



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

| | | | |
|-------------------------------|------------------------------|----------------------------|---|
| Project Title/Address: | Oliver Hoffman Resubdivision | | |
| City Staff: | Rachel Hitzemann, Planner | | |
| PUBLIC HEARING | | MEETING 9/22/20 | X |

APPLICATION: Concept Plan

ATTACHMENTS AND SUPPORTING DOCUMENTS:

| | |
|--------------|---------------------------------------|
| Staff Report | Application & Plans, received 8/17/20 |
| Plans | Correspondence |

SUMMARY:

The subject property is comprised of five parcels totaling 28.54 acres northeast of Charlestowne Mall and south of Foxfield Rd. The property is currently vacant/agriculture.

Joe Segobiano of STCPR Consulting Inc. is seeking feedback on a Concept Plan to develop single-family homes and townhomes on the property. Details of the proposal are as follows:

- 37 single-family home lots with a range of lot sizes
- 23 attached single family buildings (92 Townhomes)
- Variety of home models.
- Access via previously dedicated collector street with connections to Foxfield Dr. and Smith Rd.
- Stormwater detention area.

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/ Regional Commercial” (west portion) and “Multi-Family Residential” (east portion). The property is also part of the East Gateway subarea plan.

The property is subject to a 2009 settlement agreement between the City and property owner. The existing collector street alignment, lot layout and zoning districts reflect the terms of this agreement. The agreement would need to be modified in some manner in order to accommodate the proposed project.

SUGGESTED ACTION:

Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.

INFO / PROCEDURE – CONCEPT PLAN APPLICATIONS:

- Per **Sec. 17.04.140**, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.”
- A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission.
- No recommendation or findings are involved.

Community & Economic Development

Phone: (630) 377-4443



ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Wallace
And Members of the Plan Commission

FROM: Rachel Hitzemann, Planner

RE: Oliver Hoffman Resubdivision Concept Plan

DATE: September 18, 2020

I. APPLICATION INFORMATION:

Project Name: Oliver Hoffman Resubdivision

Applicant: Joe Segobiano, ST CPR Consulting Inc.

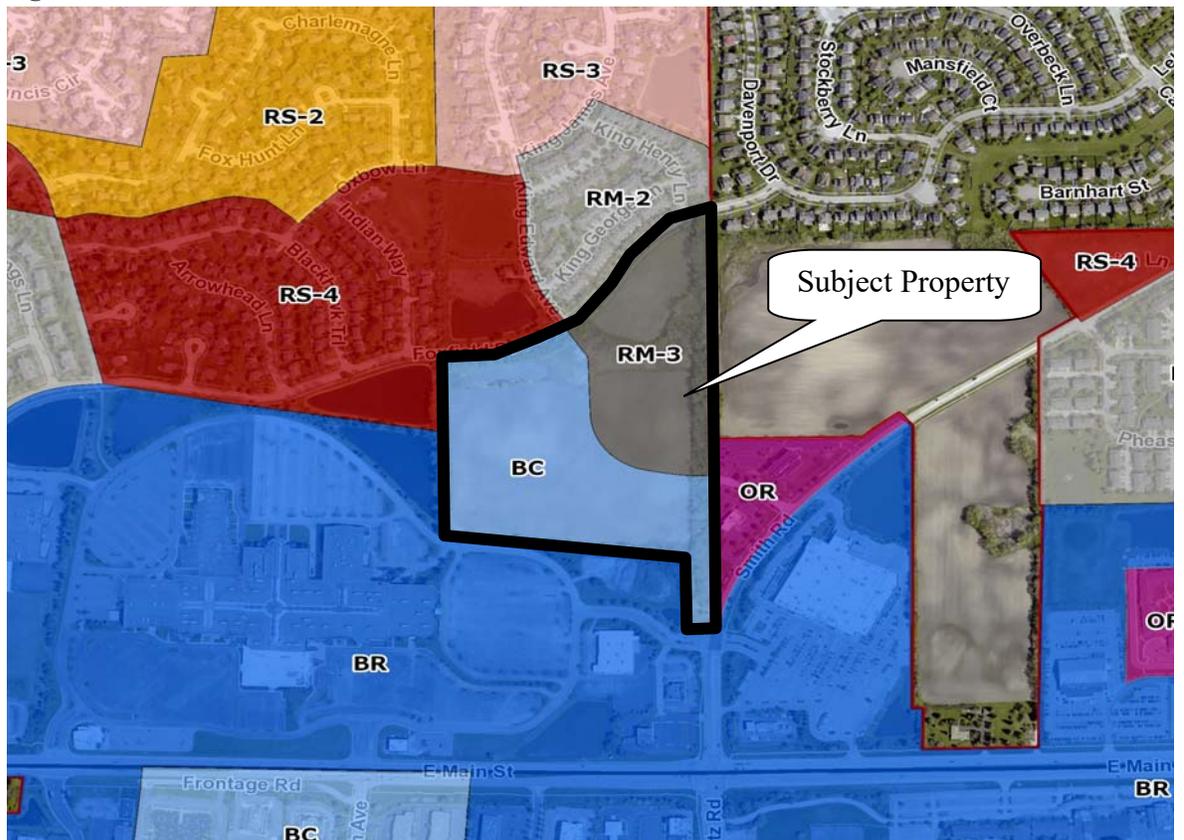
Purpose: Obtain feedback on a Concept Plan for residential development

| General Information: | | |
|--|---|---|
| Site Information | | |
| Location | Northeast of Charlestowne Mall of Bricher Rd., South of Foxfield Dr. | |
| Acres | 28.54 acres | |
| Application: | Concept Plan | |
| Applicable City Code Sections | Ch. 17.12 – Residential Districts Ch. 17.06 - Design Review Ch. 17.26 – Landscaping & Screening | |
| Existing Conditions | | |
| Land Use | Vacant/Agriculture | |
| Zoning | BC- Commercial Business and RM-3- General Residential District | |
| Zoning Summary | | |
| North | RM-2- Medium Density Multi-Family Residential and RS-4- Suburban Single Family Residential | Multi- Family and Single Family Residential |
| East | Unincorporated Kane County and OR- Office Research | Vacant Agricultural, Office and Bank |
| South | BR- Regional Business and Charlestowne Mall PUD | Charlestowne Mall |
| West | BR- Regional Business, Charlestowne Mall and RS-4 | Charlestowne Mall and Single Family Residential |
| Comprehensive Plan Designation | | |
| Parks/ Open Space, Single Family Attached Residential, Corridor/ Regional Commercial, Multi-Family Residential | | |

