



Applicant:	FD Fund II LLC
Property Owner:	Vigilio Calahong & Misty Aldea
Location:	5N024 IL Rt 31
Purpose:	Feedback on townhome development
Application:	Concept Plan
Public Hearing:	Not required
Zoning:	RS-1 Low Density Suburban Single-Family Residential
Current Land Use:	Vacant
Comprehensive Plan:	Single Family Detached Residential

The Grove



Subject Property

Summary of Proposal:	<p>FD Fund II LLC (Frontier Development) has filed a Concept Plan proposing a townhome development on the 2.5-acre undeveloped parcel located at 5N024 IL Rt 31. Details of the proposal:</p> <ul style="list-style-type: none"> • 21 townhome units in 6 buildings <ul style="list-style-type: none"> • 14 3-bedroom units; 7 2-bedroom units • 3-story buildings; primarily lap siding with stone veneer accents • Single access off Rt 31 via a private drive; townhomes sited around circular drive • Stormwater detention area at west end • Pedestrian pathways between and behind buildings, with potential off-site trail connection
Info / Procedure on Application:	<ul style="list-style-type: none"> • Per Sec. 17.04.140, the purpose of the Concept Plan review is as follows: “to enable the applicant to obtain informal input from the Plan Commission and Council Committee prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. It also serves as a forum for owners of neighboring property to ask questions and express their concerns and views regarding the potential development.” • A formal public hearing is not involved, although property owners within 250 ft. of the property have been notified and may express their views to the Commission. • No recommendation or findings are involved.
Suggested Action:	Provide feedback on the Concept Plan. Staff has provided questions Commissioners may wish to consider to guide their feedback to the applicant.
Staff Contact:	Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is a 2.54-acre parcel located on the west side of Rt 31, north of Abbeywood Drive/Thornhill Farm Lane and south of a shared private driveway known as White Bridge Drive. The property is located at the northeast end of Red Gate Subdivision (single-family homes). Directly north of the property is a 45’ wide strip of City-owned land which connects to additional City-owned land directly west of the property. The City-owned land to the west encompasses a drainage way running through Red Gate Subdivision. White Bridge Drive, a private road, runs immediately north of and along the City-owned strip of land, with Fieldcrest Subdivision (single-family homes) to the north. Both White Bridge Drive and Fieldcrest are unincorporated St. Charles. To the east, across Rt 31, is Thornley on the Fox Subdivision (single-family homes).

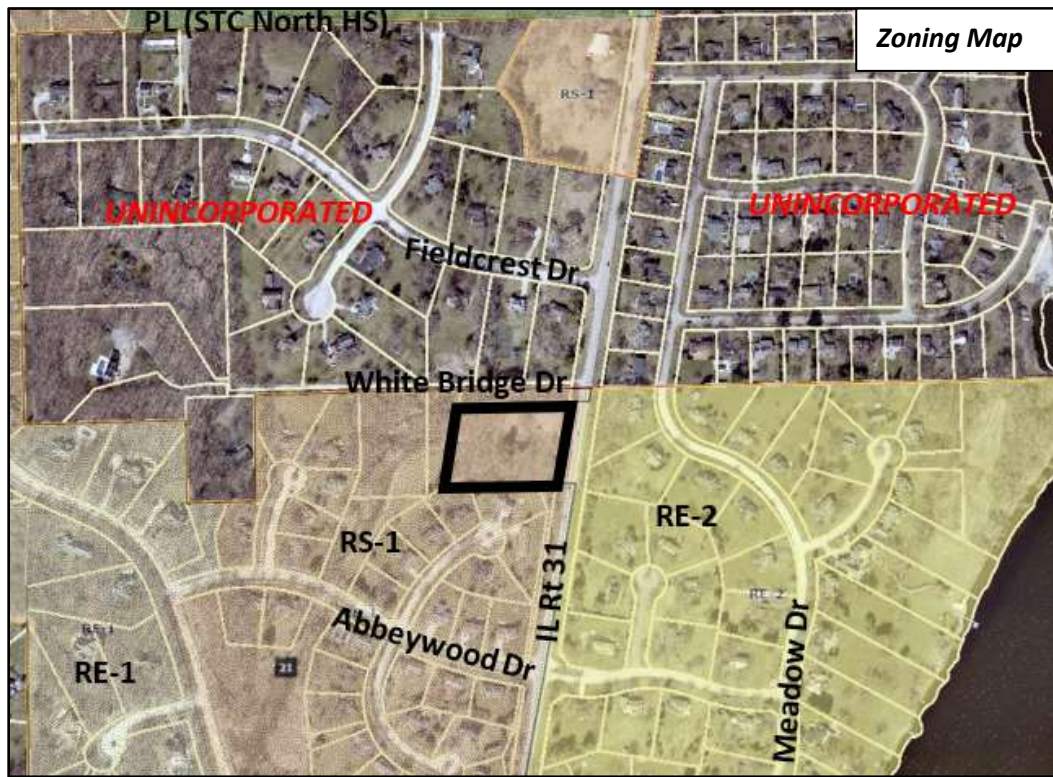
The subject property, historically known as the “Karsch Property”, contained a house and several outbuildings as of the mid-1950s. The property may have been associated with surrounding farmland until the late 1980s when development of Red Gate Subdivision began to the south and west. The house and remaining buildings were demolished in 2002. The property has since remained as open space. The property is now wooded but has been unmanaged for several years. On the City-owned land directly west of the property is a drainage way that includes a creek.

In 2005, the City approved a Planned Unit Development for the subject property called Reserves of Redgate, along with a Plat of Subdivision to create four single-family lots arranged around a cul-de-sac. However, the developer did not move forward with the project, the PUD and Plat approval expired, and the property has remained undeveloped.

B. Zoning

The subject property is zoned RS-1 Low Density Suburban Single-Family Residential District, which is consistent with surrounding zoning. The same zoning surrounds the property to the south and west (Red Gate Subdivision), and to the north (City-owned strip of land). Further north are single-family homes zoned E-3 Single-Family Residential in Kane County (Fieldcrest by the Fox Subdivision). City RE-2 Single-Family Estate District is to the east (Thornley on the Fox Subdivision).

	Zoning	Land Use
Subject Property	RS-1 Low Density Suburban Single-Family Residential District	Vacant
North	RS-1 Low Density Suburban Single-Family Residential District	City-owned open space
East	RE-2 Single-Family Estate District	Single-family homes (Thornley on the Fox Subdivision)
South	RS-1 Low Density Suburban Single-Family Residential District / PUD	Single-family homes (Red Gate Subdivision)
West	RS-1 Low Density Suburban Single-Family Residential District / PUD	City-owned open space for drainage (Red Gate Subdivision)

