



Applicant:	STC 216, LLC (Frontier Dev.)
Property Owner:	STC Morse, LLC STC 216, LLC
Location:	Southeast corner of Riverside Ave. and Illinois Ave.
Purpose:	Develop mixed use building
Application:	<ul style="list-style-type: none"> • Special Use for PUD • PUD Preliminary Plan
Public Hearing:	Yes, required
Zoning:	CBD-1 Central Business District & Downtown Overlay; Special Use for Drive-Through ATM
Current Land Use:	Office building, parking lot and bank ATM
Comprehensive Plan:	Mixed Use

River East Lofts



Subject Property

Summary of Proposal:

STC 216, LLC (Frontier Development), as property owner, has filed zoning applications proposing a Mixed-Use building and site development that includes:

- First Floor commercial/retail space (7,571 net sf)
- Upper Floor residential apartments- 43 units (27 one-bedroom, 16 two-bedroom units)
- Closure of Indiana Ave. and vacation of portions of City street right-of-along 2nd Ave., Riverside Ave., Indiana Ave. and the triangular area south of Indiana
- Plaza/patio and open space area south of the building
- 28 parking spaces in parking lot, 24 perpendicular spaces along 2nd Ave.

**Info /
Procedure on
Application:**

Special Use for Planned Unit Development:

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

PUD Preliminary Plan:

- Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

**Suggested
Action:**

Conduct the public hearing on the Special Use for PUD and close if all testimony has been taken. Review the PUD Preliminary Plan.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

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

Staff Contact:

Russell Colby, Director of Community Development

I. PROPERTY INFORMATION

A. History / Context

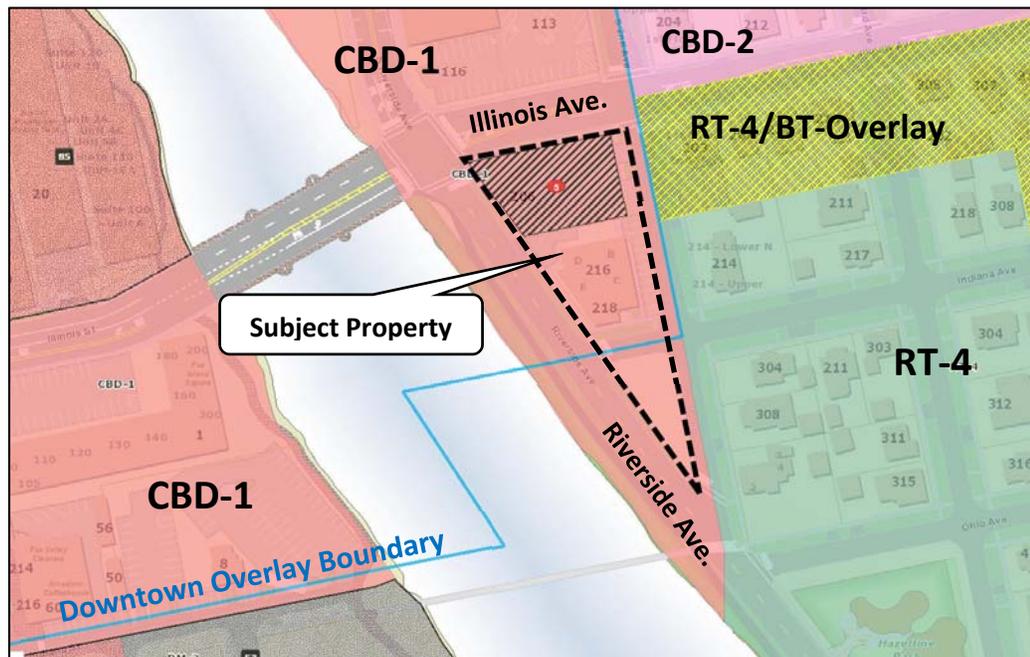
The subject property is comprised of three areas:

- 206 Riverside Ave, at the corner of Illinois Ave. This site is a parking lot that was previously owned by BMO Harris Bank and served as parking for the former bank facility at 1 E. Main St. The property is now owned Frontier Development and is used informally for general downtown parking. A Special Use was approved in 2020 to install a bank ATM drive-through facility within the parking lot.
- 216 Riverside Ave, which most recently was occupied by office and services uses, including the Chamber of Commerce. The building was previously owned by Batavia Enterprises and is now owned by Frontier Development. The building was originally the Riverview Dairy, constructed in the early 1900s.
- City-owned property to the south, comprising a triangular grass area, south of Indiana Ave. According to current tax maps, this grass area is not a land parcel but rather part of the street right-of-way. Because the adjacent streets are all City jurisdiction, the City effectively owns this grass area.

B. Zoning

The subject property is zoned CBD-1 Central Business District.

	Zoning	Land Use
Subject Property	CBD-1 Central Business & Downtown Overlay District (part)	Office building Parking lot with ATM
North	CBD-1 Central Business	Parking lots and commercial uses
East	RT-4 Traditional Single and Two Family Residential; BT Transitional Business Overlay	Single family and multi-unit residential structures, Residential structures converted to office uses
South	CBD-1 Central Business	Fox River
West	CBD-1 Central Business	Fox River



C. Comprehensive Plan

The 2013 Comprehensive Plan identifies “Mixed Use” as the future land use of the property:



Mixed use areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment. Mixed use areas should have strong pedestrian orientation and seek to create a more interesting and engaging pedestrian experience, accommodating pedestrian generating uses on the ground floor, and other uses above. Mixed use areas should provide a balance of uses unique to each site based on its location. Retail, entertainment, and dining uses are ideally suited for the ground floor with residential, educational, medical and/or office uses located on the upper floors. The primary objective is to provide an appropriate and compact mix of uses to foster an active and interesting district. Parking in the mixed use areas should be provided on-street, or in subtly located parking garages or parking lots. Although the Land Use Plan designates only Downtown St. Charles as a Mixed Use area, the Commercial Area Framework Plan identifies other locations where Mixed Use development could occur.

Downtown Subarea Plan

Chapter 8 of the Comprehensive Plan contains the Downtown Subarea Plan (p. 86). Subarea plans contain location-specific recommendations. The subject property is located within the Downtown Subarea and is referenced in a number of locations:

Downtown Framework Plan (p. 87): The site is shown in the “Gateway Corridor Frontage” or streets that “offer primary entry into Downtown, and therefore provide the first impression.” Both Riverside Ave. and S. 2nd Ave. are identified as part of the Gateway frontage. The following recommendations are provided for properties along Gateway Corridor Frontages:

- ***Building Massing & Placement:*** Buildings should be generally located on the front lot line, although small setbacks could accommodate gateway landscaping. To the extent possible, buildings should be built to the side lot lines to create a continuous streetwall.
- ***Building Facade Orientation and Design:*** Facades should have strong orientation to the public side-walk, or angled toward key gateway intersections, with welcoming

entrances. Attractive and safe rear entrances from rear parking areas or public walks should also be provided where appropriate.

- **Architectural Style and Design:** *Buildings should use traditional building materials and design elements, and generally align with surrounding buildings in terms of horizontal elements and vertical rhythm. However, more flexibility and creativity should be encouraged within this general framework.*
- **Vehicular Access & Parking:** *Parking should be located to the rear of the lot, and minimal curb cuts should be provided from the public street. Development should share curb cuts and provide access from side streets instead of gateway streets wherever possible.*
- **Bicycle Access & Pedestrian Mobility:** *All buildings should provide an attractive and discernable public entry from the sidewalk, and to the extent possible, bicycle parking should be provided at the rear or sides of buildings, near parking areas or other pedestrian accessible areas.*
- **Land Use:** *Uses should be mixed, comprised of traditional downtown mixed use activities such retail, restaurant, and local services, as well as secondary uses including offices and services with less customer visitation. Multi-story mixed use buildings should also be encouraged. Multi-family may also be appropriate on the fringe areas of Downtown.*

Downtown Improvement Plan (p. 89): The plan identifies locations of Gateways, including the intersection of Riverside and 2nd Ave., and states the following:

While streetscaping in Downtown distinguishes this part of the City from other areas, the differences can be subtle to a casual observer and the edges of Downtown are not well demarcated. Given the importance of Downtown, the City should install gateway features at key entry points, that are integrated to the extent possible, with redevelopment of prominent parcels and highly visible locations. North-south gateways are currently less defined and would benefit most from enhancement. Gateway features consisting of signage, lighting, and landscaping should complement the existing streetscape and announce entry into Downtown St. Charles.

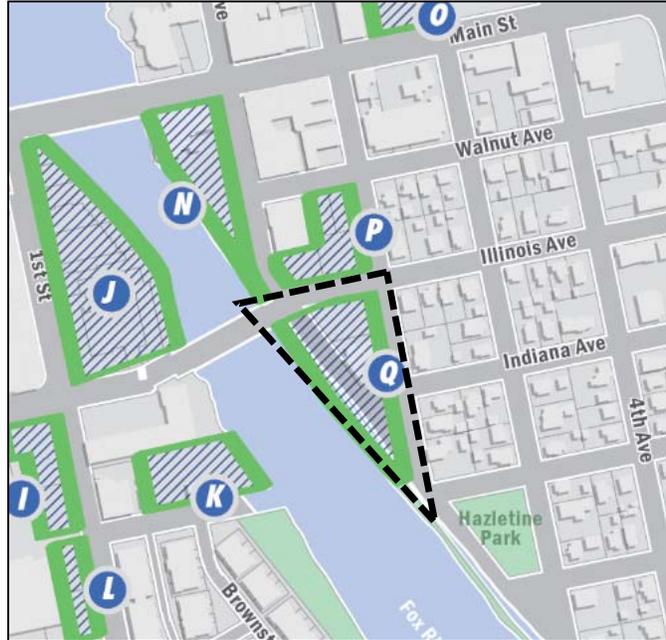
Catalyst Sites (p. 90): The subject property is identified as a “Catalyst Site”, defined as follows:

Catalyst sites are those parcels where redevelopment could have a catalytic impact on the surrounding area. In the identification of catalyst sites, certain criteria are considered. Catalyst sites are determined based on the sites exhibiting some or all of the following characteristics: Underutilized buildings or land; Vacant buildings or land; Structural soundness of buildings; Size of property; Ownership (e.g., unified private ownership or City-owned); Visibility and access; Current zoning and adjacent zoning; and Surrounding land uses. Although the sites identified provide alternatives if a property is proposed for future redevelopment, it is not necessarily an interest by the City to acquire or redevelop the site.

It should be recognized that some of the catalyst sites are existing public or private parking lots. The parking supply near each site should be assessed as each is considered for development. Downtown parking is further discussed on p. 74 and p. 89.