Aerial



Zoning



II. OVERVIEW

A. BACKGROUND

The subject property is a 28.54-acre site located to the Northeast of Charlestowne Mall and to the South of Foxfield Dr. The property is currently a vacant agricultural site that is split into 5 separate lots. The south and west portion of the property is zoned BC and the north and east portion is zoned RM-3.

The property historically had been known as the “Oliver Hoffmann” property, which is the name of the development company that has owned the site since its annexation into the City in 1991.

While the site has remained undeveloped, a number of proposals were presented to the City for consideration over the years.

In order to improve traffic circulation and connectivity to the residential neighborhoods to the north, the City has identified a need for a collector street connection between Smith Road and Foxfield Drive, which would traverse the property. A stub portion of this street (now known as King Edward Ave.) was constructed from Smith Road north to facilitate this connection.

B. CONSENT DECREE

In 2006, a proposal was submitted for development of a Walmart Supercenter on the property, which would have limited the potential for the planned collector street connection.

In 2007, the City filed a Complaint of Condemnation to acquire through eminent domain a strip of property for completion of the collector street. A settlement was reached between the City and property owner in 2009, resulting in a Consent Decree document.

The Consent Decree defines development parameters that the City and property owner agreed to follow, including a collector street route, subdivision lot layout and zoning classifications. The current lot layout and zoning districts reflect the terms of the Consent Decree.

The Consent Decree further requires that any future development proposal be submitted as a Planned Unit Development (PUD) and the project include construction of the collector street.

C. PROPOSAL

Joe Segobiano, on behalf of STCPR Consulting Inc. is seeking feedback on a Concept Plan to develop 37 single family detached homes and 92 townhomes.

Details of the proposal are as follows:

- Resubdivide the 5 parcels into single family lots and townhomes.
- Provide 37 single family homes and 92 Townhomes
- Rezone the entire property to RM-2 or RM-3
- Previously platted collector street (shown as Charter One Ave. but to be known as King Edward Ave.) to be constructed along the current 80 ft. right of way.
- A stormwater management facility in the northeast corner of the property.
- Sidewalks provided within the development.

D. CONCEPT PLAN REVIEW PROCESS

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

This Concept Plan is additionally being reviewed to determine if the City Council desires to modify the Consent Decree in order to accommodate the project. The potential process to modify, terminate or replace the Consent Decree has not yet been defined and will require further consideration by the City Attorney and the property owner.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/ Regional Commercial” (west portion) and “Multi-Family Residential” (east portion).

Corridor/Regional Business land use is described as follows:

“Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.” (pg. 39)

Multi-Family Residential land use is described as follows:

“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 multifamily 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 MultiFamily Residential, the land use plan also provides for mutlifamily units within the Mixed-Use land use designation.” (p.38)

Chapter 4 of the Comprehensive Plan provides the following Residential and Mixed-Use land use policies relevant to the proposed development: (p. 43-44):

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.

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. 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.”

Ensure residential areas are adequately screened/ buffered from adjacent non-residential uses and activity. The composition of the City’s commercial districts along corridors that transect the City means that there are many areas where commercial uses abut residential properties and neighborhoods. The use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping, should be promoted to protect neighborhoods from abutting commercial or industrial land uses. The City should identify areas where land use conflicts are problematic and explore solutions to mitigate the conflicts, including buffering and screening. Additionally, the City’s landscape ordinance could be revised to require enhanced screening and an amortization schedule to ensure compliance for non-conforming properties within a set time frame.

Chapter 8- Sub Area Plans

The Subject Property is located within the East Gateway Subarea. Goals and Objectives (p. 102) are listed below:

Subarea Goals

The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:

- *Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.*
- ***Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.***
- *Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City’s business areas.*
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City’s economy and provide places to live, work, and shop.*

Subarea Objectives

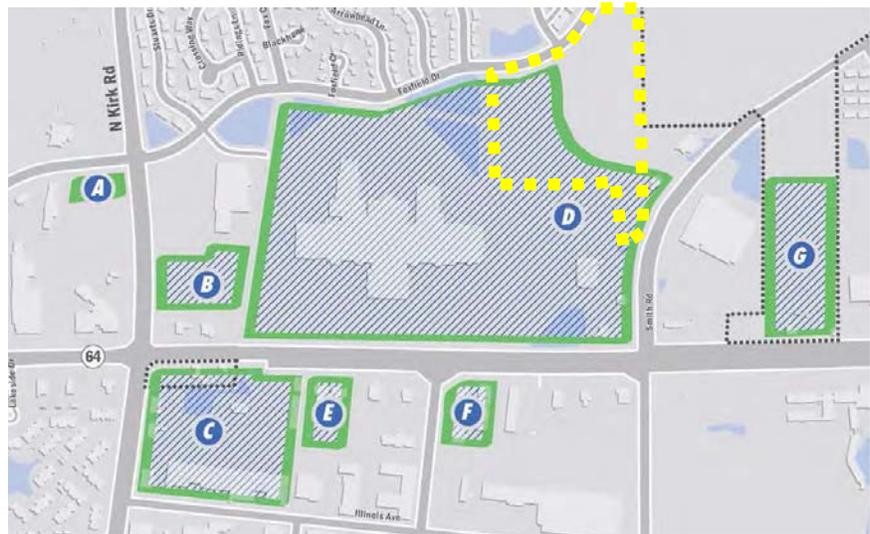
- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- **Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.**
- **Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.**
- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- **Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials**

East Gateway Sub Area Plan Catalyst Sites (p. 104)

A portion of the Subject Property is identified as Catalyst Site “D”.