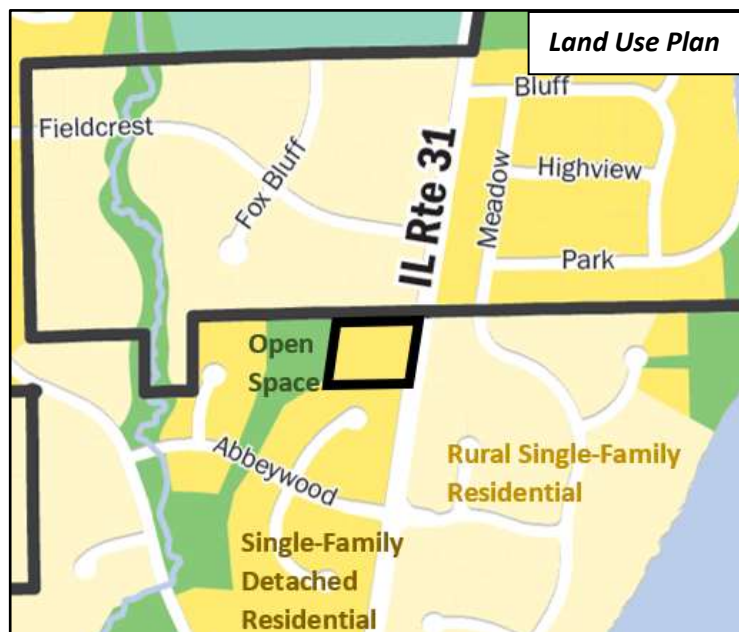


C. Comprehensive Plan

The Land Use Plan adopted as part of the [2013 Comprehensive Plan](#) identifies the subject property as “Single-Family Detached Residential”. The Land Use Plan is meant to, “provide a general assessment of land potential and recommendations for what types of land uses will best meet the needs of the community in the long term” (p.37). The Land Use Plan is meant to assist the City in making future land use and development policy decisions. However, flexibility is built into the Plan to allow for consideration of, “creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan” (p.37).

The same Single-Family Detached Residential designation and similar Rural Single-Family Residential surrounds the subject property, reflecting the predominant land use for the stretch of Rt 31 north of downtown St. Charles.

The Single-Family Detached Residential land use is described as follows (p.38):



“Single family detached residential areas should consist primarily of single family detached homes on lots subdivided and platted in an organized and planned manner. Downtown, single-family residential areas consist primarily of older buildings, many rehabilitated, with small yards and minimal garage space. Single-family residential detached homes are the most prevalent building type in the community, and should continue to be so.”

The following recommendations pertain to residential land uses in general (p.38): *“Detached single-family homes are the most common type of residential use within St. Charles. While this is often the most desirable use for a given area, the City should ensure that housing options continue to serve the diverse population of the St. Charles community. In particular, development that meets the specific needs of elderly residents, ranging from multi-family units to independent living, should be encouraged to allow residents to age in place.”*

The Residential Areas Framework Plan further describes the Single-Family Detached Residential category. The following excerpts are relevant (p.42):

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses.”

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

The proposed development would fit into the “Single-Family Attached Residential” land use category. This category is described as follows (p.42):

“Single-family attached structures are connected horizontally, typically two stories in height. Single-family attached homes can serve as a transitional area between single-family neighborhoods and commercial or multi-family development, and also act as an intermediate step for residents between apartment/condo living and home ownership. These types of units are also popular for empty nesters and others looking to downsize to a smaller home.”

II. PROPOSAL

FD Fund II LLC, managed by Conrad Hurst and Curtis Hurst of Frontier Development, is under contract to purchase the subject property. A Concept Plan has been filed to solicit feedback from City Staff, the Plan Commission, and Planning & Development Committee prior to moving forward for any formal zoning or subdivision approvals. Details of the Concept Plan are as follows:

- Rezoning from RS-1 to RM-2 to allow townhome land use.
 - The applicant has indicated that they do not intend to pursue a Planned Unit Development (PUD) for the project.
- Subdivision of the property to create lots for townhome buildings and common area outlots.
 - 23' wide right-of-way dedication to Illinois DOT along the Rt 31 frontage (6,463 sf)
- 21 townhome units in 6 buildings
 - 14 3-bedroom units; 7 2-bedroom units
- 3-story buildings
 - First-story garages accessed from circular drive
 - “Fronts” of buildings face outside the property
 - Primarily lap siding with stone veneer accents
- Single access off Rt 31 via a private drive; townhomes sited around circular drive
- Stormwater detention area at west end
- Pedestrian pathways between and behind buildings, with potential off-site trail

III. CONCEPT PLAN REVIEW PROCESS

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

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections:

- Ch. 17.06 Design Review Standards & Guidelines
- Ch. 17.12 Residential Districts
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.26 Landscaping & Screening
- Title 16 Subdivisions & Land Improvement

A. Proposed Zoning

Should the applicant choose to pursue the project after the Concept Plan process is complete, they intend to request a Map Amendment to rezone the property from RS-1 Low Density Suburban Single-Family to RM-2 Medium Density Multi-Family Residential. The purpose of the

RM-2 District as stated in the Zoning Ordinance is, “to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately 10 units per acre”. The RM-2 District permits multi-family, townhomes, single-family, duplexes, group homes, and independent living facilities.

Proposed density based on the Concept Plan would be 8.8 units per acre, excluding the right-of-way dedication. This density is less than the maximum permitted in the RM-2 District. Maximum permitted density under the existing RS-1 District zoning is 2.4 units/acre.

The applicant has indicated that it would be their intention to meet all standards of the RM-2 District. They do not intend to request Planned Unit Development approval. If the development can meet all requirements of the RM-2 District, the only zoning entitlements that would be required for the project would be a Map Amendment (rezoning). A Plat of Subdivision would also be required. Approval of these items would entitle development of the property as proposed. However, without a Planned Unit Development, the City would be unable to require improvements “above and beyond” code requirements.

B. Proposed Use

The Concept Plan proposes 21 townhome units, grouped into 6 buildings. Units are intended to be owner-occupied. Townhomes are permitted in the RM-2 District. Townhomes are not permitted under the current RS-1 zoning.

“Townhouse” is defined in the Zoning Ordinance as, “A building with 3 or more dwelling units arranged side-by-side, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least 1 individual exit directly to the outdoors”. The proposed use meets this definition.

C. Bulk Standards

The table below compares the Concept Plan with the bulk standards of the proposed RM-2 District. The RS-1 District standards are also listed to allow for comparison between the proposed zoning and how the property could be developed under existing zoning. It appears that the plan has the ability to meet all bulk standards of the proposed RM-2 District.

Category	RS-1 District (Existing)	RM-2 District (Proposed)	Concept Plan
Min. Lot Area	18,000 sf	4,300 sf / unit	4,963 sf / unit (based on total parcel size)
Min. Lot Width	100 ft.	24 ft / unit	24 ft / unit (based on width of building lots)
Max. Building Coverage	20%	35%	19% (based on building lots)
Max. Building Height	35 ft / 2.5 stories	35 ft / 3 stories	35 ft / 3 stories
Min. Front Yard	40 ft.	30 ft.	30 ft. (Rt 31)
Min. Side Yard	10 ft.	10 ft.	North: 27 ft South: 37 ft.
Min. Rear Yard	50 ft.	25 ft.	53 ft. (west)

Landscape Buffer Yard	Not Required	Not Required	Approx. 35 ft. open space along south property line
Off-Street Parking	2 per home	2 per unit	2 garage spaces & 2 driveway spaces / unit + 12 parallel parking spaces on private drive

Staff Comments:

- ✓ The site plan indicates that existing trees and landscaping are to remain along the south 35 ft of the property. This will provide a buffer between the proposed development and the single-family homes to the south. However, existing vegetation is overgrown and unmanaged. Any areas of existing vegetation should be cleared of invasive species. Additional trees and other plantings may be needed to provide the desired buffer. A landscape buffer is not required in the RM-2 District. However, a natural area easement or open space easement or similar could be established on a Plat of Subdivision to ensure that this area remain wooded.
- ✓ Larger vehicles will overhang into the street for Buildings 1-4 based on the driveway length. Longer driveways should be considered.

