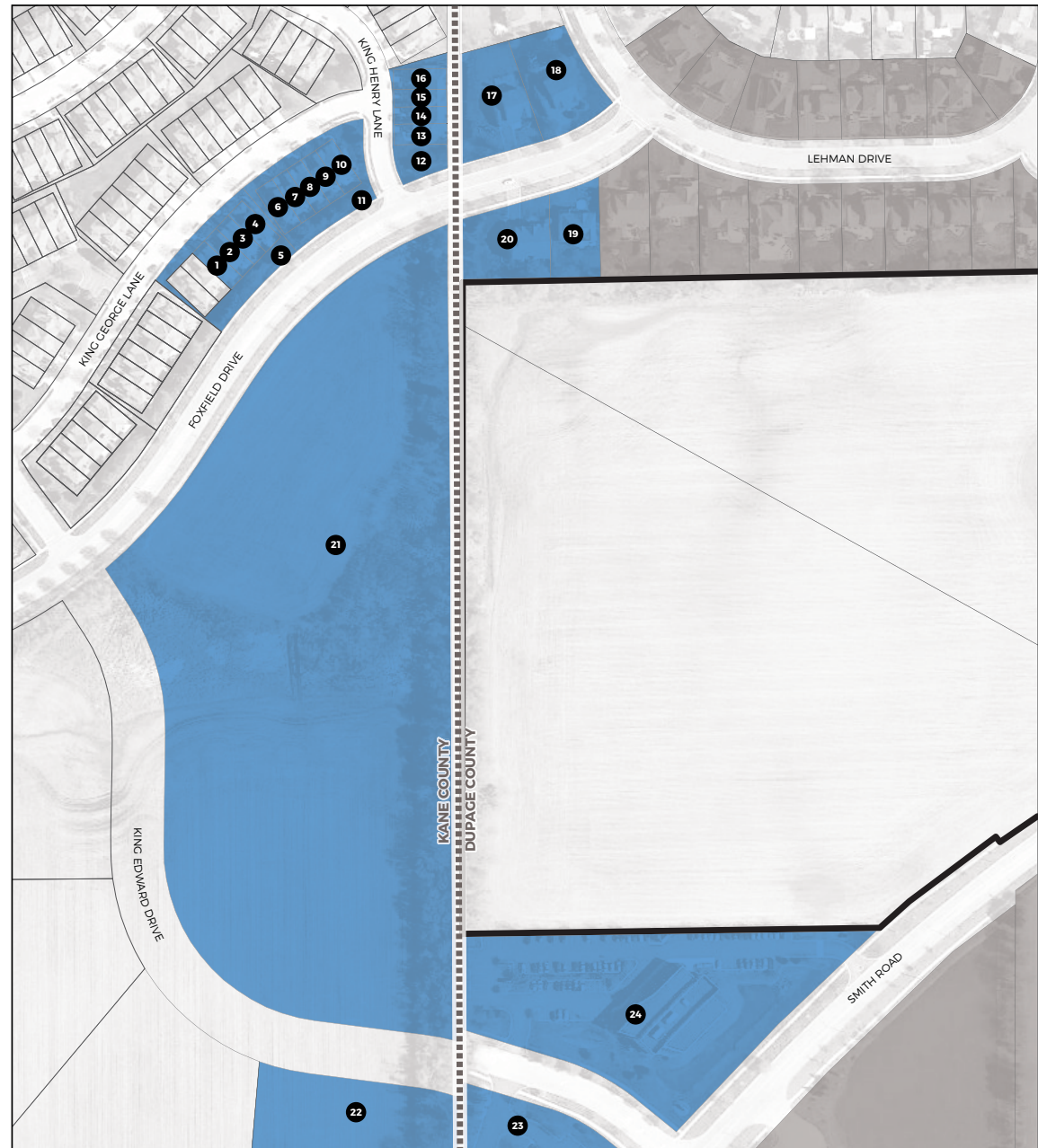
Map Legend

- Page One Adjacent Property Owners
- Page Two Adjacent Property Owners
- Page Three Adjacent Property Owners
- Page Four Adjacent Property Owners
- 300 ft buffer around Petkus Property (including R.O.W.)