The Oliver Hoffman Resubdivision Concept Plan site area is shown in the yellow dashed box.

- **Site D:** Constructed in 1991, the Charlestowne Mall has been well maintained and is in good physical



condition, however a lack of a critical mass of retailers and a high volume of vacancy have placed the Charlestowne Mall in jeopardy. Once a shopping destination within the community and surrounding area, most retailers have left the interior of the mall. Von Maur, Classic Cinemas, Carson Pirie Scott and Kohls occupy four of the mall’s five anchor spaces and are complemented by a handful of smaller retailers and services. Internal hall - ways are desolate, parking fields are vast and empty and the Charlestowne Mall needs intervention to reposition the site to improve the mall’s future viability or its full-scale redevelopment.

Charlestowne Mall Framework Plan (p. 105)

The Charlestowne Mall site represents the single greatest opportunity to redefine the character and function of the East Gateway. This Framework Plan highlights recommendations that could be implemented regardless of the timing or end vision for the repositioning of the mall structure itself. Within this framework, specific repositioning alternatives can be considered as mall tenancy, local market conditions, and other factors play out over time.

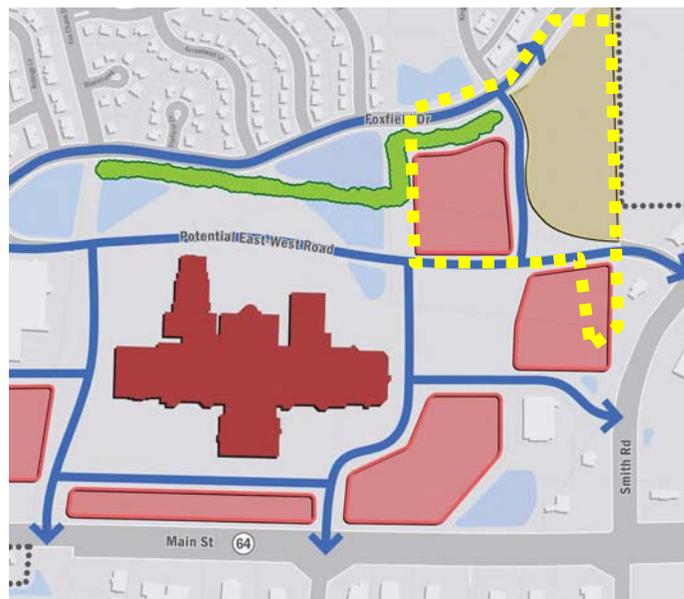
 **Proposed Street or Circulator.** These include public streets and on-site circulators designed to enhance on-site access and mitigate the impacts of traffic on surrounding neighborhoods. The key recommendation is a new street that would run along the north side of the mall property and make Foxfield Drive a residential street.

 **Out Lot Commercial, Retail, and Office Development.** This includes development sites located along Main Street that could capitalize on high visibility and more prominent access point offered by the proposed grid of streets and circulators. This also includes development sites located to the rear of the mall property with less visibility but enhanced access from the proposed grid of streets and circulators.

 **Single Family Attached/Multi-Family Residential.** Attached single family or multi-family development is permitted in this area and would complement existing housing development. It would also increase the number of residents that could support the mall site and other commercial properties in the eastern portion of the City.

 **Natural Buffer/Screening.** Screening and buffering should be provided between commercial and residential uses. This will minimize the impacts of non-residential uses on existing and future neighborhoods.

 **Repositioned Charlestowne Mall.** Within the proposed framework of streets and peripheral uses, the mall structure could be repositioned to be more responsive to contemporary consumer needs. The following page illustrates some proposed alternative approaches.



B. ZONING REVIEW

The subject property is zoned BR- Regional Business and RM-3- General Residential District. The applicant has proposed rezoning the entire property to RM-3 or RM-2- Medium Density Multi-Family. Staff suggests rezoning the property to RM-2 and creating a PUD to deviate from the required bulk standards where necessary. While RM-3 zoning is similar to RM-2 zoning, RM-3 allows for more intensive multi-family use, which is not being proposed as part of this development. Therefore, staff has concluded that RM-2 would be a more appropriate zoning.

The purpose of the RM-2 District as stated in the Zoning Ordinance is:

“To accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten units per acre.”

RM-2 zoning is consistent with the adjacent residential neighborhood to the north of the subject property. This subdivision is known as Kingswood.

The applicant is proposing the following bulk standards for the property. The table below compares the RM-2 and RM-3 District requirements with the Concept plan. Zoning deviations that would be required are denoted in ***bold italics***.

| | RM-2 | RM-3 | Concept Plan |
|--------------------------------|--|---|--|
| Min. Lot Area | SF: 5,000 sf TH: 4,300 sf/du | SF: 5,000 sf TH: 4,300 sf/du | SF: 6,760sf TH:5,473 sf/du |
| Min. Lot Width | SF: 50 ft. TH: 24 ft/du | SF: 50 ft. TH: 24 ft/du | SF: 52 ft. TH: 30 ft. |
| Max. Building Coverage | 35 % | 40% | SF: 37% TH: 39% |
| Max. Building Height | 35 ft or 3 stories, whichever is less | 35 ft or 3 stories, whichever is less | SF: 2 stories TH: 3 stories |
| Min. Front Yard | 30 ft., 20ft. when adjoining a local street | 30 ft. | 20 ft. |
| Min. Exterior Side Yard | Abutting an arterial or collector street: 30 ft. Abutting local street: 20ft. | 30 ft. | Abutting an arterial or collector street: 30 ft. Abutting local street: 20ft. |
| Min. Interior Side Yard | SF: combined width 14ft, not less than 5 ft each side TH: 10 ft. each side | SF: combined width 14ft, not less than 5 ft each side TH: 10 ft. each side | SF: combined width 14ft, not less than 5 ft each side TH: 10 ft. each side |
| Min. Rear Yard | 25 ft. | 30 ft. | 25 ft. |

C. LANDSCAPING

A landscape plan will be required for any common areas. This includes the detention ponds and surrounding open space.