The subject property is identified as **Catalyst Site Q**.

Recommendation for Catalyst Site Q:
 This opportunity site represents the greatest potential for riverfront redevelopment on the east side of the Fox River. This site currently hosts a small office building and modest open space. However, it is the southern gateway to downtown along Riverside Avenue. Redevelopment of the site could vary based on the City’s ability to address transportation and circulation. Redevelopment should also include a significant gateway feature at the southern end of the site, and gathering spaces for riverfront events, cafes, or other activities and uses.



Downtown Redevelopment Concept (p. 92): This image depicts a development concept for a number of Catalyst Sites, including Site Q, but notes “the concept is only meant to illustrate one possible approach for redevelopment that satisfies the goals, objectives and guidelines as expressed in the St. Charles Comprehensive Plan.”



II. CONCEPT PLAN REVIEW

A Concept Plan application was reviewed in Summer 2021. The Concept Plan was a similar proposal for a five-story, mixed use building. The residential unit count was 48 units. Plan Commission provided positive feedback on the overall concept, but expressed a number of concerns that were also heard from nearby residents:

- Density and bulk/scale relative to the neighborhood to the east, need for shadow study
- Site requires a gateway design or transition with a stepped or varied building mass
- Use different architecture, proposed style made the building appear massive
- More detail needed on the open space area
- Concerns regarding proposed on-street parking, particularly along Riverside Ave.
- Traffic circulation with the closure of Indiana Ave.
- Existing parking supply in the area and impacts of the project on on-street parking.

A significant amount of comment letters were received.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in applicable sections of the Zoning Ordinances, including:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.16 Business and Mixed Use Districts
- Ch. 17.24 Off-Street Parking and Loading

A. Zoning

The property is located in the CBD-1 Central Business District and Downtown Overlay District. No change to the underlying zoning is proposed. The property is located in the Central Historic District.

B. Proposed Uses

- Use of the first floor of the building is subject to the CBD-1 Downtown Overlay District permitted use list. “Retail Sales” use is identified as the first floor use on the Preliminary Plan. Unless limited through the PUD approval, the first floor space could be used for other commercial uses permitted in CBD-1 Downtown Overlay zoning, such as Personal Services, Restaurant, Tavern/Bar, or Indoor Recreation.
- The residential apartments are categorized as a “Multi-Family Dwelling”, which is a permitted use in the CBD-1 district, subject to a minimum lot area per unit limitation (1000 sf. of lot area per 1 dwelling unit).

C. Property and Bulk Standards

The subject property is comprised of a full city block, identified on the original 1837 subdivision plat of St. Charles as Block 15. The property was originally platted into 3 lots- Lots 1 and 2 on the north half, and Lot 3 on the south half. The current ownership of the property is two tax parcels that split the block in approximately a north and south half. These two tax parcels were previously under separate ownership, but are now owned by the developer. For purposes of applying existing zoning requirements, any single or combination of these parcels could be developed under the CBD-1 zoning regulations.

The table below compares the Concept Plan with the bulk standards applicable to the CBD-1 Zoning District. Any deviations from the bulk standards required for the development would need to be approved through the Planned Unit Development (PUD) ordinance.

Category	CBD-1 Zoning	2021 Concept Plan	2022 PUD Plan
Min. Lot Area	<ul style="list-style-type: none"> 1,000 sf per residential unit Existing total site is approx. 21,400 sf, which allow 21 units 	25,930 sf for 48 units (With proposed vacated property from the City added to site area)	38,960 sf for 43 units (With proposed vacated property from the City added to site area)
Min. Lot Width	None	N/A	N/A
Max. Building Coverage	None	N/A	N/A
Max. Gross Floor Area per Building	40,000 sf per building (80,000 if existing parcels developed with two adjoining buildings)	64,354 sf	57,767 sf
Max. Building Height	50 ft. (based on elevation at the mid-point of the front lot line- potential elevation range of 735.5 to 739)	59 ft. measured from high point (NE corner of site) 63 ft. estimated average	59'8" measured from high point (NE corner of site) (Elevation 749.167)
Front Yard	Max. 5 ft.	0 ft.	0 ft. from existing block lines- <i>See Staff comments below</i>
Interior Side Yard	Max 5 ft.	0 ft.	
Exterior Side Yard	Max. 5 ft.	0 ft.	
Rear Yard	None	N/A	N/A
Landscape Buffer	Not required in CBD-1	N/A	N/A
Parking Spaces	<ul style="list-style-type: none"> In CBD-1 requirement is 1 space per dwelling unit, regardless of bedroom count (43 spaces required) Retails Sales is 4 spaces per 1,000 sf of floor area (30 spaces required) Site is eligible for SSA parking exemption; existing off-street spaces cannot be eliminated (48 total spaces existing- 37 private in parking lot , 11 public along 2nd Ave. 	62 spaces shown (32 in private parking lot, 30 along street parking)	52 spaces shown (28 in private parking lot, 24 along 2 nd Ave.- proposed as private parking)

Staff Comments:

- ✓ PUD deviations are required based upon the building size, including deviations to Minimum Lot Area per Residential Unit, Maximum Gross Floor Area of the Building and Maximum Building Height.

- ✓ The proposed right-of-way vacation will result in the block lines shifting outward from the proposed building, however the vacated right-of-way will be encumbered with easements and will still have the appearance and function of a street right-of-way.
- ✓ In the CBD-1 district, newly constructed off-street parking lots are required to be set back 5 feet from right-of-way. If parking lots are reconstructed or resurfaced, the paving can be constructed at 50% of the required setback (2.5 ft.) The setback area would need to be landscaped per Chapter 17.26 of the Zoning Ordinance. This requirement may apply to the Illinois Ave. frontage of the parking lot.
- ✓ Related to discussion of the building height or mass, a Shadow Study was request by Plan Commission. The Study submitted shows conditions during a single day in July. Staff has recommended that the applicant update the shadow study to show the exact building mass and conditions during different times of year with different sun angles.

D. Parking Exemption

The property is located within the Downtown Special Service Area taxing districts 1A and 1B, Per Section 17.24.080, an off-street parking exemption is permitted, provided conditions in the table below are met:

Code Requirement to qualify for Parking Exemption	Parking near the Subject Property
<p><u>Residential Uses:</u> Overnight parking available within 200 ft. walking distance</p> <p><u>Non-Residential Uses:</u> Parking for general public during the business hours within 500 ft. walking distance</p>	<p><u>60 ft. away:</u> Municipal Parking Lot B (north of Illinois Ave., behind Pollyanna & Flagship): 63 total spaces, with 38 spaces designated for 24-hour parking. Remaining spaces are available for evening/overnight parking.</p> <p><u>350 ft. away:</u> Municipal Parking Lot S (Walnut/Norris Parking Deck): 108 spaces available for 24-hour parking</p> <p><u>500 ft. away:</u> Municipal Lot Z (Klinkhamer Deck- smaller First St Deck) 30 min to 2-hour parking, 9am to 5pm</p> <p><u>650 ft. away:</u> Municipal Lot I (the larger First Street Parking Deck): 269 spaces designed for 24-hour parking.</p>
<p><u>Existing off-street parking spaces</u> Shall not be eliminated unless: a) the same number of private, off-street spaces are constructed elsewhere by the property owner, within the distance specified above, or b) the City Council determines that, based upon a parking study, adequate public parking is available within the required distance to serve the use.</p>	<p><u>Current parking: 48 off-street parking stalls:</u></p> <ul style="list-style-type: none"> • 37 private stalls on the 206 Riverside lot • 11 public stalls on 2nd Ave. adjacent to the 216 Riverside building. <p><u>PUD Plan: 52 off-street parking stalls</u></p> <ul style="list-style-type: none"> • 28 stalls on the 206 lot • 24 perpendicular stalls on 2nd Ave. <p><i>The developer has requested that the street stalls be conveyed for private ownership for use by the building tenants/residents</i></p>

On-street parking

On-street parking spaces located within three hundred (300) feet of the use may be credited to meet up to twenty-five percent (25%) of the requirement for off-street parking for *non-residential* uses only. *(This reduction is not calculated where the standard for a parking exemption have been satisfied)*

Note existing on-street parallel public parking that can accommodate approximately 5-7 vehicles on 2nd Ave. & Indiana Ave. will be eliminated (due to the street vacation and addition of private parking along 2nd Ave.) These spaces are not counted toward the parking exemption calculations because they are not “off-street”.

Staff Comments regarding Parking Code Compliance for the Project:

- ✓ With respect to distance to public parking, the site meets the code standards to qualify for the parking exemption.
- ✓ The number of parking spaces in the existing private lot will be reduced. Therefore, at least 9 of the perpendicular parking spaces along 2nd Ave. would need to be under private ownership in order to meet the parking exemption requirement (cannot eliminate existing private off-street parking spaces).
- ✓ The PUD approval ordinance could allow for the use of public street spaces adjacent to the building to count toward meeting the parking requirement, even if they remain publicly owned, or are reserved for private use via an agreement with the City.

Staff Comments regarding Parking Planning in Downtown:

- ✓ The subject property is a Catalyst Site in the Comprehensive Plan Downtown SubArea. The plan notes that certain catalyst sites includes existing public or private parking lots, and recommends the parking supply near each site be assessed as each is considered for development. The City has not conducted a recent parking demand or supply assessment of this area, but is budgeting for a study of downtown parking to be conducted in the upcoming fiscal year (fiscal year begins May 2022).
- ✓ The nearest adjacent public parking, Lot B behind Pollyanna Brewing, is part owned by the City and part by the developer, and there is a parking agreement over the property that allows for shared use of the lot. The City’s intent is to acquire the entire east half of the block for permanent public parking and a potential future public parking deck, as identified in the Comprehensive Plan.

E. Landscaping and Screening

- **A revised landscape plan has been submitted and is under review.**

Previous Staff Comments:

- There are opportunities for additional plantings within the planting areas.
- Retaining walls may be required along the walkways along the south and west faces of the building- more details would be needed regarding the design and materials.
- Additional details on the concert patio/sitting wall should be provided. The City may have an interest in retaining an easement or a location to display a gateway sign for the downtown at that location- this could be incorporated into this feature.
- A landscape strip or other parking lot screening (such as a decorative fence) is recommended along Illinois and Riverside Ave. At a minimum, a raised curb should be provided to separate the parking area from the sidewalk along Illinois Ave. If the parking lot is reconstructed or repaved, a 2.5 ft. setback with landscaping would be required along the Illinois Ave. frontage of the parking lot.

F. Design Review Standards and Guidelines

The Zoning Ordinance, Chapter 17.06, contains Design Review Standards and Guidelines for the Central Business District. In general, the plans comply with most requirements, except for items noted below.