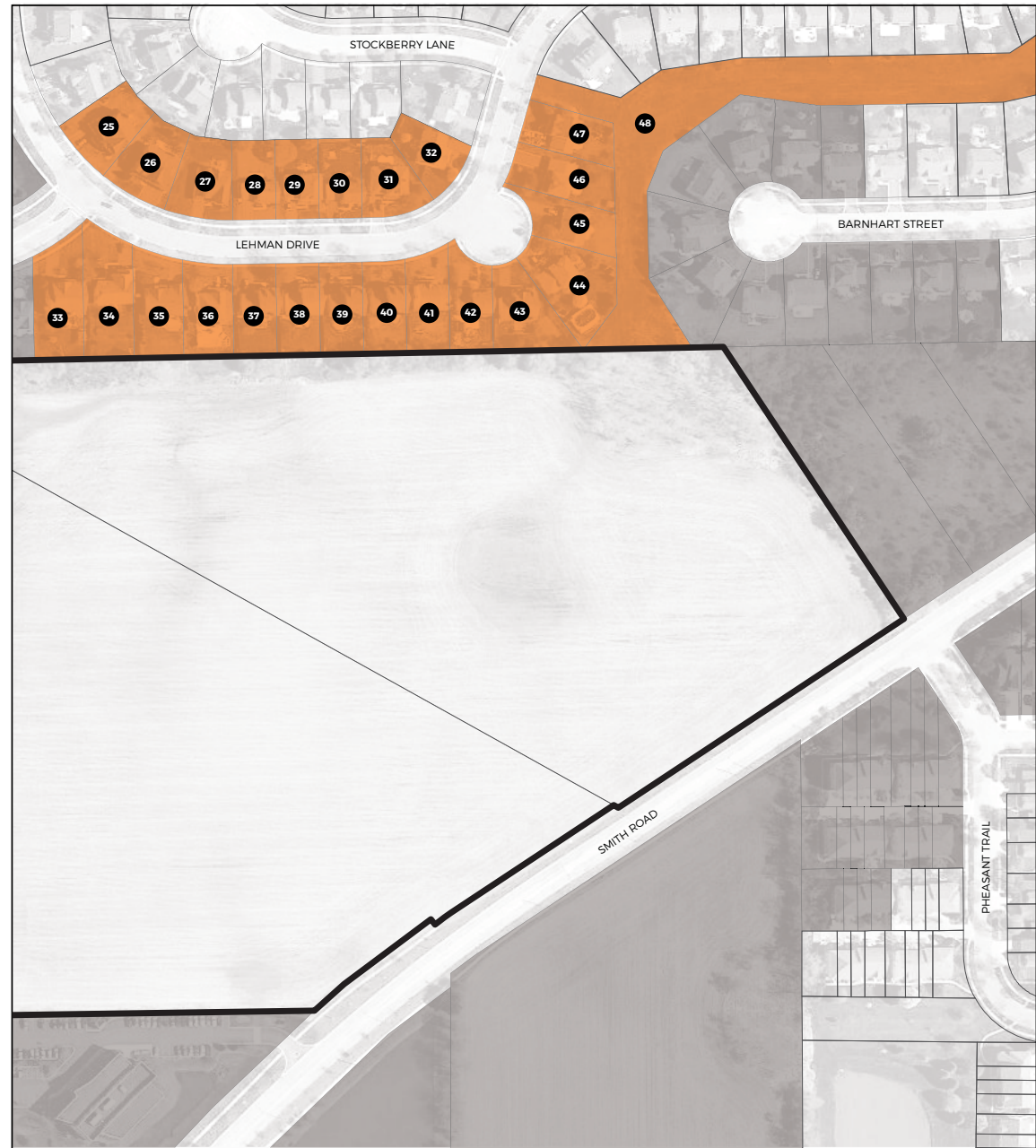
Adjacent Property Owners Page One

- | | |
|--|--|
| <p>1 09-24-478-107
PRAHL, ROBERT J & MARY L LIVING TRS
3731 KING GEORGE LN, SAINT CHARLES, IL 60174-7839</p> | <p>13 09-24-478-127
DUVALL, JERRY L DCLRN OF TRUST . TRUSTEE
702 KING HENRY LN, ST CHARLES, IL 60174</p> |
| <p>2 09-24-478-108
LA VALLE, RONALD E & ANGELA L .
3733 KING GEORGE LN, ST CHARLES, IL 60174</p> | <p>14 09-24-478-126
BENNARDO, ANTHONY R & MARIE J .
704 KING HENRY LN, ST CHARLES, IL 60174</p> |
| <p>3 09-24-478-109
TRUST # 8002347653, -, TRUDY E BOURASSA
3735 KING GEORGE LN, SAINT CHARLES, IL 60174-7839</p> | <p>15 09-24-478-125
SANTA-MARIA, JOSE L.
706 KING HENRY LN, SAINT CHARLES, IL 60174-7842</p> |
| <p>4 09-24-478-110
WHITFIELD, HELEN .
3737 KING GEORGE LN, ST CHARLES, IL 60174</p> | <p>16 09-24-478-124
NICHOL, FRANK J & THERESE E .
708 KING HENRY LN, ST CHARLES, IL 60174</p> |
| <p>5 09-24-478-149
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174</p> | <p>17 01-19-310-001
PATEL, HEMANT & PINAL
2801 FOXFIELD DR, WEST CHICAGO IL 60185</p> |
| <p>6 09-24-478-112
COTTE, MARLA SCHECKMAN
3741 KING GEORGE LN, ST CHARLES, IL 60174</p> | <p>18 01-19-310-002