A landscape buffer is not required for the RM-2 district. However, the property is adjacent to OR Office-Research and BR Regional Business zoning on the southwest and southeast portion of the property. These adjacent properties would have been required to provide a landscape buffer if developed after the residential use.

Consideration should be given to trees or other buffering in the rear of the adjacent lots which will help to provide a minimal buffer between adjacent non-residential uses. Privacy fencing should also be considered for additional screening.

D. BUILDING ARCHITECTURE

The applicant has submitted a number of home model designs intended to be offered for the proposed development for the Plan Commission’s information. In RM districts, townhomes will be subjected to Design Review standards, and architectural plan would need to be approved with a PUD. Single family homes are not subjected to Design Review and architectural plans are not required to be approved as part of a single-family PUD.

E. SITE ACCESS/STREET IMPROVEMENTS

Access to the site is provided by the construction of a collector street to be known as an extension of “King Edward Ave.” (shown on the plans as Charter One Ave.). The collector street will connect Foxfield Dr. and Smith Rd. This street has already been platted as part of a previous subdivision.

Individual lots and residential units will be accessed from secondary streets within the development. The applicant has requested variances for the following items in regards to these streets:

- Local street width to 31 ft. instead of 33 ft.
- A local street right-of-way width of 50 ft. adjacent to the attached single-family units and 60 ft. feet adjacent to the detached single- family units as opposed to the typical 66ft. right-of way required by ordinance.
- Permit a horizontal centerline radius of 100 ft. instead of the typical 200 ft. required for local streets per ordinance.

A ROW of 66 ft. is typically required for single-family subdivisions of this size, however the proposed design may be acceptable with adequate front yard utility easements to accommodate utilities, as needed.

Consideration should be given to future vehicular and/or pedestrian connections to adjacent properties:

- Future connection to the Charlestowne Mall property could be provided at the southwest corner of the site. The 20 ft. “alley” could instead be a stubbed street connection.
- Future connection east to the Petkus property could be provided.

F. ENGINEERING REVIEW

Engineering comments on the Concept Plan have been provided to the developer. Items raised will need to be addressed in the Preliminary Plan submittal, should the development move forward.

- Stormwater detention volume will need to be verified at the time of Preliminary Engineering review.
- The wetlands and mitigation measures could impact the layout of streets and lots within the subdivision.
- Long-term maintenance and monitoring of wetlands should be considered and will need to be addressed in future submittals.
- The configuration of Lot 7 is unusual and undesirable to have a large odd shaped parcel under private ownership.
- Off-site sanitary sewer capacity for the project will need to be assessed.

E. INCLUSIONARY HOUSING

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. A fee worksheet has been submitted indicating the applicant’s intent to pay a fee in-lieu of providing 13 affordable units. Based on a fee in-lieu amount of \$39,665.75 per required affordable unit, a total fee in-lieu amount of \$511,688.17 would be due at the time of building permit. The fee is set on an annual basis by the City Council with input from the Housing Commission.

F. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

The applicant will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 “Dedications”.

IV. **FUTURE APPROVAL PROCESS**

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning/subdivision approvals would be necessary, assuming the project would require a PUD:

1. Map Amendment to rezone the BC property to an RM zoning district, or alternately rezoned the entire site RM-2.
2. Special Use for PUD: To establish a PUD ordinance with unique zoning use and standards to accommodate the project.
3. PUD Preliminary Plan: To approve the physical development of the property, including site, engineering, and landscape plans.
4. Final Plat of Subdivision: To re-plat and divide the property into building lots.

V. **SUGGESTED ACTION**

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

- ✓ Proposed land use and compatibility with surrounding development
- ✓ Site layout and access to adjacent properties
- ✓ Proposed Building Design
- ✓ Whether a PUD is desirable for this project. A PUD should advance one or more of the purposes of the PUD procedure:
 1. *To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.*
 2. *To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.*

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

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

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

VI. ATTACHMENTS

- Concept Plan Application; received 8/17/20
- Plans

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



COMMUNITY DEVELOPMENT DIVISION

PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

CONCEPT PLAN APPLICATION

| | |
|--------------------------|-------------------------------------|
| CITYVIEW | |
| Project Name: | <u>Oliver-Hoffman Resubdivision</u> |
| Project Number: | <u>2020-PR-012</u> |
| Cityview Project Number: | <u>PLCP202000042</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: SOUTH OF FOXFIELD DRIVE AT KING EDWARD AVENUE | |
| | Parcel Number (s): 09-25-245-002, 09-25-250-003, 09-25-250-004, 09-25-250-005, 09-25-250-006 | |
| | Proposed Project Name: | |
| 2. Applicant Information: | Name: JOE SEGOBIANO | Phone: 312-504-7705 |
| | Address: STCPR CONSULTING INC. 4155 MEADOW VIEW DR ST. CHARLES, IL 60175 | Fax: |
| | | Email: jsegobiano@lpsi.com |
| 3. Record Owner Information: | Name: WEST SUBURBAN BANK TR #2580 | Phone: |
| | Address: AMCO PROPERTIES 2863 9TH ST, UNIT 143-373 NAPERVILLE, IL 60564 | Fax: |
| | | Email: |

Please check the type of application:

- PUD Concept Plan:** Proposed Name: _____
- Subdivision Concept Plan** Proposed Name: OLIVER-HOFFMAN RESUBDIVISION
- Other Concept Plan** _____

Zoning and Use Information:

Current zoning of the property: RM-3 & BC

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 PUD? _____

Proposed use of the property: DETACHED AND ATTACHED SINGLE-FAMILY RESIDENTIAL

Comprehensive Plan Designation: MULTI-FAMILY RESIDENTIAL & CORRIDOR/REGIONAL COMMERCIAL

Attachment Checklist

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

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

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

Copies of Plans:

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

Concept Plans shall show:

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

❑ **SUMMARY OF DEVELOPMENT:**

Written information including:

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

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

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

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

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

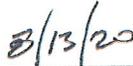
Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

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

Record Owner

Date


Applicant or Authorized Agent



Date

❑ **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**

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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.