Building Placement and Lot Coverage

- *To maintain historic patterns of building development in downtown St. Charles, building footprints should not occupy more than 75% of a block.*

Parking and Service Areas

- *Surface parking lots shall not be located between buildings and the street, but may instead be located behind or beside buildings.*
- *Where a lot or use is eligible for the parking exemption (Section 17.24.080), onsite parking is discouraged. Where parking is provided, its design and location should minimize impacts on the pedestrian environment. Perimeter landscaping or decorative walls for screening, parking courtyards, and use of brick or other decorative pavers for surfaces, are examples of ways to accomplish this.*

The following Building Design Guidelines were noted during the Concept Plan review, plans have been revised to generally comply with these guidelines:

Building Design Guidelines:

- *For buildings greater than four stories or 50 feet in height, higher stories should be stepped back from street level facades a minimum of six feet and a maximum of sixteen feet.*
- *Use earth tones or muted colors in the materials used for building exteriors. The goal is to achieve a design where no single building stands out or overpowers the views or the natural landscape of the valley. Lighter colors or bright colors should be used only in minor accents.*

Staff Comments:

- ✓ The parking lot is an existing condition at the property.
- ✓ The need for perimeter landscape or screening has been noted under the landscape comments.

IV. DEPARTMENTAL REVIEWS

PUD Preliminary Plans have been submitted. Staff has requested supplemental details be provided before circulating the engineering plans for a more detailed staff review.

A. Lot/Subdivision

The property is proposed to be platted into a single lot and would include adjacent street right-of-way: Indiana Ave., the triangular right-of-way area to the south of Indiana Ave., parkway along 2nd Ave., and parkway along Riverside Avenue. These areas would become private ownership for use and maintenance purposes, but will be encumbered by easements.

Staff Comments:

- ✓ Streets adjacent to the property are dedicated right-of-way which the City could act to vacate. The Plat needs to be updated to better depict which areas are street vacations. Staff has requested an ALTA or Title Report to confirm that the area south of Indiana Ave. is street right-of-way.
- ✓ City public utility and access easements would need to be maintained over any area that is conveyed, and the plat should identify easement areas for public utilities, drainage, and access.
- ✓ As an alternative to conveying the property, the City could retain ownership but grant easements or licenses to the property owner to allow for use and maintenance of the parking and open space areas shown on the plan.

B. Traffic and Street Improvements

The applicant has provided a Traffic Memo assessing the existing traffic around the site. Staff has requested the applicant provide additional study information that projects out site generated traffic and assesses the impact of the project and changes to the roadway network.

Staff Comments:Illinois Ave.

- ✓ Left turns from northbound 2nd Ave. to Illinois Ave. are currently restricted. This restriction appears to have been imposed to deter traffic trying to bypass the Riverside/Illinois traffic signal. Depending on the changes proposed to 2nd Ave., this restriction may no longer be necessary.
- ✓ At the 2nd Ave. intersection, the building may cause an intersection site visibility issue for northbound 2nd Ave. traffic. **The applicant's traffic engineer has provided an updated Traffic Study with an assessment of the site visibility issue- this will need to be reviewed by the City's traffic engineer.** The building Common Area Entry on the first floor may need to be reconfigured to pull the first-floor building wall back from the intersection in order to improve site visibility.

2nd Ave.

- ✓ The applicant intends to continue the existing street and parking cross section south, which is a 22 ft. wide street, with deep (22 ft.) perpendicular parking stalls along the east side of the street.
- ✓ Plans do not indicate a barrier between the parking stalls and sidewalk. Curbing or some type of bollard should be considered.
- ✓ The intersection at Riverside Ave. is proposed to be reconfigured to eliminate the sharp corner and create more of a T-intersection. The existing angled lane coming off of northbound Riverside Ave. could potentially be eliminated in order to slow traffic through this area and discourage cut-through traffic seeking to avoid the Riverside/Illinois traffic signal.
- ✓ Staff has requested further analysis of the geometrics and safety of the proposed intersection modification. **An updated Traffic Study has been provided, this is to be reviewed by City staff and the City's traffic engineer.**

Riverside Ave.

- ✓ A reduction to a 24 ft. width is now proposed, based on staff feedback. Modifications to the street width and cross section will need to be evaluated by Public Works and Fire Department. Detailed cross sections have been requested.
- ✓ Street parking that had been proposed during the Concept Plan review been removed.
- ✓ A proposed paver crossing located mid-block along the site frontage has been removed from the engineering plans due to safety concerns. The crossing is still shown on certain renderings- the applicant should clarify the intent regarding the crossing.

Other comments

- ✓ The layout of the parking lot and ATM access will need further review. Based on the perpendicular parking layout, the drive aisles do not appear to be wide enough for vehicle maneuvering.
- ✓ Retaining the existing angled parking layout is recommended in order to provide an adequate aisle width and impose a one-way flow for the parking lot and ATM usage.

C. UtilitiesWater

- Fire hydrant locations and water supply for the project were reviewed by the City as a part of a Water Modeling Study.
- Water mains around the site are old smaller sized mains. Extension and upsizing of water mains is recommended around the entire site, with a new water main extension along Riverside and Indiana Ave.
- The Preliminary Engineering Plans need to be updated to show these improvements.

Sanitary Sewer

- The sanitary sewer system was analyzed to determine the impact of flow from the project. The sewer system generally from this site and continuing downstream to the City's main lift station (at Deveraux Way & Rt. 25) was analyzed.
- This study found that there is sufficient capacity to accommodate flow from this site during dry weather conditions. The added flow volume from the project is minimal compared to the existing flow in the pipe, which is a major trunk line serving a large portion of the City. Sewer capacity issues occurring during wet weather events is an existing issue that the City is working to address system wide.
- The sanitary sewer service to the building cannot be connected to the large trunk sewer on Riverside Ave. The study recommended connecting at specific invert elevations to existing sewers upstream on 2nd Ave. or Illinois Ave.

Electric

- There are number of overhead and underground electrical infrastructure items that cross through and around the site. Some of these facilities will need to be modified, upgraded or expanded based on the concept plan. Equipment structure boxes (including a transformer) will need to be accommodated within the site. A proposed transformer location is shown. This will require further coordination with the City's Electric Utility.

Stormwater

- Additional information and calculations need to be submitted to understand the stormwater and floodplain impacts of the project, and how the development will address the requirements of the Stormwater Management ordinance.

- Floodplain is located on the property, and compensatory floodplain storage volume will need to be accounted for in some manner. Plan show additional building footprint within the 10-year and 100-year floodplain. This flood storage could potentially be incorporated into the design of the open space area.
- The building will need to be dry floodproofed to 3 ft. above the base flood elevation. The finished floor of the commercial space appears to be above this elevation.
- In order to meet the floodplain requirements, the following changes may need to be considered:
 - Reducing the footprint of the commercial portion of the building (where new footprint is being added)
 - Use of elevated deck structures along the building, not an elevation walkway.

V. DEVELOPER CONTRIBUTIONS

A. Inclusionary Housing

This development will be subject to the Inclusionary Housing Ordinance, Title 19 of the City Code. The affordable unit requirement for this development is 4.3 units (10% of the total number of units). A fee worksheet has been submitted indicating the applicant's intent to pay a fee in-lieu of providing 4.3 affordable units. Based on a fee in-lieu amount of \$39,665.75 per required affordable multi-family unit, a total fee in-lieu amount of \$170,562.73 would be due at the time of building permit.

B. School District

This development will be subject to Ch. 16.10 "Dedications" of the Subdivision Code and will be required to provide a cash contribution to St. Charles CUSD 303. Based on the bedroom count of 27 1-bedroom units and 16 2-bedroom units, a total contribution of \$28,349.44 would be due prior to issuance of building permit.

C. Park District

Also per Ch. 16.10 of the Subdivision Code, a land or cash contribution will be required for the St. Charles Park District. Given the site size, a cash contribution will be provided. Note, the land-cash worksheets appears to show a calculation error- the correct total estimated population is 78 and the resulting cash-in-lieu is \$187,806.45.

VI. HISTORIC PRESERVATION COMMISSION REVIEW

For properties within a Historic District, the Zoning Ordinance calls for the Historic Preservation Commission to review zoning applications, including PUDs, and provide a recommendation regarding the potential impact on the historic resources of the City, particularly with regard to designated landmarks and historic districts directly affected.

The Historic Preservation Commission reviewed the PUD applications on March 15, 2022, and recommended approval (4-0, 1 abstain), providing the following comments:

- The plan follows the Comprehensive Plan recommendations for a gateway development at the south end of downtown.

- The project includes quality architectural design which they believe will enhance property values in the area.
- Historic resources (landmarks and districts) will not be damaged or experience a negative impact from the project.
- The parking issues in the area need to be addressed further by the City.

One member abstained from the vote due to concerns over the 5th floor.

VII. OPTIONS FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

If Public Hearing is closed-

2. Make a Recommendation to Planning & Development Committee

For PUD applications, only one finding must be made in the affirmative to recommend approval, which is: Is the PUD in the public interest?

The Criteria for PUDs should be considered to reach a conclusion.

The applicant has provided responses to the Criteria for Planned Unit Developments, attached.

- a. **Recommend approval** of the applications for Special Use for PUD and PUD Preliminary Plan.
 - i. This recommendation should be subject to resolution of outstanding staff comments.
 - ii. Additional conditions if deemed necessary by the Plan Commission to meet the PUD finding.

OR

- b. **Recommend denial** of the applications for Special Use for PUD and PUD Preliminary Plan.
 - i. Plan Commission must substantiate how the PUD finding is not being met in order to recommend denial.