D. Site Access / Connectivity

Proposed access to the site is from a single driveway off Rt 31. The driveway is in the general vicinity of the existing curb cut. Within the site, the drive forms an oval shape with a central green space and driveways off the drive. This drive will be private; it will not be dedicated as a public street. Additional drive stubs are provided for access to Buildings 5 and 6. There is no vehicular connection to adjacent properties. A total of 12 parallel parking spaces are depicted on the private drive.

Public sidewalk is not proposed along Rt 31. Gravel pathways are proposed internal to the site, around and between buildings. Also proposed is a potential off-site trail which would run from the west property line, through the City-owned drainage way to the southwest, to Abbeywood Drive in Red Gate Subdivision. This would then allow pedestrian/bicycle access to Greenwood Lane, which is recommended in the City’s Bicycle & Pedestrian Plan as a bike route to Red Gate Road. That Plan recommends a marked shared bike lane on Greenwood Lane.

Staff Comments:

- ✓ IDOT approval will be necessary for work within the ROW, including widening of the driveway.
- ✓ As configured with the parallel parking spaces on the private drive, the remaining clearance for vehicles is 19 ft. This is not adequate for two-way traffic; the drive will need to be one-way. Resident compliance with one-way circulation is of concern, particularly for the units near the site entrance. The road shall be re-designed to discourage wrong way movements. This will require reducing the central park area and extending the throat length from Rt 31.
- ✓ Public sidewalk along the site frontage is typically required for new subdivisions. However, given the lack of sidewalks along Rt 31 on either side of the street, staff does not believe requiring public sidewalk would be necessary.
- ✓ The potential for an off-site trail as shown would require further study to determine feasibility, from both an engineering and cost perspective.
- ✓ A traffic study may be requested at the time of Plat of Subdivision review. The traffic study would assess site line distances, traffic generation, and impacts to the

surrounding roadway network. Plan Commission may comment on whether a traffic study should be requested.

E. Building Design

Buildings in the RM-2 District are subject to the Design Standards & Guidelines contained in Ch. 17.06. The proposed design has the ability to meet these requirements.

Building elevations have been provided depicting the intended design of the proposed townhomes. The 35' tall, three-story buildings have a first-floor garage that will face the private drive. The "fronts" of the buildings will face outwards, towards the north, south, and west property lines. The hipped roofs have a low pitch with front gables breaking up the roof massing. Primary façade material is lap siding. Accent materials include stone veneer covering the first floor, shake shingle siding on the third floor, and batten paneling in the gables.

Staff Comments:

- ✓ A private yard of at least 200 sf is required for each unit. The yard maybe located adjacent to a front, rear, or side wall, but must be immediately adjacent to the townhouse unit it serves and directly accessible by way of a door or stair. The private yard must be landscaped with turf, plantings, and/or walkways and patios. Based on the site plan, there is adequate space to provide private yards for each unit, however the yards would be in the "front" and accessed via the first level front door.
- ✓ The lap siding material is not identified. Vinyl is prohibited; either cedar or fiber-cement shall be used.

F. Landscaping

Landscaping requirements per Ch. 17.26 will apply to this development. This includes landscaping along at least 50% of the building foundation walls and at along least 75% of the Rt 31 frontage.

The Concept Plan indicates intended locations of greenspace throughout the site. There appears to be adequate open space to provide required landscaping.

A stormwater management area covers the west end of the site. The plan indicates that existing trees and landscaping are to remain along the south end for a width of approx. 35 ft. to provide a buffer from the subdivision to the south.

A central park is shown within the circular drive. A community amenity such as a fireplace or gazebo is contemplated in this area.

Staff Comments

- ✓ Existing vegetation on the property is overgrown and unmanaged. The 35 ft. landscape buffer should be cleared of invasive species and overgrown undergrowth. Additional trees and other plantings may be needed to provide the desired buffer.
- ✓ A Tree Preservation Plan will be required. The Plan shall identify all trees over 4" in diameter, and indicate which trees will be preserved and which will be removed. Protective measures during construction shall be indicated for any trees to be preserved. As many high-quality existing trees as possible should be preserved.
- ✓ Clearing of vegetation along Rt 31 will be necessary in order to maintain proper sight distance requirements.

G. Subdivision

Subdivision of the property will be required. The Concept Plan depicts the intended subdivision layout. Each townhome building will be covered by a lot. Outlots will cover the remaining portions of the site including the space around each building lot, the private drive, stormwater detention facility, and central park.

A 23' wide right-of-way dedication is depicted along Rt 31. This dedication is required in order to provide a right-of-way consistent with the width of Rt 31 to the north and south of the property.

Staff Comments:

- ✓ IDOT approval will be needed for the right-of-way dedication.
- ✓ A townhome owners association will need to be established to maintain the outlot areas. A Declaration of Covenants will need to be provided along with the Plat of Subdivision for City review to ensure that adequate provisions are in place to ensure adequate maintenance of the site, including the stormwater detention area.
- ✓ A drainage easement is required where a drainage way traverses a subdivision. The easement shall include an additional area at least fifteen (15) feet wide adjoining both edges of the area that has been affected by the high water.

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 2.1 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 2 affordable units. Based on a fee in-lieu amount of \$36,718 per required affordable townhouse unit, a total fee in-lieu amount of \$77,107.80 would be due at the time of building permit.

B. School & Park Districts

The applicant will be required to provide the School and Park Districts with a cash contribution in lieu of physical land per the standards established in the Subdivision Code, Chapter 16.10 "Dedications". The fees would be due at the time of building permit: \$52,670 to St. Charles Community Unit School District 303 and \$113,997 to the St. Charles Park District.

VI. DEPARTMENTAL REVIEWS**A. Engineering Review**

Engineering staff have conducted a preliminary review. It appears the size of the stormwater management area on the west side of the property is not sufficient. Additional land area will be needed. All required stormwater volume for the proposed development shall be constructed on the property. The land to the west is owned by the City and shall not be used as stormwater management for the development.

The existing drainageway to the northwest will need to be evaluated to establish a base flood elevation/high water elevation. Compensatory storage may be necessary in addition to the required detention volume and best management practice volumes. Buildings shall be protected up to the flood protection elevation. Retaining walls will likely be required to meet stormwater management and building protection standards.

Engineering plans and a stormwater report, as well as a wetland assessment, will be required alongside the Plat of Subdivision should the project move forward.

B. Public Works – Sanitary

Existing sanitary sewers exist immediately west of the site. A Sanitary Sewer Capacity Evaluation was conducted for this development to assess whether the existing sanitary sewer and the Red Gate Lift Station has the capacity to handle the additional flow from the proposed development. The findings of the analysis indicate that there are no capacity issues.

C. Public Works – Water

Municipal water mains are not currently in the immediate vicinity of the subject property, and the applicant is aware that water main extensions will be required to serve the proposed development. An analysis of the water supply in this area is currently being performed. Results will be provided to the applicant.