VANDERMEY, ERIK & TAMMY L
2791 FOXFIELD DR, WEST CHICAGO IL 60185</p> |
| <p>7 09-24-478-113
CONNELLY, SCOTT A & EVELYN M .
3743 KING GEORGE LN, SAINT CHARLES, IL 60174-7839</p> | <p>19 01-19-302-002
DEPAEPE FAMILY LTD PRTRNS, C/O CASEY DEPAEPE
2449 ALAMANCE DR WEST CHICAGO IL 60185</p> |
| <p>8 09-24-478-114
SCHUCK, ELIZABETH C .
3745 KING GEORGE LN, SAINT CHARLES, IL 60174-7839</p> | <p>20 01-19-302-001
NGUYEN, LIEU
2800 FOXFIELD DR, WEST CHICAGO IL 60185</p> |
| <p>9 09-24-478-115
VIVACQUA, JOSEPH G .
3747 KING GEORGE LN, SAINT CHARLES, IL 60174-7839</p> | <p>21 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005</p> |
| <p>10 09-24-478-116
ILIE, DORIN & MIHAELA .
3749 KING GEORGE ST, ST CHARLES, IL 60174</p> | <p>22 09-25-245-002
WEST SUBURBAN BANK TR # 2580, AMCO PROPERTIES
2863 95TH ST UNIT 143-373, NAPERVILLE, IL 60564-9005</p> |
| <p>11 09-24-478-148
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174</p> | <p>23 01-30-108-001
US BANK
2800 E LAKE ST, MINNEAPOLIS MN 55406</p> |
| <p>12 09-24-478-138
KINGSWOOD TOWNHOME OWNERS ASSOCIATION INC
PO BOX 4333, ST CHARLES, IL 60174</p> | <p>24 01-30-107-001
DJG REAL ESTATE OF IL, ATTN D SERGI
225 SMITH RD ST CHARLES IL 60174</p> |