OUTSTANDING STAFF COMMENTS

Staff has noted certain items where additional information may be needed for Preliminary Plan approval. If the Plan Commission wishes to receive this additional information as a part of the public hearing recorded, the hearing could be continued in order for this information to be presented at a later date. Alternately, the Plan Commission could provide a recommendation with conditions. **Note- Additional information has been submitted, as noted below.**

The following are items where additional information has been requested:

- Traffic Study additional information- **An updated study has been submitted.**
- Landscape Plan – **Revised plan submitted.**
- Engineering-
 - Stormwater/Floodplain information- **Narrative has been submitted.**
 - Incorporation of recommended utility improvements
- Updated Subdivision Plat -**Site boundaries are shown on the revised geometric plan, subdivision plat needs to be updated to show all right-of-way vacations (including 2nd Ave. and Riverside Ave.)**

VIII. ATTACHMENTS

- Applications
- Letters received

STC Morse, LLC
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St. Charles, IL 60174
630 - 461 - 7075
Conrad@frontierdevelopmentgroup.com

FEB 28TH 2022

Re: Findings of Fact - Criteria for Planned Unit Developments

i.) The PUD advances multiple purposes of the Planned Unit Development procedure stated in Section 17.04.400.A: by;

- The PUD allows 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. Conforming to current design standards would result in a development with less impactful architecture, less onsite parking, less effective use of open space, and less efficient public access through the site to public facilities/river. The PUD proposes a conforming use within the Zoning District.
- The PUD proposes a conforming use described in the Comprehensive plan & allowed in current Zoning ordinances, in a more compact, single building development oriented to the pedestrian that promotes physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
- The PUD offers a robust retail experience that will activate the river and pedestrian facilities in the Downtown & a 5-star multifamily rental product that is currently underserved within the Downtown area or Central Business District.
- The PUD promotes economic development and efficient use of land, achieves use of land proposed in the Comprehensive plan, while providing more effective parking & usable open space and recreational facilities for the enjoyment of all.
- According to the 2013 Comprehensive Plan this opportunity site represents the greatest potential for riverfront redevelopment on the east side of the Fox River. The PUD proposes a conforming use, on a site containing an obsolete building. The current use as an office building is a non-conforming use in the overlay district.
- The Comprehensive Plan was developed using input from the community at large, through traditional & web-based community outreach. The final design of this PUD was guided by the Comprehensive plan & is a result of a collaborative process via direct input from neighboring property owners and residents, governmental bodies, and the community during the Concept Plan Review phase.

ii.) The proposed PUD and PUD preliminary plans conform to the requirements of the underlying zoning district in which the PUD is located except where Conforming to the requirements from the applicable design review standards

contained in chapter 17.06 would inhibit creative design that serves the community goals. The proposed PUD will provide benefits that outweigh those realized by conforming to applicable requirements.

- The PUD will provide community amenities beyond those required by ordinance, including abundant open space & gathering space, improved walkability between the neighborhood and river, walking/biking paths, and Downtown.
- The PUD will preserve open space & natural beauty in excess of what is required by ordinance or other regulation by reshaping and beautifying the parkway into a more cohesive, pedestrian friendly layout while adding parking creating a key gateway element at the critical southern gateway to the city while maximizing the development opportunity of the site.
- The PUD allows for a higher quality of architecture. Densities required for successful development of this product type are achieved while tapering the building from 5 stories adjacent to the CBD-1 down to greenspace adjacent to the Residential district. Conforming to the current ordinances would still allow mixed use-multi story use but would result in (2) 50' multi-story buildings, with less to no; open space, additional parking, or additional pedestrian connectivity, and significantly less flexibility in design to achieve the desired result.

iii.) The proposed PUD conforms with the standards applicable to the special uses (Section 17.04.330.C.2):

- A. The special use will serve the public convenience at the proposed location. Improvements of the conditions at the intersection of Riverside & 2nd Ave will facilitate more efficient traffic operations as well as a better aligning access onto riverside improving sight lines and safety with little to no delay to motorist. The PUD provides better pedestrian connectivity and beautifies open space & converts the first floor & entire development to a conforming use.
- B. The PUD provides adequate utilities, access roads, and drainage. Working with city staff, a 3rd party study of existing infrastructure was conducted. All suggestions from this study have been incorporated into our engineering to ensure that there is no net impact on the City infrastructure. Additionally, the traffic study concludes that the resulting lay out will better facilitate traffic operations and improve safety. A channelized island will be installed on the 2nd Avenue southbound approach, which will separate northbound and southbound traffic, as well as better align/orient 2nd Avenue traffic closer to a 90-degree angle, improving sight lines for turning maneuvers.
- C. At the most basic level, the Comprehensive Plan is intended to direct orderly growth and change as well as maintain and enhance the livability of the city. Significant resources were committed to develop The Comprehensive plan that would elevate the use, enjoyment, and value of all properties within the City. The proposed special use is directly in line with the intended use contemplated in the Comprehensive Plan and is a conforming use within current zoning ordinances. The creative design allowed by the requested variances serve to enhance the design & impact of the Development.
- D. The special use will promote the normal and orderly development and improvement of the surrounding property for uses permitted with in the district as described and anticipated in the 2013 Comprehensive Plan. The special use proposes a conforming land use, variances primarily affect efficiency of design.
- E. The establishment, maintenance, and operation of the Special Use will not be detrimental to the public health, safety, comfort, or general welfare of the city. The proposed special use is a conforming use within the overlay district per current Zoning for the CBD-1 and is in line with the use anticipated by the comprehensive plan.
- F. The proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this title except as may be varied pursuant to a Special Use for Planned Unit Development. Requested variances serve to facilitate creativity in design, and effective use of the land, not to change the nature or the use of the development. The special use is a conforming use within the overlay district.

iv. The proposed PUD will be beneficial to the physical development & diversity of housing options offered in the Downtown area. It will also be beneficial to the tax base and economic well-being of the city. One of the two parcels in

the PUD is within the 1st street TIF district. The parcel has an extremely low basis, and the increment of this development is largely additive to the TIF.

v. The PUD proposes a conforming use and is directly in line with the Comprehensive Plan, especially as described for the Downtown Sub Area. In addition to providing an architecturally significant development at a key Gateway to the Downtown, a Specific goal of the Comprehensive plan is to Focus efforts and resources on development projects that are likely to catalyze other investment based on the population and benefits they bring to the Downtown, promote new infill development in the Downtown area, and encourage the consolidation of smaller development parcels where possible to foster larger, more coordinated development opportunities. Apartments are an important component of a healthy housing stock, and the product is currently underrepresented in the downtown. Efficient mixed used developments on key catalyst sites such as this one, that boost residential diversity and density, retail diversity, and especially activation of the river and pedestrian facilities as recreational resources. These are all important components of revitalizing Downtown St. Charles as the symbolic "heart" of the community and enhancing its role as the City's primary mixed use pedestrian environment.

Thanks -

Conrad Hurst

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	_____
Project Number:	_____ -PR- _____
Cityview Project Number:	_____

Received Date
RECEIVED
MAR 03 2022
 City of St. Charles
 Community Development

- File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.

1. Property Information:	Location: 206 & 216 S. Riverside Ave	
	Parcel Number (s): 09-34-130-005, 09-34-130-006	
	Proposed Name: River East Lofts River East Lofts	
2. Applicant Information:	Name: STC 216, LLC	Phone: 630-461-7075
	Address 1 E Main St. St. Charles, IL 60174	Email: Conrad@frontierdevelopmentgrou
3. Record Owner Information:	Name: STC 216, LLC	Phone: 630-461-7075
	Address: 1 E Main St, St. Charles, IL 60174	Email: rad@frontierdevelopmentgroup.c

4. Identify the Type of Application:

Special Use for Planned Unit Development - PUD Name: River East Lofts

- New PUD
- Amendment to existing PUD- Ordinance #:
- PUD Preliminary Plan filed concurrently

Other Special Use (from list in the Zoning Ordinance):

- Newly established Special Use
- Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Mixed Use

Is the property a designated Landmark or in a Historic District? Yes

What is the property's current zoning? CBD-1 Central Business District

What is the property currently used for? Office

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

New Construction of 5 Story mixed use building. Retail on First Floor, Multifamily apartments on floors 2-5.

6. For Special Use Amendments only:

Why is the proposed change necessary?

Variances requested for flexibility of design to provide most effective redevelopment opportunity for developer and City.

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

Please see attached code analysis and project plans for description of proposed amendments.

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

7. Required Attachments:

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

- APPLICATION FEE:** Special Use for PUD: \$1,000
All other Special Use requests: \$750
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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:** a) A current title policy report; or
b) A deed and a current title search

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.

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
- FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.
- LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html
- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT: As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>

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

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

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

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.

STC MORSE, LLC

2.28.22

Record Owner

Date



2.28.22

Applicant or Authorized Agent

Date

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

STATE OF ILLINOIS)
)SS.
KANE COUNTY)

I, CURTIS HURST, being first duly sworn on oath depose and say that I am
Manager of STC 216, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

FRONTIER DEVELOPMENT LLC _____

By: Curt, Manager

Subscribed and Sworn before me this 2ND day of
MARCH, 2022.

Diane M DeWitte
Notary Public



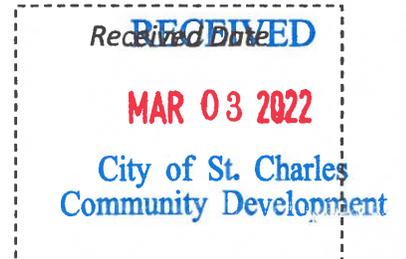
City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	_____
Project Number:	_____ -PR- _____
Cityview Project Number:	_____



- *File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.*

1. Property Information:	Location:	206 & 216 S. Riverside Ave		
	Parcel Number (s):	09-34-130-005, 09-34-130-006		
	Proposed PUD Name:	River East Lofts		
2. Applicant Information:	Name:	STC 216, LLC	Phone:	(630) 461-7075
	Address	1 E Main St St. Charles, IL 60174	Email:	rad@frontierdevelopmentgroup.c
3. Record Owner Information:	Name:	STC 216, LLC	Phone:	(630) 461-7075
	Address:	1 E Main St, St. Charles, IL 60174	Email:	rad@frontierdevelopmentgroup.c

4. Identify the Type of Application:

- New proposed Planned Unit Development (PUD) – Special Use Application to be filed concurrently**
- Existing Planned Unit Development (PUD)**
 - PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

- Proposed lot has already been platted and a new subdivision is not required.**
- New subdivision of property is required:**
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

5. Required Attachments:

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

- APPLICATION FEE:** \$500
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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:** a) A current title policy report; or
b) A deed and a current title search

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.

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- CONSTRUCTION SCHEDULE:** Indicate the following:
 - Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
 - Approximate dates for beginning and completion of each phase.
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

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

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

- PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).
- PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- Preliminary Engineering Plans.
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose
 3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
 4. Location, size, shape, height, and use of existing and proposed structures

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

ARCHITECTURAL PLANS: Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

TREE PRESERVATION PLAN: When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans". This information may be included as part of the Landscape Plan set.

LANDSCAPE PLAN: Landscape Plan showing the following information:

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

SKETCH PLAN FOR LATER PHASES OF PUD: For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

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.