D. Electric Review

Underground electric service is anticipated. Service will be extended to the site from the south. Three transformers on the site are anticipated.

E. Fire Dept. Review

Emergency vehicle access to the site appears to be adequate, however a turning analysis will be needed to confirm. Parking will be permitted on only one side of the private drive; “No Parking” signage will be needed on one side of the drive. Fire hydrants will be required with a minimum fire flow necessary to serve the proposed buildings. An automatic sprinkler system will be required for the buildings.

VII. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following zoning and subdivision applications will need to be approved by City Council:

1. Map Amendment- To request rezoning of the property from RS-1 to RM-2 in order to allow the townhome use. A site plan is the only plan required to be submitted. A public hearing with Plan Commission is required.
2. Preliminary Plat of Subdivision- To propose division of the property into building lots and outlots, establish easements, and depict right-of-way dedication. Preliminary engineering plans must be submitted along with the Preliminary Plat of Subdivision.
3. Final Plat of Subdivision- Approval of the actual plat document that will be recorded with the County to formally create the buildings lots, outlots, establish easements, and dedicate right-of-way. Final engineering plans must be submitted along with the Final Plat of Subdivision.

The applicant may submit for Map Amendment (rezoning) first, and pursue the Preliminary Plat of Subdivision later. Alternative, the applicant may submit for Map Amendment and Preliminary Plat of Subdivision at the same time. In this case, the applications would go through the review process concurrently.

VIII. SUGGESTED ACTION

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

- ✓ Land use and compatibility with surrounding development.
- ✓ Proposed zoning designation.
- ✓ Site layout.
- ✓ Connectivity.
- ✓ Building design.

IX. ATTACHMENTS

- Application for Concept Plan; received 4/5/24
- Concept Plan
- Public comment letters

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



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

CONCEPT PLAN APPLICATION

For City Use	
Project Name:	<u>The Grove</u>
Project Number:	<u>2024</u> -PR- <u>008</u>
Cityview Project Number:	<u>PLCP202400016</u>

Received Date
RECEIVED
 APR 05 2024
 City of St. Charles
 Community Development

- File this application to request review of a Concept Plan 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 any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

1. Property Information:	Location: 5N024 HWY 31, St. Charles, Illinois	
	Parcel Number (s): 09-15-351-003	
	Proposed Name: The Grove	
2. Applicant Information:	Name: FD Fund II LLC	Phone: 630-461-7075
	Address 5 E Main Street St. Charles IL 60174	Email: conrad@frontierdevelopmentgroup.com
3. Record Owner Information:	Name: Virgilio L. Calahong & Misty G. Aldea K/N/A Misty Aldea Calahong	
	Address: 609 Oakton Street, Apt 2D Evanston IL 60202	Email:

4. Identify the Type of Application:

- PUD Concept Plan** Proposed PUD Name:
- Subdivision Concept Plan** Proposed Subdivision Name: The Grove
- Other Concept Plan**

5. Zoning & Use Information:

Current zoning of the property: RS-1 Low Density Suburban Single-Family Residential District

Current use of the property: Vacant and Unimproved Land

Comprehensive Plan designation of the property: Single Family Attached Residential

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

Proposed zoning of the property: RM-2 Medium Density Multi-Family Residential District PUD? No

Proposed use of the property: Single Family Attached Residential

6. Required Attachments:

Provide 1 copy of each required item, unless otherwise noted.

- 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 Concept Plan application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION:** For entire subject property, on 8 ½ 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.
- SUMMARY OF DEVELOPMENT:** Written statement describing the proposed development. Include the following information:
 - Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
 - Planning objectives to be achieved and public purposes to be served by the development
 - Explanation of the rationale behind the proposal
 - Anticipated exceptions or departures from zoning and subdivision requirements, if any
- 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.
- 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
- AERIAL PHOTO:** Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
- PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project.

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

Concept Plans shall show the following information:

1. Existing Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage
 - Existing streets on and adjacent to the subject property
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.
2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage

- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

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

Record Owner

Date


Applicant or Authorized Agent

4-5-24

Date

April 25, 2024

Bruce Sylvester
Assistant Director - Community Development P&E
City of St. Charles
2 E. Main Street
St. Charles, IL 60714

RE: New Residential Subdivision “The Grove” – 5N024 Rte. 31
Application for Rezoning and Plat of Subdivision

Dear Mr. Sylvester,

On behalf of FD Fund II LLC (the “Applicant”), we are pleased to present the plans for a new attached single-family residential community called “The Grove,” which will be located at 5N024 Route 31 in St. Charles (the “Subject Property”) on approximately 2.55 acres of currently unimproved land. The Grove will contain 21 3-story, rear-loaded townhomes comprised of 14 3-bedroom/2.5-bath units and 7 2-bedroom/2.5-bath units. Each unit will have a two-car garage and provide parking for two additional cars in the garage driveway.

In accordance with applicable provisions of Chapter 17 of the City Code (the “Zoning Ordinance”), and in furtherance of the construction of The Grove, we are submitting to you an application (“Application”) requesting the following elements of zoning relief: (i) the rezoning of the Subject Property to the RM-2 Medium Density Multi-Family Residential District, and (ii) approval of a preliminary and final plat of subdivision..

The Grove

The Grove has been planned to be a self-contained townhome community that is comparable to the very successful Park Place townhome community in nearby Geneva. It has been designed to be compatible with and complementary to the character of the existing neighborhood and to provide a new housing option for the area.

Townhome units have been positioned around a private cul-de-sac which will be constructed to public street construction standards, with a significant “Central Park” green space amenity at its center. The decks, garages, street parking and primary residential entrances have all been positioned along the interior of the development to minimize any potential impact of the new community on surrounding neighborhoods. Exterior elevations have been designed to mirror traditional residential elevations with front doors. A walking path is provided around the exterior of the Subject Property to act as circulation through the green space to the front doors of the units.

Parking provided on-site will exceed the Zoning Ordinance’s requirements for off-street parking by approximately 54 spaces. 42 spaces are required, but 96 spaces are being provided. This includes 12 on-street parking spaces which will also be available for guests of community residents.

The Subject Property is situated on the east side of Route 31, surrounded by a mix of residential zoning districts including RS-1 Low Density Single-Family Suburban to the west and south and RE-2 Single-Family Estate to the east. The Subject Property is bordered on the north by a heavily wooded lot owned by the City, with a creek bed that creates a natural buffer to the private road White Bridge Lane. It is separated from the adjacent neighborhood to the south by an existing landscape buffer comprised of old growth trees which will be maintained as part of the proposed development. To the west, there is an existing stormwater management basin that provides a buffer to City-owned land currently being used for stormwater management and open space purposes. This basin will be evaluated and improved to accommodate or exceed the stormwater management needs of the new community, which may also help reduce the potential for flooding in the surrounding area.

Conformity with the Comprehensive Plan

Admittedly, the Comprehensive Plan designates the Subject Property for detached single-family residential development. However, the Comprehensive Plan also establishes goals and objectives which will be advanced by The Grove.