WEST SUBURBAN BANK

NOT PERSONALLY, BUT AS

TRUSTEE U.T. NO. 2580

BY *Christine Pawlak*

8/26/2020

Record Owner

TRUST OFFICER

Date

Applicant or Authorized Agent

Date

THIS INSTRUMENT is executed by West Suburban Bank ("WSB") not personally or individually, but solely as trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such trustee. All of the statements, warranties, and representations set forth herein are made solely on information and belief without any independent inquiry or investigation by WSB and should be construed accordingly. Notwithstanding any provision to the contrary set forth in this instrument, any recourse against WSB shall be limited to the assets comprising the trust estate and no personal liability shall be asserted or be enforceable against WSB by reason of the terms, promises, agreements, covenants, warranties, representations, indemnifications, or other matters herein set forth, all such personal liability of WSB being expressly waived.

**OWNERSHIP DISCLOSURE FORM
LAND TRUST**

STATE OF ILLINOIS)
DUPAGE) SS.
~~KANE COUNTY~~)

I, CHRISTINE PAWLAK being first duly sworn on oath depose and say that I am
Trust Officer of West Suburban Bank, and that the following
persons are all of the beneficiaries of Land Trust No. 2580:

AMCO Properties, LP, an Illinois limited partnership

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: Christine Pawlak Trust Officer

Subscribed and Sworn before me this 26th day of
August, 2020.

Angela Young
Notary Public



WSB WEST SUBURBAN BANK®
Trust Department

August 26, 2020

Harry Leipsitz, Esq.
Freeborn Peters
311 South Wacker Drive
Suite 300
Chicago IL 60606

RE: West Suburban Bank Land Trust #2580
Concept Plan Application
Ownership Disclosure Form

Dear Mr. Leipsitz:

Per Ada Marie Aman, Amoco Properties, LP's Letter of Direction, enclosed are the signed and notarized above referenced documents.

If I may be of further assistance, please do not hesitate to contact me at 630-652-2225.

Sincerely,

Christine Pawlak
Trust Officer
/cp
Enclosure

SUMMARY OF DEVELOPMENT

This development is the re-subdivision of the Oliver-Hoffman Subdivision into thirty-seven (37) detached single family lots and twenty-three (23) attached single-family units for a total of 129 dwelling units. The development will include the construction of roadways, utilities, and grading necessary to prepare the site for dwelling construction. The previously platted and dedicated Charter One Avenue will be constructed along the current 80-foot wide right-of-way from its stubbed location on the east side of the property to its intersection with Foxfield Drive and King Edward Drive. A stormwater management facility will be constructed at the northeast corner of the property to meet the stormwater management requirements of the City of St Charles.

The portion of the property located north of Charter One Avenue is currently zoned as RM-3. The portion of the property located south of Charter One Avenue is currently zoned as BC. The applicant is requesting the rezoning of the parcels to RM-2.

Variations from the City of St. Charles Engineering Design and Inspection Policy Manual and the City of St. Charles Zoning Ordinance are being requested for this development. The applicant is requesting a local street width of 31 feet instead of the typical 33 feet width per the ordinance. The applicant is requesting a local right-of-way width of 50 feet adjacent the attached single-family units and 60 feet adjacent the detached single-family units as opposed to the typical 66 feet wide right-of-way required per ordinance. The applicant is also requesting a variance to permit a horizontal centerline radius of 100 feet instead of the typical 200 feet required for local roadways per ordinance.

EXHIBIT A – LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN SUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT 2010K046244, IN KANE COUNTY, ILLINOIS.

INCLUSIONARY HOUSING REQUIREMENTS

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.

Development Cost Offsets:

Developments that provide affordable housing units may be eligible for the following:

- Density Bonus equivalent to one bonus unit for each affordable unit constructed, up to 120% of base density.
- Waiver of building permit, demolition, plan review, and sewer/water connection fees for the required affordable units.
- Waiver of School and Park cash contributions (when required in lieu of park and land dedications) for the required affordable units.

Submission Requirements:

Submit information describing how the residential development will comply with the requirements of Title 19, “Inclusionary Housing”. **Use the Inclusionary Housing 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.

City Council Determination:

City Council will review the proposal to comply with the requirements of Title 19 “Inclusionary Housing” and will determine whether affordable units, fee in-lieu, or a mix of affordable units and fee in-lieu will be accepted.