STC 216, LLC 2.23.22
 Record Owner Date

[Signature] 2.28.22
 Applicant or Authorized Agent Date

STC Morse, LLC
1 E Main
St. Charles, IL 60174
630 – 461 – 7075
Conrad@frontierdevelopmentgroup.com

FEB 28TH 2022

Re: Public Benefits, Departures from Code:

The proposed PUD departs from the Zoning Ordinance only in the following capacities:

- Minimum Lot Area (43,000 vs. 38,960 Proposed)
 - o The purpose of this request is to provide a critical housing product that is currently under served in the Downtown market. This variance will allow us to provide 5 Star, high density housing within the CBD, in line with the desired intent the Comprehensive plan. The proposed PUD is a conforming use within the overlay district.
- Maximum Gross Floor Area per Building (40,000 vs. 57,767 Proposed)
 - o This variance is only required as a result of combining PINs & building a single building on the site, as opposed to 2 individual 40,000 square foot buildings which the site and current Zoning Ordinances would facilitate. Containing this development to 1 building allows for more efficient design, especially as it pertains to providing additional parking, open and gathering space for the community. These design objectives are directly in line with the intent of current Zoning Ordinances & the Comprehensive Plan.
- Building Height (50' vs 59'8" Proposed)
 - o This variance allows us to achieve the required densities for this project to deliver a successful product, while still providing the opportunity for additional parking, and functional open & gathering space for the community. It also allows for flexibility in design so that the building can maintain its architectural interest especially with regard to the 5th floor set back from primary façade (per Design Standard Guidance), & the taper of the building and site into the adjacent residential zoning district. The final result is an attractive and impactful Gateway element to the Downtown.

None of these departures propose a use that was not specifically anticipated in the 2013 Comprehensive Plan or are non-Conforming uses within the overlay district. The departures requested serve only to allow the creative flexibility to provide the best version of this product on a key catalyst site in the Downtown Sub Area.

Thanks –

Conrad Hurst

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: River East Lofts

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: CBD-1 	Ordinance #: N/A	
Minimum Lot Area	NONE 1000 sf per dwelling unit	N/A	N/A
Minimum Lot Width	NONE	N/A	N/A
Maximum Building Coverage	NONE	N/A	N/A
Maximum Gross Floor Area per Building	40,000	N/A	57,767
Maximum Building Height	50'	N/A	59'8"
Front Yard	0-5' Max	N/A	0
Interior Side Yard	5' Min if Provided	N/A	N/A
Exterior Side Yard	0'-5' Max	N/A	0'
Minimum Rear Yard	None	N/A	0'
Landscape Buffer Yard ²	None	N/A	N/A
% Overall Landscaped Area	None	N/A	N/A
Building Foundation Landscaping	None	N/A	N/A
Public Street Frontage Landscaping	None	N/A	N/A
Parking Lot Landscaping	17.26.100	N/A	Per Ordinance
# of Parking Spaces	48	N/A	52
Drive-through Stacking Spaces (if applicable)	N/A	N/A	N/A

² 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, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	River East Lofts
Date Submitted:	2/28/22
Prepared by:	Conrad Hurst

Total Dwelling Units:

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

Total Dwelling Units w/ Deduction:

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

Estimated Population Yield:

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency	0	DU x 1.294	= 0
➤ 1 Bedroom	27	DU x 1.758	= 34.983
➤ 2 Bedroom	16	DU x 1.914	= 30.624
➤ 3 Bedroom	0	DU x 3.053	= 0

Totals: Total Dwelling Units (with deduction, if applicable) ⁷⁸ Estimated Total Population

Park Site Requirements:
 Estimated Total Population: x .010 Acres per capita = Acres

Cash in lieu of requirements:
 Total Site Acres: x \$240,500 (Fair Market Value per Improved Land) = \$ \$187,806

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	River East Lofts
Date Submitted:	2/28/22
Prepared by:	Conrad Hurst

Total Dwelling Units: 43

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

Total Dwelling Units w/ Deduction:

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

Estimated Student Yield by Grades:

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)		Middle (Grades 6 to 8)		High (Grades 9 to 12)	
Detached Single Family							
➤ 3 Bedroom		DU x .369	=	DU x .173	=	DU x .184	=
➤ 4 Bedroom		DU x .530	=	DU x .298	=	DU x .360	=
➤ 5 Bedroom		DU x .345	=	DU x .248	=	DU x .300	=
Attached Single Family							
➤ 1 Bedroom		DU x .000	=	DU x .000	=	DU x .000	=
➤ 2 Bedroom		DU x .088	=	DU x .048	=	DU x .038	=
➤ 3 Bedroom		DU x .234	=	DU x .058	=	DU x .059	=
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency	0	DU x .000	= 0	DU x .000	= 0	DU x .000	= 0
➤ 1 Bedroom	27	DU x .002	= .054	DU x .001	= .027	DU x .001	= .027
➤ 2 Bedroom	16	DU x .086	= 1.376	DU x .042	= .672	DU x .046	= .736
➤ 3 Bedroom	0	DU x .234	= 0	DU x .123	= 0	DU x .118	= 0

Totals: 43 TDU (with deduction, if applicable) 1.43 TE .699 TM .763 TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	1.43	x .025	= .03575
Middle (TM)	.699	x .0389	= .0271911
High (TH)	.763	x .072	= .054936

Total Site Acres: .1178771

Cash in lieu of requirements:

.1178771 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 28,349.44

CITY OF ST. CHARLES 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: 43

Date Submitted:

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.

1) 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	43	X	10%	=	4.3

2) 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
 - # of affordable units to be provided:
 - Amount of fee in-lieu to be paid (calculate below):

Fee In-Lieu Payment Calculation

Multi-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
4.3	0	X	\$39,665.75	=	170,562.725

Single-Family Attached (Townhouse) / Two-Family Development:

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$27,766.03	=	

Single-Family Development:

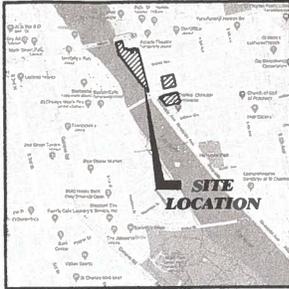
# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Affordable Unit		Total Fee-In-Lieu Amount
		X	\$15,866.30	=	

A.L.T.A./N.S.P.S.

LAND TITLE SURVEY

BMO HARRIS BANK, NA, ST, CHARLES, IL

SEE SHEET 2 FOR SURVEYOR'S NOTES, SCHEDULE B EXCEPTION NOTES AND DATA FOR PARCELS 4 & 5



VICINITY MAP

ABBREVIATIONS LEGEND

- R.O.W. - RIGHT-OF-WAY
- FP - FOUND IRON PIPE (6 AS SHOWN)
- FR - FOUND IRON ROD
- SP - SET IRON PIPE (6 AS SHOWN)
- B-B - BACK OF CURB TO BACK OF CURB
- SF - SQUARE FEET
- P.O.B. - POINT OF BEGINNING

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- UNDERLYING PARCEL LINE (Dashed Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Dotted Line)
- APPROX. SCALED LIMITS OF FEMA SPECIAL FLOOD HAZARD AREA (Dashed-Dotted Line)

SYMBOL LEGEND

- | | |
|---|-----------------------------------|
| ○ - MANHOLE | — SW - SANITARY SEWER |
| ○ - CATCH BASIN | — SM - STORM SEWER |
| □ - INLET | — WM - WATER MAIN |
| ○ - WATER VALVE | — OM - OVERHEAD MIRE |
| ○ - VALVE & VAULT | — UG - UNDERGROUND GAS LINE |
| ○ - HYDRANT | — UG - UNDERGROUND ELECTRIC CABLE |
| ○ - STREET LIGHT | — FL - FENCE LINE |
| ○ - BUILDING LIGHT | — UG - UNDERGROUND PHONE CABLE |
| ○ - UTILITY POLE | — CD - DEPRESSION CURB |
| ○ - STREET SIGN | — B.O. - BLDG. OVERHANG |
| ○ - BUFFALO BOX | — TS - TRAFFIC SIGNAL W/MAST |
| ○ - TELEPHONE MANHOLE | ○ - NUMBER OF PARKING STALLS |
| ○ - ELECTRIC MANHOLE | ○ - TRANSFORMER |
| ○ - ELECTRIC CONTROL BOX | ○ - TELEPHONE CANSISTER |
| ○ - CABLE TV JUNCTION BOX | ○ - ELECTRIC METER |
| ○ - COMED DROP | ○ - MAILBOX |
| ○ - GAS VALVE | ○ - HANDHOLE |
| ○ - ELECTRIC VAULT | ○ - BOLLARD |
| ○ - MAINTENANCE & REPAIR EASEMENT PER DOC. 2017068166 (FOR BENEFIT OF LOT 1) (PARCEL 2) | ○ - EASEMENT BENEFITING LOT 2 |
| | ○ - EASEMENT BENEFITING LOT 3 |

PARCEL DESCRIPTION

PARCEL 1:
LOT 1 IN BMO HARRIS BANK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2017068164.

PARCEL 2:
THAT PART OF THE FOLLOWING DESCRIBED TRACT AS GENERALLY SET FORTH IN QUIT CLAIM DEED RECORDED JANUARY 5, 1966 AS DOCUMENT RECORDED IN BOOK 2326 PAGE 201 DOCUMENT 1061493 LYING WEST OF THE WEST LINE OF LOT 1 IN BMO HARRIS BANK SUBDIVISION:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF EAST MAIN STREET WITH THE WESTERLY LINE OF FIRST AVENUE SOUTH; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF EAST MAIN STREET, 148 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF FIRST AVENUE SOUTH, 87 FEET; THENCE WESTERLY 26 FEET TO THE EASTERLY BANK OF THE FOX RIVER; THENCE NORTHERLY, ALONG THE EASTERLY BANK OF THE FOX RIVER TO THE SOUTHERLY LINE OF EAST MAIN STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 26 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. SAID PARCEL WAS PART OF FORMER UNDERLYING PARCEL INDEX NUMBER 09-27-388-001.

PARCEL 3:
THAT PART OF THE FOLLOWING DESCRIBED TRACT AS GENERALLY DESCRIBED IN A DEED RECORDED JANUARY 5, 1960, BOOK 2005, PAGE 265 AS DOCUMENT 909930 LYING WEST OF THE WEST LINE OF LOT 1 IN BMO HARRIS SUBDIVISION:
THAT PART OF THE EAST FRACTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF EAST MAIN STREET WITH THE WESTERLY LINE OF FIRST AVENUE SOUTH; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF EAST MAIN STREET 71 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF FIRST AVENUE SOUTH, 69.35 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH SAID WESTERLY LINE OF FIRST AVENUE SOUTH 0.89 OF A FOOT; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF EAST MAIN STREET, 39 FEET; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID FIRST AVENUE SOUTH 1.8 FEET; THENCE WESTERLY PARALLEL WITH THE WESTERLY LINE OF SAID FIRST AVENUE SOUTH TO THE FORMER EASTERLY BANK OF FOX RIVER; THENCE SOUTHERLY ALONG SAID EASTERLY BANK 23 FEET TO A LINE DRAWN PARALLEL TO AND 90 FEET SOUTHERLY OF THE SOUTHERLY LINE OF EAST MAIN STREET; THENCE WESTERLY ALONG SAID PARALLEL LINE, 175 FEET TO THE WESTERLY LINE OF SAID FIRST AVENUE SOUTH; THENCE WESTERLY ALONG SAID WESTERLY LINE, 21.2 FEET; THENCE WESTERLY TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS. SAID PARCEL WAS PART OF FORMER UNDERLYING PARCEL INDEX NUMBER 09-27-388-001.