For instance, a housing development with a higher density than a typical detached single-family development will help sustain local businesses and shopping centers by creating a greater number of customers and patrons. It will also create a housing option for the different populations who seek to call St. Charles home, which in the case of The Grove will be the growing demographic of those who are between the ages of 25 and 34. The importance of this to the City is recognized by the fact that the Comprehensive Plan allows flexibility for certain townhome developments and duplexes that conform with or enhance the single-family character of the surrounding area.

Project Goals and Community Benefits

1. Creative and Financially Feasible Development of Vacant and Unimproved Land
The Subject Property presents significant development challenges. It is a small landlocked, vacant and undeveloped parcel of land which will not be able to be economically developed without the expenditure of significant sums of money. For example, it is not currently connected to potable water service. To provide that service to the Subject Property, any developer of the Subject Property will need to construct a new and costly watermain that extends for several hundred feet along the frontage of Route 31.
2. Dedication of New Road Right-of-Way
If the construction of The Grove proceeds, the developer will be dedicating approximately 0.15 acres of land to the state of Illinois as new road right-of-way.
3. New Landscaping Improvements and Preservation of Existing Natural Features
Construction of The Grove will include the installation of significant new landscaping improvements and the preservation of some significant existing natural features on and in the vicinity of the Subject Property. These improvements and features are identified on the plans included with this Application.
4. Stormwater Management

Analysis of the existing stormwater basin on the Subject Property is ongoing. Current plans include the repair and improvement of this basin to accommodate the stormwater management needs of the proposed development. These stormwater improvements may also work to benefit the surrounding area by adding drainage capacity near existing residential neighborhoods and alleviating the strain on City-owned land to the west of the Subject Property which is currently used for stormwater management.

5. Diverse Housing Stock

Townhomes are a crucial component of a diverse housing stock, offering options that cater to a wide range of income levels and lifestyles. When integrated into existing single family zoning areas, townhomes can have a complementary effect by slightly adding density without adversely impacting the overall single-family character of the area. We have carefully designed this community to blend into the existing architecture and landscape of the adjacent neighborhoods. Product finish levels and price points were designed to complement the single-family stock. Included with our application is a third-party market study performed by Housing Trends, LLC, which sets forth the target demographic of this community and concludes that there is a market demand for the townhomes The Grove will provide. This study also concludes that construction of The Grove will not adversely impact surrounding property values.

We look forward to working with the City on all aspects of this exciting development opportunity. If you have any questions, please do not hesitate to contact us.

Sincerely,

By:_____

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH
0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID
SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST
QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH
9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER
427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE
CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH
LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN
THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

March __, 2024

Bruce Sylvester - Assistant Director
City of St. Charles - Community Development P&E
2 E. Main Street,
St. Charles, IL 60714

RE: The Grove Residential Development – 5N024 Rte. 31, St. Charles, Illinois
Owner Authorization Letter for City Applications

Dear Mr. Sylvester,

This letter is respectfully submitted on behalf of Virgilio L. Calahong and Misty G. Aldea K/N/A Misty Aldea Calahong, the owners of the property legally described as follows (the “Property”):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

ADDRESS: 5N024 HWY 31, ST. CHARLES, IL 60174

PIN NO.: 09-15-351-003

This will confirm that Frontier Development LLC (the “Applicant”), and its representatives and attorneys, are authorized to prepare, process and file applications for development approvals related to the proposed project on the Property. Such approvals shall include, without limitation, rezoning, amendments to the text of the City’s zoning ordinance, special use permits, subdivision or consolidation approvals, variations, planned development approvals, site plan, engineering, landscaping, signage approvals and all other approvals necessary pursuant to their request, as well as any construction and building permits related thereto.

OWNERS:

Virgilio L. Calahong

DocuSigned by:
By: Virgilio L. Calahong
Date: 3/28/2024

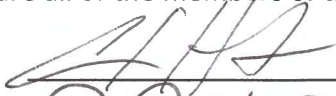

Misty Aldea Calahong

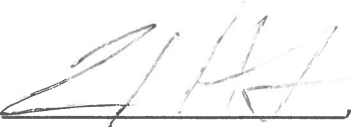
By: Misty Calahong
Date: 3/28/2024

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


STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Conrad Hurst, being first duly sworn on oath depose and say that I am
Manager of FD Fund II LLC, a Delaware Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>Conrad Hurst</u>	
<u>Curtis Hurst</u>	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By:  _____, Manager

Subscribed and Sworn before me this 5 day of
April, 2024.



Notary Public



PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	The Grove
Date Submitted:	4-25-2024
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	7	DU x 1.990	= 13.93
➤ 3 Bedroom	14	DU x 2.392	= 33.488
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency		DU x 1.294	=
➤ 1 Bedroom		DU x 1.758	=
➤ 2 Bedroom		DU x 1.914	=
➤ 3 Bedroom		DU x 3.053	=

Totals: Total Dwelling Units (with deduction, if applicable) 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) = \$

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development:	The Grove
Date Submitted:	4-25-2024
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 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	7	DU x .088	= .616	DU x .048	= .336	DU x .038	= .266
➤ 3 Bedroom	14	DU x .234	= 3.276	DU x .058	= .812	DU x .059	= .826
➤ 4 Bedroom		DU x .322	=	DU x .154	=	DU x .173	=
Apartments							
➤ Efficiency		DU x .000	=	DU x .000	=	DU x .000	=
➤ 1 Bedroom		DU x .002	=	DU x .001	=	DU x .001	=
➤ 2 Bedroom		DU x .086	=	DU x .042	=	DU x .046	=
➤ 3 Bedroom		DU x .234	=	DU x .123	=	DU x .118	=

Totals: TDU (with deduction, if applicable) TE TM TH

School Site Requirements:

Type	# of students	Acres per student	Site Acres
Elementary (TE)	3.892	x .025	= .097
Middle (TM)	1.148	x .0389	= .044
High (TH)	1.092	x .072	= .078

Total Site Acres:

Cash in lieu of requirements:

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

INCLUSIONARY HOUSING WORKSHEET

Name of Development: The Grove

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	21	X	10%	=	2.1

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
		X	\$52,454	=	

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
2.1	2.1	X	\$36,718	=	\$77,107.8

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	\$20,982	=	

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

SCALE : 1" = 80'

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

LOCATION MAP

NOT TO SCALE

LEGEND

- Found Iron Stake as Indicated
- 59.75' Measured
- (60.00') Record
- Boundary Line
- ▭ Concrete
- ▭ Asphalt
- ▭ Building
- N North
- S South
- E East
- W West

PLAT OF SURVEY

SOUTHWEST QUARTER OF SECTION 15-40-8

ILLINOIS STATE ROUTE NO. 31
(Width Varies, Public Right of Way)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 0 DEGREES 14 MINUTES EAST 364.98 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 547.4 FEET TO THE CENTER LINE OF STATE ROAD NO. 31; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG SAID CENTER LINE 46.42 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 9 DEGREES 56 MINUTES WEST ALONG THE CENTER OF SAID ROAD 281 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET; THENCE NORTH 9 DEGREES 56 MINUTES EAST PARALLEL WITH THE CENTER LINE OF SAID ROAD, 281 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 427.52 FEET TO THE POINT OF BEGINNING IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

NO IMPROVEMENTS ON SUBJECT PROPERTY.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 09-15-351-003.