INCLUSIONARY HOUSING WORKSHEET



| | |
|---------------------|------------------------------|
| Name of Development | OLIVER-HOFFMAN RESUBDIVISION |
| Date Submitted: | _____ |
| Prepared by: | _____ |

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% | = | |
| More than 15 Units | 129 | X | 10% | = | 12.9 |

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 |
|--------------------------------|---|---|-----------------------------|---|--------------------------|
| 12.9 | 12.9 | X | \$39,665.75 | = | \$511,688.17 |

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development OLIVER-HOFFMAN RESUBDIVISION
 Date Submitted: _____
 Prepared by: _____



Total Dwelling Units: 129

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 129

**If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.*

Estimated Student Yield by Grades:

| Type of Dwelling | # of dwelling Units (DU) | Elementary (Grades K to 5) | | Middle (Grades 6 to 8) | | High (Grades 9 to 12) | |
|-------------------------------|--------------------------|----------------------------|----------|------------------------|---------|-----------------------|---------|
| Detached Single Family | | | | | | | |
| ➤ 3 Bedroom | 37 | DU x .369 | = 13.653 | DU x .173 | = 6.401 | DU x .184 | = 6.808 |
| ➤ 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 | 92 | DU x .234 | = 21.528 | DU x .058 | = 5.336 | DU x .059 | = 5.428 |
| ➤ 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 129 TDU 35.181 TE 11.737 TM 12.236 TH
 (with deduction, if applicable)

School Site Requirements:

| Type | # of students | Acres per student | Site Acres |
|-------------------------|---------------|-------------------|--------------|
| Elementary (TE) | 35.181 | x .025 | = 0.880 |
| Middle (TM) | 11.737 | x .0389 | = 0.457 |
| High (TH) | 12.236 | x .072 | = 0.881 |
| Total Site Acres | | | <u>2.218</u> |

Cash in lieu of requirements:

2.218 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 533,429

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development OLIVER-HOFFMAN RESUBDIVISION
 Date Submitted: _____
 Prepared by: _____



Total Dwelling Units: 129

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: 129

**If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.*

Estimated Population Yield:

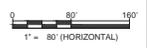
| Type of Dwelling | # Dwelling Units (DU) | Population Generation per Unit | Estimated Population |
|-------------------------------|---|--------------------------------|----------------------------|
| Detached Single Family | | | |
| ➤ 3 Bedroom | 37 | DU x 2.899 | = 107.263 |
| ➤ 4 Bedroom | | DU 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 | 92 | DU x 2.392 | = 220.064 |
| ➤ 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>129</u> | | <u>327.327</u> |
| | Total Dwelling Units (with deduction, if applicable) | | Estimated Total Population |

Park Site Requirements:

Estimated Total Population 327.327 x .010 Acres per capita = 3.273 Acres

Cash in lieu of requirements:

Total Site Acres 3.273 x \$240,500 (Fair Market Value per Improved Land) = \$ 787,157



5110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.598.0007
 WWW.CAGECIVIL.COM



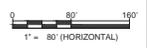
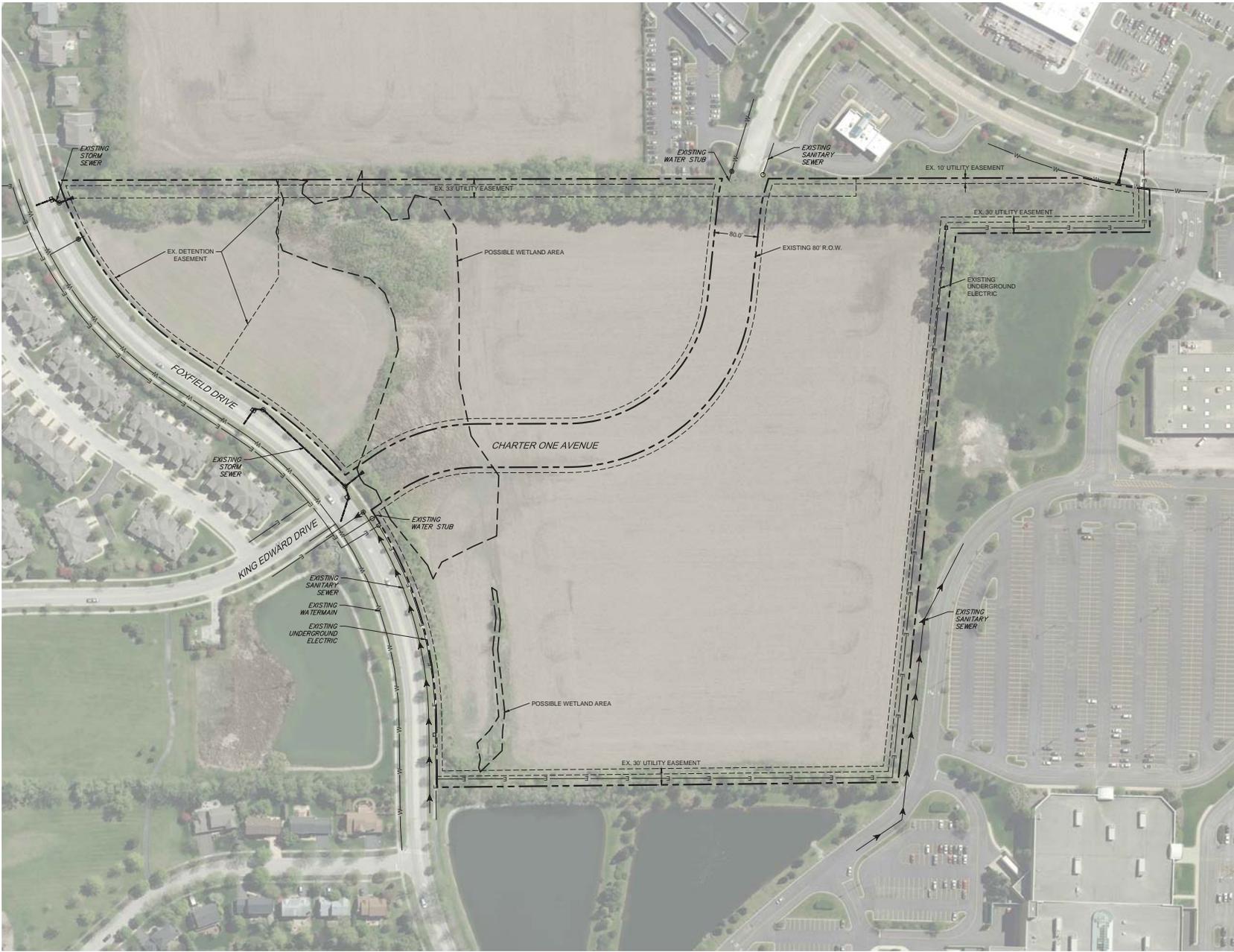
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OLIVER-HOFFMAN
 RESUBDIVISION
 S.W. & SE CORNER OF FOXFIELD DR & KING EDWARD AVE
 ST. CHARLES, IL