PARCEL 4:
LOT 7 (EXCEPT THE WESTERLY 5 FEET OF THE NORTHERLY 25 FEET AND 1 INCH THEREOF) AND LOT 8 IN BLOCK 10 OF THE ORIGINAL TOWN OF ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF BLOCK 15 OF THE ORIGINAL TOWN OF ST. CHARLES, ON THE EAST SIDE OF FOX RIVER, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK, 103.35 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY ALONG A LINE, IF EXTENDED, WOULD INTERSECT THE EASTERLY LINE OF SAID BLOCK, 94.7 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF, TO A POINT ON SAID LINE, 79 FEET WESTERLY OF THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 17 FEET TO A LINE DRAWN PARALLEL WITH AND 111.7 FEET NORTHERLY OF, AS MEASURED ALONG THE EAST LINE, THE SOUTHERLY LINE OF SAID BLOCK; THENCE EASTERLY ALONG SAID PARALLEL LINE 70 FEET TO THE EASTERLY LINE OF SAID BLOCK; THENCE NORTHERLY ALONG SAID EASTERLY LINE 88.3 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING (EXCEPT THAT PART CONVEYED TO OAK PARK TRUST AND SAVINGS BANK AS TRUSTEE UNDER TRUST NUMBER, 9168 BY DEED RECORDED OCTOBER 9, 1984 AS DOCUMENT NUMBER 1697995 AND ALSO EXCEPT THAT PART CONVEYED TO THE CITY OF ST. CHARLES, BY WARRANTY DEED RECORDED MAY 25, 1994 AS DOCUMENT NUMBER 16809421, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS).

PARCEL 6:
EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 4, BY AND BETWEEN THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS AND BMO HARRIS BANK, N.A., AS SET FORTH IN THE PARKING AGREEMENT DATED MAY 6, 2013 AND RECORDED JUNE 14, 2013 AS DOCUMENT 2013K043676, IN KANE COUNTY, ILLINOIS.

PARCEL 7:
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR PURPOSES OF MAINTAINING AND REPAIRING THE BUILDINGS AND IMPROVEMENTS, INCLUDING THE PARKING LOT, LOCATED ON PARCEL 1, OVER THOSE AREAS SHOWN IN RED ON EXHIBIT C-1 OF THE EASEMENT AGREEMENT FOR ACCESS, INGRESS, EGRESS, AND UTILITIES DATED DECEMBER 5, 2017 AND RECORDED DECEMBER 20, 2017 AS DOCUMENT 2017068166.

*POSSIBLE SCRIVENER'S ERROR IN DESCRIPTION AS SET FORTH IN DEED RECORDED 12-05-66 AS DOC. 1810210. DISTANCE SHOULD BE 79'.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
STC MORSE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
BMO HARRIS BANK, NA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/S&P LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7a, 8, 9, 11 AND 20 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 6, 2020.

DATE OF PLAT OR MAP: NOVEMBER 9, 2020.

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2021

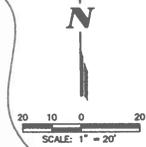
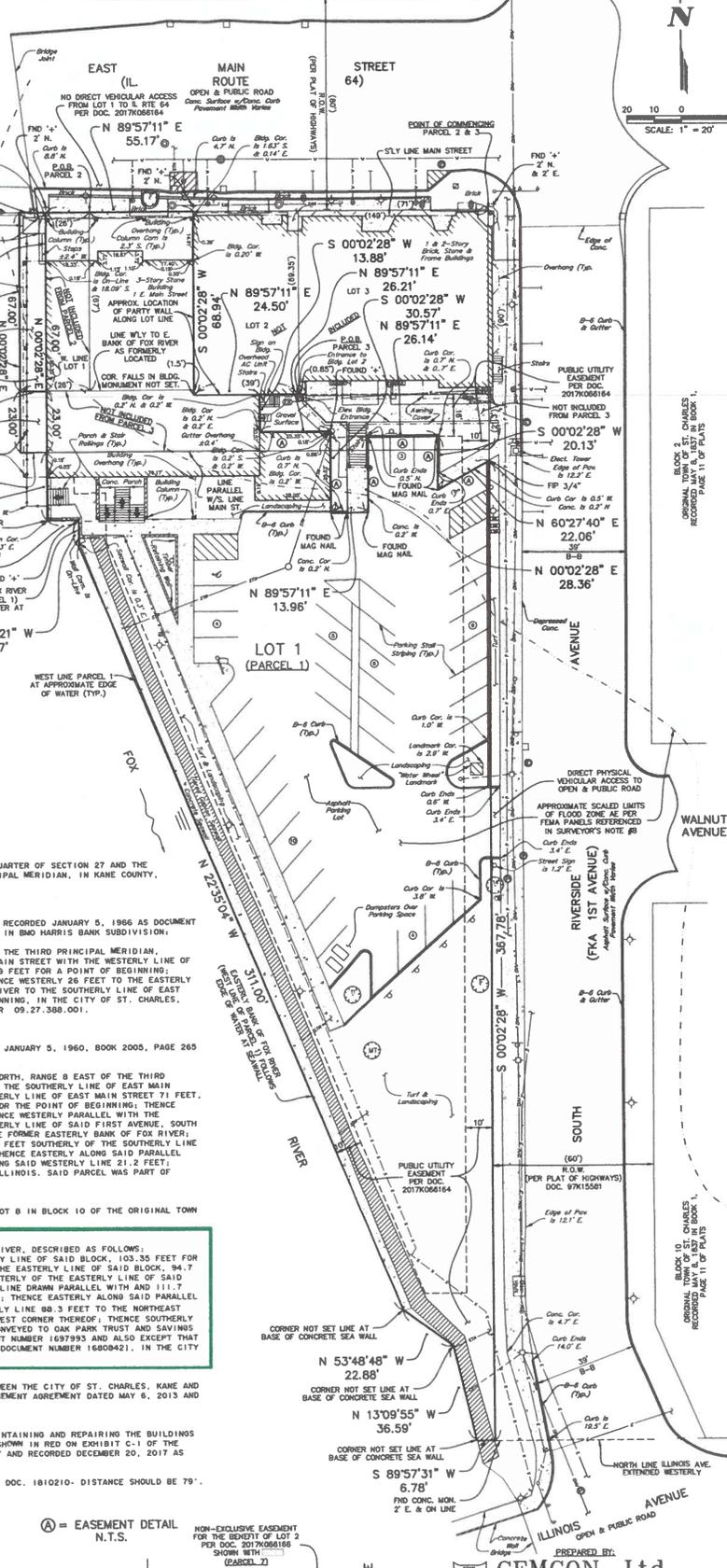


Ⓐ = EASEMENT DETAIL N.T.S.

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 2 PER DOC. 2017068166 SHOWN WITH (PARCEL 7)

NON-EXCLUSIVE EASEMENT FOR ACCESS REDEFINING LOT 1 & LOT 3 PER DOC. 2017068166 SHOWN WITH (PARCEL 7)

MAINTENANCE & REPAIR EASEMENT FOR THE BENEFIT OF LOT 1 PER DOC. 2017068166 SHOWN AS



BLOCK 10 CHARGES RECORDED IN BOOK 11 PAGE 11 OF PLATS ORIGINAL MAP & PLAT IN BOOK 11 PAGE 11 OF PLATS

BLOCK 10 CHARGES RECORDED IN BOOK 11 PAGE 11 OF PLATS ORIGINAL MAP & PLAT IN BOOK 11 PAGE 11 OF PLATS

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DISC NO: 686022 FILE NAME: ALTA_PARCEL 1
DRAWN BY: SMR FLD. BK. / PG. NO.: CB8/NOTES
COMPLETION DATE: 5-7-2020 JOB NO.: 686022
REVISED: 08-28-20/SMR UPDATE PER CURRENT TITLE
REVISED: 11-9-20/SMR REVISE PER CURRENT TITLE
REVISED: 12-2-20/SMR REVISE PER UPDATED TITLE
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DATE OF THE ORIGINAL SURVEY: 05/07/20 BY: P.A. BLAESER

ABBREVIATIONS LEGEND

- R.O.W. - RIGHT-OF-WAY
FP - FOUND IRON PIPE (# AS SHOWN)
FIR - FOUND IRON ROD
SP - SET IRON PIPE (# AS SHOWN)
B-B - BACK OF CURB TO BACK OF CURB
S.F. - SQUARE FEET

LINE LEGEND

- PROPERTY LINE (Heavy Solid Line)
ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
UNDERLYING PARCEL LINE (Faded Solid Line)
APPROX. SCALED LIMITS OF FEMA SPECIAL FLOOD HAZARD AREA (Dashed-Double Dotted Lines)