Adjacent Property Owners Page Two

25	01-19-301-012 CHAUDHRY, FOZIAE TR 2775 DAVENPORT DR, WEST CHICAGO IL 60185	37	01-19-302-007 WINOKUR FAMILY TR 2740 LEHMAN DR, WEST CHICAGO IL 60185
26	01-19-301-011 BHATIA, SATISH ET AL 2745 LEHMAN DR, WEST CHICAGO IL 60185	38	01-19-302-008 BUNDY, RYAN J & TERESA B 2730 LEHMAN DR, WEST CHICAGO IL 60185
27	01-19-301-010 CRANDELL, WALTER & MARIA 414 PINE LAKE CIR, VERNON HILLS, IL 60061-1202	39	01-19-302-009 SANDS, KENNETH B & SHERYL 2720 LEHMAN DR, WEST CHICAGO IL 60185
28	01-19-301-004 BAMBERGER, HERBERT & EDEN 2735 LEHMAN DR, WEST CHICAGO IL 60185	40	01-19-302-010 THOMPSON, LANCE & MARGIE 2710 LEHMAN DR, WEST CHICAGO IL 60185
29	01-19-301-005 SCIORTINO, SAMUEL & E 2725 LEHMAN DR, WEST CHICAGO IL 60185	41	01-19-302-011 NUNES, ANTHONY & JOANNA 2700 LEHMAN DR, WEST CHICAGO IL 60185
30	01-19-301-006 CANNISTRA, JULIE & MARIO 2715 LEHMAN DR, WEST CHICAGO IL 60185	42	01-19-302-012 MIKUTIS, JOEL & DEBORAH 2690 LEHMAN DR, WEST CHICAGO IL 60185
31	01-19-301-007 PATEL, KETAN & DIPIKA 2705 LEHMAN DR, WEST CHICAGO IL 60185	43	01-19-302-013 MALORNY, DOUGLAS & KELLY 2680 LEHMAN DLN, WEST CHICAGO IL 60185
32	01-19-301-008 DOREN, CHARLES & ELIZABETH 2665 LEHMAN DR, WEST CHICAGO IL 60185	44	01-19-302-014 SCHREIBER, ROBERT R & L 2670 LEHMAN DR, WEST CHICAGO IL 60185
33	01-19-302-003 TAN LIM, CHARLIES C & J 2780 FOXFIELD DR, WEST CHICAGO IL 60185	45	01-19-302-015 STRAHL, JULIE A 2660 LEHMAN DR, WEST CHICAGO IL 60185
34	01-19-302-004 ABDIN, IADEDDIN & HIYAM 2770 LEHMAN DR, WEST CHICAGO IL 60185	46	01-19-302-016 DUNFE, JAMES A & CARRIE A 2650 LEHMAN DR, WEST CHICAGO IL 60185
35	01-19-302-005 MC CABKE, JESSE & RACHEL 2760 LEHMAN DR, WEST CHICAGO IL 60185	47	01-19-302-017 SIDDIQUI, ALI & FAIZ 2640 LEHMAN DR, WEST CHICAGO IL 60185
36	01-19-302-006 BENHART, NICHOLAS & TARA TR 2750 LEHMAN DR, WEST CHICAGO IL 60185	48	01-19-302-018 WEST CHICAGO PARK DIST 157 W WASHINGTON ST, WEST CHICAGO IL 60185