PROJECT NO. 200130
 ENG. SEK
 DATE 8/11/2020

SHEET TITLE
 AERIAL MAP

SHEET NUMBER
 C1.0
 1 OF 3



5110 WOODCREAK DRIVE
 DOWNERS GROVE, IL 60515
 P. 630.998.0007
 WWW.CAGECIVIL.COM



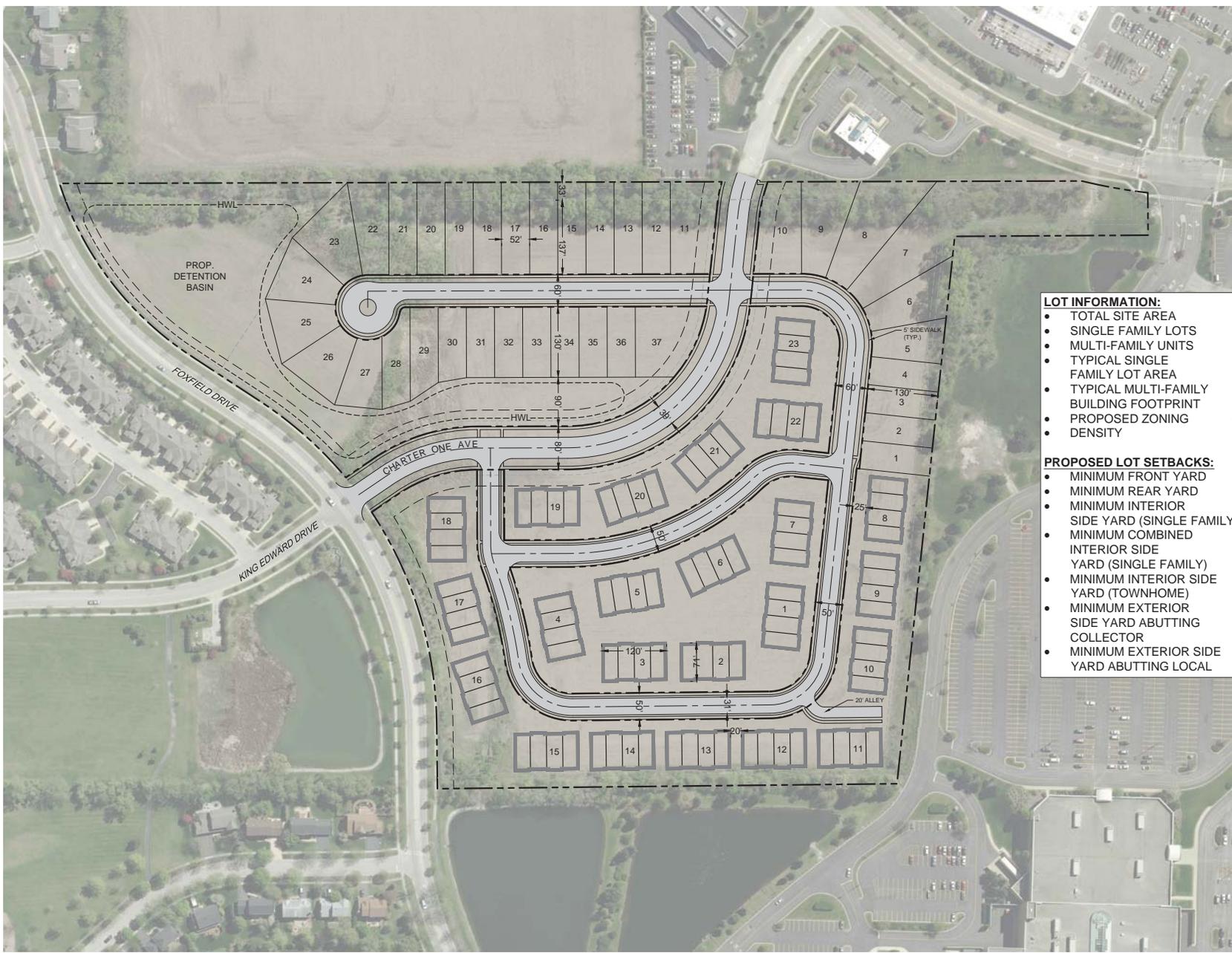
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LINCOLN PROPERTY COMPANY
OLIVER-HOFFMAN
RESUBDIVISION
 S.W. & SE CORNER OF FOXFIELD DR & KING EDWARD AVE
 ST. CHARLES, IL

PROJECT NO. 200130
 ENG. SEK
 DATE 8/11/2020

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C2.0
 2 OF 3



LOT INFORMATION:

| | |
|---|------------|
| • TOTAL SITE AREA | 30.54 AC |
| • SINGLE FAMILY LOTS | 37 |
| • MULTI-FAMILY UNITS | 92 |
| • TYPICAL SINGLE FAMILY LOT AREA | 6,760 S.F. |
| • TYPICAL MULTI-FAMILY BUILDING FOOTPRINT | 8,520 S.F. |
| • PROPOSED ZONING | RM-2 |
| • DENSITY | 4.22 DU/AC |

PROPOSED LOT SETBACKS:

| | |
|---|-----|
| • MINIMUM FRONT YARD | 20' |
| • MINIMUM REAR YARD | 25' |
| • MINIMUM INTERIOR SIDE YARD (SINGLE FAMILY) | 5' |
| • MINIMUM COMBINED INTERIOR SIDE YARD (SINGLE FAMILY) | 14' |
| • MINIMUM INTERIOR SIDE YARD (TOWNHOME) | 10' |
| • MINIMUM EXTERIOR SIDE YARD ABUTTING COLLECTOR | 30' |
| • MINIMUM EXTERIOR SIDE YARD ABUTTING LOCAL | 20' |