THE PROPERTY DESCRIBED HEREON CONTAINS 110,694.4 SQ. FT. OR 2.541 ACRES NET (EXCLUSIVE OF ROAD), MORE OR LESS.

SURVEYOR'S CERTIFICATE

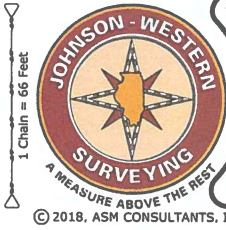
STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 2/4/2019, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF FEBRUARY, A.D. 2019.

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2020



PREPARED BY:

ASMO

ASM Consultants, Inc.
16 E Wilson St, Batavia IL 60510
Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2019

PREPARED FOR:

Virgilio Calahong
609 Oakton Street, Apt. 2D
Evanston, IL 60202

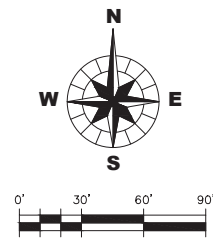
NO.	DATE	REVISION
1.	2/4/2019	FIELD SURVEY COMPLETED
2.	2/14/2019	FINAL SURVEY COMPLETED
3.		

SITE DESIGNATION INFORMATION:
5N024 HWY 31
ST. CHARLES, IL 60174

DRAWN BY: EM CHECKED BY: CSJ

PROJECT NO. 674084

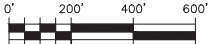
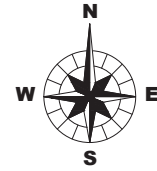
PLAT



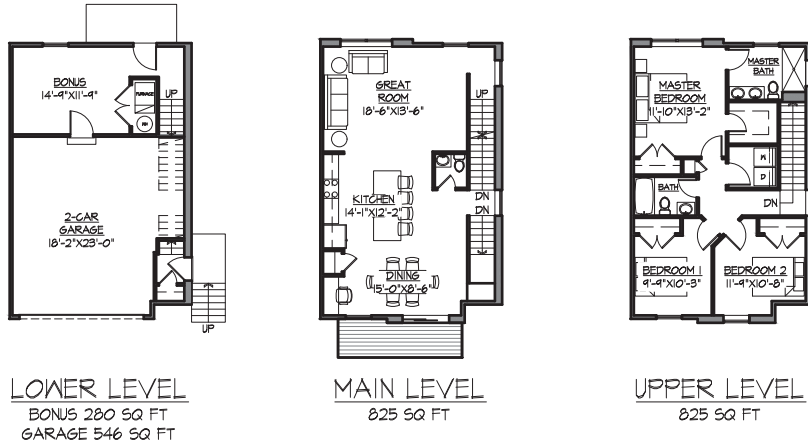
CLIENT: FRONTIER DEVELOPMENT, LLC 1 EAST MAIN STREET ST. CHARLES, IL 60174 630-461-7075		TITLE: ROUTE 31 TOWNHOMES LOT DEVELOPMENT PLAN	
DESIGN	NO.	DATE	NATURE OF REVISION
DRAWN			
CHECKED			
SCALE:	1" = 30'		
PROJECT NO. 242075 DATE: 04/24/2024 DRAWING NO. EX SHEET:		PROJECT NO. 242075 DATE: 04/24/2024 DRAWING NO. EX SHEET:	
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755		WBK ENGINEERING	
1 OF 1			



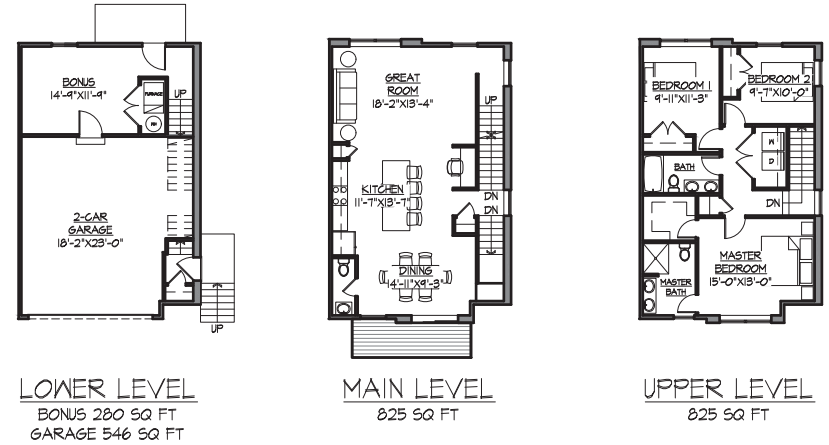
TITLE: ROUTE 31 TOWNHOMES REGIONAL CONNECTIVITY	
DISN. DWN. CHKD.	NO. DATE NATURE OF REVISION
CLIENT: FRONTIER DEVELOPMENT, LLC 1 EAST MAIN STREET ST. CHARLES, IL 60174 630-461-7075	
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7255	
PROJECT NO. 242075 DATE : 04/24/2024 DRAWING NO. CP SHEET:	
1 OF 1	



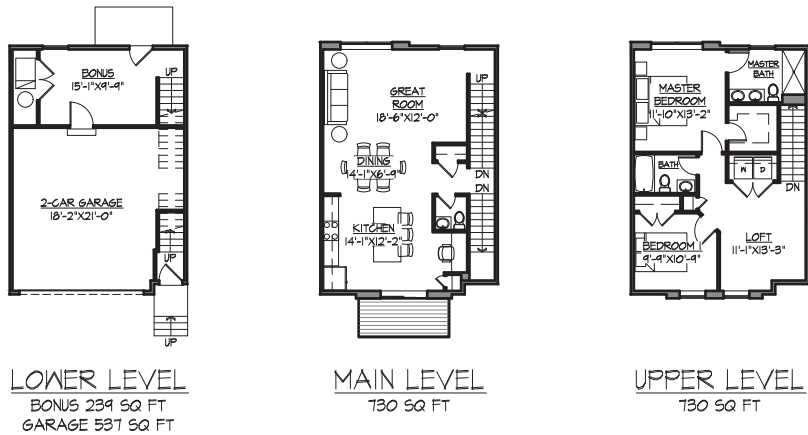
3 BEDROOM END UNIT A 1,930 SQ FT LIVING AREA



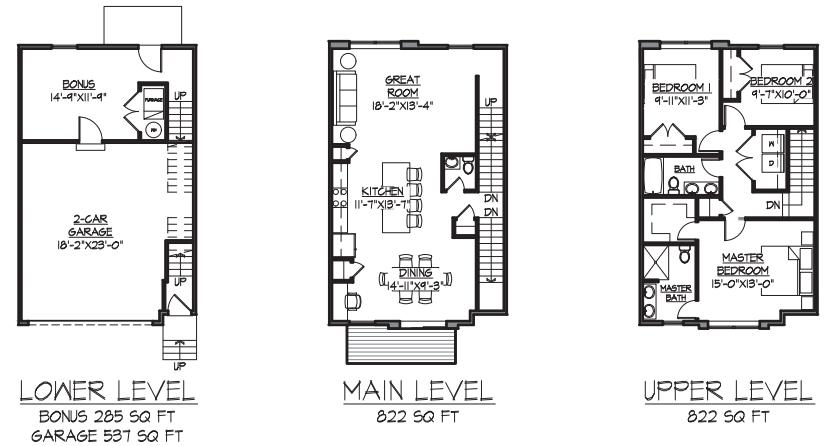
3 BEDROOM END UNIT B 1,930 SQ FT LIVING AREA