Adjacent Property Owners Page Three

- 49

01-19-302-040
ZILLA, ANTHONY J
2585 BARNHART ST, WEST CHICAGO IL 60185
- 50

01-19-302-062
DUSSIAS, THOMAS & PENELOPE
2595 BARNHART ST, WEST CHICAGO IL 60185
- 51

01-19-302-063
SCHUMAN, TAMARA & THOMAS
2597 BARNHART ST, WEST CHICAGO IL 60185
- 52

01-19-302-043
PATEL, HETAL & YOGINI
2599 BARNHART ST, WEST CHICAGO IL 60185
- 53

01-19-302-044
ANDRE ROBERTS, YVONNE
2598 BARNHART ST, WEST CHICAGO IL 60185
- 54

01-19-302-045
WILSON, JERRY H & EUGENIA
2596 BARNHART ST, WEST CHICAGO IL 60185
- 55

01-19-302-049
ROA, ROLANDO D & RUTH M
2592 BARNHART ST, WEST CHICAGO IL 60185
- 56

01-19-302-047
DE NICOLO, GIUSEPPE & P
2588 BARNHART ST, WEST CHICAGO IL 60185
- 57

01-19-302-048
PATEL, VINAY C & SONAL V
2584 BARNHART ST, WEST CHICAGO IL 60185
- 58

01-19-302-049
AGANON, JESSE & DIANE
2580 BARNHART ST, WEST CHICAGO IL 60185
- 59

01-19-302-050
HARRIS BK HINSDALE L3798
2570 BARNHART ST, WEST CHICAGO IL 60185
- 60

01-19-302-051
BRANDT, JAMES & KRISTINA
2560 BARNHART ST, WEST CHICAGO IL 60185

- 61

01-30-100-004
CHEHADE, E & J GORECKA
4N060 WOODLAND CT, WAYNE IL 60184
- 62

01-30-100-003
CHEHADE, E & J GORECKA
4N060 WOODLAND CT, WAYNE IL 60184
- 63

01-30-100-002
CHEHADE, E & J GORECKA
4N060 WOODLAND CT, WAYNE IL 60184
- 64

01-30-105-038
CALISTRO, RALPH P & ROSA
4087 PHEASANT CT, ST CHARLES IL 60174
- 65

01-30-105-037
STEINKE LIVING TRUST
4089 PHEASANT CT, ST CHARLES IL 60174
- 66

01-30-105-036
SKIBICKI, LOUIS & CORRINNE
4091 PHEASANT CT, ST CHARLES IL 60174
- 67

01-30-105-035
WADE, DELORES D
4093 PHEASANT CT, ST CHARLES IL 60174
- 68

01-30-104-004
COLE, DEBBY L
4020 PHEASANT CT, ST CHARLES IL 60174-8804
- 69

01-30-104-003
NOVAK, DONALD L
4018 PHEASANT CT, ST CHARLES IL 60174
- 70

01-30-104-002
JAEGER, RONALD J & L L
4016 PHEASANT CT, ST CHARLES IL 60174
- 71

01-30-105-003
BACINO TR, JAMES & ROSE
500 PHEASANT TR, ST CHARLES IL 60174



Adjacent Property Owners Page Four

- 72

01-30-103-018
KARA, ANDREW J
501 PHEASANT TR, ST CHARLES IL 60174
- 73

01-30-103-017
TOMASINO, DONALD A
13210 VINEYARD DR, HUNTLEY IL 60142
- 74

01-30-103-016
BANDUCCI, SIMONE ET AL
505 PHEASANT TR, ST CHARLES IL 60174
- 75

01-30-103-015
LAVOIE, JOHN R P
507 PHEASANT TR, ST CHARLES IL 60174
- 76

01-30-103-014
ROMANOW, PREEDARAT & J
509 PHEASANT TRL, ST CHARLES IL 60174
- 77

01-30-103-013
MAJJIGA, T & T PENMETCHSA
511 PHEASANT TR, ST CHARLES IL 60174
- 78

01-30-103-012
TROCKI II, JOHN & M
513 PHEASANT TR, ST CHARLES IL 60174
- 79

01-30-103-011
SOUMAR, CINDY & PETER
33W505 BREWSTER CIR, WAYNE IL 60184
- 80

01-30-103-019
MAZZIO, ANITA & L LONG
531 PHEASANT TR, ST CHARLES IL 60174
- 81

01-30-103-020
MRUK, STEPHEN A
529 PHEASANT TRAIL, ST CHARLES IL 60174
- 82

01-30-103-021
HORNECK JR, JAMES & ETAL
527 PHEASANT TR, ST CHARLES IL 60174
- 83

01-30-103-022
MALACK, LEROY & JEANETTE
525 PHEASANT TRL, ST CHARLES IL 60174
- 84

01-30-103-023
PRZYBYLSKI, MOLLY B
523 PHEASANT TR, ST CHARLES IL 60174
- 85

01-30-103-024
CASSELL, JOANNE M
521 PHEASANT TR, ST CHARLES IL 60174
- 86

01-30-103-025
LOPEMAN, MICHAEL P
519 PHEASANT TR, ST CHARLES IL 60174
- 87

01-30-103-026
LU, JI ZONG & YAN XI ZHU
517 PHEASANT TRL, ST CHARLES IL 60174
- 88

01-30-103-027
APPLE, MICHAEL G
547 PHEASANT TR, ST CHARLES IL 60174
- 89

01-30-103-028
NEUMAN, MOLLY
545 PHEASANT TR, ST CHARLES IL 60174
- 90

01-30-103-029
ANDERSON, J & R CALISTRO
543 PHEASANT TR, ST CHARLES IL 60174
- 91

01-30-103-030
DAVILA, OSCAR & E SALAZAR
541 PHEASANT TRL, ST CHARLES IL 60174
- 92

01-30-102-019
BARBARA PETKUS
32W642 NORTH AVE, WEST CHICAGO IL 60185
- 93

01-30-101-020
WALMART STORES INC, C/O WALMART PROPERTY TAX
PO BOX 8050 BENTONVILLE AR 72716