REVISIONS

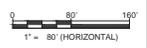
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LINCOLN PROPERTY COMPANY
OLIVER-HOFFMAN
 RESUBDIVISION
 S.W. & SE CORNER OF FOXFIELD DR & KING EDWARD AVE
 ST. CHARLES, IL

PROJ. NO. 200130
 ENG. SEK
 DATE 8/11/2020

SHEET TITLE
PROPOSED SITE PLAN

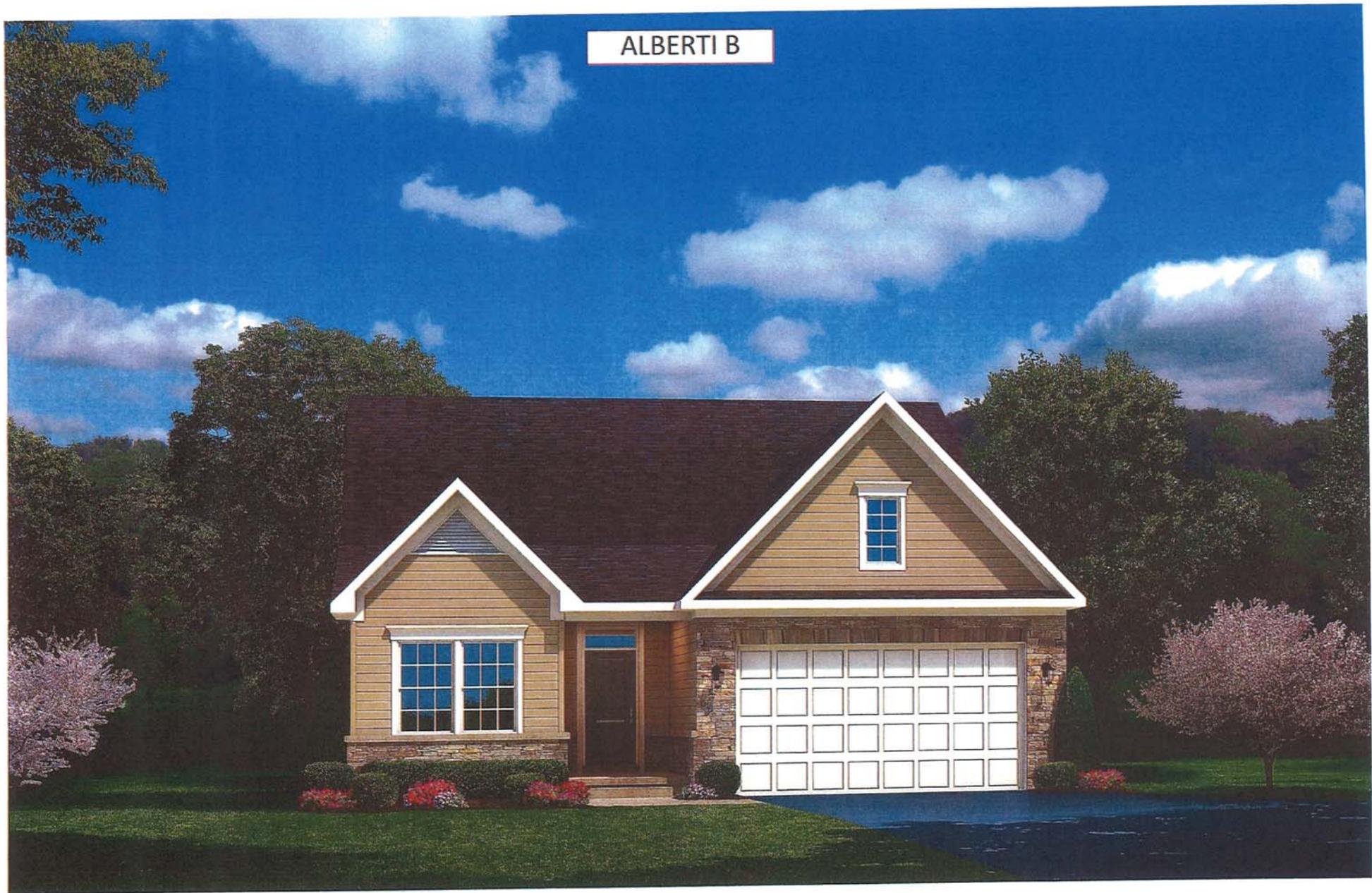
SHEET NUMBER
C3.0
 3 OF 3



ALBERTI A



ALBERTI B



ALBERTI L



BRAMANTE A
PARTIAL BRICK



BRAMANTE K



PALLADIO A
PARTIAL BRICK



PALLADIO K





Fri 9/18/2020 11:08 AM

From: mark sawyer <sawyersam2001@yahoo.com>

Re: Oliver Hoffmann Resubdivision

Dear Mr. Colby,

My name is Mark Sawyer, we live at 3714 King George Lane, St Charles, IL 60174. Thank you, I received your public notice of the upcoming meeting for the subject property. My main concern is the proposed access road, charter one ave, that exits onto Fox Field Drive. I think that would cause a major traffic problem for that intersection and for the portion of Foxfield Drive that continues to Kirk Road. Perhaps a better location could be considered, such as at the southwest corner of the property where there is an alley located and that would access onto the service road going past the Jewel store entrance all the way to Foxfield Drive where there is already an intersection. I can see where that would require a re-positioning of one of the townhome buildings. Something like this would not only be better for us coming out on King Edward Drive to Foxfield, but it would also be better for the future residents of Oliver Hoffman subdivision, because then they also would have less traffic problems getting out to Highway 64 and Kirk Road. Thank you for your attention and consideration to this.

Sincerely, Mark Sawyer 630-327-2485
Sent from my iPhone