2 BEDROOM INTERIOR UNIT C 1,699 SQ FT LIVING AREA



3 BEDROOM INTERIOR UNIT D 1,929 SQ FT LIVING AREA



UNIT 'A' OR 'B'



OUTWARD SIDE ELEVATION

UNIT 'A'

UNIT 'C'

UNIT 'C'

UNIT 'B'



BUILDING 1 & 3 - BACK ELEVATION

UNIT 'A' OR 'B'



INWARD SIDE ELEVATION

UNIT 'B'

UNIT 'C'

UNIT 'C'

UNIT 'A'



BUILDING 1 & 3 - FRONT ELEVATION

BUILDING MATERIALS

PEBBLE FINISH PANEL SIDING WITH 2-1/2" BATTENS



STANDING SEAM ROOF PANEL 12" WIDTH



ARCHITECTURAL SHINGLES



LAP SIDING SMOOTH FINISH

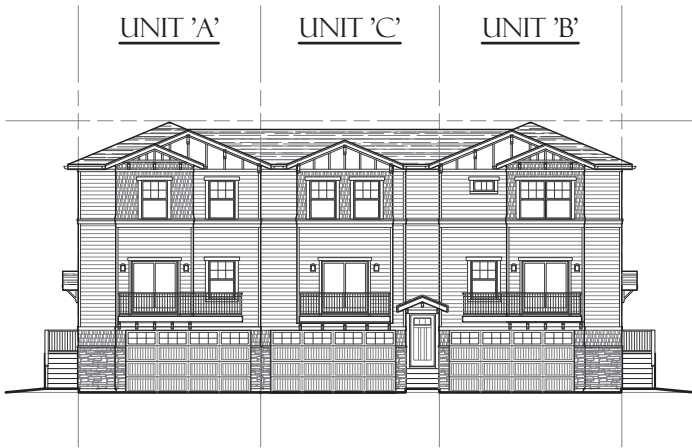


SHAKE SHINGLE SIDING CEDAR TEXTURE

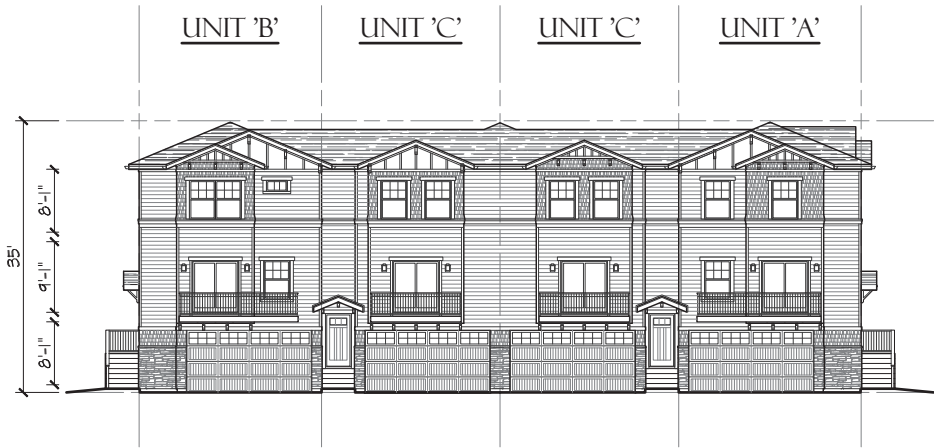


MANUFACTURED STONE THIN VENEER

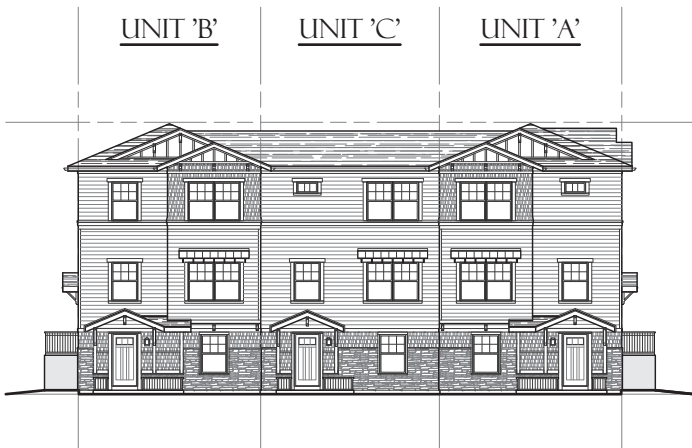




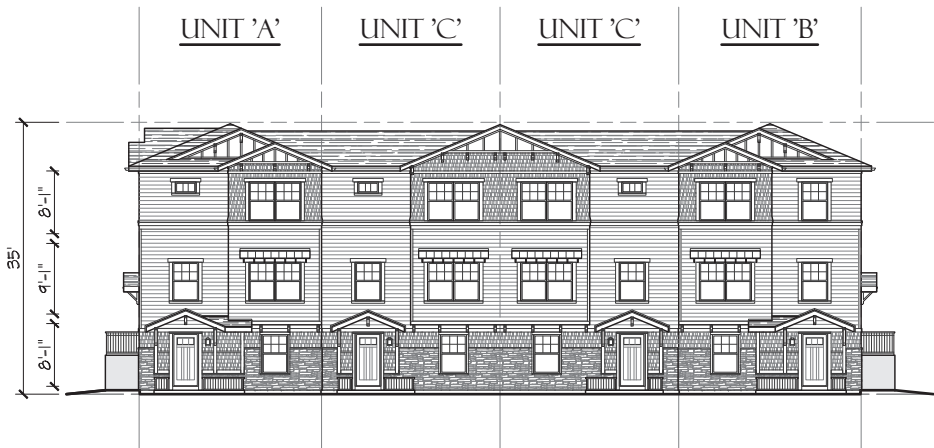
BUILDING 4 - BACK ELEVATION



BUILDING 2 - BACK ELEVATION



BUILDING 4 - FRONT ELEVATION



BUILDING 2 - FRONT ELEVATION



BUILDING 5 - BACK ELEVATION



BUILDING 6 - BACK ELEVATION



BUILDING 5 - FRONT ELEVATION



BUILDING 6 - FRONT ELEVATION

From: Michael Anderson <mikejand31@gmail.com>
Sent: Monday, April 29, 2024 7:00 PM
To: CD <cd@stcharlesil.gov>
Subject: The Grove - 05N024 IL Route 31

To whom it may concern:

This letter is response to the correspondence that I received from the City of St Charles.

My wife and I live at 35W979 Fieldcrest Drive, St Charles, IL 60175 which is one of the three properties that are immediately North of the Subject Property.

I cannot attend either of the two proposed meetings on May 7 and May 14 but want this letter to go on record of our opposition to this proposed development.