SYMBOL LEGEND

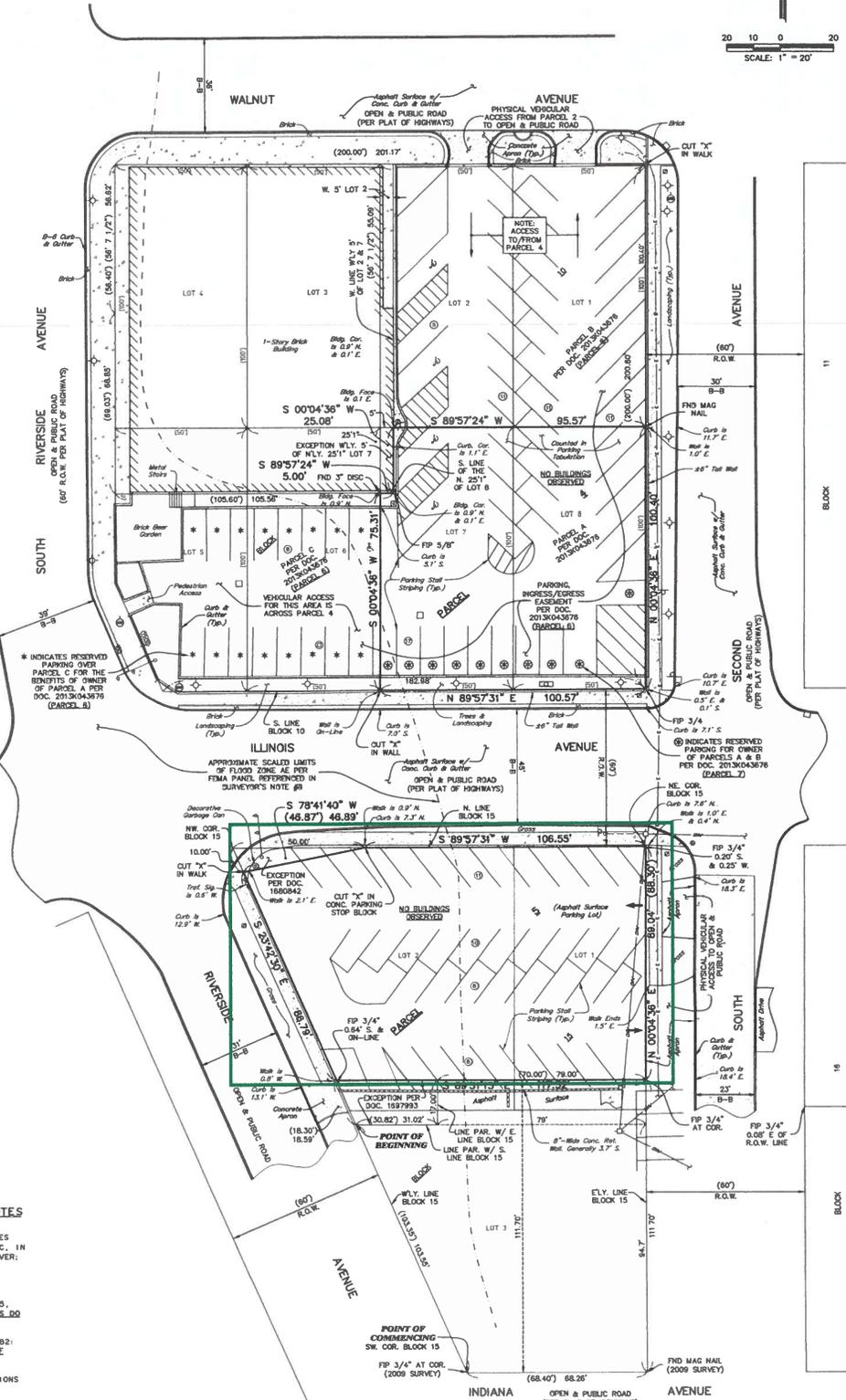
- MANHOLE
CATCH BASIN
INLET
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
STREET SIGN
CARRIAGE CAN
OVERHEAD WIRES
UNDERGROUND ELECTRIC CABLE
NUMBER OF PARKING STALLS
DEPRESSED CURB
CONCRETE SURFACE
TELEPHONE CANSISTER
TRAFFIC SIGNAL W/ MAST
TRAFFIC SIGNAL CONTROL BOX
MONITORING WELL

SURVEYOR'S NOTES

- 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA...
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER CCH1190232LD WITH AN EFFECTIVE DATE OF JUNE 2, 2020.
...
20. REFERENCE TO FORMER BANK OF FOX RIVER TAKEN FROM COUNTY CLERK'S 1899 ASSESSMENT PLAT.

SCHEDULE B SURVEY RELATED TITLE EXCEPTION NOTES

- E. PARCEL 1 AND PARCEL 2 SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC, IN AND TO THAT PART OF THE LAND FALLING IN THE BED OF THE FOX RIVER; ALSO RIGHTS OF THE PROPERTY OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF SAID RIVER; EDGE OF RIVER SHOWN AND NOTED.
G. PARCELS 1, 4 AND 5 SUBJECT TO ORDINANCES PER DOC. 93K101485, 93K101482, 2013K043674 & 2013K043675; PARTICULARS OF DOCUMENTS DO NOT PLOT.
H. PARCELS 1, 4 AND 5 SUBJECT TO ORDINANCE PER DOC. 2008K075282; PARTICULARS OF DOCUMENT DO NOT PLOT. PROPERTY RECLAIMED PART OF HISTORIC DISTRICT.
I. PARCELS 1, 4 AND 5 SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF ORDINANCES PER DOC. 2015K12034 (ORDINANCE 2015-M-7), 2015K12035 (ORDINANCE 2015-M-8) AND 2015K12036 (ORDINANCE 2015-M-9); PARTICULARS OF DOCUMENTS DO NOT PLOT.
O. PARCEL 1 SUBJECT TO PUBLIC UTILITY EASEMENT PER DOC. 2017K066164; ELIATED.
R. PARCEL 1 SUBJECT TO EASEMENT AGREEMENT PER DOC. 2017K066166 AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN; THE DESIGNATION & EASEMENT DETAIL PLOT INDICATES EASEMENT'S LOCATION. ONE OF THE EASEMENTS IS CONSISTENT W/ PROPERTY LINE OF LOT 1 FOR MAINTENANCE OF IMPROVEMENTS ON LOT 1. REQUIRED LIMITED ACCESS ACROSS LOTS 2 & 3 TO UTILIZE THE MAINTENANCE EASEMENT RIGHTS.
N. PARCEL 1 SUBJECT TO NOTES AS SHOWN ON PLAT PER DOC. 2017K066164 THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL 64 (MAIN STREET) FROM LOT 1, LOT 2, NOR LOT 3; ACCESS SHOWN AND NOTED; SOME PARCELS ARE LOCATED IN THE SPECIAL FLOOD HAZARD AREA; FLOOD ZONE SHOWN AND NOTED.
T. PARCEL 4 SUBJECT TO PARKING EASEMENT AGREEMENT PER DOC. 2013K043676, AND THE TERMS AND CONDITIONS THEREIN; BLANKET EASEMENT FOR ACCESS; OBSERVED PARKING SHOWN.

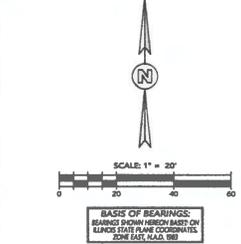


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Website: www.cemcon.com
DISC NO: 686023 FILE NAME: ALTA_PARCELS_2_3
DRAWN BY: SMR F.L.D. BK / PG. NO.: C89/NOTES
COMPLETION DATE: 5-7-2020 JOB NO.: 686.023
REF. JOB NO.: 686.022
REVISED: 9-28-20/SMR UPDATE PER CURRENT TITLE
REVISED: 11-9-20/SMR REVISE PER CURRENT TITLE
REVISED: 12-2-20/SMR REVISE PER UPDATED TITLE
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ALTAINSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 1 THAT PART OF BLOCK 15 OF THE ORIGINAL TOWN OF ST. CHARLES ON THE EAST SIDE OF FOX RIVER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID BLOCK 84.4 FEET TO THE SOUTHWEST CORNER THEREOF, THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLOCK 93.36 FEET, THENCE EASTERLY ALONG A LINE, WHICH IF EXTENDED WOULD INTERSECT THE EASTERLY LINE OF SAID BLOCK 84.1 FEET NORTHERLY OF THE SOUTHWEST CORNER THEREOF, TO A POINT ON SAID LINE, 79 FEET WESTERLY OF THE EASTERLY LINE OF SAID BLOCK, THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK, 17 FEET TO A LINE DRAWN PARALLEL WITH AND 111.7 FEET NORTHERLY OF (MEASURED ALONG THE EAST LINE) THE SOUTHERLY LINE OF SAID BLOCK, THENCE EASTERLY ALONG SAID PARALLEL, 79 FEET TO THE EASTERLY LINE OF SAID BLOCK, THENCE SOUTHERLY ALONG SAID EASTERLY LINE 111.7 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2 THAT PART OF BLOCK 15 IN THE ORIGINAL TOWN OF ST. CHARLES, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID BLOCK 111.70 FEET, THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 79.0 FEET FOR A POINT OF BEGINNING, THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 17.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTHERLY LINE 30.85 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 18.8 FEET, THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE 38.2 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEYORS NOTES:

- TABLE A NOTES:
- TABLE A ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(B), 8, 9, 13, 15 AND 17 ARE SHOWN HEREON THIS SURVEY.
 - FIELD WORK WAS COMPLETED ON MARCH 31, 2021.
- TABLE A ITEM 1. ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.
- TABLE A ITEM 2. ADDRESS: 218-218 RIVERSIDE DRIVE, ST. CHARLES, IL 60174
- TABLE A ITEM 3. UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 130580888N WITH AN EFFECTIVE DATE OF AUGUST 1, 2009, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD BE IN "ZONE X", AREA OF ANNUAL FLOODING AND "ZONE A1", SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE).
- TABLE A ITEM 4. GROSS LAND AREA +
PARCEL 1: 9,182 SQUARE FEET OR 0.213 ACRES
PARCEL 2: 391 SQUARE FEET OR 0.014 ACRES
TOTAL: 13,573 SQUARE FEET OR 0.329 ACRES MORE OR LESS.
- TABLE A ITEM 7(A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON THE SURVEY.
- TABLE A ITEM 7(B)(1). EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON THE SURVEY.
- TABLE A ITEM 7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN ON THE SURVEY.
- TABLE A ITEM 8. ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.
- TABLE A ITEM 9. NUMBER OF PARKING STALLS AS FOLLOWS: 11 REGULAR STALLS AND 0 ACCESSIBLE STALLS FOR A TOTAL OF 11 PARKING STALLS.
- TABLE A ITEM 11. UNDERGROUND UTILITIES WERE NOT MARKED BY JULIE OR BY A PRIVATE LOCAL, MUNICIPAL, STATE, FEDERAL, OR FEDERAL AGENCY, OR BY ANY OTHER SUCH STRUCTURES SHOWN HEREON THIS SURVEY ARE FROM FIELD LOCATIONS OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND OR ACCESSIBLE THROUGH STRUCTURES, AT THE TIME OF SURVEY. OTHER UTILITIES NOT SHOWN HEREON THIS SURVEY MAY EXIST.
- TABLE A ITEM 16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TABLE A ITEM 17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

NOTES CORRESPONDING TO SCHEDULE B, PART TWO

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADDENDUMS AND/OR OTHER DOCUMENTS THAT MIGHT AFFECT TITLE TO THE PROPERTY DEPICTED HEREON MUST BE OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2058W84639VQ, DATED OCTOBER 22, 2020 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 8; PERMANENT TAX NUMBER 09-34-130-006 AS LISTED IN TITLE COMMITMENT.