The reasons for the opposition:

- * We built the house and lived in it since 1986 and enjoyed the surrounding single family housing. This area was marketed and always developed as a single family area for the municipalities and county.
- * As indicated in the correspondence that we received the "Existing Zoning" for the Subject parcel is for RS-1 Low Density Suburban Single-Family Residential.
- * North, South, East and West of this property are all Low Density Single-Family Residential.
- * There is no dense multi-family developments anywhere close by!
- * Even the "Comprehensive Plan Designation" calls for Single-Family Detached Residential. Why is this project even being considered - the St Charles Planning Department just needs to follow its guidelines that were put in place because the City of St Charles uniformed development plan was established for a good reason that to protect the public from non-conforming developments.
- * The plan for 21 housing units on 2.4 acres are not "low density"! That equates to .114 acres per housing unit.
- * The subdivision to the North (Fieldcrest) averages 1.75 acres per 1 housing unit and the Subdivision's to the South (Redgate), West and East average .5 acres per 1 housing unit.
- * I can see 5 housing units going on the 2.4 acres and fitting in with the surrounding area. I would support that type of development.
- * My comment to the commissioners and City Council is "Put yourself right now living in one of the existing single family residential units adjacent our near this proposed development, can you honestly say that you would welcome this use?" Be Honest and look at an aerial map - would you?

If you have any questions or want to discuss in more detail please either email or call.

Thank you!

Sincerely,

Mike

Sent from my iPad
Mike Anderson
35W979 Fieldcrest Drive
St. Charles IL 60175
708-989-5070

From: Meredith Lanan <meredithlanan@gmail.com>

Sent: Wednesday, May 1, 2024 9:13 AM

To: CD <cd@stcharlesil.gov>

Subject: The Grove Townhomes Comments

Dear City of St. Charles,

I hope you're having a wonderful week!

I was born and raised in St. Charles from 1992-2010. My parents purchased their house in Red Gate Subdivision, the first property in the entire neighborhood in 1988. From 1988 they've seen the neighborhood grow and incorporate nature through the years. One of the subdivisions favorite details is that we have lots of forested areas, prairie and grass areas. My parents still live in their house on Abbeywood and I visit at least once a month.

As a kid, having the forests within walking distance and knowing our neighborhood boarded the forested property of 5N024 Rt 31 made us feel safe and tranquil. We had a play area close to home and we were safe from heavy traffic. Exposure to nature not only makes one feel better emotionally, it contributes to our physical wellbeing, reducing blood pressure, heart rate, muscle tension, and the production of stress hormones.

Nothing has made my physical wellbeing more disturbed and ill than seeing the Concept plan for the 5N024 Rt 31 property.

While I have no qualms about townhouses being built in St. Charles, the location is disrespectful and disgusting to surrounding neighbors. It's clear to me that the concept has no care nor regard for the neighbors or the space- it's strictly a manner of money and benefit only to Frontier.

While I'm sure the property is appealing for building, there are serious consequences for all neighbors and existing wild life that depend on that forested area.

If the property had to be developed, the best solution would be a park with a path for North Students to walk to school. As you know, less than a mile from a school - no bus. Walking to school from 2006-2010 was occasionally unsafe due to no direct sidewalks or paths to North.

The townhomes should be built on a property that is free from surrounding neighborhoods, at the very least has ample space for the townhomes to have a nature area of their own.

Condensing three (3+) neighborhoods together for the sake of "just doing it" is disgusting. Many, if not all owners of the surrounding land purchased their homes for the tranquility and safety of their family. Not to mention, if the townhomes are built this will create additional traffic and noise to even more surrounding residents.

If you must build, build a park. If you must build townhomes, move away from the property at 5N024 Rt 31.

This would cause unimaginable damage and shows a HIGH disregard to the longtime residents of St. Charles.

Best Wishes,

Meredith Lanan

From: mvolpe200@yahoo.com <mvolpe200@yahoo.com>

Sent: Thursday, May 2, 2024 12:33 PM

To: Sheets, Marzena <msheets@stcharlesil.gov>; CD <cd@stcharlesil.gov>

Cc: Jennifer Volpe <jennifervolpe215@gmail.com>

Subject: The Grove Townhomes

Hi,

My name is Mark Volpe. I'm a St. Charles resident and homeowner in the Red Gate subdivision. I think the Grove Townhomes proposal would be an eyesore and a mistake. It would be a group of multi residential homes tucked in a subdivision of single family homes. I moved to St. Charles, specifically Red Gate, because of the size of the lots and spacing between houses. To put 20 residents in a 2 acre plot of land would take away that. To be frank no one in an affluent subdivision wants a plot of lower income homes dropped right in the middle of it. Thank you for your consideration.

Sincerely,
Mark Volpe

KENNETH F. SCHOENING

3103 Pendleton Court, St. Charles, IL 60175-5617 (630) 842-0351 kschoening@alrfid.com

Re: Concept Plan for 2.5-acre property located at 5N024 Rt 31.

I have lived adjacent to this property for ~ 26 years and over the years several other builders have tried to develop this property. The issues that plagued other builders/developers remain the same.

1. This property is low-land/wet-land and will be difficult to build on. In the past it was suggested that the land would be raised. This would cause flooding in surrounding yards. STC City Engineers have previously been onsite to verify these issues and saw the flooding of yards along Easton Court during heavy rains.
2. One of the options if the land was to be raised to avoid flooding was to make sure the additional waters were easily evacuated downstream by:
 - a. Tearing out the evacuation system under Abbeywood and re-doing it.
 - b. Tearing out the evacuation system under Greenwood and re-doing it.
3. The area adjacent to this property is the "Backup" well for STC. The previous owner of this property was a junk collector and as such collected chemical containers as well as anything else he could find. Concerns have always been developing this property might contaminate the City Well.
4. Does STC remember there is a "Right-of-Way" thru this property for the "Backup" Well?
5. To avoid flooding, the ground would need to be raised significantly. This creates ~ 4-story buildings (instead of the 3-story buildings proposed) in a single-family residential neighborhood.
6. The property was previously determined to not be significantly large to accommodate 4 homes on ½ acre lots and a cul-de-sac. Now we are looking at 21 homes?
7. What are the traffic implications of having 21 townhomes (~ 42 vehicles) on Less Than 2 Acres? What happens when 42 vehicles leave for work each day?

I will attend the meeting on the 7th and look forward to discussing this in more detail.

Regards,

Ken

Ken Schoening

May 7th, 2024

To Whom It May Concern,

I am writing to express my strong opposition to the proposed townhome development ([The Grove Townhomes 5N024 Rt.31](#)) near our neighborhood. While I understand the need for more housing in our city, I believe that this proposed project would have a detrimental impact on our Red Gate neighborhood community and surrounding area, while amplifying a few already present issues.

First and foremost, the construction of this project could result in significant damage to natural habitats and neighboring yards. There is currently a wetland (greenway) to the Southwest of this property and if water run-off isn't managed correctly, it would add to the current flooding issues in Red Gate yards, near Abbeywood Dr. Improvements to the drainage of this greenway under Abbeywood Dr would also need to be completed. Additionally, the increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, automobile accidents, noise pollution, and a strain on our public services. *(I also believe the proposed site houses the City's backup water well)

Furthermore, the type of housing being proposed is simply too large and not keeping within the character of our neighborhood and surrounding area. The proposed 3-story buildings wouldn't aesthetically fit in an area of Single-Family Homes. It would drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, higher-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of multi-family residents with attached housing could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood and surrounding area. Thank you for your attention to this matter.

Sincerely,

The Porter's

3004 Easton Pl.

St. Charles, IL 60175