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS

TO: FRONTIER DEVELOPMENT, LLC
CHICAGO TITLE INSURANCE COMPANY

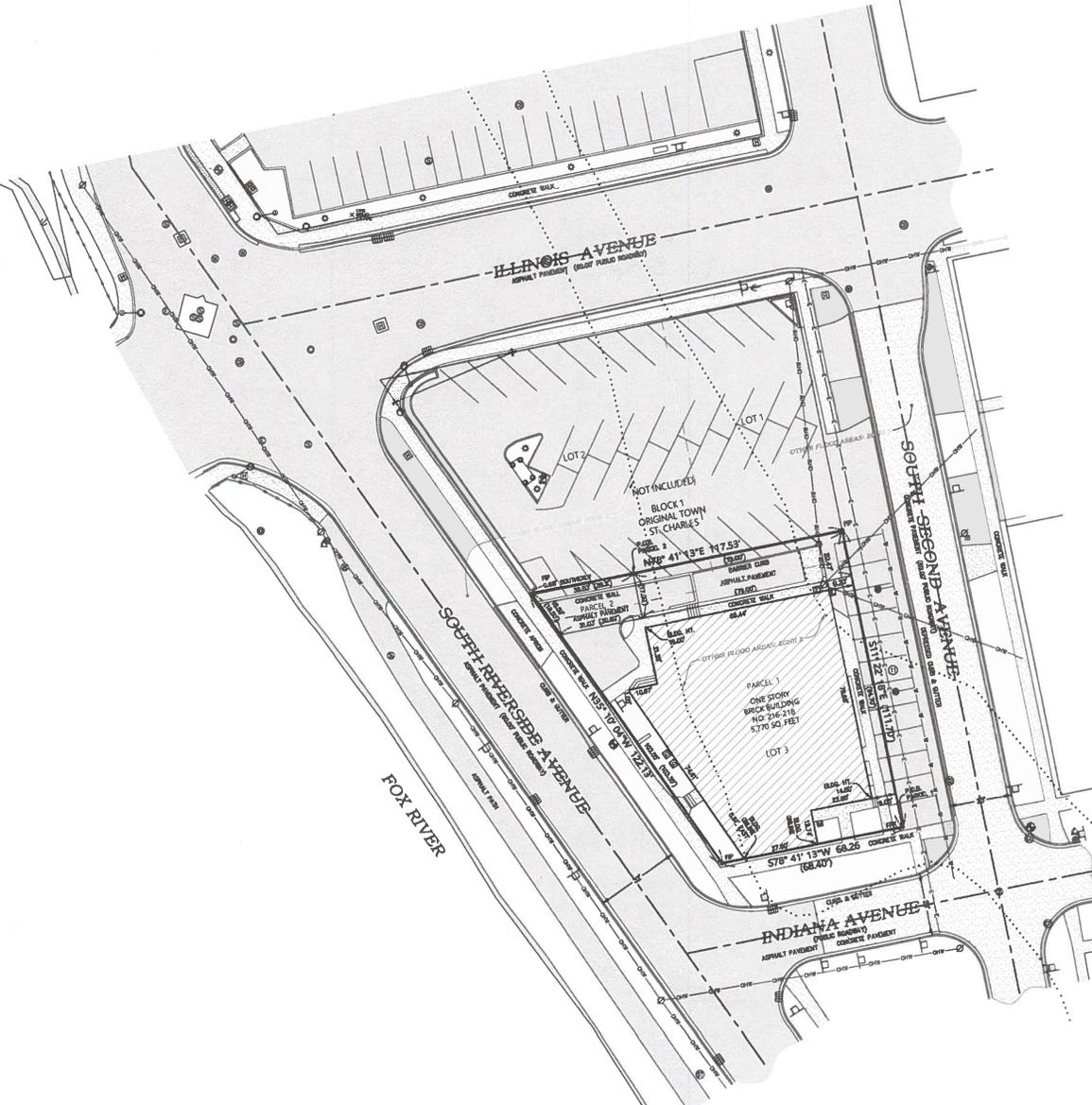
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 AMERICAN STANDARD MEASUREMENTS FOR LOCATION, LAND TITLE SURVEY, COMPLETELY STRAIGHTED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGS. 1, 2, 3, 4, 7(B), 7(B)(1), 7(B), 8, 9, 13, 15 AND 17 OF PART 1 AND 2 OF THE SURVEYING ACT, CHAPTER 12, SECTION 2.01.

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 02085-0210



RUDY P. ORON DATE 4/2/2021
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 036-0038032
LICENSE EXPIRES NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS AMERICAN STANDARDS FOR A SURVEYING SURVEY.



LEGEND

- DISTINT BOLLARD
- DISTINT HANDICAP
- DISTINT LINE POLE
- DISTINT MAILBOX
- DISTINT MANHOLE
- DISTINT TELEPHONE POCKET
- DISTINT SIGN
- DISTINT TRAFFIC CABINET
- DISTINT TRAFFIC HANDICAP
- DISTINT TRAFFIC SIGNAL
- DISTINT TRAFFIC SIGNAL MAST ARM
- DISTINT SANITARY MANHOLE
- DISTINT STORM CATCH BASIN
- DISTINT STORM MAIN
- DISTINT STORM MANHOLE
- DISTINT FIRE HYDRANT
- DISTINT WATER BUFFALO SIGN
- DISTINT WATER VALVE
- DISTINT WATER VALVE & VALVE
- DISTINT DECOROUS TREE (EAST TREE)
- DISTINT CONCRETE TREE (NON-LIVE TREE)
- DISTINT ELECTRIC MANHOLE
- DISTINT ELECTRIC METER
- DISTINT GAS METER POST
- DISTINT GAS METER
- DISTINT GAS VALVE
- DISTINT FIBER OPTIC MANHOLE
- DISTINT TELEPHONE MANHOLE
- PANEL LIMITS
- CENTER LINE OF RIGHT OF WAY
- DISTINT WATERMAIN LINE
- DISTINT ELECTRIC LINE
- DISTINT OVERHEAD WIRES
- DISTINT CHAIN LINK FENCE
- DISTINT RAILROAD
- DISTINT CONCRETE PAVEMENT
- DISTINT ASPHALT PAVEMENT
- DISTINT DEPRESSURE CURB & CURB

LITELTY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, OR THAT ALL SUCH UTILITIES ARE SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES GUARANTEE THAT THEY ARE LOCATED IN ACCORDANCE WITH POSITIVE FIELD INFORMATION. HOWEVER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PROJECT NUMBER	21024
DATE	4/2/2021
SHEET	1 OF 1
DRAWING NUMBER	ALTA

CLIENT: **WBK ENGINEERING**
THE WY MAIN STREET, SUITE 201 ST. CHARLES, IL 60174
PHONE: (630) 443-7755

REGIONAL LAND SERVICES
370 VIDA COURT
8YCS, MELROSE, IL 60478
PHONE: (616) 688-2880

Chamber Site Stormwater

The City of St Charles has adopted the Kane County Stormwater Ordinance (6/1/2019) as the governing regulations with regards to stormwater management in the City. The Ordinance includes several Articles that cover multiple areas with regards to stormwater management including stormwater management and detention, soil erosion and sediment control, stormwater best management practices, flood hazards, and wetlands and linear watercourses. The Chamber Site redevelopment will comply with all the requirements of the Articles of the Stormwater Ordinance. The proposed improvements will comply with all Articles in the following manner

Article III Erosion and Sedimentation Control

The final engineering plans and specifications will include standards and specifications from the Illinois Urban Manual, the Technical Manual, and IDOT standard specifications for Road and Bridge Construction to reduce the amount of erosion and sedimentation which would occur.

Article IV- Stormwater Management

Table 9-81 outlines the requirements for stormwater management measures. The Chamber site is considered Redevelopment under the Ordinance. Since the Net New Impervious area will be less than 5,000 square feet, stormwater detention will not be required. The only stormwater requirement will be a Stormwater mitigation./ Best Management Practice (BMP)

Article V Stormwater Best Management Practices

Per Table 9-107, a Category I Stormwater BMP will be required for the net new impervious area. A Category I BMP shall provide Volume Reduction and Water Quality Treatment of one inch of rainfall over the Net new impervious area. The total net new impervious area for the site is 4,080 square feet. The required BMP volume is 340 cubic feet (1" x 4,080).

Volume Reduction- The required volume will be provided in the void space in the aggregate below the proposed permeable pavers. The area of the proposed permeable pavers is approximately 1,800 square feet. To meet the requirements with a 35% void space, a depth of aggregate of 7 inches will be required (340 cf/.35/1800 sf).

Water Quality Treatment-The anticipated pollutants of concern include metals, oils, and nutrients. A filter strip of hydrodynamic separator shall be provided to meet the water quality requirements.

Article VI- Flood Hazard Areas

The Chamber site is located adjacent to the Fox River. The fox River is a regulated waterway with a floodplain and floodway as regulated by FEMA and Illinois Department of Water Resources- Office of

Water Resources. According to the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), there is no floodway within the property boundaries. The 10 percent (10 year) and one percent (100 year) floodplain elevations for the site are 683.9 and 686.4 respectively and were determined from the FEMA Flood Profile for the Fox River. Both the 10- year and 100 year floodplain encroach onto the site.

Since the floodplain encroaches onto the site, compensatory storage must be provided for any fill on the site. The proposed site was graded to match the existing site topography as much as possible. Minimal modifications are to be made to the north parking lot. A majority of the change in grades occurs south of the existing building. The expansion of the west side of the building and concrete ramp and walk create the greatest amount of fill. To limit the volume of fill, the concrete walk along the west and south side of the building will be open under the walkway (floating walkway) and will be supported by the building on one side and columns on the other. Preliminary grading of the site and cross section analysis indicate that the proposed grading will create a surplus of fill, therefore we proposed underground compensatory storage be provided to meet the required compensatory storage requirements. The underground compensatory storage will be provided in the void space of the aggregate layer of the parking along the east side of the site (west side of S 2nd Street). This will require over-excavating an additional one to four feet to provide the required storage.

Detailed floodplain fill and compensatory storage calculations and cross sections will be provided in the Stormwater Management Permit Application.

Building protection standards for buildings in a floodplain are protection measures to ensure buildings or structures are not flooded and require floodproofing. The floodproofing measures must be installed to the Flood Protection Elevation (FPE) which is the base flood elevation plus a specified freeboard. For developments along the Fox River, the freeboard is three (3) feet. Therefore for the Chamber site, the flood protection elevation is 689.4. The existing and proposed finished floor elevation is 689.5.

Article VII- Wetlands and Linear Water Bodies

No wetlands currently exist on the site, and the development does not encroach into a water body, therefore the site is not constrained by the requirements of this Article.